

## MANAWATU DISTRICT PLAN

This is a true and correct copy of the District Plan prepared by the Manawatu District Council pursuant to the Resource Management Act 1991. It was approved by resolution of the Council on 31 October 2002, to become operative on 1 December 2002.

In witness thereto the common seal of the Manawatu District Council was affixed hereto in the presence of:

ACTING MAYOR

CHIEF EXECUTIVE



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**0. [DELETED PC46]**

# 1. INTRODUCTION

The Manawatu District Plan (“the District Plan”) provides a framework to control and manage how land is used, developed or protected. The District Plan is a tool to avoid or lessen the impact of any adverse effects and provide protection to the natural and physical resources within the Manawatu District.

This District Plan is the first review of the Manawatu District Plan, which became operative in 2002. That Plan was the first District Plan produced by the Council for the Manawatu District following local government amalgamation in 1989 and the enactment of the Resource Management Act in 1991.

## 1.1 The Manawatu District

The Manawatu District covers an area of 256,300 hectares and stretches from Rangiwahia in the north, to Himatangi Beach and Palmerston North City in the south. The western boundary of the District follows the Rangitikei River and the eastern boundary is the Ruahine Ranges.

Within the Manawatu District, are a range of natural features stretching from the rugged peaks of the Ruahine Ranges to the natural beauty of the Pohangina Valley and the wind swept West Coast beaches and sand dunes.

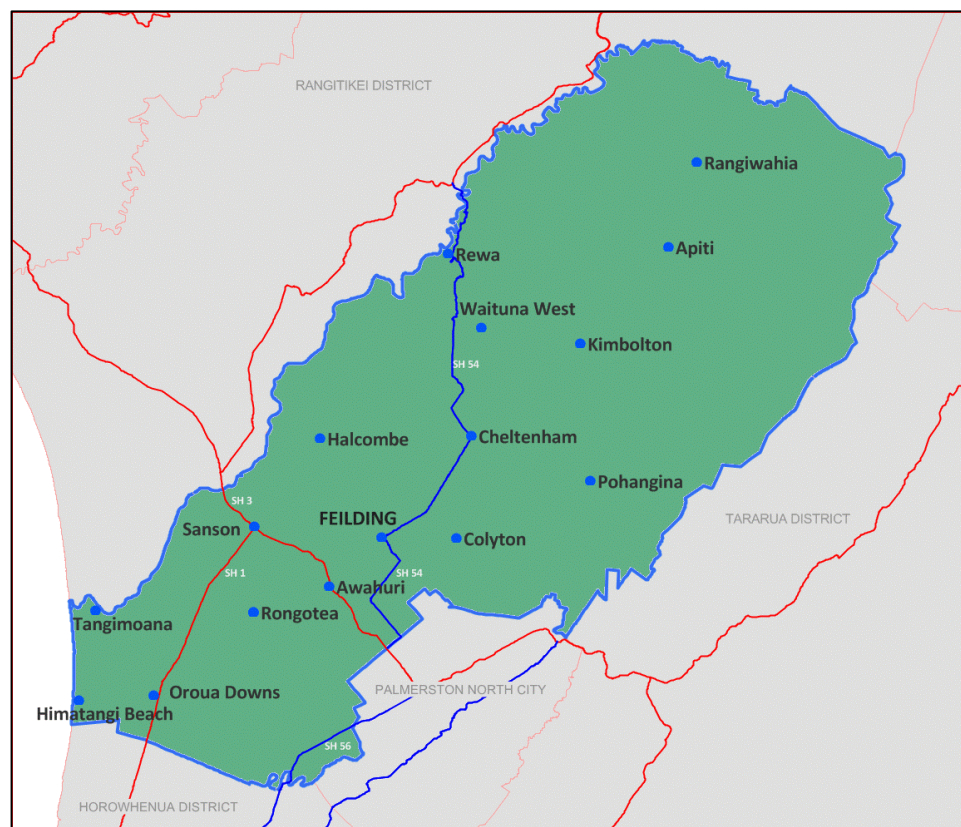


Figure 1 Extent of the Manawatu District

The Manawatu District is a thriving rural district with agriculture as its leading industry. Feilding maintains a role as a service centre to the surrounding rural community with a number of rural-based businesses being located there. The smaller communities around the District provide access to local services.

## 1.2 Statutory Context

The District Plan is prepared by the Manawatu District Council (“Council”) in response to its obligations under the Resource Management Act (1991) (“the Act”). The District Plan includes objectives, policies and methods to achieve the integrated management of natural and physical resources of the Manawatu District.

### 1.2.1 Resource Management Act (1991)

The purpose, function and contents of District Plans are directed towards achieving the purpose of the Act, which is “to promote the sustainable management of natural and physical resources”. The Act defines natural and physical resources to include “land, water, air, soil, minerals and energy, all forms of plants, animals and all structures”.

Section 5 of the Act defines sustainable management as:

*“Managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well being and for their health and safety while -*

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment”.*

Section 6 identifies matters of national importance, which need to be recognised and provided for in achieving the purpose of the Act.

Section 7 deals with 'other matters' which need to be given particular regard to in achieving the purpose of the Act.

Section 8 requires the principles of the Treaty of Waitangi (Te Tiriti O Waitangi) to be taken into account in achieving the purpose of the RMA.

The concept of sustainable management is complex and involves a range of considerations, including the following elements:

- managing the adverse effects of human activities on the environment
- considering the natural environment
- enabling people to meet their needs
- considering future generations.

To achieve sustainable management, and to maintain it, means managing all these diverse aspects in an integrated manner. Integrated management is the foundation on which sustainability can be built. The District Plan is one component of Council's integrated management of the Manawatu District.

The District Plan will encourage, and in some cases require, particular methods to be used as part of development, to promote sustainable management.

Examples of these methods include:

- Controlling the type, scale and location of activities and development in order to manage any adverse effects on the environment.
- Protecting sites and items with significant heritage values including archaeological sites, historic buildings, conservation areas, sites of ecological significance, geological items, and notable trees.
- Protecting areas of landscape significance.

While the District Plan regulates land use and related matters specified in Section 31 of the Act, action can also be taken through other Council processes.

The Council's strategic planning is specified in the Long Term Plan which is prepared under the Local Government Act 2002. This document sets out what work we will do, services we will provide and how we will pay for it over the 10 years from adoption in 2012 till 2022.

The Council is also required to prepare an Annual Plan for each financial year setting out what it wants to achieve during that period. Both the Long Term Plan and the Annual Plan are prepared using a consultative process under the Local Government Act 2002.

As part of the Long Term Plan 2012-22, vision statements for the Manawatu District, its villages, rural community and Feilding urban township were developed. The vision statements help to guide Council in its activity and provides a clear and compelling picture of our future.

This Manawatu District vision is:

*Connected, vibrant and thriving Manawatu – the best rural lifestyle in New Zealand.*

Rural area vision statement:

*The food basket of New Zealand within a sustainable rural landscape that offers outstanding recreational opportunity.*

Villages vision statement:

*Attractive and prosperous communities that offer lifestyle choices and business opportunities within a unique environment.*

Feilding urban vision statement:

*A thriving community enjoying the most vibrant country town in New Zealand, servicing the regional rural sector.*

### 1.2.2 Other statutory documents

Although drafted under the Resource Management Act (1991), the District Plan also takes into account the requirements in other legislation, national policies, plans and agreements. The influences of these documents are incorporated into the District Plan to ensure the integrated management of our natural and physical resources.

