A wide-angle photograph of a vast agricultural field, likely a cornfield, with rows of crops stretching towards the horizon. In the background, there are rolling hills and mountains under a clear blue sky.

**Manawatū District Council**  
**Plan Change 55**  
**District Wide Rules**  
*Operative effective 16 August 2018*

**SECTION 1 – MATTERS OF IMPORTANCE – PART II OF  
THE ACT [DELETED PC 55]**

# CHAPTER 2 – DEFINITIONS

## DEFINITIONS

### ARTERIAL ROAD

[Deleted PC55]

### COLLECTOR ROAD

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 on 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.

### COLLECTOR ROAD (TOURIST)

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).

### EARTHWORKS

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.

For the purposes of this Plan, earthworks excludes the following:

- Work associated with the forming, (unless within the National Grid Yard or within a site of Heritage Value) upgrade or maintenance of farm tracks.
- fences and fence lines, including their post holes, unless within the National Grid Yard
- trenching and backfilling ancillary to the installation of network utilities and services (unless within a site of Heritage Value)
- the minor upgrading, replacement or maintenance of network utilities
- cultivation, including harvesting and maintaining of crops
- aggregate extraction, unless within the National Grid Yard.

### HEIGHT

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.



**INFORMATION SIGN**

Height measurements specifically exclude:

- a. Antennas
- b. Chimneys
- c. Flagpoles
- d. Lightning rods

[Deleted PC55]

**INFRASTRUCTURE OF REGIONAL AND NATIONAL IMPORTANCE**

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.

**LOCAL ROAD**

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.

**MAJOR ARTERIAL ROAD**

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 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 and Camerons Line. Refer to Appendix 3B.1 for those roads that are identified in the District as being a Major Arterial Road.

**MINOR ARTERIAL ROAD**

means roads that provide access between Collector and Major Arterial Roads. These roads have a dominant through vehicular movement and carry the major public transport 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 60km/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-Managaweka routes. Refer to Appendix 3B.1 for those roads that are identified in the District as being a Minor Arterial Road.

**MINOR UPGRADING**

in relation to network utilities 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:



- a. Adding circuits and conductors to electricity and telecommunication lines.
- b. Reconductoring lines with higher capacity conductors.
- c. Resagging conductors.
- d. Bonding of conductors.
- e. Adding longer or more efficient insulators.
- f. Adding earthwires to electricity lines, which may contain telecommunication lines, earthpeaks and lightning rods.
- g. Adding electrical or telecommunication fittings.
- h. Replacement of cross arms with cross arms of an alternative design.
- i. Relocation and replacement of support structures, such as poles supporting electricity and telecommunication lines up to 3m from the original location and in case of the National Grid, relocation and replacement of support structures up to 5m.
- j. An increase in support structure height required to achieve compliance with NZECP34:2001.
- k. In the case of the National Grid and electricity distribution lines, an increase by not more than 15% of the base height of the support structure where the base height is defined as the height of the structure established as at January 2010.

### NATIONAL GRID CORRIDOR

means the area measured either side of the centreline of above ground National Grid lines (see definition of **National Grid Yard**) as follows:

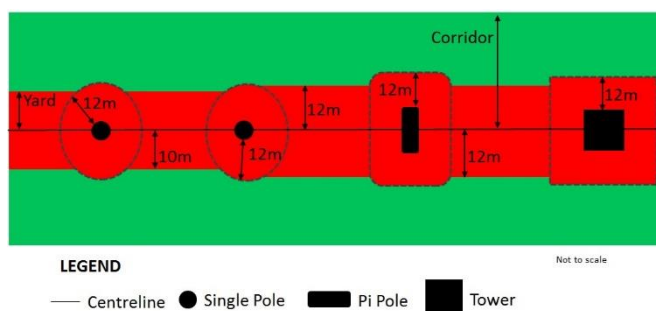
- a. 14m for 110kV lines on single poles
- b. 32m for 110kV lines on towers
- c. 37m for 220kV lines on towers

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.

### NATIONAL GRID YARD

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 centreline of an overhead 110kV National Grid line on single poles; or
- c. The area located 12m either side of the centreline of any overhead National Grid line on towers.



**NETWORK UTILITY**

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

- a. telecommunications,
- b. radiocommunications,
- c. transformation, transmission or distribution of electricity,
- d. distribution or transmission or pipeline of gas or petroleum,
- e. water supply (including treatment),
- f. sewerage reticulation,
- g. sewage treatment and disposal,
- h. drainage and stormwater control or irrigation systems,
- i. roads,
- j. railway,
- k. fire stations,
- l. airports,
- m. navigational aids,
- n. meteorological facilities,
- o. solid waste facilities, and
- p. RNZAF Base Ohakea.

**NOISE SENSITIVE  
ACTIVITY**

means any of the following:

- a. Assisted living accommodation
- b. Community facilities
- c. Dwelling and other residential activities
- d. Education facilities
- e. Visitor Accommodation
- f. Hospitals

**OFFICIAL SIGN**

means any regulatory traffic and official **signs** approved by Council or provided under any legislation.

**PLANNED DEVELOPMENT**

means network utility infrastructure that is the subject of a lodged or granted application for certificate of compliance or resource consent, or a notice of requirement, or a confirmed designation.

**RADIOCOMMUNICATION  
TELECOMMUNICATION  
AND ANCILLARY  
PURPOSES AND LAND  
USES**

[Deleted PC55]

**RELOCATED BUILDING**

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.

<b>REPLACEMENT</b>	for the purpose of network utilities, means putting new components in place of existing components where the network utility infrastructure remains the same or similar in character, intensity and scale as what was originally in that location.
<b>SENSITIVE ACTIVITIES</b>	has the same meaning as <b>Noise Sensitive Activity</b> defined earlier in this chapter.
<b>SIGN</b>	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.
<b>SIGN FACE AREA</b>	means the measurement of the area covered by advertising matter and does not include the area of the support device.
<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 for 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>UNDERGROUND PIPES, CABLES AND LINES</b>	[Deleted PC55]
<b>URBAN AREA</b>	means any land zoned Residential, Village, Inner or Outer Business, Industrial, Recreation, Manfeild Park or Special Development.
<b>UTILITIES</b>	[Deleted PC55]



## 2. SIGNIFICANT RESOURCE MANAGEMENT ISSUES FACING THE DISTRICT

### 2.1 INTRODUCTION

Fifteen significant District Plan issues were identified through the public consultation which led to the preparation of this Plan. “Issues” can be thought of as matters of interest or concern to the District’s community regarding the use, development or protection of natural and physical resources. Quite often they are environmental problems. The issues tend to overlap and cannot always be resolved at the same time.

### 2.2 ISSUES

- 1) The District’s people need to be able to provide for their social and economic and cultural well-being and for their health and safety, without having extra barriers created by unnecessary restrictions in the District Plan.
- 2) Appropriate ways to take Maori values into account and to involve the Tangata Whenua in Resource Management decision-making are still being refined.
- 3) There has been a major loss of natural ecosystems in the District, particularly those on the lowland plains which would have supported a high level of biodiversity. Lost ecosystem values need to be restored and the remaining fragments protected to enhance and safeguard the biodiversity of the District.
- 4) [DELETED PC46]
- 5) Past land uses, developments, signs and surface water uses have not always fitted into their surroundings without causing problems such as:
  - a) Adverse effects on the natural environment due to for example pollution, and the removal of the habitat of flora and fauna.
  - b) [DELETED PC 55]
  - c) [DELETED PC 55]
  - d) Smoke, dust, odours or fumes which have an adverse effect upon people’s health, neighbourhood amenities and the environment as a whole.
  - e) Effects on soil productivity, structure and stability through such activities as soil removal, covering with hard surfaces, and inappropriate cultivation. The effects are often gradual and cumulative.

- f) Effects of development pressures upon other natural and physical resources, e.g. on town centres, the quality or availability of water, energy supplies, the safety and efficiency of roading systems, or the supply of minerals).
- g) Overshadowing by buildings, shelter belts and trees. This can have effects on people's use and enjoyment of adjoining land.
- h) Pressure from newly established "sensitive" activities, such as residential uses, for established operations which have a level of perceived nuisance to be curtailed or closed down.
- i) Visual Appearance - "eyesores", such as piles of junk in the open, unfinished building projects or a profusion of signs and billboards.
- j) [DELETED PC 55]
- k) Electrical interference to radios and televisions.
- l) A loss of visual privacy, e.g. homes and outdoor living areas being "seen into" by neighbours and passers-by.
- m) Cultural Impacts, e.g. many people are reluctant to have a funeral parlour next to their home. These impacts can be difficult to deal with, particularly if more than one culture is involved.
- n) Concerns about people's personal safety and security, e.g. in using public places which are dimly lit, or from aircraft accidents near airports.
- o) The potentially adverse effects on people's health and safety and upon ecosystems from mishaps in the production, transport, use or disposal of hazardous substances, or,
- p) [DELETED PC 55]

New and existing activities therefore need guidance to prevent similar problems (while recognising any relevant existing use rights).

- 6) Parts of the District have significant soil erosion problems and varied water quality is likewise a problem in some of our rivers and streams. These environmental impacts are related to the removal of the land's natural vegetation cover.
- 7) The fragmentation of land holdings and new housing and other development which results from subdivision is having a cumulative impact upon the rural environment, including upon its rural character and amenities and upon the future options for use of the vulnerable versatile land. While each proposal may have minor effects on its own, the cumulative effects over time can be very significant.
- 8) The District is prone to natural hazards, especially flooding, and to associated property damage.

- 9) There are various limitations on the future growth of Feilding and the other townships, e.g. natural hazards, effluent disposal, and urban expansion also has a permanent impact on the rural character and natural environment of the growth areas concerned.
- 10) A balance needs to be struck between the degree of new services, reserves etc. which developers or new residents pay for, as opposed to those which existing residents and ratepayers pay for.
- 11) Certain parts of the District have been recognised as regionally-significant landscapes requiring special management.
- 12) Public access to the coast and rivers, as well as recreational opportunities generally, need to be maintained and enhanced.
- 13) Water and energy use is often very wasteful, and more efficient use needs to be encouraged. Disposal of solid waste which cannot be re-used or recycled needs to be managed in a more sustainable way.
- 14) There are competing demands on the limited water supplies in the District, particularly the Oroua River. The river's waters are taken by agricultural, urban and industrial users, and are used to dispose of treated wastes. These competing demands for a limited supply represent a constraint to current and prospective users and a potential threat to the river's habitat values.
- 15) Issues which cross territorial or jurisdictional boundaries (e.g. management of the beach and coastal marine area, or land uses in one District which affect people in another) need to be resolved if integrated management of resources is to be achieved.
- 16) Manfeild Park is a unique, multi-purpose event facility for the District and requires management to enable a wide range of activities while avoiding adverse effects on the surrounding environment.

NB - The Regional Council plays the major role in issues 6, 8, 13 and 14, and also has a part to play along with Council in addressing Issues 3, 5, 7, 9, 11, 12 and 15.



## 3 DISTRICT WIDE RULES

### 3.1 Introduction

This chapter contains provisions that apply in the Manawatu District relating to:

- Network utilities
- Transport
- Noise
- **Earthworks**
- Signage
- **Temporary activities**
- **Relocated buildings**

This chapter is intended to be read in conjunction with the relevant zoning provisions. Where specific rules are included in the relevant zoning rules, then those rules apply (unless otherwise referenced in this chapter).

PAGE  
1

## 3A NETWORK UTILITIES

### 3A.1 Introduction

Network utilities, including **infrastructure of regional and national importance**, are an essential part of the District's infrastructure. Communities rely on network utilities to function. It is therefore critical the development, operation, upgrading and maintenance of these essential services are managed appropriately to ensure the social, economic and cultural wellbeing of those in the District and beyond. Such infrastructure, services and facilities can also create significant direct or indirect adverse environmental **effects**, some of which may be quite specific to the utility. Due to their locational, technical and operational constraints, some utilities may generate adverse **effects** that cannot be practically avoided, remedied or mitigated. As such, these **effects** need to be balanced against the essential nature of facilities and the benefits these utilities provide to the social, economic, health and safety and wellbeing of people and communities in the Manawatu District and beyond.

The **National Grid** is managed and regulated in part by the National Policy Statement on Electricity Transmission 2008 (NPSET) and the Resource Management (National Environmental Standards for Electricity Transmission Activities (NESETA). The NPSET came into **effect** on 13 March 2008 and recognises the national significance of the **National Grid**

in its entirety. The PSET facilitates the operation, maintenance and upgrade of the existing **National Grid** network and the establishment of new **National Grid** assets. The District Plan is required to give **effect** to the NPSET.

The NESETA came into **effect** on 14 January 2010. The NESETA sets out a national framework for permissions and consent requirements for activities on **National Grid** lines existing at 14 January 2010. Activities include the operation, maintenance and upgrading of existing lines but exclude the development of new lines and substations. The NESETA must not be in conflict with nor duplicate the provisions of the NESETA.

**Telecommunication** and **Radiocommunication** facilities are in part managed under the Resource Management (National Environmental Standards for **Telecommunication** Facilities) Regulations 2016 (NESTF). The NESTF provides a nationally consistent planning framework for a wide range of **telecommunication** facilities in locations inside and outside the **road** reserve. **Telecommunication** facilities not covered by the NESTF 2016 are controlled under the District Plan.

The Manawatu Wanganui **Regional Council**'s One Plan also provides for the regional and national importance of a range of infrastructure in the region. The Regional Policy Statement section of the One Plan (RPS) requires that **councils** recognise, and have regard to the benefits that derive from regionally and nationally important infrastructure and utilities, and that the establishment, operation, maintenance and upgrading of such infrastructure be provided for in the District Plan. The RPS also requires that the **Council** ensure that adverse **effects** from other activities on **network utility** infrastructure are avoided as reasonably practicable.

This chapter provides clarification to **network utility** operators for activities that can be undertaken without a resource consent, and the parameters these activities must comply with. The District Plan provides for a large range of works to be permitted subject to performance standards.

Subdivision, use and development can adversely impact surrounding network utilities. Therefore, additional provisions relating to setbacks from key network utilities are included in the Chapter 8 - Subdivision. **Earthworks** when undertaken in proximity to network utilities can undermine the infrastructure asset. Provisions restricting **earthworks** near some network utilities are contained in the **earthworks** section of this chapter.

The provisions in 3A of the District Wide Rules Chapter address the development and maintenance of network utilities. The intention is that Chapter 3A will be standalone at the completion of the Sectional District Plan Review. There are some chapters and zones where provisions may apply (for example setbacks) until the Sectional District Plan Review progress has been completed. As other chapters and provisions are reviewed, relevant provisions will be included or cross referenced to Chapter 3A, and those reviewed chapters will cease to apply. When completed, the rules in this chapter (including any cross referenced) will supersede the zone rules. Zone rules will only apply

if specifically stated in Chapter 3A.

Note: There are some existing rules that identify subdivision and land use to be setback from **Network Utility** infrastructure and these continue to apply as outlined in other chapters in the District Plan until those provisions are reviewed.

## 3A.2 Resource Management Issues

The following resource management issues have been identified in relation to network utilities:

1. To provide for the safe, effective and efficient operation, maintenance, **replacement** and upgrade of network utilities, including **infrastructure of regional and national importance**.
2. Recognising that network utilities have technical and operational requirements that may dictate their location and design.
3. The safe, effective and efficient operation, maintenance, **replacement** and upgrading and **planned development** of network utilities can be put at risk by inappropriate subdivision, use and development.
4. The need to balance the visual amenity **effects** of network utilities against their locational needs.
5. The need to manage the disposal of solid waste material by reusing and recycling where possible, while avoiding the use of contaminated soils.
6. Recognising the constraints on existing network utilities when considering new development.
7. Potential **effects** from electromagnetic and other forms of radiation.
8. The location, operation and maintenance, **replacement** upgrading of network utilities can create adverse **effects** on the **environment**.



### 3A.3 Objectives and Policies

#### Objective 1

To ensure:

- a. **Network utility** infrastructure of national and regional importance, including the **National Grid**, is able to operate, upgrade and develop efficiently and effectively while managing any adverse **effects** in the **environment** having regard to the locational, technical and operational constraints of the infrastructure.
- b. All other network utilities are designed, located, constructed, operated, upgraded and maintained in a manner that ensures the efficient use of **natural and physical resources** while recognising the **environment** they are located in.

#### Policies

- 1.1 To enable the establishment, operation, maintenance, **replacement**, and **minor upgrading** of network utilities.
- 1.2 To encourage **network utility** operators to coordinate and co-locate services or to locate within the existing roading network where practicable.
- 1.3 To encourage all new cables and lines, including electricity distribution lines (but not the **National Grid**) are installed underground.
- 1.4 To recognise the locational, technical and operational requirements and constraints of network utilities and the contribution they make to the functioning and wellbeing of the community and beyond when assessing their location, design and appearance.
- 1.5 To ensure network utilities are constructed and located in a manner sensitive to the amenity and landscape values where they are located.

#### Objective 2

To protect network utilities in the district, and in particular nationally and regionally important infrastructure, including the **National Grid**, by avoiding the adverse **effects** of subdivision use and development and other land use activities on the operation, maintenance, **replacement**, and upgrading of the existing network utilities and **planned development** of new network utilities.

#### Policies

- 2.1 To ensure that any vegetation is planted and maintained to avoid interference with network utilities, including transmission lines and the **National Grid Yard**.
- 2.2 To require that appropriate separation of activities is maintained to enable the safe operation, maintenance, **replacement** and upgrading, and avoid **reverse sensitivity** and/or manage risk issues.