The District Plan must give effect to any national policy statement, any New Zealand coastal policy statement and any regional policy statement. It also must not be inconsistent with any regional plan.

Other influences include:

- National Environmental Standards
- Management plans and strategies prepared under other legislation
- iwi authority considerations
- Heritage New Zealand register.

## 1.3 The content structure of the District Plan

### 1.3.1 Contents

The District Plan is prepared as a single document which addresses the resource management issues affecting the Manawatu District. The document should be read as a whole so that the common themes and the relationships between the various provisions can be understood.

The Plan consists of the following two main parts:

- **Objectives, policies and rules** divided into chapters. Each chapter addresses a separate topic with some applying district-wide and others being specific to areas of land referred to as zones. Each chapter is accompanied, where necessary, by appendices which provide additional information.
- **Maps** – illustrate zoning and other planning controls for the District.

### 1.3.2 Structure

Each chapter in the District Plan is structured to contain the following information:

- the significant resource management issues
- the objectives to resolve the issues
- the policies to implement the objectives
- the rules to implement the objectives and policies.

#### **Resource Management Issues**

Resource management issues are statements about the qualities or values that are important to the Manawatu District which need to be addressed to achieve sustainable management.

Issues have been identified through monitoring of the effectiveness of the Operative District Plan (2002) and through consultation with, and feedback from the community.

#### **Objectives**

The objectives identify what the Council wants to achieve in the environment and outlines the direction the Council has chosen to take to address the resource management issues identified.

Objectives may state an environmental outcome for a specific zone such as maintaining the character that is unique to that zone. Objectives may also relate to issues which apply throughout the District, such as:

- infrastructure
- heritage matters



- natural hazards
- hazardous facilities and contaminated sites.

### **Policies**

Policies relate directly to objectives. They are broad action steps that address aspects of an objective. Policies state what the Council is going to achieve, or the outcome sought to achieve the objective.

### **Rules**

The Plan includes rules for the purpose of carrying out the Council's functions under the Act and achieving the objectives and policies of the District Plan. The type, form and scale of different activities are controlled by rules. Some rules are applicable throughout the District, such as those relating to historic heritage. Others are to manage specific effects experienced in certain areas and are applied to a specific zone. District-wide rules need to be addressed in conjunction with rules for the specific zone.

All rules in the District Plan have the force of statutory regulation.

## **1.4 Procedural information**

### **1.4.1 General duty to comply**

Compliance with the District Plan and the Resource Management Act (1991) does not remove the need to comply with all other applicable acts, regulations, bylaws and rules of law. Activities which do not require a building consent under the Building Act (2004) may still require a resource consent under this District Plan.

### **1.4.2 Types of activities**

The Resource Management Act (1991) classifies activities into the following types:

- permitted activities
- controlled activities
- restricted discretionary activities
- discretionary activities
- non-complying activities
- prohibited activities.

The status of activities assumes a hierarchy that reflects those activities that are anticipated to have minimal impact on the environment (permitted) through to those which anticipate the most significant environmental impact (prohibited).

Resource consents are not required for permitted activities, but are required for all others identified in the Plan. The exception to this is prohibited activities. Council cannot grant a resource consent for such an activity. It can only be provided for in the Plan by means of a plan change.

In some instances, Council has restricted its discretion to certain matters identified in the District Plan (restricted discretionary activities) and in other instances, there is no restriction on Council's discretion (discretionary activities). For discretionary activities, the Council may impose a wide range of conditions that have regard to a range of potential environmental effects.

There are two types of non-complying activities in the District Plan, those that are listed as non-complying activities and activities which default to a non-complying status because they are not specifically provided for as permitted, controlled, restricted discretionary or discretionary.

Guidance on applying for a resource consent is contained in Council's brochure named "A guide to Land Use Consents".

### 1.4.3 Changes to the District Plan

#### *Public plan changes and variations*

The Act sets out a formal process where the Council can propose changes or variations to the District Plan. District Plan changes apply to an operative plan. Variations apply to a proposed plan or plan change. Any plan changes or variations will need to be publicly notified and there are submission, hearing and appeal rights.

The Council has a responsibility to maintain a district plan which is current and relevant and which addresses contemporary issues in the environment. The provisions of the District Plan may therefore be changed or varied as necessary.

#### *Private plan changes*

The Act sets out a formal process where any person can lodge a request with the Council seeking a change to the District Plan. Further information about this process, including the information requirements, and likely costs, can be obtained from the Council.

### 1.4.4 Monitoring

The Council is required to gather such information and undertake or commission such research as is necessary to carry out effectively its functions under the Act. This includes monitoring the efficiency and effectiveness of policies, rules, or other methods in the District Plan. Monitoring is undertaken throughout the life of the District Plan and appropriate Plan Changes will be initiated to respond to issues that may be identified in future.

The following types of monitoring will be undertaken by the council:

- Collecting and analysing information about resource consents.

- Monitoring complaints and enforcement actions.
- Monitoring trends through analysing statistics e.g. census, accident statistics, building consents, traffic data.
- Scientific measurement, e.g. of land or water quality.
- Maintaining records of natural hazards.

## 2. DEFINITIONS

### ACCESSORY BUILDING

means a building, that is secondary and incidental to any dwelling on the site and includes, without limitation:

- a. Aviaries
- b. Garages and carports
- c. Glasshouses
- d. Pump sheds
- e. Tool and garden sheds
- f. Water tanks

For the purposes of the Manfeild Park and Special Development Zones, accessory building means a building or structure which is detached from, and the use/operation of which is incidental to that of, any other principal building(s) on the same site. In relation to a site on which no principal building has been erected, is incidental to the use which may be permitted on the site.

### ACT

means the Resource Management Act 1991, and its amendments.

### ADDITIONS AND ALTERATIONS

means the change to a building, structure, or memorial that alters its size and/or volume or results in changes to the finishes or materials. Additions and alterations specifically exclude “maintenance and minor repair” and “seismic strengthening” as defined by this Plan.

### AMENITY VALUES

means those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. The term “amenities” has a corresponding meaning.

### ANCILLARY ACTIVITIES

means an activity that is located on the same site as the primary activity which is permitted on that site, is secondary and incidental to the primary activity and serves a supportive function to the primary activity.

For the purpose of the Manfeild Park Zone and Special Development Zone, means an activity which is incidental to and associated with the primary activity undertaken in Manfeild Park and which has the sole purpose of providing a necessary service to enhance the overall functioning of Manfeild Park.