- 2.3 To ensure all subdivision and development is designed to avoid adverse **effects** on the operation, access, maintenance, **replacement** and upgrading of existing or **planned development** of network utilities.
- 2.4 To manage the **effects** of subdivision, development and land use on the safe, effective and efficient operation, maintenance, **replacement** and upgrading of the **National Grid** by ensuring that:
- Areas are identified in the Plan to establish safe buffer distances for managing subdivision and land use development near the **National Grid**.
  - Sensitive activities**, and **intensive farming** are excluded from establishing within the **National Grid Yard**.
  - Non-sensitive activities** within the **National Grid Yard** are managed so that the **National Grid** is not compromised.
  - Subdivision is managed around the **National Grid Corridor** to avoid subsequent land use from restricting the operation, maintenance and upgrading of the **National Grid**.
  - Changes to existing activities within a **National Grid Yard** do not further restrict the operation, maintenance and upgrading of the **National Grid**.

### Objective 3

To protect the values that are important to significant heritage and landscape areas from the inappropriate development of network utilities.

### Policies

- 3.1 Subject to Policy 3.2, to protect the characteristics and values that cause an Outstanding Natural Feature and Landscape to be scheduled in Appendix 1C (Outstanding Natural Features) or a **site** of historic heritage scheduled in Appendix 1E (Buildings and Objects with Heritage Value) and 1F (**Sites** with Heritage Value).

- 3.2 To restrict the development of network utilities, except within an existing **road corridor**, within areas scheduled in Appendix 1A (Wetlands, Lakes, Rivers and their Margins), 1B (Significant Areas of **Indigenous Forest/Vegetation** (excluding Reserves), 1C (Outstanding Natural Features), 1D (Trees with Heritage Value), 1E (Buildings and Objects with Heritage Value) and 1F (**Sites** with Heritage Value) unless:

These **highlighted** provisions have been appealed by PowerCo and Transpower. The appeals on hold pending the provisions being reviewed as part of a future Plan Change on Outstanding Natural Features and Landscapes (Plan Change 65). For now the highlighted provisions continue to have legal effect alongside the corresponding provisions of the Operative District Plan. The Appeals will be withdrawn once Plan Change 65 is made operative, unless otherwise agreed by PowerCo and Transpower. For further information see the Minute of the Court, dated [2 May 2018].

- a. there is no practicable alternative location; and
- b. the infrastructure is of national or regional importance; and
- c. the development substantially protects the values of the scheduled resource.

## 3A.4 Rules

Rules in this chapter apply District-wide and the chapter needs to be read in conjunction with the other District Wide Rules, the District Plan maps, relevant appendices and depending on the progress of the Sectional District Plan Review at the time an application is lodged, any relevant provisions of the applicable zone.

Note: The provisions in the District Wide Rules Chapter are intended to be standalone for the development and maintenance of Network Utilities upon completion of the Sectional District Plan Review. There are some chapters and zones where provisions may apply (for example setbacks). The new provisions will be included or cross referenced to Chapter 3A of the District Wide Rules Chapter as the Sectional District Plan Review progresses. Provisions in the rules of the District Plan that may apply until they are reviewed include, but are not limited to, the relevant noise provisions in the Manfeild Park and Special Development Zone, subdivision provisions, special yard requirements in the Residential Zone, **buildings** clear of drains in the Village and Rural Zone, and roading impacts on the Rural Zone and Flood Channel Zones.

### 3A.4.1 Permitted Activities

The following network utilities are **Permitted Activities** throughout the District, provided that they comply with the standards in Rule 3A.4.2 below:

- a. The operation, maintenance, **replacement**, or **minor upgrading** or repair of lawfully established or consented network utilities, or those that are existing as at 22 February 2017.
- b. Construction, operation, maintenance, realignment and upgrading of roads and railway lines within the **road** reserve or railway corridor.
- c. The construction, operation, maintenance, **replacement** and **minor upgrading** of **radiocommunication** and/or **telecommunication** facilities, cables and lines.
- d. Underground pumping stations and pipe networks for the conveyance or drainage of water or sewage, and necessary incidental equipment.

These highlighted provisions have been appealed by PowerCo and Transpower. The appeals on hold pending the provisions being reviewed as part of a future Plan Change on Outstanding Natural Features and Landscapes (Plan Change 65). For now the highlighted provisions continue to have legal effect alongside the corresponding provisions of the Operative District Plan. The Appeals will be withdrawn once Plan Change 65 is made operative, unless otherwise agreed by PowerCo and Transpower. For further information see the Minute of the Court, dated [2 May 2018].

- e. Water storage tanks, reservoirs and wells, including pump stations.
- f. Pipes for the distribution (but not transmission) of natural or manufactured gas at a gauge pressure not exceeding 2000kPa including any necessary ancillary equipment such as household connections and compressor stations.
- g. The construction, operation, maintenance, **replacement** and upgrading of any new electricity lines up to and including 110kV and associated transformers and switchgear.
- h. Soil conservation, erosion protection, river control or flood protection works undertaken by, or on behalf of the Manawatu Wanganui **Regional Council**.
- i. Land drainage, stormwater control or irrigation works including pump stations.
- j. Railway crossing warning devices and barrier arms.
- k. Trig stations and survey marks.
- l. Navigational aids, lighthouses and beacons.
- m. Meteorological instruments and facilities.
- n. Decommissioning and removal of utilities.
- o. Electric vehicle charging stations.
- p. The trimming and removal of any vegetation that is required to maintain safe separation distances or the ongoing efficient operation of the **telecommunication** or electricity line.

#### Guidance Notes

1. The provisions of the National Environmental Standard for **Telecommunications Facilities (2016)** apply and resource consent may be required under those Standards. In the event of a conflict between them the provisions of the National Environmental Standard override the District Plan.
2. Water takes, diversions, new tracks, drilling of bores, offal pits, farm dumps and **earthworks** are also regulated by the Manawatu-Wanganui **Regional Council** and a resource consent may be required under the rules of the One Plan.
3. The National Environmental Standard for Electricity Transmission Activities (2010) (NESETA) sets out a national framework of permission and consent requirements for activities on **National Grid** lines existing at 14 January 2010. Activities include the operation, maintenance and upgrading of existing lines but exclude the development of new lines (post 14 January 2010) and substations. The District Plan must not be in conflict with nor duplicate the provisions of the NESETA.
4. Vegetation and planting around lines (including the **National Grid**) shall comply

with the Electricity (Hazards from Trees) Regulations 2003.

5. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to the lines, and must be complied with.
6. Early consultation with Heritage New Zealand Pouhere Taonga is encouraged where a development may adversely affect an item listed on the New Zealand Heritage List/Rarangi Korero. Works near or within areas of historic heritage may also require an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act (2014). It is an offence to modify or destroy an archaeological **site** or demolish/destroy a whole **building** if the person knows or reasonably suspects it to be an archaeological **site**. An archaeological **site** is any place, including any **building** or structure (or part of), that:
  - was associated with human activity or the **site** of a wreck of a vessel that occurred before 1900; and
  - provides or may provide, through archaeological investigation, evidence relating to the history of New Zealand.
7. The Electricity Act 1992 outlines the regulatory process for the electricity **industry** and the supply of electricity. This includes responsibilities between the electricity **industry** and landowners. The provisions of the Electricity Act 1992 are separate from the regulation of activities under the District Plan and Resource Management Act 1991.

### 3A.4.2 Standards for Permitted Activities

The **permitted activities** specified in Rule 3A.4.1 above must comply with the following standards and the relevant standards in those chapters and zones that have not been reviewed and made operative as part of the Sectional District Plan Review. The **permitted activities** specified in Rule 3A.4.1 do not need to comply with the **height** and setback rules in the zone chapter:

- a. New network utilities must not exceed a maximum **height** of
  - i) 9m within the Residential or Village Zone, or
  - ii) 25m within the Rural Zone, or
  - iii) 22m for all other zones.

**Guidance Note:** **antennas** (including any ancillary equipment) that do not extend 3m above the **height** of the **building** or **mast** are excluded from the 9m, 22m or 25m limit above. The **mast** heights provided in i), ii) and iii) above can be increased by 5m if the **mast** is used by more than one **telecommunications** provider.

- Lightning rods may exceed the maximum **height**. Refer also to Clause f relating to transmission line requirements.
- b. Any **mast** with a **height** of more than 9m must not be located within 20m of any **site** zoned Residential or Village.
  - c. All **masts** must be set back 20m from a **road** reserve on any **site** zoned Rural or Flood Channel.
  - d. No **mast**, **building** or structure may be located closer than 5m to any **site** boundary. This 5m yard does not apply to **buildings** with a floor area of less than 10m<sup>2</sup>, or to overhead lines and cables.
  - e. **Telecommunication** cabinets must not exceed 10m<sup>2</sup> in area in all zones, except in Flood Channel Zone where cabinets must not exceed 5m<sup>2</sup> in area.
  - f. Electricity transmission and distribution must not, with the exception of **minor upgrading** activities, exceed a **height** of:
    - i) 12m in the Residential and Inner Business Zones, or
    - ii) 25m in all other zones.
  - g. **Buildings** and structures within an electricity transmission corridor, including the **National Grid Yard** must:
    - i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP34:2001). (Note: compliance with the permitted activity standard of the Plan does not ensure compliance with NZECP34:2001); and
    - ii) With the exception of electricity lines associated with the electricity transmission or distribution, not exceed a maximum **height** of 2.5m and an area of 10m<sup>2</sup>.
  - h. No **antenna** will exceed the following dimensions:
    - i) 2.5 metres in diameter (dish **antenna**), or a face area of 1.5m<sup>2</sup> (other **antenna**) in the Residential Zone, or
    - ii) 5 metres in diameter (dish **antenna**), or a face area of 2.5 m<sup>2</sup> (other **antenna**) in all other zones.
  - i. Where network utilities are located underground, any disturbance of the ground surface and any vegetation (apart from vegetation compromising the operational integrity of the **network utility**) must be reinstated or replaced upon completion of the works within the first available planting season.



**Guidance Note:** The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2011) also applies to **earthworks** and a resource consent may be required under those provisions.

- j. Works that are undertaken outside of an existing **road** corridor carriageway, or that are not operation, maintenance, **replacement** or **minor upgrading** works must not be located within the areas scheduled in Appendix 1A (Wetlands, Lakes, Rivers and their Margins), 1B (Significant Areas of **Indigenous Forest/Vegetation** (excluding Reserves), 1C (Outstanding Natural Features), 1D (Trees with Heritage Value), 1E (Buildings and Objects with Heritage Value) and 1F (**Sites with Heritage Value**) of this Plan.
- k. Exterior lighting must be directed away from public places and adjoining **sites**, and must avoid any spill of light that may result in safety concerns for **road** users.
- l. Metal cladding or fences must be painted or otherwise treated to mitigate reflection.
- m. All road/rail level crossings must be kept clear of **buildings** and other obstructions which might block sight lines in accordance with Appendix 3B.5.
- n. All network utilities must meet the noise standards relevant to the zone they are located in.
- o. All activities that result in vibration must be managed in accordance with the NZ Transport Agency State Highway Construction and Maintenance Noise and Vibration guide (August 2013) to manage vibration beyond **site** boundaries.
- p. Electric vehicle charging stations must not exceed 1.5m<sup>2</sup> in area and 1.8m in **height** per charging station in all zones.

#### Guidance Notes:

1. Vegetation planted within an electricity transmission corridor, including the **National Grid Yard** and distribution lines should be selected and managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.
2. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to the lines.
3. **Buildings**, structures and other activities near transmission gas lines should be

These highlighted provisions have been appealed by PowerCo and Transpower. The appeals on hold pending the provisions being reviewed as part of a future Plan Change on Outstanding Natural Features and Landscapes (Plan Change 65). For now the highlighted provisions continue to have legal effect alongside the corresponding provisions of the Operative District Plan. The Appeals will be withdrawn once Plan Change 65 is made operative, unless otherwise agreed by PowerCo and Transpower. For further information see the Minute of the Court, dated [2 May 2018].

managed according to the Operating Code Standard for Pipelines – Gas and Petroleum (NZS/AS 2885) and the Gas Distribution Networks (NZS 5258:2003).

4. Compliance with the permitted activity standards in Rule 3A.4.2 does not necessarily ensure compliance with the relevant code of practice identified above.
5. Sounds generated by construction, maintenance and demolition activities will be assessed, predicted, measured, managed and controlled by reference to NZS6803:1999 Acoustics – Construction Noise.
6. For any construction work associated with any infrastructure that is undertaken in the legal road, the person responsible for that work must be able to demonstrate compliance with the National Code of Practice for Utility Operators Access to Transport Corridors (2011).
7. **Radiocommunication** and/or **telecommunication** facilities that emit radiofrequency fields are required to comply with the radiofrequency regulations in the NESTF 2016.

### 3A.4.3 Restricted Discretionary Activities

The following activities are **Restricted Discretionary Activities** in respect to network utilities:

- a. Any permitted activity that does not comply with any of the relevant standards in Rule 3A.4.2). This rule does not apply to activities that do not meet standard (j) in Rule 3A.4.2 unless it meets the definition of **minor upgrading**, maintenance or **replacement**.

For these activities, the **Council** has restricted its discretion to considering the following matters, only to the extent that they are relevant to the standard that is not met:

- scale of built form and location on **site**, including **height**
- screening, storage and landscaping
- traffic generation, **site** access and parking
- noise and vibration
- signage
- lighting
- **effects** on heritage
- known **effects** on the health and safety of nearby residents.

These **highlighted** provisions have been appealed by PowerCo and Transpower. The appeals on hold pending the provisions being reviewed as part of a future Plan Change on Outstanding Natural Features and Landscapes (Plan Change 65). For now the highlighted provisions continue to have legal effect alongside the corresponding provisions of the Operative District Plan. The Appeals will be withdrawn once Plan Change 65 is made operative, unless otherwise agreed by PowerCo and Transpower. For further information see the Minute of the Court, dated [2 May 2018].

In determining whether to grant a resource consent and what conditions to impose, the **Council** will, in addition to the objectives and policies of the Network Utilities section and the relevant zone, assess any application in terms of the following assessment criteria:

- i) the proposed benefits of the **network utility** proposal to the wider community and beyond.
- ii) whether the activity will result in any adverse **effects** on **amenity values** of neighbouring properties or the character of the zone in which the activity is proposed.
- iii) whether the application remains consistent with the intention of the standard(s) it infringes.
- iv) the degree to which the non-compliance can be mitigated to ensure the **effects** are internalised to the **site**.
- v) the degree to which co-location has been considered and is practicable.
- vi) Whether the activity impacts on the scheduled heritage values in Appendix 1A (Wetlands, Lakes, Rivers and their Margins), 1B (Significant Areas of **Indigenous Forest/Vegetation** (excluding reserves)), 1C (Outstanding Natural Features), 1D (Trees with Heritage Value, 1E (Buildings and Objects with Heritage Value) and 1F (**Sites** with Heritage Value) of this Plan and, if so, how such impacts are remedied or mitigated.
- vii) the degree to which the alternative locations, sites, or routes have been assessed and any operational, locational or technical constraints considered.
- viii) the degree to which the proposed facility may affect the performance of other utilities nearby.
- ix) the technical and operational needs for the efficient functioning of the **network utility**.

#### 3A.4.4 Discretionary Activities

Any **network utility** not otherwise specified as Permitted, Restricted Discretionary or Non-Complying Activity, or is not specifically provided for in this Plan, shall be a Discretionary Activity.

These highlighted provisions have been appealed by PowerCo and Transpower. The appeals on hold pending the provisions being reviewed as part of a future Plan Change on Outstanding Natural Features and Landscapes (Plan Change 65). For now the highlighted provisions continue to have legal effect alongside the corresponding provisions of the Operative District Plan. The Appeals will be withdrawn once Plan Change 65 is made operative, unless otherwise agreed by PowerCo and Transpower. For further information see the Minute of the Court, dated [2 May 2018].

### 3A.4.5 Non-Complying Activities

Any new **network utility** located within an Outstanding Natural Feature or Landscape in Appendix 1C which is not otherwise provided for is a Non-Complying Activity.

These highlighted provisions have been appealed by PowerCo and Transpower. The appeals on hold pending the provisions being reviewed as part of a future Plan Change on Outstanding Natural Features and Landscapes (Plan Change 65). For now the highlighted provisions continue to have legal effect alongside the corresponding provisions of the Operative District Plan. The Appeals will be withdrawn once Plan Change 65 is made operative, unless otherwise agreed by PowerCo and Transpower. For further information see the Minute of the Court, dated [2 May 2018].

## 3B TRANSPORT

### 3B.1 Introduction

The transport network is vital infrastructure in the District, which physically connects the Manawatu District communities and the wider Manawatu Region enabling economic growth. The transport network in this chapter refers to both the **road** and rail networks throughout the Manawatu District.

Traffic generated by new land uses has the potential to increase the risk of accidents. Careful planning of access ways, land use development near key roads and controlling the type and location of vehicle intensive activities establishing near highways or key roads within the District can ensure efficient through movement.

Primary **industry** relies heavily on key transportation routes in the District. The Roding Hierarchy identifies these routes and the District Plan seeks to manage activities to avoid unnecessary conflict. A number of State Highways traverse the District and recognition of the role of NZ Transport Agency in managing these routes is noted throughout the chapter. There are some instances where approval from NZ Transport Agency as the **road** controlling authority for the State Highway network is required.

Most of the State Highways running through the District are “Limited Access Roads”. This means that the NZ Transport Agency (or the **Council** for State Highways within **urban areas**) has control over the number and location of new vehicle crossings and over new subdivision adjoining these roads. If a proposal meets this Plan’s standards, however, approval from the NZ Transport Agency will be a formality.

Increasing national priority is being given to recognising and providing for alternative transportation methods, such as cycling, walking and passenger transport.

### 3B.2 Resource Management Issues

The following resource management issues have been identified in relation to transportation:

1. Potential **effects** from development on the safety and efficiency of the transport network.
2. The need to plan for and design roads to ensure they function in accordance with their status in the Roding Hierarchy.

Providing for alternative transport modes such as walking, cycling and passenger transport in **urban areas** to reduce car dependency where possible.

## 3B.3 Objectives and Policies

### Objective 1

To maintain and enhance the safe, efficient and integrated operation of the transport network within the District.

### Policies

- 1.1 To ensure that the adverse **effects** of vehicle movements to and from roads are managed by:
  - a. Requiring appropriate sight lines for vehicles at railway crossings, at intersections and at property entrances and exits.
  - b. Ensuring that vehicle crossings are formed to a safety standard appropriate to the function, as defined in the Roding Hierarchy in Appendix 3B.1, of the **road** concerned.
  - c. Preventing vegetation, **signs** and structures from obscuring **official signs** or posing a risk to **road** users.
  - d. Providing appropriate facilities for pedestrians and cyclists, particularly in **urban areas**.
  - e. Ensuring that new vegetation plantings are managed to maintain adequate visibility at **road** intersections and property accesses, and to minimise icing of roads.
- 1.2 To ensure that the adverse **effects** of vehicle movements associated with access ways are managed by:
  - a. Limiting the number of new vehicle crossings onto all roads.
  - b. Requiring all accesses onto roads to be built to a standard that is appropriate for their intended use.
  - c. Ensuring that property accesses are spaced, constructed and used in a manner which does not disrupt traffic flows.
  - d. Ensuring that traffic generation to and from **sites** is managed through car equivalent movements to ensure traffic, including heavy vehicles, are compatible with the roading network.
- 1.3 To ensure development setbacks near railway level crossings are achieved to maintain sight distances as specified in Appendix 3B.5.



## Objective 2

To protect the roading network, as identified in Appendix 3B.1, from the potential adverse **effects** of all land use activities.

### Policies

- 2.1 To establish and maintain a roading hierarchy for roads in the District.
- 2.2 To recognise the importance of maintaining the safety and efficiency of the District's roading network.
- 2.3 To restrict the through movement of traffic where this can have adverse **effects** on visual, noise and safety on adjacent residential uses.
- 2.4 To promote corridor management for key **road** routes within the District, to ensure that they are constructed and managed in a way that is safe and efficient and which may include restricting or encouraging the flow of traffic through movement of vehicles.
- 2.5 To enable the development of network utilities in the **road** reserve only where the roading network has the capacity to accommodate them.

## Objective 3

To mitigate the adverse **effects** of roads and vehicles on **amenity values** of the District.

### Policies

- 3.1 To ensure all roads are designed to achieve form and function consistent with the Roding Hierarchy and **road** cross sections in Appendix 3B.1 and Appendix 3B.2 respectively.
- 3.2 To mitigate the **effects** of roads and parking areas on visual **amenity values** through the provision of landscaping.
- 3.3 To support and encourage walking and cycling as alternative modes of transport.
- 3.4 To require that **building** materials and exterior lighting do not cause reflection or light spill that distracts **road** users.
- 3.5 To ensure roads are designed recognising alternative modes and the need to provide **local road** amenity.
- 3.6 To ensure development of new roads is integrated into the existing roading network in a coordinated manner.

## 3B.4 Rules

Rules in this chapter apply District-wide and the chapter needs to be read in conjunction with the District Plan maps, relevant appendices and provisions of the applicable zone. This section includes some rules and some performance standards that relate to **permitted activities** within each zone in the District.

### 3B.4.1 Roads – Permitted Activity

All roads are a Permitted Activity.

**Guidance Note:** Roads other than State Highways are not designated under this Plan and are zoned instead. The zoning of roads must be the same as that of the adjoining land. If the zoning on opposite sides of the **road** is different, then the **road** centreline is the zone boundary.

### 3B.4.2 Access – Permitted Activity

The formation of vehicle crossings onto roads is a Permitted Activity in all zones provided that they comply with the standards in Rule 3B.4.3 below.

**Guidance Note:** All vehicle crossings must be constructed according to **Council** policy and that **Council**'s vehicle crossing application form is completed and submitted for approval.

### 3B.4.3 Access – Standards for Permitted Activities

For all zones the formation of vehicle crossings onto all roads must comply with the following standards:

- a. All vehicle crossings must be sited in accordance with the minimum sight distances and intersection spacing's as defined in Appendix 3B.3.
- b. Vehicle crossings may only be constructed on **Major Arterial Road** or **Minor Arterial Road** identified in Appendix 3B.1 if there is no alternative legal access from the **site** to another road.
- c. In the Outer Business Zone, vehicle access to **sites** from SH54/Aorangi Street, between Gladstone St and Eyre Street, must be left turn in and left turn out only.
- d. No new vehicle crossings will be located within 30m of any railway level crossing.
- e. Existing vehicle crossings that are within 30m of a railway level crossing must be maintained to ensure the sightline standards detailed in Appendix 3B.5 are met.
- f. No **dwelling** or **accessory building** will have access via an unformed legal **road** (paper road).
- g. Onsite manoeuvring must be provided for vehicles to enter and exit in a forward direction.

- h. Vehicle crossing movements must not exceed 100 car equivalent movements per day and the car equivalent movements must be calculated in accordance with Appendix 3B.4.
- i. Accessways and vehicle crossings must comply with the sight distances and minimum spacing identified in Appendix 3B.3 Measurement of Sight Distances and Minimum Spacing.

#### 3B.4.4 Glare – Standards for Permitted Activities

Any Permitted Activity within any zone in the District Plan must also comply with the following glare standards:

- a. Exterior lighting must be directed away from public places and adjoining premises and must avoid any spill of light that may distract **road** users.
- b. There must be no sun-strike **effect** on **road** users resulting from mirrored glazing or unpainted corrugated iron fences.

#### 3B.4.5 Car Parking – Standards for Permitted Activities

Any activity in the District must also comply with the following car parking standards:

##### Assessment of Car Parking Requirements

- a. Car parking requirements must be determined using Table 3B.1 Car Parking Standards, provided onsite and must be assessed in accordance with the following matters:
  - i) Where two or more **buildings** are located on the same **site**, car parking requirements for potential activities within each **building** must be achieved, and
  - ii) For a multi-purpose **site** where all facilities may be used at one time, the total parking requirements for each facility will have to be provided.
  - iii) Any fraction under one half resulting from car parking space calculations will be disregarded. Fractions of one half or more will be counted as one car parking space, and
  - iv) Car parking requirements based on staff numbers will be calculated using fulltime equivalent staff members for the activity concerned.

### Car Parking and Manoeuvring Spaces, and Access

- b. **Sites** outside the area shown in Appendix 3B.6 must provide onsite car parking in accordance with Table 3B.1 Car Parking Standards.
- c. Car parking spaces required under Table 3B.1 Car Parking Standards must be provided onsite.
- d. Manoeuvring space and car parking spaces must comply with the minimum dimensions set out in NZS 2890.1:2004 Parking Facilities – Off-Street Car Parking and NZS 4121 (2001): Design for Access and Mobility – Buildings and Associated Facilities.

### Change of Use or Additional Development

- e. Where a change of use occurs requiring a higher number of car parks or where the floor area of an existing **building** is increased, additional car parking must be provided to achieve the requirements of Table 3B.1 Car Parking Standards.

### Formation and Screening of Car Parking Areas

- f. For all activities except **dwelling**s, car parking and manoeuvring spaces in the Outer Business, Residential, and Village zones required by Table 3B.1 Car Parking Standards must be formed, surfaced in seal or concrete and marked out to the **Council's** standard.
- g. For all activities in the Rural and Industrial zones, except **dwelling**s, car parking and manoeuvring spaces required by Table 3B.1 Car Parking Standards must be formed, surfaced in seal, concrete or permeable surfacing and marked out to the **Council's** standard.
- h. Car parking areas adjoining **sites** zoned Residential must be screened from the Residential Zone by a solid screen wall or fence at least 2m high.
- i. Car parking in the Recreation Zone must not be located within 3m of the front boundary of the **site**, or within 4.5m of any property zoned Residential or Village.

**Table 3B.1 – Car Parking Standards**

Activity	Car parking Requirements
<b>Assisted living accommodation</b>	1 carpark for every two staff members plus 1 carpark for every three people accommodated.
<b>Catteries and Boarding Kennels</b>	No less than four car-parking spaces.

<b>Commercial Services</b>	<p>Medical practitioners – 1 carpark per staff member and 2 patient carparks per practitioner.</p> <p>Hospitals – 0.7 carparks per bed</p> <p><b>Offices and other commercial services – 1 carpark per 40m<sup>2</sup> gross floor area.</b></p>
<b>Community Facilities</b>	1 carpark per 10 m <sup>2</sup> <b>gross floor area.</b>
<b>Dwelling and Family Flats</b>	2 carparks per <b>dwelling</b> and 1 park per <b>family flat.</b>
<b>Education Facilities</b>	<p>For Pre-Schools and Day Care Centres – 1 carpark per staff member, plus 1 park per 4 children if there is a requirement for parental supervision.</p> <p>For Primary Schools – 0.7 of a carpark per staff member.</p> <p>For Secondary Schools – 0.7 of a carpark per staff member plus 1 carpark per 20 students.</p> <p>For Tertiary <b>Education Facilities</b> – 1 carpark per 10m<sup>2</sup> <b>gross floor area.</b></p>
<b>Entertainment facilities</b>	1 carpark per 4 seats provided.
<b>Funeral parlour</b>	<p>Chapels – 1 carpark for every 10 seats provided.</p> <p>Other Rooms – 1 carpark per 65 m<sup>2</sup> <b>gross floor area.</b></p>
<b>Home occupations</b>	<p>In addition to parking associated with the <b>dwelling</b> – 1 carpark per staff member.</p> <p>Where retail or services are provided from the <b>home occupation</b>, 2 carparks for visitors.</p>
<b>Light Industry and Industry</b>	<p>1 car park per 100 m<sup>2</sup> <b>gross floor area.</b></p> <p>Where retail or services are provided, 2 car parks for visitors.</p>
<b>Supermarkets and large format retail activity exceeding 2,000m<sup>2</sup> gross floor area</b>	1 carpark per 25m <sup>2</sup> <b>gross floor area.</b>

<b>Motor vehicle sales and servicing (office space only)</b>	1 carpark per 40 m <sup>2</sup> <b>gross floor area</b> .
<b>Retail Activities under 2000m<sup>2</sup> gross floor area</b>	1 carpark per 40 m <sup>2</sup> <b>gross floor area</b> .
<b>Rural and Animal Services</b>	1 carpark per staff member, plus 1 carpark per 50m <sup>2</sup> of <b>gross floor area</b> .
<b>Restaurants</b>	1 carpark per 4 seats.
<b>Service stations</b>	3 carparks per workshop service bay plus 2 per 100m <sup>2</sup> of remaining <b>gross floor area</b> .
<b>Visitor Accommodation</b>	1 carpark per staff member plus 1 carpark per room accommodation to let.

**Guidance Note:** Where an activity is not specified in Table 3B.1 Car Parking Standards above, then car parking requirements will be assessed against those activities listed that most closely matches the proposed activity.

### 3B.4.6 Restricted Discretionary Activities

The following activities are **Restricted Discretionary Activities** in respect to transportation:

- a. Any Permitted Activity that does not comply with any of the relevant standards in Rules 3B.4.3, 3B.4.4, and 3B.4.5.

For these activities, the **Council** has restricted its discretion to considering the following matters, only to the extent that they are relevant to the standard that is not met:

- the safe, efficient and integrated operation of the transport network
- design and appearance of parking areas
- glare
- access
- visual amenity **effects** on adjoining residential zoned properties and surrounding **streetscape**.
- traffic generation, **site** access and parking
- **effects** on walking and cycling and other alternative modes such as passenger transport.

In determining whether to grant a resource consent and what conditions to impose, the **Council** will, in addition to the objectives and policies of the Transport section and the

relevant zone, assess any application in terms of the following assessment criteria:

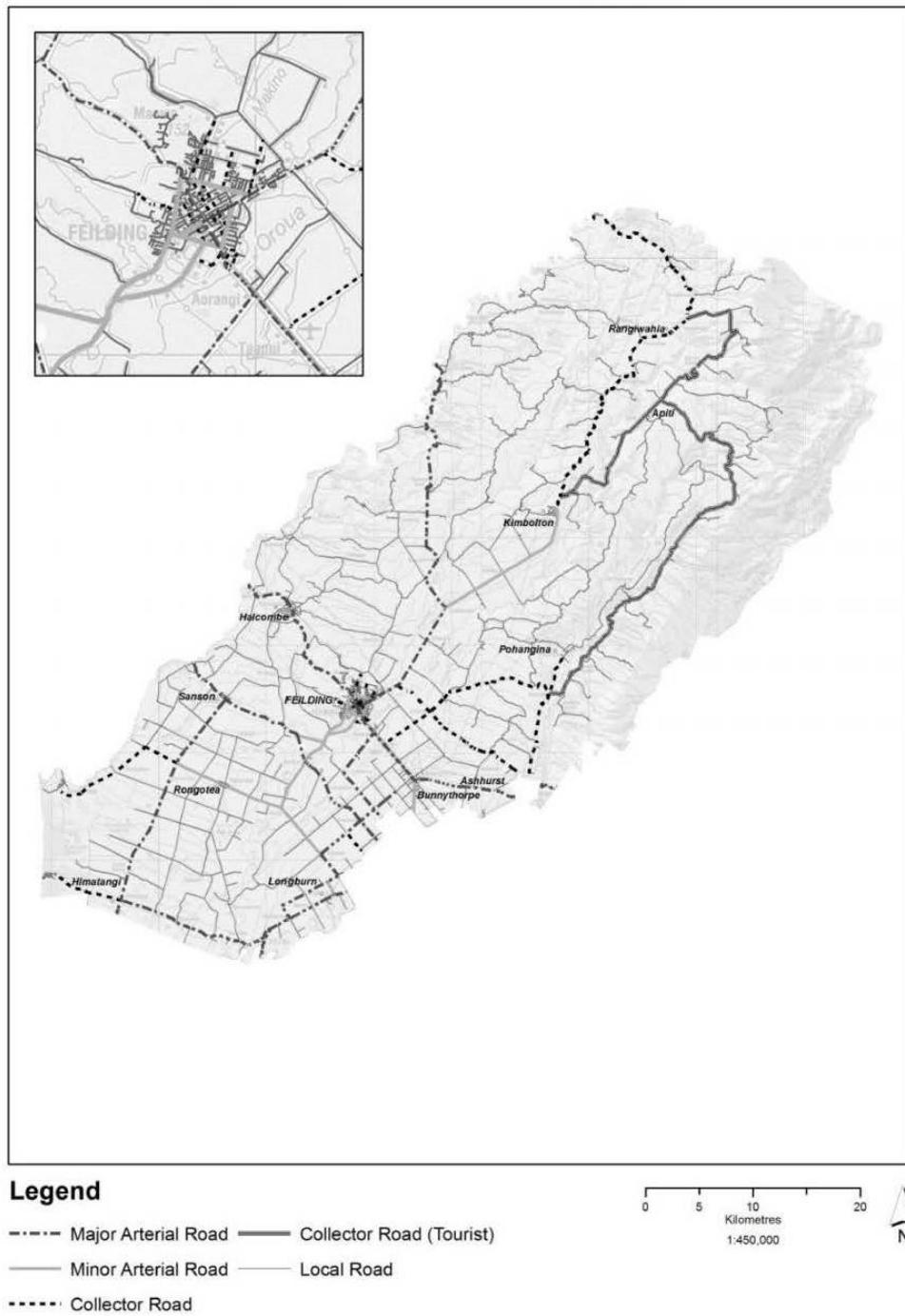
- i) the degree of non-compliance with the particular performance standards that the proposal fails to meet.
- ii) whether the application remains consistent with the intention of the standard(s) it infringes.
- iii) whether the application will result in any adverse **effects** on **amenity values** of neighbouring properties or the character of the zone in which the activity is proposed.
- iv) whether the application will result in any adverse **effects** on **streetscape** character as anticipated under Appendix 3B.2.
- v) the degree to which the non-compliance can be mitigated to ensure any **effects** are internalised to the **site**.
- vi) whether there is a reasonably practicable alternative for legal access to a **road** other than a **Major Arterial Road** or **Minor Arterial Road**.
- vii) the degree to which the proposal contains sufficient onsite parking to meet the needs of the activity.
- viii) whether alternative transport modes such as walking, cycling and passenger transport have been provided for.