<b>ANTENNA</b>	means any <b>radiocommunication</b> and/or <b>telecommunication</b> apparatus used for transmission or reception, including the antenna mounting but not any <b>mast</b> or supporting structure. It includes any satellite dish.
<b>ARTERIAL ROAD</b>	<del>means any national arterial route, regional arterial route, or district arterial route shown in Appendix 2B (Pages 192 and 193).</del>
<b>ASSISTED LIVING ACCOMMODATION</b>	means land and buildings used or designed to be used for supervised residential care and accommodation by 5 or more people (exclusive of the manager and the managers family) and includes, without limitation: <ul style="list-style-type: none"> <li>a. Boarding Houses</li> <li>b. Nursing homes</li> <li>c. Retirement village</li> </ul>
<b>AVIARIES</b>	means any building used for housing birds as a hobby, but does not include poultry keeping or intensive farming.
<b>BUILDING</b>	means any structure whether temporary or permanent, movable or immovable and specifically excludes: <ul style="list-style-type: none"> <li>a. any deck or terrace, in whole or part, under 1.5m in height</li> <li>b. fences or walls under 1.8m in height</li> <li>c. deer fences or cattle yards</li> <li>d. retaining walls under 1.5m in height</li> <li>e. pools under 1m in height</li> <li>f. tents or marquees erected for less than 30 consecutive days</li> <li>g. satellite dishes less than 1m in diameter</li> <li>h. pergolas with a permanently open roof.</li> </ul>
<b>BUILDING FOOTPRINT</b>	means the area of ground covered by a single building.
<b>COLLECTOR ROAD</b>	<u>means roads that provide circulation in local areas and links to arterial roads, while balancing these needs with pedestrian and local amenity values. These roads provide access for all modes of transport including public transport. Typical traffic flows are between 3,000 and 10,000 vehicles per day. These include a number of central roads through the town of Feilding, Pohangina Road, Newbury Line and the main roads to the beaches and tourist routes like the Apiti-Rangiwahia route. Refer to Appendix 3B.1 for those roads that are identified in the District as being a Collector Road.</u>
<b>COLLECTOR ROAD (TOURIST)</b>	<u>means those roads that currently carry traffic volumes below that of a Collector Road, but serve a similar function in that they link areas of population together. Refer to Appendix 3B.1 for those roads that are identified in the District as being a Collector Road (Tourist).</u>

<b>COMMERCIAL SERVICES</b>	<p>means land and buildings used to provide administrative, commercial or healthcare services and includes, without limitation:</p> <ol style="list-style-type: none"> <li>a. Commercial artists, signwriting, and engraving.</li> <li>b. Dry-cleaning, laundries, dyeing and cleaning services.</li> <li>c. Hospitals</li> <li>d. Medical practitioners premises</li> <li>e. Offices</li> <li>f. Servicing and repair of household appliances and garden equipment, excluding vehicles.</li> </ol>
<b>COMMUNITY EVENTS</b>	<p>for the purposes of the Manfeild Park Zone, means land and/or buildings used for public or private recreation, entertainment, meetings or social events.</p>
<b>COMMUNITY FACILITIES</b>	<p>means land and buildings used for public or community use and includes, without limitation:</p> <ol style="list-style-type: none"> <li>a. Facilities for the operation of emergency services</li> <li>b. Places used for the gathering of people for recreation, worship, cultural and spiritual instruction</li> <li>c. Libraries</li> <li>d. Marae</li> <li>e. Public halls</li> </ol>
<b>CONTROLLED ACTIVITIES</b>	<p>are defined in Section 2 of the Act.</p>
<b>COUNCIL</b>	<p>means the Manawatu District Council or any Committee, Subcommittee, or person to whom the Council's powers, duties and discretions have been lawfully delegated.</p>
<b>DEFERRED RESIDENTIAL ZONING</b>	<p>is the zoning that applies to land in the Growth precinct Structure plans in Appendix 9A, 9B and 9C as Deferred Residential Zoning Density 1 or Density 2. The existing Rural Zone or Flood Channel Zone provisions continue to apply to all subdivision and development of land zoned Deferred Residential until that zoning is uplifted in accordance with Rule B1A. When the Deferred Residential Zone is uplifted in accordance with Rule B1A, then the land becomes residentially zoned. Until such time as the Deferred Residential Zoning is uplifted, none of the subdivision rules applying to land within Growth Precinct will apply. Land will only be able to be treated as within a Growth Precinct when the Deferred Residential Zoning is uplifted. [PC45]</p>
<b>DERELICT VEHICLE</b>	<p>means any car or other vehicle which is not currently registered and/or not currently warranted, and which for the time being is unable to be driven under its own power. [PC39]</p>

<b>DIRECTIONAL SIGNS</b>	means signs used to indicate parking areas, access and egress from a site, queuing lanes and maps.
<b>DISCRETIONARY ACTIVITIES</b>	are defined in Section 2 of the Act.
<b>DWELLING</b>	means any building, whether permanent or temporary, that is occupied or intended to be occupied, in whole or in part, as a single residence. It includes any motor vehicle that is occupied on a permanent or long-term (6 months or longer) basis.
<b><u>EARTHWORKS</u></b>	<p><u>means the removal, deposit or relocation of soil that results in alteration between the existing and finished ground level. This includes but is not limited to, soil movement associated with subdivision and site works as defined in the Building Act 2004.</u></p> <p><u>For the purposes of this Plan, earthworks excludes the following:</u></p> <ul style="list-style-type: none"> <li>• <u>work associated with the upgrade or maintenance of farm tracks</u></li> <li>• <u>fences and fence lines</u></li> <li>• <u>trenching and backfilling ancillary to the installation of network utilities and services</u></li> <li>• <u>the minor upgrading or maintenance of network utilities</u></li> <li>• <u>cultivation</u></li> <li>• <u>aggregate extraction.</u></li> </ul> <p><u>includes the construction and maintenance of driveways, building platforms, loading areas, tracks, drainage works and dams MWRC. NB Earthworks near roads are subject to the Local Government Act 1974, refer Page 76.</u></p>
<b>EDUCATION FACILITIES</b>	<p>means land or buildings used as a kindergarten, primary, intermediate or secondary school or tertiary institution and includes, without limitation:</p> <ol style="list-style-type: none"> <li>a. Day care centres/Kohanga Reo</li> <li>b. Home-schooling of more than two children not resident on the site</li> <li>c. Outdoor education centres</li> <li>d. Sports training establishments</li> <li>e. Work skills training centres</li> </ol>
<b>EFFECT</b>	is defined in Section 3 of the Act.
<b>ENTERTAINMENT FACILITIES</b>	<p>means land and buildings used for recreation and entertainment and includes, without limitation:</p> <ol style="list-style-type: none"> <li>a. Cinemas and theatres</li> <li>b. Casino and electronic gaming facilities</li> </ol>