### 3B.4.7 Discretionary Activities

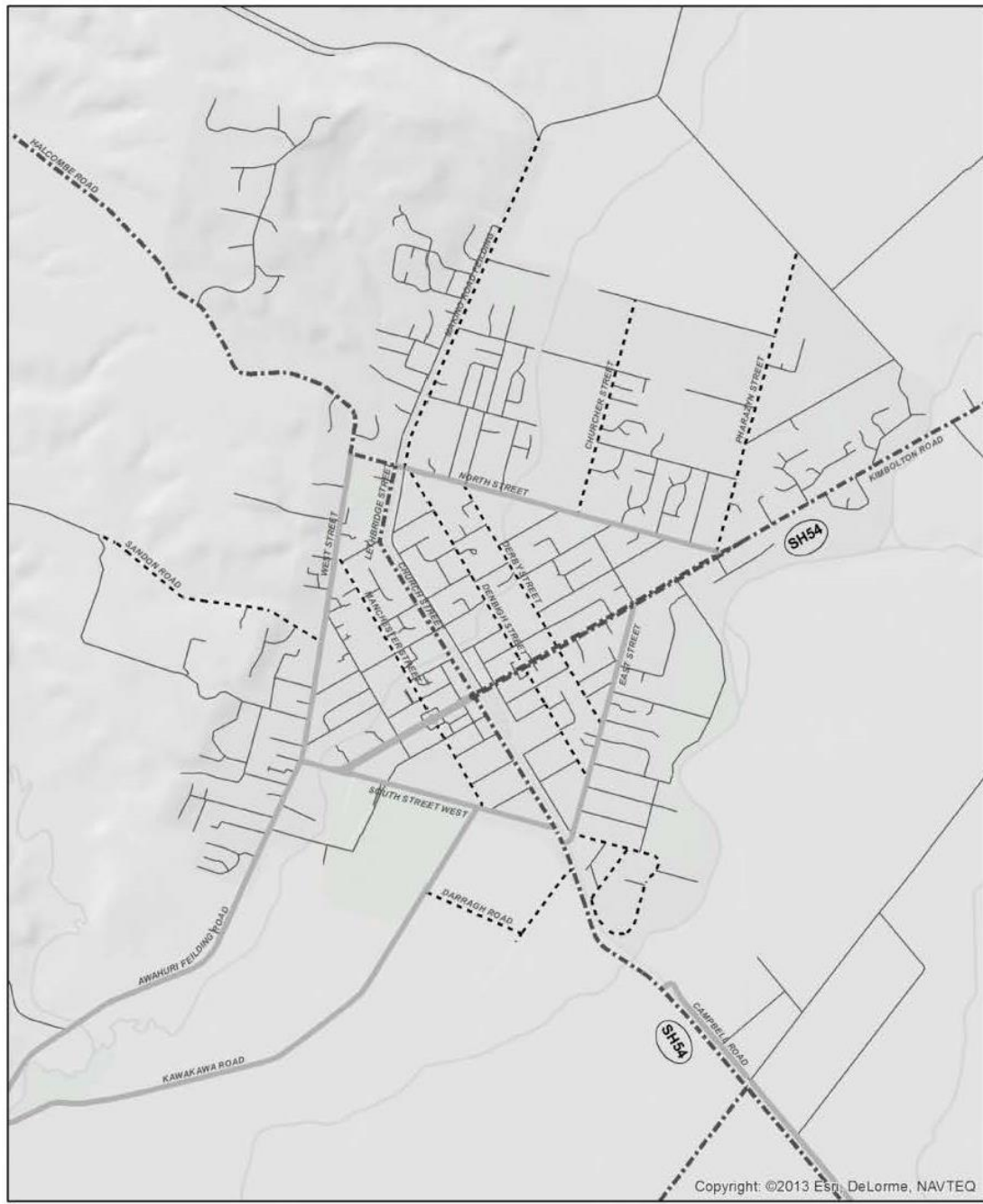
Any activity not otherwise specified as Permitted or Restricted Discretionary, or is not specifically provided for in this Plan, shall be a Discretionary Activity.



## Appendix 3B.1 Roding Hierarchy



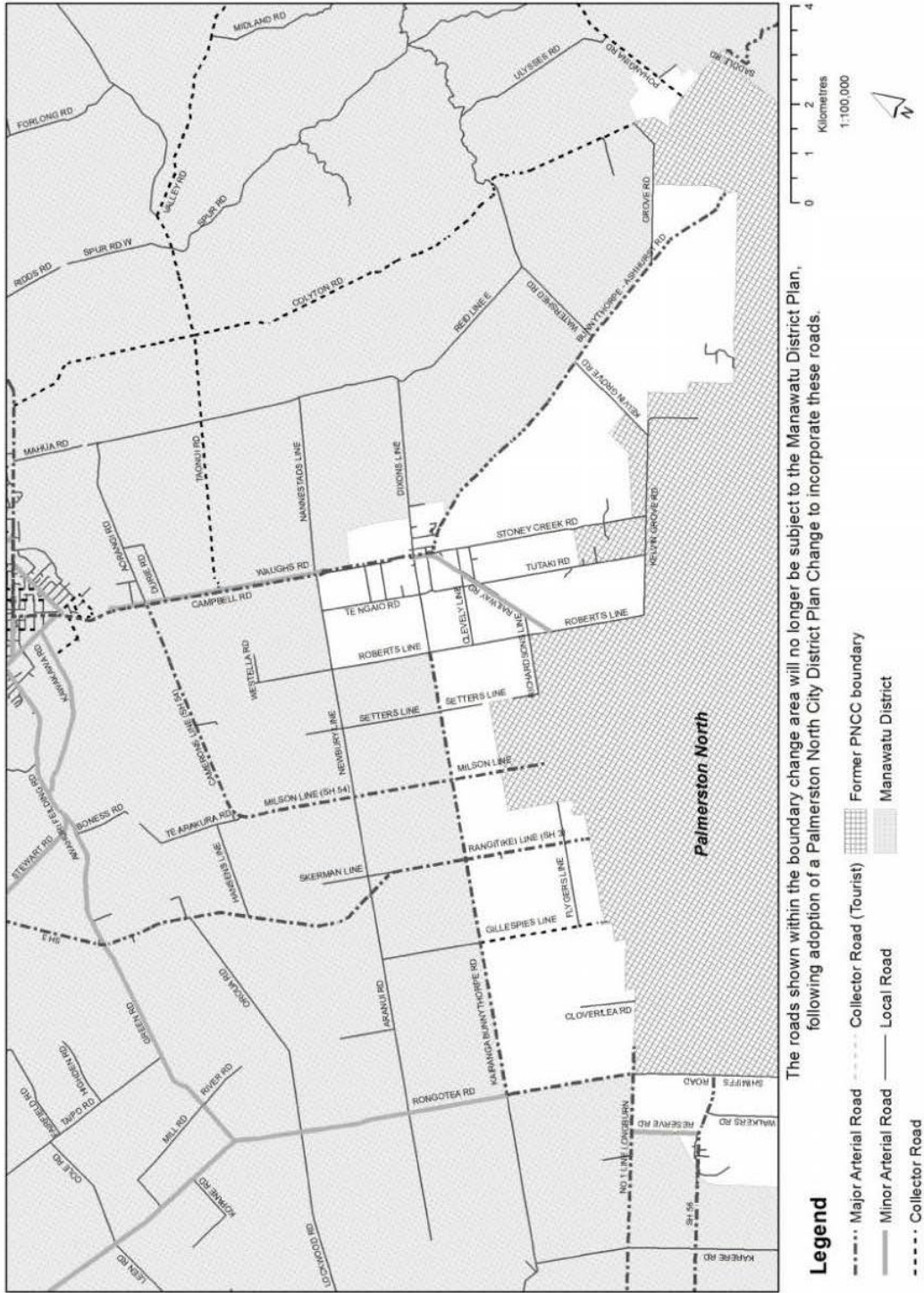
**Diagram 1** Manawatu District Roding Hierarchy



**Legend**

- Major Arterial Road
- Collector Road (Tourist)
- Minor Arterial Road
- Local Road
- Collector Road

**Diagram 2 Feilding Roading Hierarchy**



**Diagram 3** Manawatu District Roding Hierarchy – Boundary Change Area

# Appendix 3B.2 Road Cross Sections

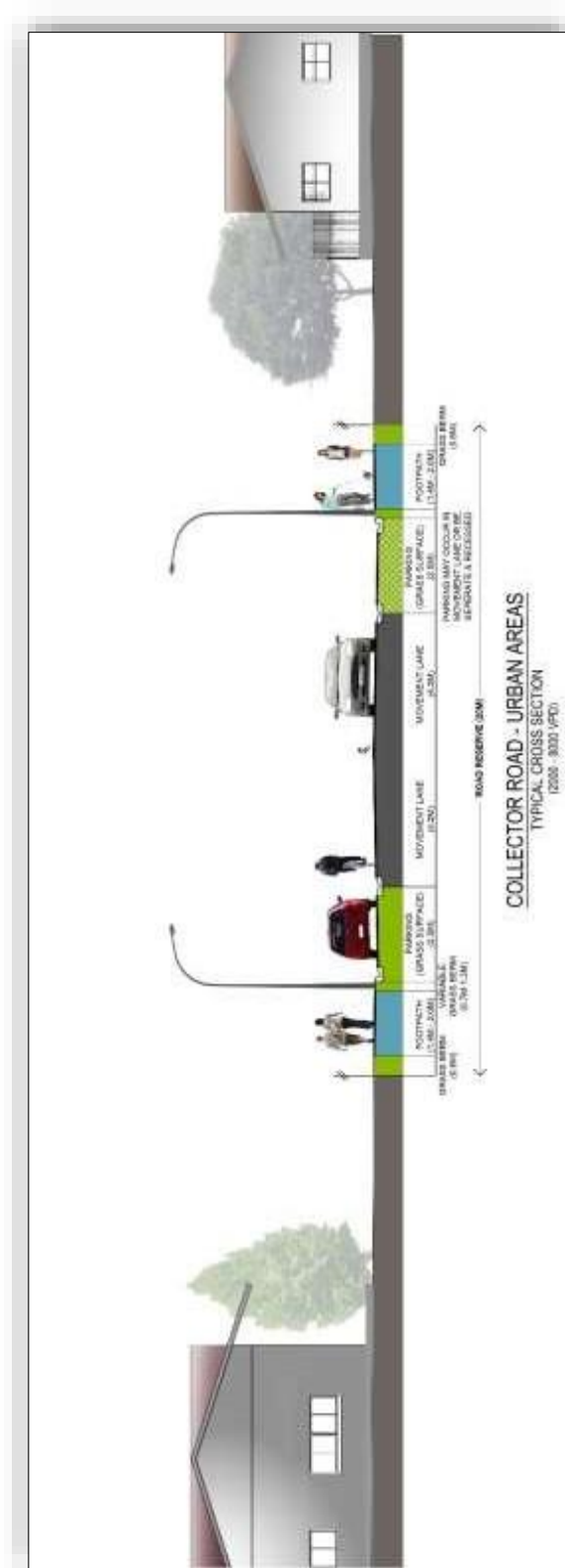


Figure 1

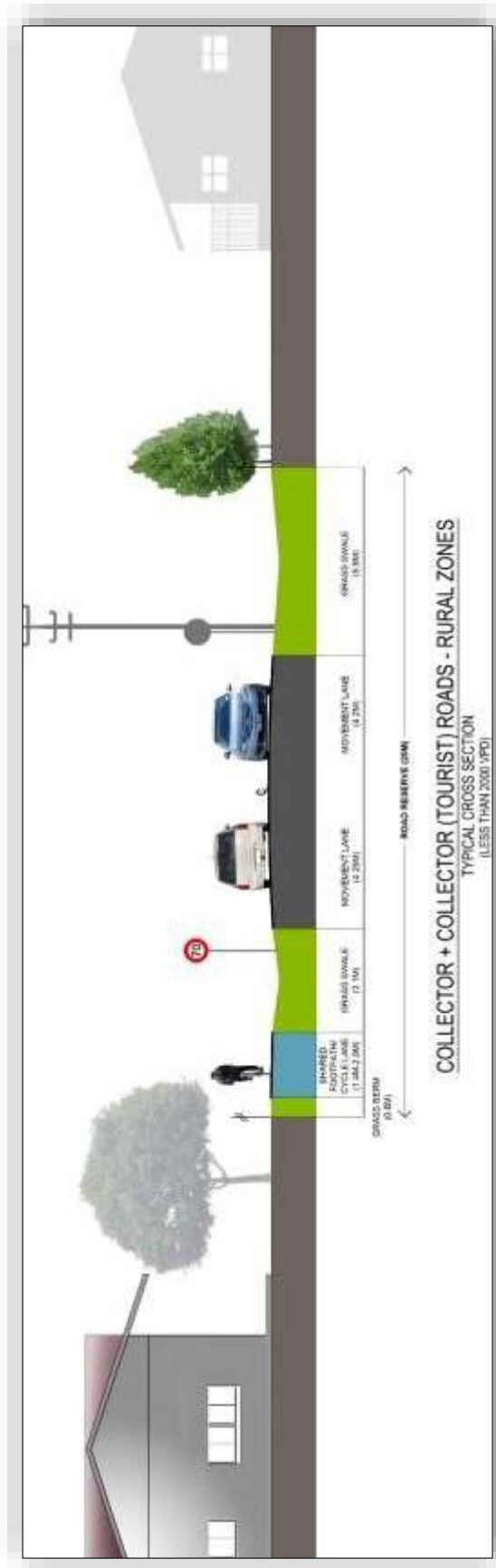
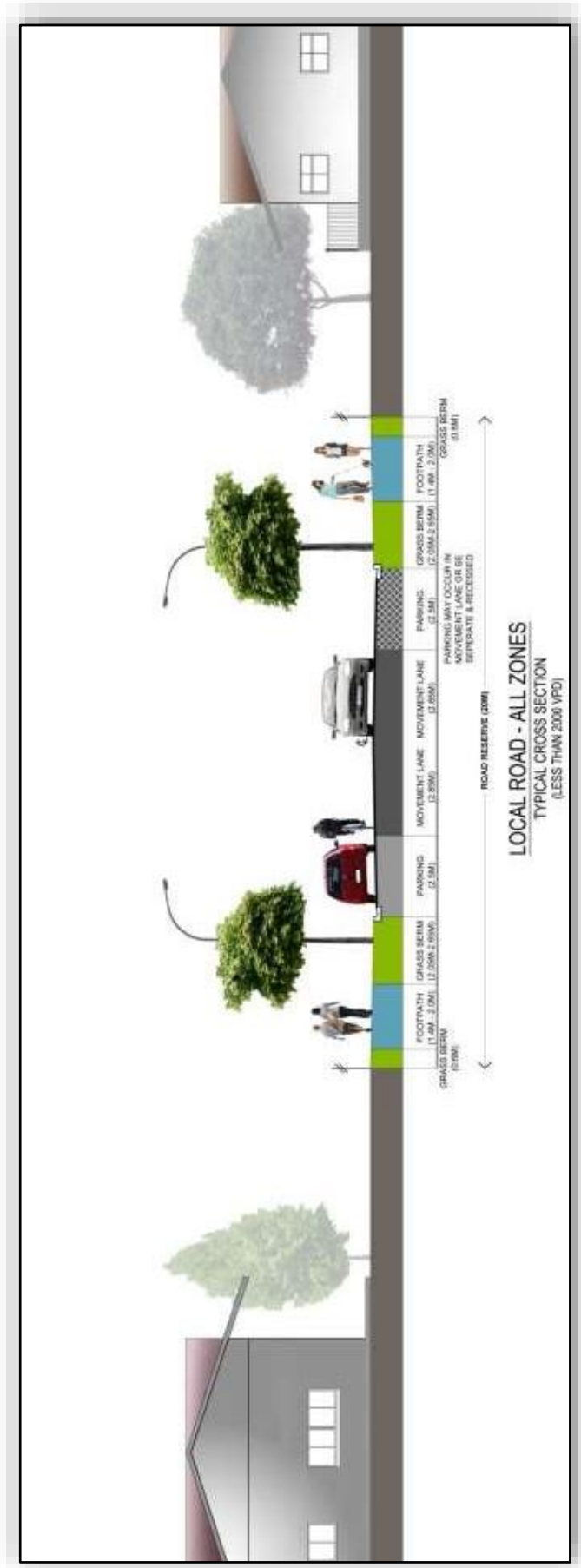


Figure 2

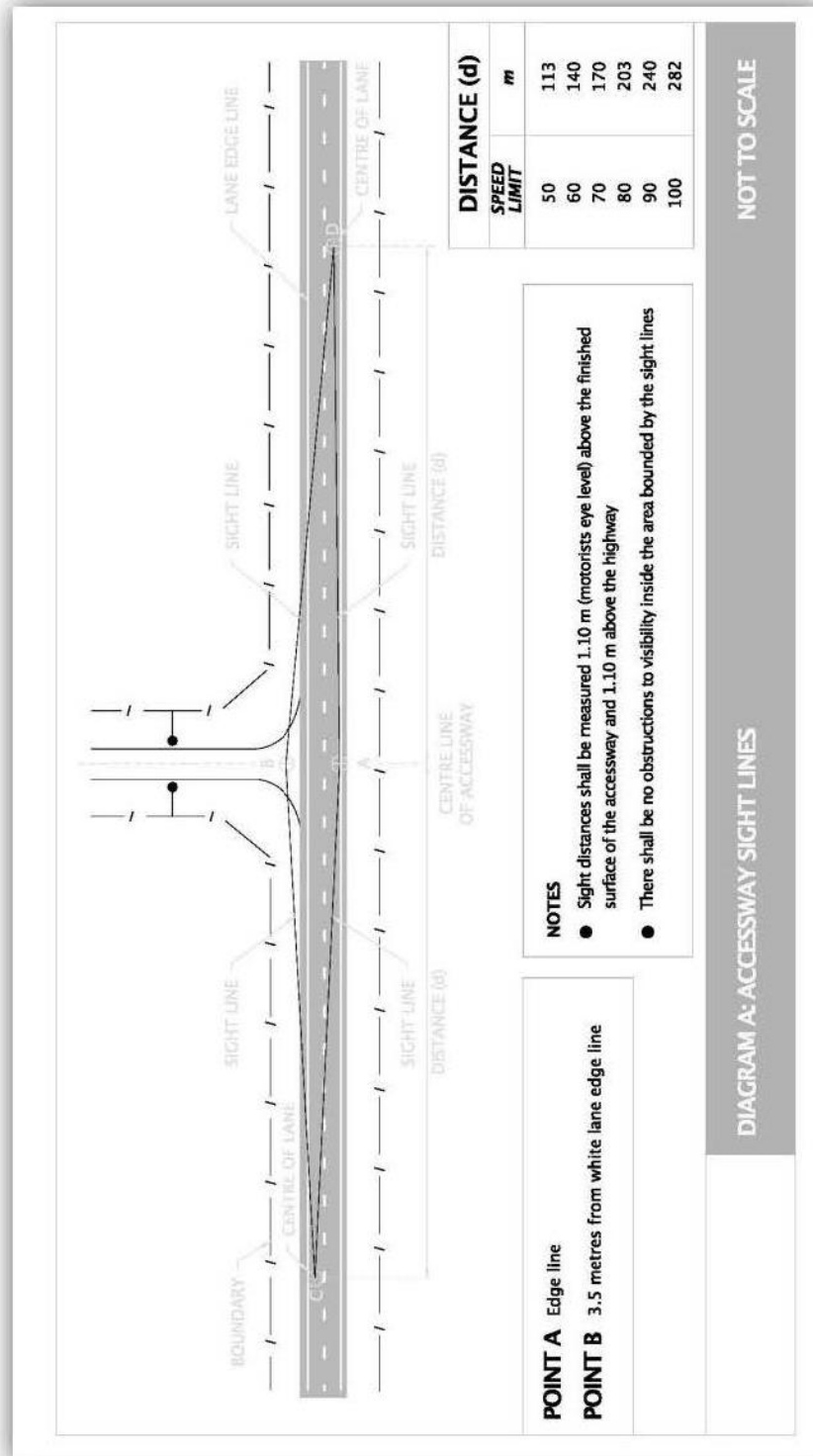


Figure 3



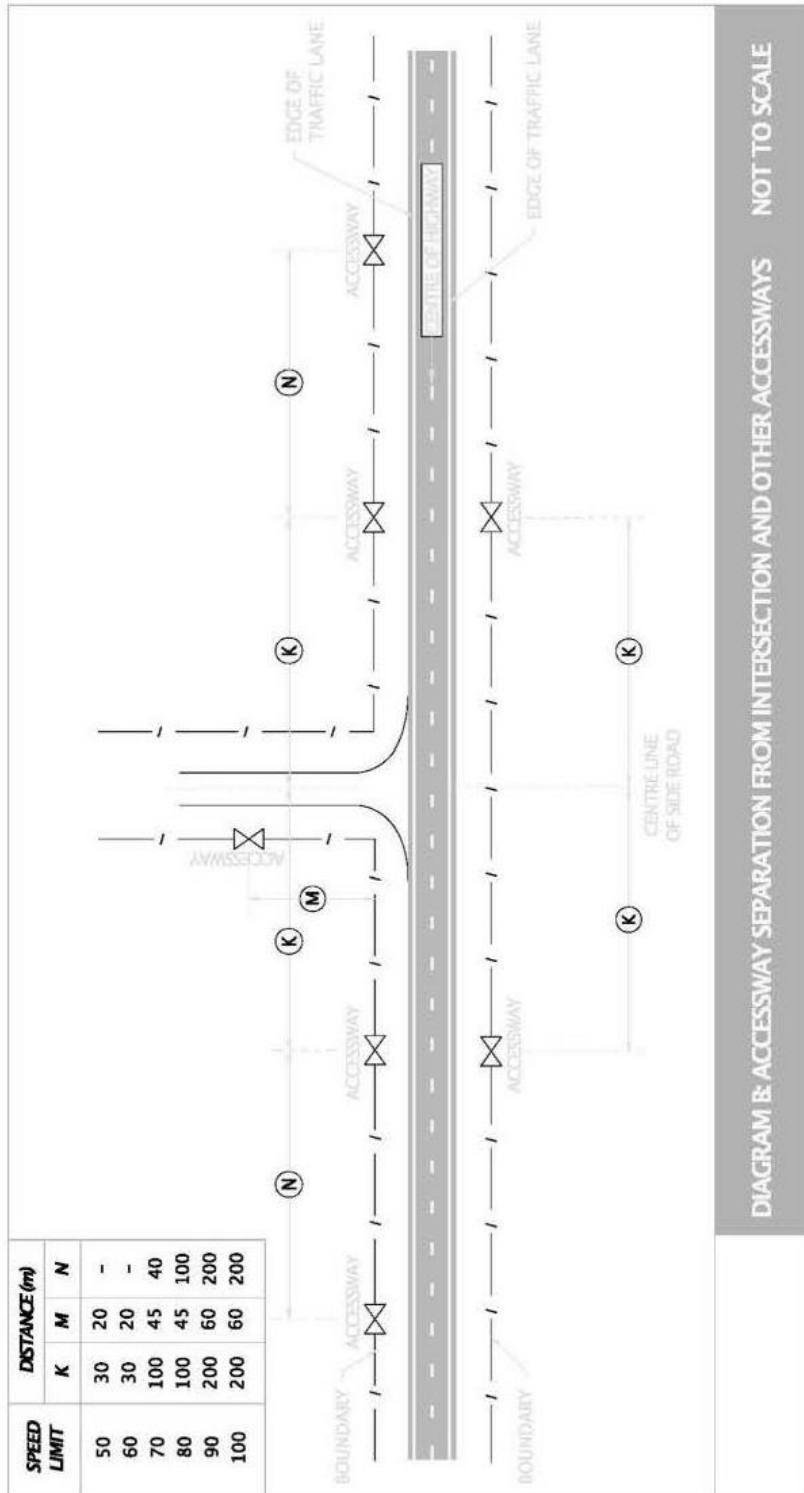
## Appendix 3B.3 Measurement of Sight Distances and Minimum Spacing

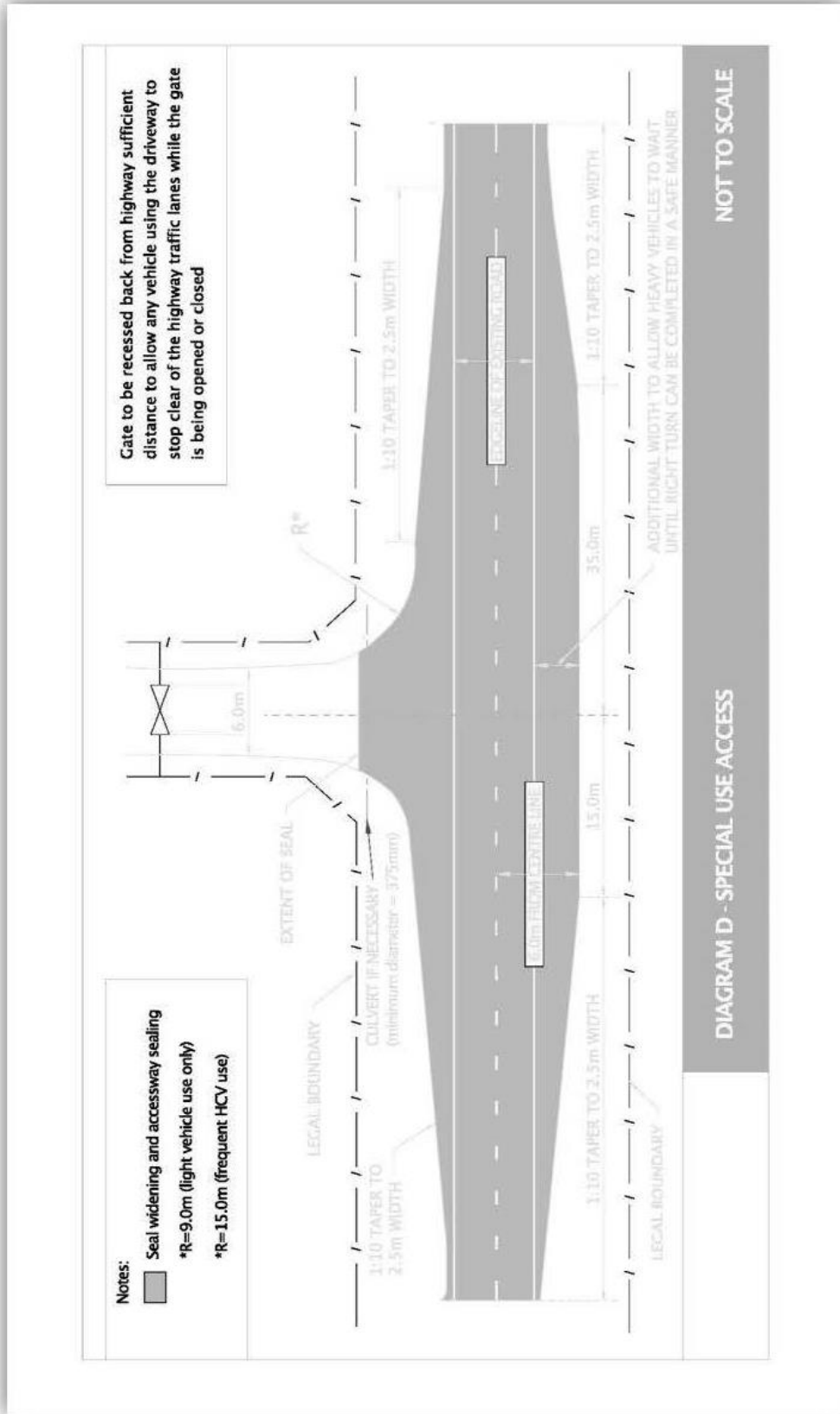
### Minimum Sight Distances from Vehicle Crossings





Minimum spacing between Intersections and between vehicle crossings





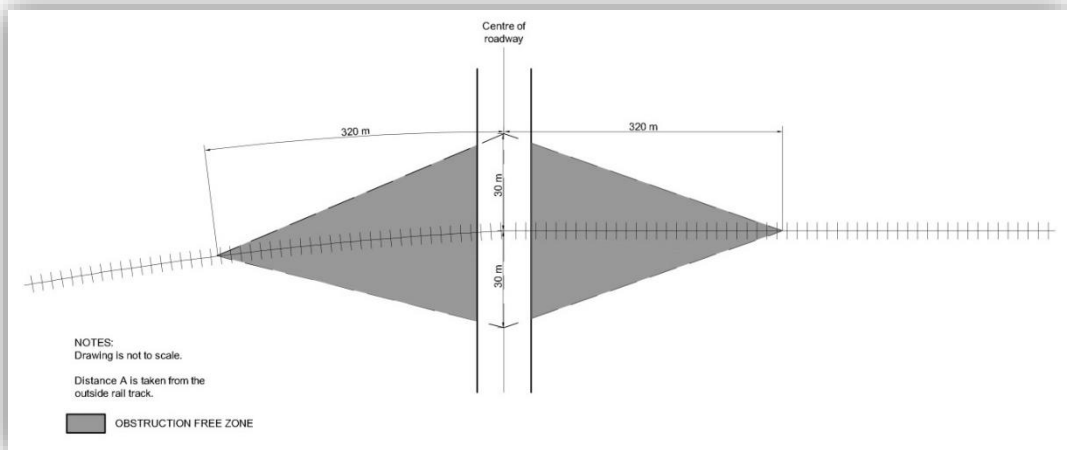
## Appendix 3B.4 Calculation of Car Equivalent Vehicle Movements

- a. Car equivalent movements are defined as being the following within any given day:
  - i) one car to and from the **site** 2 car equivalent movements
  - ii) one truck to and from the **site** 6 car equivalent movements
  - iii) one truck and trailer to and from the **site** 10 car equivalent movements
  - iv) a **dwelling** is deemed to generate 8 car equivalent movements
- b. The number of car equivalent movements will be deemed to be less than 30 if they exceed 30 on no more than two days per week, provided that they do not exceed 60 on any given day.
- c. The number of car equivalent movements will be deemed to be less than 100 if they exceed 100 on no more than two days per week.

## Appendix 3B.5 Traffic Sight Lines at Road/Rail Level Crossings

### Approach sight triangles at level crossings with Stop or Give Way signs

On sites adjacent to rail level crossings controlled by Stop or Give Way signs, no **building**, structure or planting must be located within the shaded areas shown in Figure 1. These are defined by a sight triangle taken 30 metres from the outside rail and 320 metres along the railway track.



**Figure 1 Approach sight triangles for level crossings with “Stop” or “Give Way” signs**

#### Guidance Note:

The approach sight triangles ensure that clear visibility is achieved around rail level crossings with Stop or Give Way signs so that a driver approaching a rail level can either:

- See a train and stop before the crossing; or
- Continue at the approach speed and cross the level crossing safely.

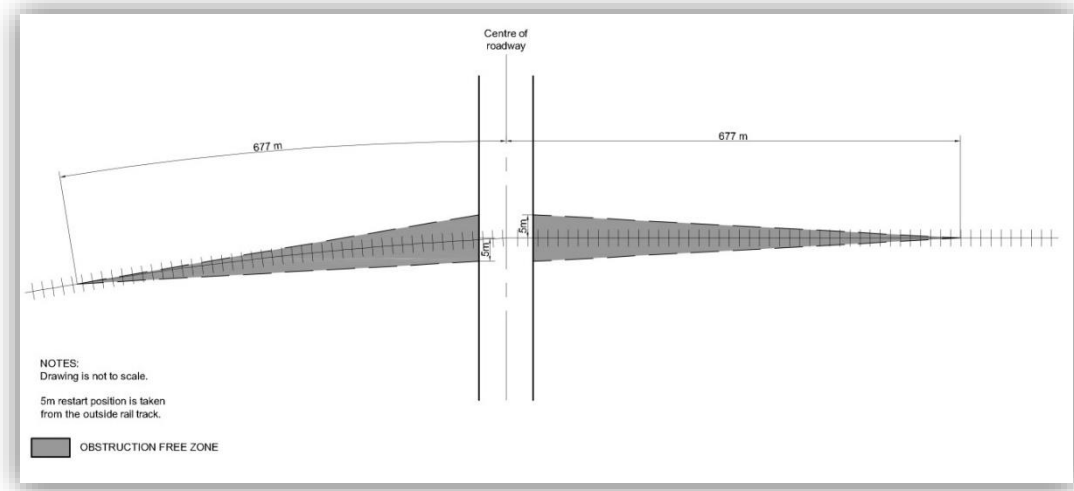
Of particular concern are developments that include shelter belts, tree planting, or a series of **building** extensions. These provisions apply irrespective of whether any visual obstructions already exist.

No approach sight triangles apply for level crossings fitted with alarms and/or barrier arms. However, care should be taken to avoid developments that have the potential to obscure visibility of these alarm **masts**. This is particularly important where there is a curve in the **road** on the approach to the level crossing, or where the property boundary is close to the edge of the **road** surface and there is the potential for vegetation growth.

#### Restart sight triangles at level crossings

On sites adjacent to all rail level crossings, no **building**, structure or planting must be located within the shaded areas shown in Figure 2. These are defined by sight triangle

taken 5 metres from the outside rail and distance A along the railway track. Distance A depends on the type of control in Table 1 below.



**Figure 2 Restart Sight Triangles for all Level Crossings**

**Table 1 Required Restart Sight Distances for Figure 2**

Signs only	Alarms only	Alarms and barriers
677m	677m	60m

**Guidance Note:**

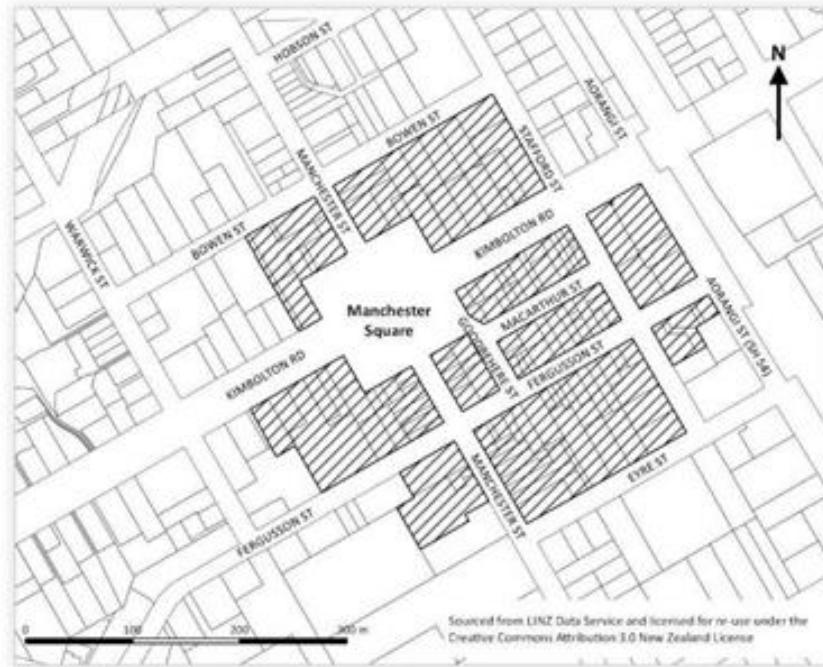
The restart sight line triangles ensure that a **road** vehicle driver stopped at a level crossing can see far enough along the railway to be able to start off, cross and clear the level crossing safely before the arrival of any previously unseen train.

Of particular concern are developments that include shelter belts, tree planting, or series of **building** extensions. These conditions apply irrespective of whether any visual obstructions already exist.


**Guidance Notes:**

1. Figures 1 and 2 show a single set of rail tracks only. For each additional set of tracks add 25 m to the along track distance in Figure 1, and 50m to the along track distances in Figure 2.
2. All figures are based on the sight distance formula used in New Zealand Transport Agency Traffic Control Devices Manual 2008, Part 9 Level Crossings. The formulae in this document are performance based however the rule contains fixed parameters to enable easy application of the standard. Approach and restart distances are derived from a:
  - Train speed of 110km/h
  - Vehicle approach speed of 20km/h
  - Fall of 8% on the approach to the level crossing and a rise of 8% at that level crossing
  - 25m design truck length
  - 90° angle between **road** and rail.

### Appendix 3B.6 Parking Central Feilding



**Figure 1**

 Area in Central Feilding where onsite car parking is not required

## 3C NOISE

### 3C.1 Introduction

Noise can create issues and may impact people's health and their enjoyment of the District. Noise can vary in its source, character, duration and time of occurrence creating a range of adverse environmental **effects**.

Noise provisions in this section provide certainty to the community around what levels of noise are acceptable when taking account of the noise producer and the receiving **environment**.

Rural production activities are the predominant activities in the rural area of the District. There is pressure for increased rural lifestyle living which can seek different expectations for the rural area. This can lead to complaints about the noise generated by rural production activities as part of day to day activities.

Residential amenity is especially sensitive to adverse noise **effects**. Noise provisions have been established to protect residential communities from such adverse **effects**, especially during night-time hours.