	<ul style="list-style-type: none"> <li>c. Function centres</li> <li>d. Gymnasiums</li> <li>e. Premises licensed under the Sale of Liquor Act (1989)</li> <li>f. Premises authorised by the Prostitution Reform Act (2003)</li> <li>g. Restaurants, café's and other eating places</li> </ul>
<b>ENTRANCE STRIP</b>	means a lot, a part of a lot, or a right of way, which provides access to a <b>road</b> for one or more sites.
<b>ENVIRONMENT</b>	is defined in Section 2 of the Act.
<b>ESPLANADE RESERVE, and ESPLANADE STRIP</b>	are explained fully in Part 6.2 of the Plan Strategy (Page 60).
<b>EXTERIOR 'A' WEIGHTED AIRCRAFT NOISE LEVELS</b>	used in any assessment of aircraft noise insulation shall be calculated using those 'A' weighted relative band levels as defined by Table G1 "Australian Standard AS 2021 – 1994 Acoustics – Aircraft noise intrusion – Building Siting and Construction"
<b>EXTERNAL SOUND INSULATION LEVEL (DnT,w + Ctr)</b>	<p>means the standardised level difference (outdoor to indoor) and is a measure of the airborne sound insulation provided by the external building envelope (including windows, walls, ceilings and floors where appropriate) described using <i>DnT,w + Ctr</i> as defined in the following Standards:</p> <p>ISO 717-1:1996 <i>Acoustics – Rating of Sound Insulation in Buildings &amp; Building Elements</i> using spectrum No.2 (A-weighted traffic noise spectrum).</p> <p>ISO 140-5:1998 <i>Acoustics - Measurement Of Sound Insulation in Buildings and of Building Elements - Part 5: Field Measurements Of Airborne Sound Insulation of Facade Elements and Facades.</i></p>
<b>FAMILY FLAT</b>	means a self contained dwelling unit located on the same property and in the same ownership as the main dwelling unit and used or capable of being used for the accommodation of non-paying guests or family members who are dependent upon the occupiers of the main dwelling unit. [PC40]
<b>FARM BUILDINGS</b>	means <b>buildings</b> used in connection with <b>farming</b> practices on the land concerned, such as hay barns, farm implement sheds, and greenhouses. It does not include buildings used for accommodation, milking sheds, pens housing animals or for <b>intensive farming</b> activities.
<b>FARMING</b>	means a land based activity, having as its main purpose the production of any livestock or vegetative matter except as excluded below. Farming includes:



**FARMING AND  
AGRICULTURAL SUPPLIER**

- a Grazing, cropping and the cultivation of land necessary and appropriate to normal agricultural and horticultural activity.
- b Keeping farm working dogs and puppies.
- c Keeping, raising or breeding pigs where the productive processes are not carried out within **buildings**, or not within closely fenced outdoor runs where the stocking density precludes the maintenance of pasture or ground cover.

Farming does not include:

- a **Intensive farming.**
- b **Pig Farming.**
- c Planting, tending and harvesting forests, woodlots, specialised tree crops or shelter belts.
- d **Kennels** or catteries.
- e The processing of farm produce beyond cutting, cleaning, grading, chilling, freezing, packaging and storing produce grown on the farming unit.

NB – processing produce beyond that permitted as “farming” may come within the definition of “**Rural Industry**”.

For the purpose of the Special Development Zone, means a business primarily engaged in selling goods for consumption or use in the business operations of primary producers or animal husbandry and without limiting the generality of this term, includes:

- Equestrian and veterinary suppliers;
- Farming and horticultural equipment suppliers;
- Seed and grain merchants; and
- Stock and station outlets.

**FUNERAL PARLOUR**

means land and buildings used for the purpose of directing or conducting funerals and includes, without limitation:

- a. mortuary facilities
- b. a place for holding funeral services

**GREENFIELDS**

means land in the Residential zone or areas within the growth precinct structure plans in Appendix 9A-9C that has not previously been subdivided for urban purposes.[PC45]

**GROSS FLOOR AREA**

means the combined total area of all internal floor space of all buildings on a site and includes, without limitation:

- a. Basement space.
- b. Elevator shafts and stairwells.
- c. Floor space in interior balconies and mezzanines.

<b>GROWTH PRECINCT</b>	means the area identified in the Structure Plan Growth Precinct 1-3 in Appendix 9A-9C.[PC45]
<b>HABITABLE ROOM</b>	A space used for activities normally associated with domestic living, but excludes any bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes airing room or other space of a specialised nature occupied neither frequently nor for extended periods.
<b>HEIGHT</b>	<p>in relation to any building, means the vertical distance between the ground level at any point and the highest part of the building immediately above that point.</p> <p>Height measurements specifically exclude:</p> <ul style="list-style-type: none"><li>a. antennas</li><li>b. chimneys</li><li>c. flagpoles</li><li><b>d. lightning rods</b></li></ul>
<b>HOME OCCUPATION</b>	<p>means an occupation, craft, profession or service carried out in a dwelling unit or an associated accessory building, by an occupant of that dwelling that meets all of the following</p> <ul style="list-style-type: none"><li>a. Is incidental and secondary to the residential use of the property</li><li>b. Is undertaken or operated by a member(s) of the household residing on the property where the home occupation occurs and can include up to a maximum of two (2) other persons who do not reside on the property</li><li>c. Involves no exterior storage, display or other indication of the home occupation (other than advertising sign permitted by this Plan)</li><li>d. Involves no visits, delivery or collection of goods, materials or wastes outside the hours of 7am to 8pm</li><li>e. Does not result in significant adverse effects including noise, odour, traffic movements</li></ul> <p>The following activities are specifically excluded from home occupation:</p> <ul style="list-style-type: none"><li>f. any industry</li><li>g. any light industry</li><li>h. catteries and kennels</li><li>i. motor vehicle sales and servicing</li><li>j. waste/recycling collection and storage.</li></ul>

<b>INDIGENOUS FOREST</b>	includes any area of vegetation which has an actual or emerging dominance of naturally-occurring indigenous tree species which attain a diameter at breast height of at least 30 centimetres.
<b>INDIGENOUS VEGETATION</b>	means any naturally occurring association of indigenous plant species, and includes <b>indigenous forest</b> .
<b>INDUSTRY</b>	means the use of land or buildings for the purpose of manufacturing, fabricating, processing, repair, packaging, storage, collection, distribution including the wholesale or retail sale of goods manufactured or processed onsite and includes, without limitation: <ul style="list-style-type: none"> <li>a. Animal and animal-product processing</li> <li>b. Abrasive blasting</li> <li>c. Cool stores and pack houses</li> <li>d. Engineering works</li> <li>e. Fibre-glassing</li> <li>f. Grain drying and processing</li> <li>g. Waste material collection, processing and disposal (excluding the day-to-day removal of refuse, by Council or an authorised contracting agency)</li> <li>h. Panel beating and spray painting</li> <li>i. Timber processing and treatment</li> <li>j. Vehicle wrecking and scrap yards</li> </ul>
<b>INFILL</b>	means the subdivision of land previously subdivided for urban purposes.
<b>INFORMATION SIGN</b>	means a sign providing directory information to the public about the Manawatu District or any area
<b>INFRASTRUCTURE OF REGIONAL AND NATIONAL IMPORTANCE</b>	in relation to network utilities, has the same meaning as the infrastructure of regional and national importance listed in Policy 3-1 of the Manawatu-Wanganui Regional Council One Plan
<b>INTENSIVE FARMING</b>	means the breeding or rearing of animals (including birds) where the productive processes are carried out year-round within <b>buildings</b> , or within closely fenced outdoor runs where the stocking density precludes the maintenance of pasture or ground cover. Intensive farming includes mushroom farming but does not include catteries, <b>pig farming, kennels or aviaries</b> .
<b>KENNELS</b>	means any <b>site</b> used for housing more than two dogs, excluding farm working dogs and puppies.
<b>LANDFILL</b>	means a site used for disposal of solid waste onto land, and includes all ancillary activities associated with the operation of a landfill.