Specific noise limits are covered in Manfeild Park Zone and the Special Development Zone. Those provisions appear in the respective chapters, and are not reproduced below.

### 3C.2 Resource Management Issues

The following resource management issues have been identified in relation to noise:

1. Noise can result in significant adverse environmental **effects** on the existing **environment**.
2. Noise **sensitive activities** can be adversely affect by noisy uses and activities in the District.
3. Recognising that evening noise levels typically reduce in all zones compared with daytime noise and contribute to local amenity.
4. Noise levels generated by land use activities can vary within a zone and between zones.
5. Rural and rural lifestyle uses can have different amenity expectations which can result in complaints.



### 3C.3 Objectives and Policies

#### Objective 1

To ensure noise generated from activities is appropriate to the character and level of amenity anticipated in the surrounding **environment** and human health and safety.

#### Policies

- 1.1 To ensure noise level standards protect **dwelling**s and other noise **sensitive activities** from unreasonable noise levels.
- 1.2 To ensure noise levels within the Inner and Outer Business Zones and the Industrial Zone enable the functioning of these activities without resulting in significant adverse environmental **effects** on adjacent residential activities.
- 1.3 To consider appropriate mitigation measures where noise levels exceed the zone or zone interface noise limits.
- 1.4 To provide for noise associated with rural production activities in the rural zone.

### 3C.4 Rules

Rules in this chapter apply District-wide and the chapter needs to be read in conjunction with the District Plan maps, relevant appendices and provisions of the applicable zone.

#### 3C.4.1 Permitted Activities

All activities are permitted provided they comply with the performance standards in Rule 3C.4.2.

#### 3C.4.2 Standards for Permitted Activities

For all zones, the **permitted activities** specified in Rule 3C.4.1 above must comply with the following standards:

- a. Noise levels shall be measured in accordance with NZS 6801:2008 *Measurement of Environmental Sound* and assessed in accordance with NZS 6802:2008 *Acoustics – Environmental Noise* unless otherwise specified.
- b. All activities must comply with the following noise levels for the zone the activity is located in Table 3C.1 – Noise Levels:

Table 3C.1 – Noise Levels

Zone the activity is located in	Time Period	Potentially affected zone – measured at any point within the boundary of any other site in the zone		
		Residential/ Village	Rural	Inner and Outer Business
Residential/ Village – these apply only to home occupations and non-residential activities	7am – 10pm 10pm – 7am 10pm – 7am	45dB LAeq (15 mins) 35dB LAeq (15 mins) 55dB LAmax		
Recreation	7am – 7pm 7pm – 10pm 10pm – 7am 10pm – 7am	55dB LAeq (15 mins) 50dB LAeq (15 mins) 40dB LAeq (15 mins) 70dB LAmax		
Rural	7am – 7pm 7pm – 10pm 10pm – 7am 10pm – 7am	55dB LAeq (15 mins) 50dB LAeq (15 mins) 40dB LAeq (15 mins) 70dB LAmax	55dB LAeq (15 mins) 50dB LAeq (15 mins) 40dB LAeq (15 mins) 70dB LAmax	
Industrial	7am – 7pm 7pm – 10pm 10pm – 7am 10pm – 7am	55dB LAeq (15 mins) 50dB LAeq (15 mins) 45dB LAeq (15 mins) 75dB LAmax	55dB LAeq (15 mins) 50dB LAeq (15 mins) 45dB LAeq (15 mins) 75dB LAmax	
Inner and Outer Business	7 am – 7pm 7pm – 10pm 10pm – 7am 10pm – 7am At any time 10pm – 7am	55dB LAeq (15 mins) 50dB LAeq (15 mins) 45dB LAeq (15 mins) 75dB LAmax		65dB LAeq (15 mins) 85dB LAmax

**Guidance Note:** The noise provisions for Manfeild Park Zone and the Special Development Zone are contained in the specific zone chapters.

- c. Sounds generated by construction, maintenance and demolition activities will be assessed, predicted, measured, managed and controlled by reference to NZS6803:1999 Acoustics – Construction Noise.
- d. Noise from the following activities are not controlled by Rule 3C.4.2 b. in this Plan:
  - i) Aircraft being operated during or immediately before or after flight.
  - ii) Vehicles being driven on a road, excluding the use of airbrakes on trucks.
  - iii) Trains other than when being tested (when stationary), maintained, loaded or unloaded.
  - iv) Rural production activities, except for **intensive farming**.
  - v) Crowd noise at any area zoned recreation.
  - vi) Emergency Services Sirens.
  - vii) Military Training Activities covered by Rule A2.2

**Guidance Notes:**

1. Sound from commercial renewable energy generation will be assessed, predicted, measured and controlled by reference to the NZS6808:1998 Acoustics – The Assessment and Measurement of Sound from Wind Turbine Generators.
2. Noise from Helicopters using separate helicopter landing areas that are not part of an airport will be assessed according to NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas.
3. Noise associated with aircraft operations will be assessed by NZS 6805:1992 Airport Noise Management and Land Use Planning.
4. Unreasonable or excessive noise can be controlled by reference to the specific provisions of the Resource Management Act (1991), specifically sections 16 and 327.

### 3C.4.3 Discretionary Activities

Any activity that does not meet the noise standards for a Permitted Activity specified in Rule 3C.4.2, or is not specifically provided for in this plan, shall be a Discretionary Activity.

## 3D EARTHWORKS

### 3D.1 Introduction

**Earthworks** are often carried out in conjunction with subdivision and development including through construction of a structure or **building**, the establishment of a **site** access and when completing landscaping. **Earthworks** are also undertaken in the rural **environment** in conjunction with rural production activities, and for biosecurity purposes to dispose of unwanted organisms.

Without appropriate management, **earthworks** have the potential to affect land stability and cause erosion. Rehabilitation and design have an important role in the mitigation of potential adverse **effects** such as land stability and visual amenity.

**Earthworks** can also affect archaeological **sites** and care should be taken to ensure those **sites** are protected and not destroyed.

### 3D.2 Resource Management Issues

The following resource management issues have been identified in relation to **earthworks**:

1. Potential adverse **effects** resulting from **earthworks** can detract from the **amenity values** of the District.
2. **Earthworks** can result in or increase the risk of land instability.
3. **Earthworks** can result in adverse **effects** on historic heritage values.
4. **Earthworks** can result in adverse **effects** on the values that cause a natural feature or landscape to be outstanding.
5. Increased risk of natural hazards when overland flow paths or stormwater drains/swales are changed through **earthworks**.
6. **Earthworks** can compromise the safe, efficient and effective functioning of established network utilities including regionally and nationally significant infrastructure.

### 3D.3 Objectives and Policies

#### *Objective 1*

To ensure **earthworks** do not result in adverse **effects** on the visual amenity, landscape, or historic heritage values of the area.

### **Policies**

- 1.1 To mitigate any visual amenity **effects** arising from **earthworks**.
- 1.2 To restrict **earthworks** within the area of items scheduled in Appendix 1A (Wetlands, Lakes, Rivers and their Margins), 1B (Significant Areas of **Indigenous Forest/Vegetation** (excluding Reserves), 1D (Trees with Heritage Value), 1E (Buildings and Objects with Heritage Value) and 1F (**Sites** with Heritage Value).
- 1.3 To restrict **earthworks** in Outstanding Natural Features or Landscapes as scheduled in Appendix 1C, except where **earthworks** are necessary to manage risk to human health and safety.
- 1.4 To ensure the scale of **earthworks** are appropriate for the **site** they are located on to avoid visual amenity **effects** on or beyond the **site**.

### **Objective 2**

To ensure that **earthworks** are designed and undertaken in a manner to minimise the risk of land instability and accelerated erosion.

### **Policies**

- 2.1 To manage the scale of **earthworks** on **sites** susceptible to erosion and land instability.
- 2.2 To require rehabilitation measures be undertaken to avoid accelerated erosion following **earthworks**.
- 2.3 To ensure all adverse **effects** from **earthworks** including dust and sediment run-off are managed onsite so that particulate matter does not cause a nuisance or affect the safety or operation of other activities.
- 2.4 To ensure that **earthworks** do not affect the functioning of known overland flow paths.

### **Objective 3**

To protect the operation of the **National Grid** and **infrastructure of regional and national importance** by avoiding **earthworks** that could undermine their integrity and functioning.

### **Policies**

- 3.1 To control **earthworks** within the **National Grid Yard** to ensure the continued safe, effective and efficient access to and operation, maintenance and upgrading of the **National Grid**.
- 3.2 To control **earthworks** near **infrastructure of regional and national importance** to ensure their safe and efficient operation, maintenance and upgrading.

## 3D.4 Rules

Rules in this chapter apply District-wide and the chapter needs to be read in conjunction with the District Plan maps, relevant appendices and provisions of the applicable zone.

### 3D.4.1 Permitted Activities

The following are **Permitted Activities** in all zones, except the Rural and Flood Channel zones provided that they comply with the standards in Rule 3D.4.2 below.

- a. **Earthworks**, other than in an Outstanding Natural Feature or Landscape.
- b. **Earthworks** for the purposes of burying material infected by unwanted organisms as declared by the Minister under the Biosecurity Act 1993.

#### Guidance Notes:

1. Water takes, diversions, discharges and **earthworks** are also regulated by the Manawatu-Wanganui **Regional Council** and a resource consent maybe required under the rules of the One Plan.
2. **Earthworks** near or within areas of cultural and natural heritage values may also require an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act (2014). It is an offence to modify or destroy an archaeological **site** or destroy an archaeological **site** or demolish/destroy a whole **building** if the person knows or reasonably suspects it to be an archaeological **site**. An archaeological **site** is any place, including any **building** or structure (or part of), that:
  - was associated with human activity or the **site** of a wreck of a vessel that occurred before 1900; and
  - provides or may provide, through archaeological investigation, evidence relating to the history of New Zealand.
3. The disposal of contaminated material, including unwanted organisms, may require resource consent from the Manawatu-Wanganui **Regional Council** under the rules of the One Plan.

### 3D.4.2 Standards for Permitted Activities

The **Permitted Activities** specified above must comply with the following standards:

- a. Any sediment run-off from **earthworks** must be contained within the subject **site**.
- b. All dust and sedimentation control measures must be installed prior to **earthworks** commencing, maintained during the construction works, and only removed once stabilisation occurs.
- c. **Earthworks** must not be undertaken closer than 20m of the banks of the Oroua River or Kiwitea Stream.

- d. **Earthworks** must not be undertaken closer than 10m of the banks of the Makino Stream.
- e. **Earthworks** must not be undertaken within any area identified in Appendix 1A (Wetlands, Lakes, Rivers and their Margins), 1B (Significant Areas of **Indigenous Forest/Vegetation** (excluding Reserves), 1D (Trees with Heritage Value) and 1F (**Sites** with Heritage Value).
- f. **Earthworks** undertaken in the **National Grid**

Around **National Grid** support poles and stay wires:

- i) depth shall be no greater than 300mm within 2.2m of the pole or stay wire; and
- ii) depth shall be no greater than 750mm between 2.2m and 5m of the pole or stay wire.

Around **National Grid** support towers (including any tubular steel tower that replaces a steel lattice tower):

- iii) depth shall be no greater than 300mm within 6m of the outer edge of the visible foundation of the tower; and
- iv) depth shall be no greater than 3m between 6m and 12m of the outer edge of the visible foundation of the tower; and
- v) shall not compromise the stability of a **National Grid** support structure, and
- vi) shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34:2001.

Provided that the following earthwork activities are exempt from the provisions (i)-(vi) above:

- vii) by a **network utility** operator within a transport corridor as part of a transmission activity or for utility infrastructure, or
- viii) as part of agricultural or domestic cultivation, or
- ix) repair, sealing or resealing of a road, footpath, driveway or farm track
- x) any vertical holes not exceeding 500mm in diameter provided they are:
  - a) more than 1.5m from the outer edge of a pole support structure or stay wire; or
  - b) a post hole for a farm fence or horticulture structure and more than 6m from the visible edge of a tower support structure foundation.

**Guidance Note:** The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) contains restrictions on the location of structures and activities in relation to all electricity lines. Compliance with the Code of Practice is mandatory. Compliance with the permitted activity standards of the Plan does not ensure compliance with the Code of Practice.

- g. No **earthworks, buildings** or structures can be undertaken or erected within 20m of a natural gas transmission pipeline.
- h. **Earthworks** must comply with the standards specified in Table 3D.1 Earthwork Volumes.
- i. **Earthworks** must not block any stormwater or overland flow paths.



Table 3D.1 Earthwork Volumes

Zone	Minimum setback from site boundary		Maximum area per site exposed at any one time	Maximum permitted volume per site in any 12 month period	Maximum change to existing ground level
	1.5m	3m	500m <sup>2</sup>	500m <sup>3</sup>	1.5m
Residential, Village & Inner Business Zones	✓		✓		✓
Outer Business & Industrial Zones		✓		✓	✓
Manfeild Park & Special Development Zones		✓		✓	✓
Recreation Zone	✓			✓	✓

**Guidance Notes:**

1. The restrictions above do not apply to land based quarrying activities which are managed in the Rural Zone of this Plan.
2. **Earthworks** are also regulated by the Manawatu-Wanganui **Regional Council** and a resource consent may be required under the rules of the One Plan, or any subsequent Regional Plan. The One Plan requires Erosion and Sediment Control measures to comply with the Greater Wellington **Regional Council**'s Erosion and Sediment Control Guidelines dated September 2002.
3. The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2011) also applies to **earthworks** and a resource consent may be required under those provisions.
4. Where **earthworks** are to be undertaken within 20m of any electricity line or high pressure gas transmission line, the owners of the electrical or gas network should be advised of the intention to carry out the works not less than 5 working days prior to their commencement.

5. **Earthworks** that may or will modify or destroy an archaeological **site** require an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act (2014). It is an offence to modify or destroy an archaeological **site** or demolish/destroy a whole **building** if the person knows or reasonably suspects it to be an archaeological **site**. An archaeological **site** is any place, including any **buildings** or structure (or part of), that:
- was associated with human activity or the **site** of a wreck of a vessel that occurred before 1900; and
  - provides or may provide, through archaeological investigation, evidence relating to the history of New Zealand.

### 3D.4.3 Restricted Discretionary Activities

The following activities are **Restricted Discretionary Activities**:

- a. Any **earthworks** undertaken in the **National Grid Yard** that do not comply with the standards for **permitted activities** under Rule 3D.4.2 f. i) – iv) above.

For this activity, the **Council** has restricted its discretion to considering the following matters, only to the extent that they are relevant to the standard that is not met:

- Any effects on the operation of the **National Grid**
- Volume, area and location of the works, including **temporary activities** such as stockpiles
- Hours of operation and time of year the proposed works will occur
- **Site** remediation
- The use of mobile machinery within the **National Grid Yard**
- Demonstrated compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001).

### 3D.4.4 Discretionary Activities

Any **earthworks** that do not meet the Permitted Activity standards, or is not specifically provided for in this Plan, shall be a Discretionary Activity.

#### Guidance Note:

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2011) also applies to **earthworks** and a consent may be required under those provisions.

### 3D.4.5 Non-Complying Activities

Any **earthworks** within an Outstanding Natural Feature or Landscape identified in Appendix 1C, except within an existing **road** corridor, or in the **National Grid Yard** that do not comply with 3D.4.2 f. v) or vi) is a Non-Complying Activity.

## 3E SIGNS

### 3E.1 Introduction

**Signs** are an important part of commercial and promotional activities. The role of a **sign** is predominantly to promote or draw attention to an activity or an event. **Signs** are often auxiliary to another activity, however can still generate adverse **effects** on the **environment**. These **effects** can be attributed to mostly visual amenity, but can also adversely affect the efficient operation of the transport network.

It is critical to ensure all **signs** are managed appropriately to avoid, mitigate and remedy potential adverse **effects** on the **environment**. Legislation can require that hazard or risk identification and **site** safety signage is provided on a **site**. For avoidance of doubt, these **signs** are not controlled by the Plan, provided the legislative requirements are met.

### 3E.2 Resource Management Issues

The following resource management issues have been identified in relation to **signs**:

1. The need to ensure that **signs** do not detract from the existing amenity of the District.
2. The need to ensure signage does not create visual obstructions or pose safety concerns for **road** users and pedestrians.
3. The occurrence of advertising **signs** that do not relate to the activity on the **site** the **sign** is located on, causing visual clutter and loss of amenity for the surrounding **environment**.

### 3E.3 Objectives and Policies

#### *Objective 1*

To ensure the erection of any **sign** does not result in adverse **effects** on the visual **amenity values** of the **environment**.

#### *Policies*

- 1.1 To maintain the low frequency of signage existing in the District by restricting the number, size and type of **signs** erected to ensure visual amenity is maintained.
- 1.2 To restrict the illumination of **signs** to ensure adverse amenity **effects** from glare, light spill or distractions to **road** users and the surrounding **environment** are avoided.
- 1.3 To distinguish between permanent and **temporary signs** and provide for them separately given the difference in their duration.
- 1.4 To manage the location, appearance and frequency of **temporary signs** to ensure they

are of limited duration.

- 1.5 To manage the cumulative **effect** of a proliferation of advertising **signs** on rural amenity.
- 1.6 To ensure signage is in keeping with the character of the area or **building** where it is located.
- 1.7 To ensure the erection of advertising **signs** is only on the **site** where the activity is occurring.

## **Objective 2**

To ensure **signs** do not detract from the safety of **road** users and pedestrians.

## **Policies**

- 2.1 To ensure that only **official signs** and information **signs** are located within the **road** reserve.
- 2.2 To restrict the number, size and type of **signs** erected to ensure safety of **road** users and pedestrians.
- 2.3 To avoid the use of trivision or flashing **signs** where this could lead to **road** user distraction.
- 2.4 To avoid distraction to **road** users from the occurrence of **signs** not relating to an activity undertaken on the **site**.