<b>LARGE FORMAT RETAIL</b>	means retail activity with a gross floor area of greater than 2000m <sup>2</sup> .
<b>LEGAL COVENANT</b>	means a covenant with <b>Council</b> under the Reserves Act 1977, an Open Space covenant with the QEII National Trust, or a covenant with the Department of Conservation under the Conservation Act 1987
<b>LIGHT INDUSTRY</b>	means the use of land or buildings for small-scale local industries including, without limitation: <ul style="list-style-type: none"> <li>a. Cabinet making, furniture manufacture and restoration and upholstery</li> <li>b. Depots for trades people such as painters, plumbers, builders, glaziers or electricians</li> <li>c. Hire of vehicles and general equipment</li> <li>d. Printing and packaging</li> <li>e. Relocated building storage and repair yards</li> <li>f. Storage and warehousing.</li> </ul>
<b>LIVING COURT</b>	means a landscaped and planted area which is required by this Plan to be unoccupied and unobstructed from the ground upwards, and which is adjacent to the main living area of the dwelling unit. Structures which will enhance the use and enjoyment of the court and special modifications to houses to suit the needs of those with disabilities (eg ramps) will be permitted.
<b>LOCAL ROADS</b>	<u>means roads that provide access and connectivity within a local area. Local roads in urban areas typically carry up to 3,000 vehicles per day, have low vehicle speeds, have two lanes and provide for on-street parking, property access and pedestrian needs. Local roads in rural areas typically carry less than 1,000 vehicles per day.</u>
<b>MAIN LIVING AREA</b>	means either a living room, dining room or rumpus room.
<b>MAINTENANCE AND MINOR REPAIR</b>	in relation to significant historic built heritage, means the repair of materials by patching, piecing in, splicing and consolidating existing materials. It includes replacement of minor components such as individual bricks, cut-stone, timber sections, tiles and slates where these have been damaged beyond reasonable repair or are missing. Original replacement material should be sourced where possible otherwise, the replacement must be of the same or similar material, colour, texture, form and design as the original it replaces. The number of components replaced must be substantially less than existing.
<b>MAJOR ARTERIAL ROAD</b>	<u>means roads of strategic importance to the Region. They provide interconnections between areas within the District and distribute traffic from major intercity links. Access is generally at grade but may be limited. Urban traffic volumes are typically greater than 20,000</u>

	<p>vehicles per day and rural 5,000 vehicles per day with a significant number of heavy vehicles. Typical urban operating speeds are 50 to 70km/h and rural 80 to 100km/h. Major Arterial Routes are State Highways 54, 56, Milson Line, Saddle Road, Halcombe Road and Camerons Line. Refer to Appendix 3B.1 for those roads that are identified in the District as being a Major Arterial Road.</p>
<b>MAORI LAND</b>	has the meaning set out in the Te Ture Whenua Act 1993.
<b>MAST</b>	means any pole, tower, or similar structure designed to carry <b>antennas</b> to facilitate <b>radiocommunication</b> and/or <b>telecommunication</b> . It excludes equipment attached to any mast to conduct lightning.
<b>MILITARY EXERCISES</b>	for the purposes of the Manfeild Park Zone, means military training activities which are temporary in nature and are restricted to orienteering exercises, communications training, tactical exercises, escape and evasion exercises which are undertaken by the New Zealand Defence Forces provided that these activities do not involve the discharge of explosives, guns or other weapons or the use of explosive simulators.
<b>MILKING SHED</b>	means buildings used in the process of collecting milk from animals
<b>MINOR ARTERIAL ROAD</b>	means roads that provide access between Collector and Major Arterial Roads. These roads have a dominant through vehicular movement and carry the major public transportation routes. Access to property may be restricted and rear servicing facilities may be required. Urban traffic volumes are typically 8,000 to 20,000 vehicles per day and rural from 1,000 to 5,000 vehicles per day with a higher proportion of heavy vehicles. Typical urban operating speeds are 40 to 60 km/h and rural 80 to 100 km/h. Minor arterial roads include Rongotea-Longburn Road to the north of Kairanga-Bunnythorpe Road, Green Road, and the Cheltenham-Mangaweka routes. Refer to Appendix 3B.1 for those roads that are identified in the District as being a Minor Arterial Road.
<b>MINOR UPGRADING</b>	<p>in relation to <b>network utilities</b> means increasing the carrying capacity or efficiency of an existing utility while the effects of that utility remain the same or similar in character, intensity and scale. Minor upgrading shall not include an increase in the voltage of an electricity line unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage. Examples of minor upgrading may include :</p> <ol style="list-style-type: none"> <li>a. Adding circuits and conductors to electricity and <b>telecommunication</b> lines.</li> <li>b. Reconductoring lines with higher capacity conductors.</li> </ol>

	<ul style="list-style-type: none"> <li>c. Resagging conductors.</li> <li>d. <b>Bonding of conductors.</b></li> <li>e. Adding longer or more efficient insulators.</li> <li>f. Adding earthwires to electricity lines, which may contain telecommunication lines, earthpeaks and lightning rods.</li> <li>g. <b>Adding electrical fittings</b></li> <li>h. <b>Replacement of cross arms with cross arms of an alternative design.</b></li> </ul>
<b>MOTOR CARAVAN SITES</b>	means the parking of up to two self contained motor caravans /campervans/caravans for a period of up to two days.
<b>MOTOR SPORT ACTIVITIES</b>	<p>Means an event involving an automobile or motorbike which has a competitive nature or is given a competitive nature by the publication of results and includes:</p> <ul style="list-style-type: none"> <li>a) A race including any practice session</li> <li>b) A rally</li> <li>c) A club sport event</li> <li>d) A trial (navigational, sporting or regularity)</li> <li>e) A sprint</li> <li>f) A rally cross, which is a motor sport for cars run on an approved circuit at least 800 metres long, of which one quarter and not more than one half of the track must be sealed</li> <li>g) A rally sprint</li> <li>h) A motorkhana, which is a motorsport event for cars that is a test primarily of driver skill (rather than outright speed) in which competitors negotiate a precise course defined by flags or cones</li> <li>i) A record attempt</li> <li>j) An economy run or</li> <li>k) An autocross, which is a motorsport event for cars on a marked out course on an unsealed or sealed surface.</li> </ul>
<b>MOTOR VEHICLE</b>	has the same meaning as defined in the Land Transport Act (1998).
<b>MOTOR VEHICLE SALES AND SERVICING</b>	<p>means any of the following:</p> <ul style="list-style-type: none"> <li>a. The sale, servicing, hire or lease of caravans, farm vehicles, farm machinery, motor vehicles, trailers, or trailer boats</li> <li>b. The sale of spare parts for caravans, farm vehicles, farm machinery, motor vehicles, trailers, or trailer boats</li> </ul>
<b>NATIONAL GRID</b>	means the assets used or owned by Transpower NZ Limited.[PC45]
<b>NATIONAL GRID CORRIDOR</b>	<p><b>means the area measured either side of the centerline of above ground National Grid lines (see definition of National Grid Yard) as follows:</b></p> <ul style="list-style-type: none"> <li>a. <b>14m for 110kV lines on single poles</b></li> </ul>

**NATIONAL GRID YARD**

- b. 32m for 110kV lines on towers
- c. 37m for 220kV lines on towers.

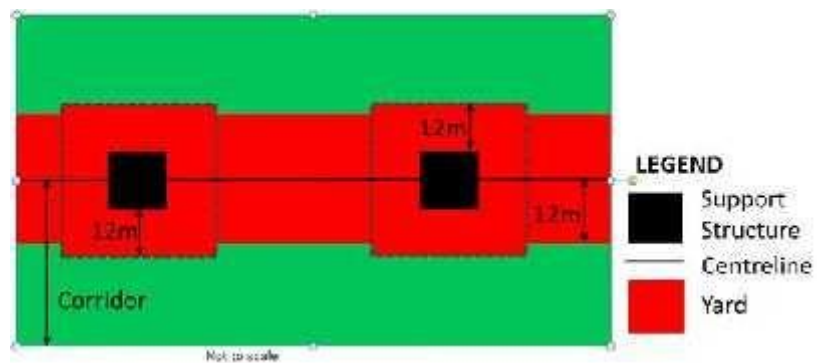
Note: the National Grid Corridor and Yard setbacks do not apply to underground cables or any transmission lines (or sections of lines) that are designated.

means the area measured either side of the centreline of above ground National Grid lines as follows: 32m for the 110kV National Grid lines on towers located within Growth Precinct 1 (Appendix 9A). (NB – see diagram under definition of National Grid Yard).[PC45]

means:

- a. The area located 12m in any direction from the outer edge of a National Grid support structure; and
- b. The area located 10m either side of the centerline of an overhead 110kV National Grid line on single poles; or
- c. The area located 12m either side of the centerline of any overhead National Grid line on towers.

within Growth Precinct 1 (Appendix 9A) the area located 12 metres in any direction from the outer visible edge of a National Grid support structure foundation; and the area located 12 metres either side of the centreline of any overhead National Grid line on towers.[PC45]



**NATURAL AND PHYSICAL RESOURCES**

are defined in Section 2 of the Act.

**NATURAL AREA**

means any **wetland**, lake or river and its margin, any area of **indigenous vegetation**, or any other outstanding natural feature.

**NET SITE AREA**

means the total area of the **site**, less any area of the site used as an **entrance strip**.

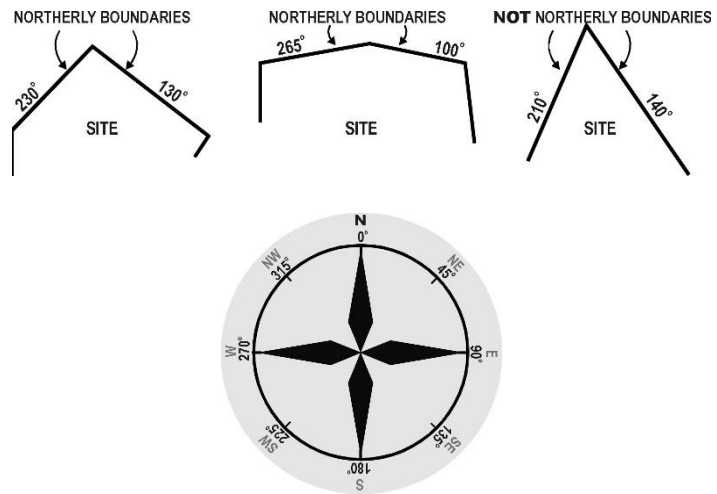
**NETWORK UTILITY**

means an activity or operation of a network utility operator (as defined under section 166 of the Resource Management Act) and includes those facilities which provide an essential service to the public including:

	<ul style="list-style-type: none"> <li>a. telecommunications</li> <li>b. radiocommunications</li> <li>c. transformation, transmission or distribution of electricity</li> <li>d. distribution or transmission or pipeline of gas or petroleum</li> <li>e. water supply (including treatment)</li> <li>f. sewerage reticulation</li> <li>g. sewage treatment and disposal</li> <li>h. drainage and stormwater control or irrigation systems</li> <li>i. roads</li> <li>j. railway</li> <li>k. fire stations</li> <li>l. airports</li> <li>m. navigational aids and</li> <li>n. meteorological facilities.</li> </ul>
<b>NODAL AREA</b>	<p>means any land within the Feilding, Rangiwahia or Hiwinui subdivision nodes identified in Appendix 5A (Pages 217-219) and any land within 1km of any of the following places:</p> <ul style="list-style-type: none"> <li>a) Colyton School.</li> <li>b) Taikorea Hall.</li> <li>c) Glen Oroua School.</li> <li>d) Apiti Village Zone boundary.</li> <li>e) Utuwai School.</li> <li>f) Pohangina Hall.</li> <li>g) Rongotea Village Zone boundary.</li> <li>h) Bunnythorpe Village Zone boundary.</li> <li>i) Cheltenham Village Zone boundary.</li> <li>j) Sanson Village Zone boundary.</li> <li>k) Kimbolton Village Zone boundary.</li> <li>l) Halcombe Village Zone boundary.</li> <li>m) Waituna West School.</li> </ul>
<b>NOISE SENSITIVE ACTIVITY</b>	<p>means any of the following:</p> <ul style="list-style-type: none"> <li>a. Assisted living accommodation</li> <li>b. Community facilities</li> <li>c. Dwelling</li> <li>d. Education facilities</li> <li>e. Visitor Accommodation</li> </ul>
<b>NON-COMPLYING ACTIVITIES</b>	<p>are defined in Section 2 of the Act.</p>
<b>NORTHERLY BOUNDARY</b>	<p>in relation to a <b>site</b> means any boundary which has part of that site abutting to the south of it, and which is oriented between 90 degrees</p>



and 135 degrees, or between 225 degrees and 270 degrees, in relation to true north. (Examples below):



#### OFFICES

for the purpose of the Special Development Zone, means an activity which involves the use of land or buildings for administrative or professional activity that is ancillary to activities occurring at Manfeild Park.

#### OFFICIAL SIGN

means any regulatory traffic and official **signs** approved by **Council** a **road controlling authority** or provided under any legislation **and which are erected on a road**.

#### OUTLINE PLAN

means an outline plan showing a public work, project, or work to be constructed on designated land, submitted to **Council** under Section 176A of the Act to allow Council to request changes before construction is commenced.

#### PENS HOUSING ANIMALS

means land and buildings used for the housing, whether temporary or permanent, of animals. It includes feed pads whether covered or uncovered, yards used for holding and sorting animals and facilities used for animal rearing such as calf sheds.

#### PERMITTED ACTIVITIES

are defined in Section 2 of the Act.

#### PIG FARMING

means keeping, raising or breeding pigs, where the productive processes are carried out within **buildings**, or within closely fenced outdoor runs where the stocking density precludes the maintenance of pasture or ground cover.

#### PLANT PESTS

mean any plants listed as Total Control, Boundary Control, Aquatic or National Surveillance Plant pests by the **Regional Council**.