## **3E.4 Rules**

Rules in this chapter apply District-wide and the chapter needs to be read in conjunction with the District Plan maps, relevant appendices and provisions of the applicable zone.

### **3E.4.1 Permitted Activities**

The following are a Permitted Activity provided that they comply with the standards in Rule 3E.4.2 below:

- a. **Signs and official signs**
- b. **Temporary signs**

### 3E.4.2 Standards for Permitted Activities

- a. **Signs** located within the **road** reserve must comply with the following standards:
- i) One information **sign** and one official “welcome to” **sign** erected at each entrance to a township.
  - ii) No **sign** may result in visual obstruction or cause confusion for **road** users, pedestrians or cyclists.
  - iii) The maximum **sign face area** of an information **sign** or official “welcome to” **sign** must not exceed 3m<sup>2</sup>. Where a **sign** is double sided, it may have 3m<sup>2</sup> on each **sign face area**.
  - iv) One **sign** placed on the footpath per business premise in the Inner and Outer Business Zones. These **signs** must:
    - a) not exceed 0.8m<sup>2</sup> in size, and
    - b) relate to a product, service or event offered within the premises and must only be placed adjacent to the kerbline outside the premises that they relate to.

**Guidance Note:** Signs on roads will also need approval from the New Zealand Transport Agency or the **Council’s** Roading Team.

- b. Except as provided for in Rule 3E.4.2 a. and Rule 3E.4.2 c., all **signs** must comply with the following standards:
- i) One **sign** may be displayed per **site**. This includes any **sign** that is freestanding, or is written on or affixed to a **building**.
  - ii) **Signs** must relate to the predominant activity on a **site**, or be associated with an activity otherwise permitted by this Plan or Resource Consent has been granted.
  - iii) A **sign** may be LED, backlit or spot lit but must not be flashing, animated, trivision, or contain revolving lights or lasers.
  - iv) Any **sign** that is LED, backlit or spot lit must not result in light spill into any adjoining property zoned Residential.
  - v) No **sign** may be painted or located on a **building** roof.
  - vi) **Signs** must not obstruct the clarity of **official signs**.
  - vii) **Signs** must not create an obstruction or cause safety concerns for **road** users.
  - viii) **Signs** must also comply with any permitted activity conditions of the zone

in which it is located in.

- ix) The maximum **sign face area** of any **sign** must not exceed 0.6m<sup>2</sup>, except that **signs** within the Inner and Outer Business Zones and Industrial Zone must not exceed a maximum **sign face area** of 3m<sup>2</sup>.

**Guidance Note:** The Inner and Outer Business Zones, Manfeild Park Zone and the Special Development Zone have additional signage provisions contained in the relevant zone chapters.

c. All **Temporary Signs** must comply with the following standards:

- i) The maximum **sign face area** of any **sign** must not exceed 1.5m<sup>2</sup>, except for electioneering **signs** which must not exceed a maximum **sign face area** of 3m<sup>2</sup>.
- ii) The erection of a **temporary sign** must not be for more than two months in any 12 month period.
- iii) **Signs** must not create an obstruction or cause safety concerns for **road** users.
- iv) **Signs** must not be located on **Council** property or within the legal **road** reserve.
- v) A **sign** may be LED, backlit or spot lit but must not be flashing, animated, trivision, or contain revolving lights or lasers.
- vi) Any **sign** that is LED, backlit or spot lit must not result in light spill into any adjoining property.
- vii) **Signs** must not obstruct **official signs**.
- viii) **Signs** for electioneering are only permitted in the two month period prior to the election, and must be removed before the day of the election.
- ix) **Signs** for sporting events, public meetings, galas, market days, and other recreational and festive events must only be permitted in the two month period prior to the event, and must be removed no later than one week after the conclusion of the activity.
- x) All **signs** must be removed from the **site** no later than one week after the completion of the activity or event the **sign** was promoting.
- xi) Only one **sign** advertising the sale, rent or auction of a property must be located on the property to which they relate and must be removed no later than one month after settlement.

**3E.4.3 Discretionary Activities**

Any **sign** that does not meet the Permitted Activity standards, or is not specifically provided for in this Plan, shall be a Discretionary Activity.



## 3F TEMPORARY ACTIVITIES

### 3F.1 Introduction

**Temporary activities** vary in their nature and scale; they are usually of short duration, intermittent and can involve activities outside of normal working hours. **Temporary activities** are necessary to meet a range of social, cultural and economic needs within the community and are provided for where any resulting adverse **effects** can be appropriately managed.

### 3F.2 Resource Management Issues

The following resource management issue has been identified for **temporary activities**:

1. The need to recognise the short term nature of **effects** that are associated with **temporary activities**.
2. To recognise the role of **temporary activities** in promoting the social and cultural wellbeing of the communities of the Manawatu.

### 3F.3 Objectives and Policies

#### *Objective 1*

To provide for a wide range of **temporary activities** within the District while ensuring any adverse **effects** are managed.

#### *Policies*

1.1 To restrict the scale, intensity, location, duration and frequency of **temporary activities** to manage any adverse **effects** on the surrounding **environment**.

### 3F.4 Rules

Rules in this chapter apply District-wide and the chapter needs to be read in conjunction with the District Plan maps, relevant appendices and provisions of the applicable zone.

#### 3F.4.1 Permitted Activities

**Temporary activities** are a Permitted Activity provided they comply with the performance standards in Rule 3F.4.2.

#### 3F.4.2 Standards for Permitted Activities

**Temporary activities** must comply with the following standards:

- a. For sporting events, public meetings, galas, market days, and other recreational and festive events:

- i) Hours of operation occur between 7am – 10pm, and
  - ii) Duration not exceeding 3 consecutive days, and
  - iii) No more than 4 events of a similar nature on the same **site**, in any 12 month period, and
  - iv) Temporary **buildings** and structures (except temporary **network utility** structures supporting an event) must be readily moveable, meet all yard setback requirements of this Plan and must be removed from the **site** upon the completion of the temporary activity.
  - v) Temporary **network utility** structures supporting an event must be easily moveable and erected for a duration not exceeding 5 consecutive weeks.
- b. Temporary **buildings** and structures must:
- i) be readily moveable;
  - ii) meet all yard setback requirements of this Plan;
  - iii) be removed from the **site** within 6 months of the commencement of the activity;
  - iv) not occupy a **site** for more than one 6 month period in any 12 months.

**Guidance Note:** Consideration must also be given to the requirements of the Building Act (2004) and the Building Code for temporary **buildings** and structures.

- c. The temporary storage of materials and goods must not exceed a period of more than 6 calendar months.
- d. The demolition of **buildings**, excluding those **buildings** identified in Chapter 4 – Historic Heritage, provided the materials and debris from the demolition are removed from the **site** no later than one month after the completion of the demolition.
- e. Noise associated with **temporary activities** must comply with the noise provisions relating to the zone it is located in.
- f. All **temporary activities**, including **buildings** and structures, shall be located outside of the **National Grid Yard**.

**Guidance Note:** This rule applies to **Temporary Activities** as defined and does not include Military Training Activities in Rule A2 which is a separate class of temporary activity dealt with by that rule.

For guidance on vibration **Council** recommends District Plan users refer to the NZ Transport Agency State highway construction and maintenance noise and vibration guide dated August 2013 for best practice.

### 3F.4.3 Discretionary Activities

Any temporary activity that does not meet the Permitted Activity standards, or is not specifically provided for in this Plan, shall be a Discretionary Activity.

## 3G RELOCATED BUILDINGS

### 3G.1 Introduction

Relocating **buildings** provides for the sustainable and economic reuse of **buildings** that are no longer required in their current location. **Buildings** may have been previously used, or purpose built for relocation. The age and condition of previously used **buildings** that are commonly relocated within the Manawatu District often means that remedial and upgrading works are required to be undertaken. These works ensure that the **building** does not result in adverse visual **effects** on the surrounding **environment**. It is therefore important that **relocated buildings** are managed to ensure **amenity values** are maintained.

The relocation of **significant historic built heritage** scheduled in Schedule 4a and Appendix 1E (Buildings and Objects with Heritage Value) is a separate matter not addressed through this chapter. Consideration of these **buildings** is required under the provisions of Chapter 4 – Historic Heritage.

### 3G.2 Resource Management Issues

The following resource management issues have been identified:

1. The need to recognise the sustainable use and economic benefits associated with the reuse of **buildings** by relocating them to a new **site**
2. The need to manage the adverse visual **effects** that can occur from relocating **buildings** to a new **site**.
3. New **buildings** that are small scale and purpose built to be relocated are less likely to result in adverse visual **effects** on the **environment**.

### 3G.3 Objectives and Policies

#### *Objective 1*

To enable the relocation and establishment of **relocated buildings** only where reinstatement works will ensure the **building** maintains the visual **amenity values** of the surrounding area.

#### *Policies*

- 1.1 To ensure any reinstatement and upgrading works undertaken are completed in a timely and efficient manner.
- 1.2 To ensure any reinstatement and upgrading works will result in a **relocated building** achieving a level of visual amenity the same or better than the surrounding area.
- 1.3 To encourage **relocated buildings** that are of an age, character and condition that

requires minimal reinstatement work.

## 3G.4 Rules

Rules in this chapter apply District-wide and the chapter needs to be read in conjunction with the District Plan maps, relevant appendices and provisions of the applicable zone.

### 3G.4.1 Permitted Activities

The following are **permitted activities** provided that they comply with the standards in Rule 3G.4.2:

- a. All **relocated buildings** in the Residential, Village, Rural, Outer Business and Industrial Zones.

### 3G.4.2 Standards for Permitted Activities

The **permitted activities** specified in Rule 3G.4.1 above must comply with the following conditions:

- a. Any **relocated building** intended for use as a **dwelling** must have previously been designed, built and used as a **dwelling**.
- b. The **relocated building** must be placed on permanent foundations as soon as practicable, and not later than one month from arrival onsite. If a **building** is not immediately placed on foundations public access to the **site** shall be restricted, including with signage.

Guidance Note: For the purposes of this standard, restricted means **industry** methods and techniques used to restrict public access to a **site**, including signage, and as necessary to achieve compliance with health and safety legislation. The methods and techniques should reflect the location of the **site** and the ability of people to gain access.

- c. The **Council** shall be notified no later than 48 hours before the **building** is relocated of the intended delivery date. This standard will be met provided the **building** is relocated within 5 days of the notified date.
- d. The **relocated building** is not located within the Flood Channel Zone.
- e. Compliance with all standards specified for **permitted activities** in the relevant zone and other parts of this Plan.
- f. A **building** pre-inspection report shall be submitted by the owner of the **relocated building** to the **Council** at the same time as an application is made for a **building** consent for the **relocated building**. That report shall be on the form contained in Appendix 3G.1 and is to identify all reinstatement works that are to be completed to the exterior of the **building** to achieve a workmanlike standard and tidy appearance, and shall certify whether the **relocated building** is safe and sanitary.

- g. The **building** pre-inspection report shall be prepared by:
- A licenced building practitioner (carpenter or design category); or
  - A building inspector from the local authority where the **building** is being relocated from.
- h. All reinstatement work required by the Condition Table in Section 2.0 of the **building** pre-inspection report (in Appendix 3G.1) to reinstate the exterior of any **relocated building** shall be completed within 12 months of the **building** being delivered to the destination **site**.
- i. The owner must complete the Owner Certificate and Declaration in Section 6.0 of the building pre-inspection report (in Appendix 3G.1) to certify to the **Council** that all the reinstatement work will be completed within 12 months of the **building** being delivered to the destination **site**.
- j. The **relocated building** owner will supply to the **Council** photos showing the exterior of the **building** 12 months after relocation to show the reinstatement works required by Condition Table 2.0 of the Building Pre-Inspection Report have been achieved.

Guidance Note: Compliance with the permitted activity standards of the Plan does not ensure compliance with the Building Act 2004. The standards do not in any way derogate from or impinge on **Council's** functions, powers and obligations under the Building Act.

### 3G.4.3 Restricted Discretionary Activities

The following activities are a Restricted Discretionary Activity, in all zones, in respect to **relocated buildings**:

- Any **relocated building** that does not meet the Permitted Activity standards or does not comply with the relevant Permitted Activity standards in all other parts of the District Plan.

For this activity, the **Council** has restricted its discretion to considering the following matters, only to the extent that they are relevant to the standard that is not met:

- Scale of built form and location on **site**.
- Exterior remedial and upgrading works.
- Time for remedial and upgrading works to be completed.
- The extent of non-compliance with the standard(s) in the Plan.

In determining whether to grant a resource consent and what conditions to impose, the

**Council** will, in addition to the objectives and policies of the **Relocated Buildings** section and the relevant Zone, assess any application in terms of the following assessment criteria:

- i) Whether the application remains consistent with the intention of the standard(s) it infringes.
- ii) The extent to which there will be adverse **effects** where an application does not meet the standards.
- iii) Whether the application will result in adverse **effects** on the character and visual **amenity values** of the immediate surroundings or wider **streetscape**.
- iv) The need for reinstatement works and upgrading to ensure visual amenity of the surrounding area is maintained, including landscaping proposed.
- v) The proposed time for reinstatement works and upgrading to be completed once the **relocated building** is located on its destination **site**.
- vi) The suitability of the **relocated building** for the intended reuse.

#### 3G.4.4 Discretionary Activities

Any **relocated building** not provided for as a Permitted or Restricted Discretionary Activity or is located in the Flood Channel Zone is a Discretionary Activity.



## Building Pre-Inspection Report

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Insert new location address.

Insert District

**For: Manawatu District Council**

Insert date of report.



## 1.0 GENERAL INFORMATION

### 1.1 Introduction

This Building Pre-Inspection Report has been prepared in accordance with the requirements of the Manawatu District Plan. It accurately records the external condition of the [*dwelling house/garage/ancillary building*] to be relocated and sets out all reinstatement works required to the exterior of the building after it has been relocated to a workmanlike standard and to achieve a tidy appearance to meet requirements of the District Plan.

Limited inspection of the interior has been undertaken for the purpose of the building consent application which must be lodged with the Manawatu District Council at the same time as this Report is submitted to the Council.

The Condition Table set out in Section 2 of this Report and associated photographs assist in providing a representation of the condition of the building prior to the commencement of the relocation.

The Report also provides photographs of the surroundings of the destination site. These photos provide context for the standard to be achieved in reinstating the relocated building.

The Report has been prepared by Enter Name. of Enter Company name. as per our instruction/agreement dated Enter a date.on behalf of our clients Enter Name. in accordance with the requirements of the Manawatu District Plan.

### 1.2 Applicants Contact Details

<b>Applicant:</b>	[Applicant (clients) name]
<b>Contact address:</b>	[Contact address]
<b>Telephone:</b>	
<b>Email:</b>	
<b>Any Additional information:</b>	
<b>Agent:</b>	[Authorised agent's name]
<b>Contact address:</b>	[Contact address]
<b>Telephone:</b>	
<b>Email:</b>	
<b>Any Additional information:</b>	

# Building Pre-Inspection Report

## 1.3 Building Details

Type of building	[Dwelling house, garage, ancillary building]
Approximate age of building	Provide date range e.g. 1940-1950.
Brief Description	Number of storeys, approximate size, roof, walls, floor construction, additional features.
Proposed site address	Address of the intended site of the related building.
Site address where the building was inspected	Address
Proposed Use of Building	Dwelling House, Residential, Garage, Ancillary.
Previous Use of the Buildings	<i>[Relocated building must have been previously designed, built and used as a dwelling (Except previously used garage and ancillary buildings)]</i>
Is the building being split for transportation	Choose Yes or No.
Will the split affect wall cladding	Choose Yes or No. Details, numbers of sections, identify the location of the cut(s)
Will the split affect roof cladding	Choose Yes or No. Details, number of sections, identified the location of the cut(s)
Inspection Dates & Weather:	[Date and weather at the time of inspection]
Inspection by:	Name of Inspector.
Other persons present	Name of other parties present.
Building Consent Status	<i>[Has Building Consent documentation been prepared for the relocation works.]</i>

## 1.4 Site Characteristics *(this section may be filled in by the owner of the destination site)*

Existing character of the site	Description of the site where the relocated building is to be located.
Topography of the surrounding environment	Description of the surrounding environment, is it hilly, flat, building concealed from the road, etc.
Areas of Vegetation on and around the site	Description of the vegetation on site, proximity of the building location to any areas of indigenous vegetation.
Areas of any cultural or heritage value identified in the District Plan	Description of any cultural or heritage values on or near the site..

## 1.5 Areas assessed by Licensed Building Practitioner

Describe how the building was inspected.

*Example:*

*The external envelope of the subject building viewed from ground floor level and where safely accessed by ladder from ground level.*

*Internally, our inspection was limited to those parts of the buildings that could be safely accessed and a head and shoulders inspection of the roof space.*

*Access was gained into the subfloor space....]*

## 1.6 Reporting Conditions

This Report has been prepared under the following conditions of engagement:

- The building inspection undertaken for the purpose of this Report is based on a visual inspection only; therefore it is not possible to guarantee that all concealed areas containing defects will be accessible (floor voids, roof voids, etc). No intrusive investigation will therefore be undertaken.
- Signs of water ingress will be searched for during the building inspection undertaken for the purpose of this Report, however the Report cannot warrant that the building is free from water penetration, from defective roofing, cladding, rainwater goods, rising damp or the like unless evident at the time of our visual survey.
- Only areas where safe access is possible have been inspected.
- The Report is provided for the use of the applicant identified in section 1.1 of this Report and the Manawatu District Council and may not be used by others without written permission by those parties. The writer of this Report accepts no liability to third parties who may act on the report.
- This Report must be read in conjunction with photograph and condition tables provided.
- This Report is for the purposes of meeting the requirements of the Manawatu District Plan. It is not a Report to address matters required by the Building Act 2004. A building consent is required for the relocation of this building and all subsequent works as a consequence. The building work must be designed and undertaken by Licensed Building Practitioners.