#### PORTABLE SAWMILL

means a small scale **sawmill** not permanently established on a site, and which is capable of being removed from the site on wheels or via a trailer unit.

<b>POULTRY KEEPING</b>	includes geese, ducks, chickens, turkeys and domestic fowls of all descriptions, except as defined as <b>Intensive Farming</b> .
<b>RADIOCOMMUNICATION</b>	means a transmission, emission, or reception of signs, signals, writing, images, sounds, or intelligence of any nature by electromagnetic waves of frequencies between 9 kilohertz and 3,000 gigahertz, propagated in space without artificial guide.
<b>RADIOCOMMUNICATION AND/OR TELECOMMUNICATION FACILITIES</b>	includes any line, <b>mast</b> , pole, aerial, tower, <b>antenna</b> , antenna dish, fixed radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting radiocommunication or telecommunication.
<b>RADIOCOMMUNICATION, TELECOMMUNICATION AND ANCILLARY PURPOSES AND LAND USES</b>	<del>includes installing, operating, maintaining, removing and replacing radiocommunication or telecommunication facilities and carrying out ancillary land uses</del>
<b>RECREATION ACTIVITIES</b>	means land and buildings used by the public for active and passive recreation activities and includes structures and landscaping required to enable the following: <ul style="list-style-type: none"> <li>a. Clubrooms and halls</li> <li>b. Grandstands and stadia</li> <li>c. Public Toilets</li> <li>d. Playgrounds</li> <li>e. Sealed courts and turf</li> <li>f. Sports fields</li> <li>g. Swimming pools</li> </ul>
<b>REGIONAL COUNCIL</b>	means the Manawatu-Wanganui Regional Council, also known as horizons.mw .
<b>RELOCATED BUILDING</b>	<u>means any second hand building which is transported in whole or in parts and relocated from its original site to its final destination site, but excludes a pre-fabricated building which is delivered dismantled to a site, for erection on that site.</u>
<b>RESTRICTED DISCRETIONARY ACTIVITIES</b>	are defined in Section 2 of the Act.
<b>RETAIL ACTIVITIES</b>	means the use of land or buildings where goods, equipment or services are sold, displayed, hired or offered for sale or direct hire to the public and includes, without limitation: <ul style="list-style-type: none"> <li>a. Bakeries</li> <li>b. Dairies</li> <li>c. Garden centres</li> <li>d. Hardware stores</li> </ul>

	<p>The following are specifically excluded from retail activities:</p> <ol style="list-style-type: none"> <li>Commercial Services</li> <li>Industry</li> <li>Large format retail</li> <li>Motor vehicle sales and servicing</li> <li>Service stations</li> <li>Supermarkets</li> </ol>
<b>ROAD</b>	has the same meaning as Section 315 of the Local Government Act (1974)
<b>RURAL AND ANIMAL SERVICES</b>	<p>means land and buildings used for the provision of sales and services associated with the rural sector and includes, without limitation:</p> <ol style="list-style-type: none"> <li>Animal grooming</li> <li>Farming, agricultural and horticultural supplies</li> <li>Veterinary clinics</li> </ol>
<b>SAWMILL</b>	means a <b>site</b> used for cutting, chipping, shaping or de-barking timber, including ancillary storage. Sawmills do not include chemical preservation processes, lamination, wood pulping, fibreboard manufacture or any similar timber processing.
<b>SCHEDULE P</b>	is a schedule of materials and general construction techniques for building elements that, for the purposes of this Plan are deemed to reduce the <b>exterior 'A' weighted aircraft noise levels</b> by 20 decibels with respect to the interior 'A' weighted sound levels.
<b>SCHEDULE Q</b>	is a schedule of materials and general construction techniques for building elements that, for the purposes of this Plan are deemed to reduce the <b>exterior 'A' weighted aircraft noise levels</b> by 25 decibels with respect to the interior 'A' weighted sound levels.
<b>SCHEDULE R</b>	is a schedule of materials and general construction techniques for building elements that, for the purposes of this Plan are deemed to reduce the <b>exterior 'A' weighted aircraft noise levels</b> by 30 decibels with respect to the interior 'A' weighted sound levels.
<b>SEISMIC STRENGTHENING</b>	<p>means works undertaken to improve the structural performance of a building by modifying, or adding to, the structure of a building to meet the requirements of the Building Act (2004), any subsequent amendments to that Act and any current Council Earthquake-Prone building policy.</p> <p>Works that are deemed seismic strengthening shall be identified by a chartered professional engineer who has knowledge of the structural</p>

	<p>characteristics and earthquake performance of the type of building being assessed.</p>
<b>SENSITIVE ACTIVITIES</b>	<p>Has the same meaning as <b>Noise Sensitive Activity</b> defined earlier in <u>this chapter</u>.</p> <p><del>means those activities that are particularly sensitive to the National Grid high voltage transmission lines. Such activities include residential accommodation, educational facilities (excluding tertiary facilities), early childcare facilities, hospitals and homes for the aged.[PC45]</del></p>
<b>SERVICE COURT</b>	<p>means an area of land which is required by the Plan for the provision of servicing facilities to each <b>dwelling unit</b>. Special modifications to houses to suit the needs of those with disabilities (eg ramps) are permitted in this area.</p>
<b>SERVICE STATION</b>	<p>means a business engaged in refuelling and servicing motor vehicles, selling petroleum products and accessories for motor vehicles (including convenience goods for motorists) and may include the cleaning and mechanical repair of motor vehicles and the repair of domestic equipment.</p> <p>The following activities are specifically excluded from service station:</p> <ol style="list-style-type: none"> <li>panel-beating</li> <li>spray painting</li> <li>heavy engineering such as engine re-boring and crankshaft grinding.</li> </ol>
<b>SIGN</b>	<p><u>means any advertising matter used to give information on a product, service, event or location. It includes the frame, supporting device and any associated ancillary equipment where the principal function is to support the advertising matter. Any advertising material located within shop window displays in the Inner and Outer Business Zones and the Special Development Zone are excluded.</u></p> <p><del>means any advertising matter of whatever kind, and includes any board or structure which supports advertising matter. It also includes any advertising matter on parked vehicles or trailers which is in addition to the structure of that vehicle or trailer. Signs do not include any advertising matter within a shop display window. Double-sided signs shall be measured on one side only for the purpose of determining sign size under this Plan.</del></p>
<b>SIGN FACE AREA</b>	<p><u>means the measurement of the area covered by advertising matter and does not include the area of the supporting device.</u></p>

<b>SIGNIFICANT HISTORIC BUILT HERITAGE</b>	means any building (identified as Category A or B), or memorial, or object that is listed in a schedule in the District Plan due to its historic heritage value.
<b>SITE</b>	means an area of land capable of being disposed of separately.
<b>SITE COVERAGE</b>	<p>means that portion of the <b>net site area</b>, expressed as a percentage, which may be covered by <b>buildings</b>, including eaves, balconies and verandahs in excess of 0.6m wide.</p> <p>The following are not included in the calculation of site coverage:</p> <ol style="list-style-type: none"> <li>a) Eaves, balconies and verandahs less than 0.6m wide.</li> <li>b) Pergolas and other similar open structures.</li> <li>c) Conservatories encroaching into any <b>living court</b> required by this Plan.</li> <li>d) Outdoor swimming pools.</li> <li>e) Special modifications to houses to suit the needs of those with disabilities, eg ramps.</li> </ol>
<b>SOUND TRANSMISSION PATH</b>	means any possible sound path from outside the building to inside the room concerned but where the building construction option is both part of the outside envelope of the building and also part of the room itself.
<b>SPECIAL EVENT</b>	For the purpose of noise standards in the Manfeild Park Zone, means an event that is not a motorsport activity taking place at the Motorsport Park and circuit (that are controlled by reference to separate resource consent conditions). But which otherwise meets the permitted activity status for the zone except that it exceeds the noise limits in Rule B8.3.1 F.
<b>STORMWATER NEUTRALITY</b>	means post development runoff that equals the pre development runoff; so despite an increase in hard surfaces from roads, roofs and other impervious surfaces associated with development, the design of the subdivision enables runoff to be managed on-site (individual properties) and within the boundary of the subdivision using swales on roads for conveyance and detention ponds. [PC45]
<b>STREET FURNITURE</b>	means any structures and equipment lawfully located on or over the legal road reserve. It includes public telephones, litter bins, (not skip bins), street lighting, bus shelters, roadside rest areas and toilets, information centres and weigh stations, street trees and landscaping.
<b>STREET USER</b>	means any street stall, street appeal, busker, preacher, parade, or public gathering, pamphlet distributor, street photographer, or mobile shop, operating in a public place. NB – Such operations require Council’s permission under the District Bylaws.

<b>STREETSCAPE</b>	means the visual elements, within and adjoining the street, including the road, structures, trees and open spaces and adjoining buildings that combine to form the street's character.
<b>SUPERMARKET</b>	means any premises that are principally used for the retail sale of groceries and other associated food and drink items and household goods and that has a retail floor area of over 300 square metres.
<b>TELECOMMUNICATION</b>	means the conveyance from one device to another of any signal, sign, impulse, writing, image, sound, instruction, information or intelligence of any nature, whether for the information of any person using the device or not.
<b>TEMPORARY ACTIVITIES</b>	<p>means any short term activity that does not occur more than four times a year on the same site and any buildings and structures associated with that activity and includes, but is not limited to:</p> <ul style="list-style-type: none"> <li>• Sporting events, public meetings, galas, market days, and recreational and festive events</li> <li>• Temporary buildings and structures</li> <li>• Any temporary storage of goods or materials</li> <li>• Demolition and removal of buildings.</li> </ul>
<b>TEMPORARY SIGN</b>	<p>means any sign that is of a temporary nature advertising any forthcoming activity. It includes, without limitation:</p> <ul style="list-style-type: none"> <li>• Any parliamentary or local authority election signs</li> <li>• Construction or development signage on any building or demolition site</li> <li>• Exhibition or event signage</li> <li>• Real estate signs advertising the sale, rent or auction of land or premises.</li> </ul> <p>Temporary signs do not include a permanent structure whereby the advertising matter is altered regularly.</p>
<b>TOURIST FACILITIES</b>	means land and buildings used for the education and entertainment of domestic or international tourists.
<b>UNDERGROUND PIPES, CABLES AND LINES</b>	<del>includes pipes cables and lines (including any wire, cable and associated equipment used or placed in position for the conveyance of electricity) which are above ground but fixed to permitted structures such as bridges.</del>
<b>UNFORMED ROAD</b>	means any road below full metalled road standard, ie any road without proper base-course and top-course layers which are able to be graded.

**URBAN AREA**

means any land zoned Residential, Village, Inner or Outer Business, Industrial, Recreation, Manfeild Park or Special Development.

**UTILITIES**

means any activity relating to:

- a) ~~Lighthouses, navigational aids and beacons.~~
- b) ~~Roads and railways, and incidental equipment.~~
- c) ~~Generation, transformation, transmission, or distribution of electricity.~~
- d) ~~Distribution or transmission by pipeline of gas, petroleum or steam.~~
- e) ~~Water or sewerage reticulation, or treatment.~~
- f) ~~Land drainage, stormwater control or irrigation works.~~
- g) ~~Construction, operation and maintenance of an airport as defined by the Airport Authorities Act including the provision of any approach control services.~~
- h) ~~Radiocommunication and/or telecommunication equipment and lines.~~
- i) ~~Recycling depots, refuse transfer stations and refuse disposal facilities.~~
- j) ~~Meteorological instruments and facilities.~~
- k) ~~Soil conservation and river control works.~~
- l) ~~Fire Stations.~~

**VISITOR ACCOMMODATION**

means places used for accommodating tourists and residents away from their normal place of residence and includes any ancillary service or amenity provided on the site such as a restaurant, café or other eating place, swimming pool or playground.

It includes, without limitation, any of the following:

- a. Hotels
- b. Motels
- c. Motor camps, camping grounds and caravan parks
- d. Self catering accommodation
- e. Tourist lodges, backpackers

**WETLAND**

*“includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.”* Wetlands do not include artificially created wetlands or areas of rushes within wet pasture.

**YARD**

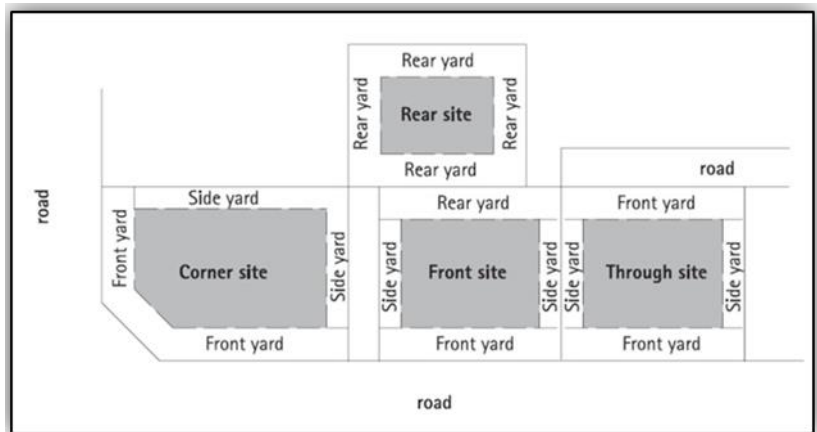
means a part of a site that is unoccupied and unobstructed by buildings from the ground upwards, except as otherwise provided by this Plan. The width must be measured in the horizontal plane.

**Front Yard** means a yard between the road boundary and a line parallel thereto and extending across the full width of the site. Where the planning maps show a proposed road, the proposed road line shall be a road boundary for the purposes of front yard requirements.

**Rear Yard** means a yard bounded by the rear boundary of the site and a line parallel thereto and extending across the full width of the site. A rear yard in respect of any rear site means a continuous yard bounded by all the boundaries of the site. Corner sites do not have rear yards.

**Side Yard** means a yard which except for any portion of the site comprised in a front or rear yard lies between the full length of a side boundary and a line parallel thereto. In respect of a corner site every boundary not being a road frontage shall be a side boundary.

The location of front, rear and side yards is shown in the Figure below:



**ZONE**

means an area identified on the District Planning Maps, for which the District Plan specifies rules and standards for development.