# Building Pre-Inspection Report

## 1.7 Exclusions

This report **does not** include comment about the following:

- a) The structure of the building unless otherwise commented upon;
- b) The value of the property;
- c) Illegal Works; and
- d) Internal condition of the building unless otherwise commented upon.

Additionally, no search has been made of:

- e) Local Authority rates;
- f) Government Valuation; or
- g) LIM or PIM reports.

## 1.8 Definitions

The following defines the condition comments of the elements surveyed:

<b>Good</b>	Items that have suffered minimal weathering, wear or decay and are free from any visual defects.
<b>Reasonable</b>	Items that have worn through 'normal' use and weathering, and is in commensurate condition to the building age and use.
<b>Poor</b>	Items that are worn, decayed or weathered either due to the age, abnormal use or lack of maintenance.

## 2.0 Condition Table

RMA 1991 – Mandatory External Reinstatement					
Item	Construction Element	Description	Condition	Required Upgrades & Comments	Photograph
1	Roof	<i>[Corrugated iron/fibre cement sheet, concrete tile, metal tile, butynol membrane, other]</i>	<i>[Good/Reasonable/Poor]</i>	<i>[None/ Repaint/ Re-roof etc (Additional comments required if the roof was removed during relocation)]</i>	<i>[Insert multiple photographs if/as required under any of the below sub-headings.]</i>
2	Spouting and Downpipes	<i>[PVC, metal, butynol membrane, other]</i>	<i>[Good/Reasonable/Poor]</i>	<i>[None/Repaint/Replace etc. Example: Repair all timber fascias, barges as well as rainwater goods to ensure surface moisture discharges into new Council approved outlet at new site location.]</i>	
3	Wall Cladding	<i>[Fibre cement weatherboard/ sheet, timber weatherboard, Board and batten, metal sidings, other]</i>	<i>[Good/Reasonable/Poor]</i>	<i>[None/ Repaint/ Replace etc]</i>	
4	Foundation cladding	<i>[Baseboards (likely to have been removed) NA]</i>	<i>[Good/Reasonable/Poor]</i>	<i>[Example: Foundation cladding is to be installed as specified in the Building Consent]</i>	
5	Window and Door Joinery	<i>[Powder coated aluminium, timber, steel, single glazed, double glazed]</i>	<i>[Good/Reasonable/Poor]</i>	<i>[None/ Install new joinery/Repair and redecorate existing joinery. Example: Repair and repaint window and door joinery. Replace all broken glass immediately after relocation.]</i>	

# Building Pre-Inspection Report



## 3.0 Safe And Sanitary

Comment is required.

Licensed Building Practitioner must give a declaration regarding whether the building is /isn't safe and sanitary.

Note: If the building is not considered safe and sanitary then give reasons (Example: evidence of building defects such as rot, transport damage).

## 4.0 Estimate Of Costs Of External Reinstatement Works

The estimate of costs of external reinstatement works is the sum of to insert.

Note: Allow a contingency sum for any damage in transit.

"Reinstatement works" means the extent of the work required to the exterior of the Relocated building as specified in the Building Pre-Inspection Report for the purposes of the District Plan. The exterior reinstatement works will not include matters regulated by the building legislation or connection to foundations; but may include matters required by the District Plan for work to be undertaken and completed to the exterior of the building to a workmanlike standard and to achieve a tidy appearance, including without limitation:

- (a) Repair of broken windows and window frames;
- (b) Repair of rotten weatherboards or other damaged wall cladding;
- (c) Necessary replacement or repair of roof materials
- (d) Cleaning and/or painting of the exterior where necessary e.g. roofs, walls, window frames etc
- (e) Repair of transit damage; and/or
- (f) Replacement and painting of baseboards or other foundation cladding.

## 5.0 Licensed Building Practitioner Signature

I, certify that the information provided is true and correct and that the building described above appears to have applied with the relevant Building Regulations at the time of its construction, and (if a dwelling) the building has been previously designed, built and used as a dwelling (Except previously used garage and ancillary buildings).

Author	Peer Reviewer
[name]	[name]
Signed:	<i>If undertaken/available</i>
<b>Qualifications</b> <i>LBP Category,</i>	

For and On Behalf of Company Name	
<b>Address</b>	Inspectors business address
<b>Telephone</b>	Enter telephone business number.
<b>Email</b>	Enter business email.

## 6.0 Owner Certificate And Declaration

As a requirement of the Manawatu District Plan, I/we **Enter Name** CERTIFY that I/we will ensure that within 12 months from the building being delivered to the destination site the reinstatement work required in the Condition Table in Section 2.0 of this Report will be completed.

I acknowledge that failure to complete any reinstatement work identified in the Condition Table in Section 2.0 may lead to the Manawatu District Council taking action under the Resource Management Act 1991, including by way of infringement notice, abatement notice, enforcement order, or prosecution. This report does not restrict the Council to undertake enforcement action under other legislation.

I acknowledge that where reinstatement work is not completed within 12 months of the building being delivered to the destination site that a resource consent application will be required for the relocated building. I understand that the Council may charge fees from time to time for activities relating to relocated buildings, as set out in its Annual Fees and Charges.

I certify that the description of the destination site and accompanying photos are true and correct.

# Building Pre-Inspection Report



I will provide to the Council photos showing the exterior of the building 12 months after relocation to show reinstatement works required by Condition Table 2.0 of the Building Pre-Inspection Report have been achieved.

Signed \_\_\_\_\_ Print \_\_\_\_\_

Owner

Signed \_\_\_\_\_ Print \_\_\_\_\_

Owner

Signed \_\_\_\_\_ Print \_\_\_\_\_

Owner



### Destination Site Photographs

<i>Elevation description i.e. Front Elevation</i>	<i>Elevation description i.e. Rear Elevation</i>	<i>Elevation description</i>

<i>Elevation description</i>	<i>Elevation – description</i>	<i>Elevation description</i>

## Additional Comments and Notes

Enter text.

## 4 MANAGING LAND USE EFFECTS

### 4.1 Introduction

The purpose of managing the use of land and associated resources is to work toward sustainable management and toward specific environmental results. In doing this, one of the District Plan's main functions is to control any actual or potential adverse effects of the use, development or protection of land. "Cumulative" effects are of particular concern, i.e. one activity on its own may have little impact on the environment, but a number of such activities happening over time would have an adverse effect. Controlling the effects of activities which use the surface of rivers and lakes is also within the scope of this Plan.

### 4.2 General Objectives

#### **Objectives**

- LU 1) To recognise the potential adverse effects of activities upon the natural and physical environment, land and ecosystems and to avoid, remedy or mitigate these effects. (Issue 5)
- LU 2) To protect present and future District residents from potential adverse effects of land uses upon their amenities and their health and safety. (Issue 5)
- LU 3) To foster a climate where the District's people can provide for their social and economic and cultural wellbeing and for their health and safety. (Issue 1)
- LU 4) To recognise the need for the Tangata Whenua to be able to use their land and traditional resources according to their cultural heritage. (Issue 2) (Refer also: Objectives HV 2 and LU 28.
- LU 5) To maintain and enhance the amenity values which make the District a pleasant place to live in and visit. (Issues 3, 5 and 11)
- LU 6) To promote integrated management of land and water resources (Issue 15)

(Refer also: Objectives LU 9, LU 10, LU 12, LU 14, LU 16 and U 1.

#### **Policies**

- a) To ensure that adverse effects of land use and surface water activities on the natural environment, land, water and ecosystems are avoided, remedied or mitigated.
- b) To take potential impacts on future residents of an affected property into account when managing land use effects.
- c) To minimise the potential for conflict between new activities and lawfully existing activities.
- d) [DELETED PC 55]

- e) To provide opportunities for participation by the Tangata Whenua in making resource allocation and land use decisions, including setting conditions on land use consents where appropriate.
- f) To avoid, remedy or mitigate any adverse effects resulting from the activities of others upon resources or other taonga valued by the Tangata Whenua. (Refer also: Objectives HV 2 and EWA 2).
- g) To remove impediments which limit the ability of the Tangata Whenua to use their land or resources according to their cultural heritage.
- h) To minimise the nuisance caused by effluent on roads and roadsides. (Refer also: Objectives LU 10, LU 12, LU 14).
- i) To ensure that suitably-zoned land is available, with the required infrastructure, to meet the locational and operating needs of new industries and other employers.
- j) Not to place any unnecessary barriers (e.g. “red tape”) in the way of new job opportunities.

### **Explanation**

The above objectives apply to the whole of Part 5 of the Plan Strategy. They will be achieved by the policies above and others throughout Part 5. All stem from Council’s functions under the Resource Management Act, from the matters of importance set out in Sections 6 and 7 of the Act, or from the purpose of the Act itself.

*“Sustainable management”* involves enabling *“people and communities to provide for their social, economic and cultural well-being and for their health and safety...”* The District Plan’s role is to provide a regulatory framework within which people and communities can pursue the solution of problems such as unemployment, rural depopulation and a desire for further recreational or social facilities. Council can do much to assist through means outside the District Plan.

Objective LU 6 reflects the fact that integrated management is part of the function of District Councils under Section 31 of the Act. It means particularly that Regional and District Councils should work together to ensure that efforts are not duplicated and that there are no “gaps” between the resource management responsibilities of each. Some processes to address these “cross-boundary” issues are contained in Chapter 11. Managing the effects of land use on water quality is an example. While safeguarding water quality is a Regional Council task, managing land use is primarily the District’s role. Riparian margins in particular, being at the interface of water and land, require an integrated management approach agreed between this Council and the Regional Council.

Policy b. recognises that *“the foreseeable needs of future generations”* are a part of sustainable management. If too many tall buildings or nuisances are allowed (each with its own neighbour’s consent at the time) the overall quality of the residential environment will suffer and the desired outcomes will not be achieved. The interests of future residents may therefore be relevant. The Plan also deals with impacts which only relate to the site being developed, (i.e. which do not affect

any neighbours or the environment in general), because of potential effects on future residents of that property.

Policy c. recognises that problems are often created where new activities which expect a high standard of amenity (such as residential ones) develop near previously established land uses with established effects. Over time the new land uses can create pressure for the quite legitimate existing ones to be closed down or for their operations to be severely limited. This phenomenon is sometimes called “reverse sensitivity”.

Policies e. f. and g. relate to Council’s duties under Part II of the Act, especially Section 8. As noted in Chapter 1.3, when Council formulates Plans and makes planning decisions under the Act, the principles of the Treaty of Waitangi must be taken into account. Among the things which must be recognised and provided for as a matter of national importance is the *“relationship of Maori and their culture and traditions with their ancestral lands, water, sites, Waahi tapu, and other taonga.”* Council also has to have particular regard to Kaitiakitanga, which is defined as *“the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Maori in relation to natural and physical resources; and includes the ethic of stewardship.”* This definition is recognised by Maori as being incomplete. The freedom of action implied by policy g. is still of course limited by the overall aim of sustainable management.

Policy h. refers to spilt manure from stock trucks, to effluent holding tanks on campervans being emptied on the roadside, and to the road being used as a cattle race. These things create a nuisance for other road users, and manure can corrode the tarseal itself. Proper discharge points need to be available for trucks and campervans. It is inappropriate for this Plan to require stock trucks to have effluent holding tanks. This sort of regulation needs to be implemented at a national level. Council will lobby central government on this issue, and will encourage local/regional carrying firms to install tanks.

### **District Plan Methods**

- District Rules A2 and B.

### **Other Methods**

- Assisting the Tangata Whenua with the issue of how best to achieve their projects and to secure access to the resources which they regard as important.
- Regular view of bylaws and other restrictions which may unnecessarily limit people.
- Lobbying Central Government.
- Working with local/regional cartage contractors, and farmers.
- Involvement in providing effluent discharge points.
- Manawatu District Bylaw 2002, (covering stock races).

- Assisting applicants to identify the appropriate Tangata Whenua contact people to consult with about their proposal.

## 4.3 SPECIFIC POLICIES AND OBJECTIVES - RURAL ZONES

### 4.3.1 SUSTAINABLE USE OF SOIL RESOURCES

#### **Objective**

**LU 7) To promote sustainable use of the District’s land and related resources, particularly by:**

- (a) Safeguarding the qualities of the District’s soils which contribute to their life supporting capacity, including soil depth, soil structure, water holding capacity, organic matter and soil fauna. (Refer also: Objective S 1.**
- (b) Maintaining options for future generations to use, develop or protect the soil resource. (Refer also: Objective S 1.**
- (c) Managing the effects of urban communities and urban growth upon the environment, including upon the soil resource. (Refer also: Objectives S 8, S 9 and EWA 1**

**(Issues 5, 6, 7 and 9)**

#### **Policies**

- a) To avoid damage to the soil resource from land uses which might result in chemical contamination, excavation, erosion or soil compaction.
- b) To help achieve more sustainable use of potentially unstable hill country and sand country.
- c) To help improve the current state of knowledge about which land use practices are “unsustainable” on various types of country.
- d) To minimise the quantity of versatile land which is effectively lost for reasons such as it being put under large expanses of buildings and pavement, or being put into urban use.
- e) To assist in reducing the effects which unsustainable land use practices may have upon other properties.

#### **Explanation**

Over significant areas of the District the present land uses appear to be having an adverse effect upon the quality and stability of the soil resource. The most apparent example is grazing use of erosion-prone hill country. This in turn can have effects on other properties, for example through sedimentation. There is also evidence that over-cultivation of some arable land in the Kairanga plain has damaged the soil’s structure and capability. While the latter problem may not be widespread at present, care must be taken to stop it becoming so.

The Act requires the Plan to promote sustainable use of soil resources, i.e. to manage them with future use and future generations in mind. The soil is one of the key resources upon which all life depends. As stated in policy a), permanent damage to the soil resource must be avoided. There is a large “grey area” concerning what uses are sustainable for various types of land. The best approach is to try to make land uses more sustainable rather than trying to define a precise dividing line between “sustainable” and “unsustainable”.

The Regional Council has prime responsibility in the soil conservation and stability area, and has prepared a Land and Water Regional Plan. That Plan contains rules to prevent land uses from becoming less sustainable through, for example, inappropriate clearance of vegetation and soil disturbance on land vulnerable to erosion.

To change present land use practices into others which are more sustainable is a huge task.

Retiring land from pastoral farming may be the “sustainable answer” for some hill country properties, but the landowners may be simply unable to afford the change.

Financial support from local, regional or national sources would help, but it is unlikely to be forthcoming in amounts which would enable the massive changes needed to be made quickly. Education and information may well be the most effective methods to use. As Council has no specific expertise in this field it is most appropriate to support the Regional Council and other agencies who do.

Objective LU 7 recognises that all land is an important resource, and that as well as preventing soil degradation, it is important to keep open a wide range of options for its future use. We do not know what sort of new land uses may crop up in the future. There may be some types of soil (e.g. wine-producing gravels) which aren’t seen as important now, but might be later on. The average lot size mechanism is one tool which the Plan uses to try and retain options for all land in terms of fragmentation through subdivision. (Refer: Objective S 1).

Policy d. refers to versatile land, which in this Plan means Class I and II land except for Class IIs2. Class I and II land is defined in the Land Use Capability (LUC) classification of the NZ Land Resource Inventory. There are 8 classes, ranging from Class I land which has very few limitations to use and can be used for a wide range of productive purposes, to Class VIII which has extreme limitations and is unsuited to any use except catchment protection planting.

Class IIs2 land is a specific type which occurs extensively in the Ashhurst-Bunynthorpe-Colyton and Sanson-Rongotea-Halcombe areas. It theoretically has the potential to be used for the same wide range of productive options as other Class II land, but in practice its use is limited by an impervious sub-surface soil layer (a fragipan) which impedes drainage. Since this limitation is extremely difficult to overcome by practical drainage works, the Class IIs2 soils are not regarded by this Plan as having the same level of versatility as the Class I and other Class II soils.

Versatile land is a special resource for a number of reasons. It can be used for the widest range of potential uses of any land. It can be used for intensive production without the need for extensive artificial inputs such as fertiliser. It is therefore an important resource, for example, for any future low-energy organic production methods. There is also only a small amount of versatile land, (nationally



and locally) compared to the other land classes. This is shown in Table 2 below. For example the Manawatu District has half as much Class I land (14,350ha) as the entire South Island (28,900 ha). Lastly, versatile soils have the greatest potential capacity for supporting life. Safeguarding the life-supporting capacity of soil is part of the definition of sustainable management in Section 5 of the Act.

**TABLE 2 – LUC CLASSES IN MANAWATU DISTRICT COMPARED TO NEW ZEALAND.**

LUC Grouping	Manawatu District	Manawatu Wanganui Region	North Island	South Island
LUC Class I	5.5%	1.5%	1.3%	0.2%
LUC Class II (except IIs)	12.9%	3.9%	4.0%	2.1%
Other LUC classes	80.7%	93.9%	92.2%	93.4%
Rivers, lakes, towns, estuaries, etc	0.9%	0.7%	2.5%	4.3%
<b>TOTAL</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Data Supplied By Landcare Research, May 1998.

This Plan has included particular policies and objectives for versatile soils because:

- They are a special and limited resource (as set out above).
- They are under a lot of pressure locally, especially around the edge of Palmerston North. Their options could be severely compromised, for example, by uniform small-lot subdivision.
- Their management is a real issue for the District’s people, and also regionally.

Soil quality is only one of the factors that influence the actual uses to which land is put. Other factors include current levels of land use, location, water, microclimate, community values, scarcity, drainage and infrastructure.

The Regional Policy Statement recognises Class I and II soils as special compared to the rest. RPS Policy 5.1 states that: *“All land shall be managed sustainably. In particular the adverse effects of land use activities resulting in a significant: (inter alia) irreversible loss of Class I and II land ...Shall be avoided, remedied or mitigated.”*

This Plan’s rules treat versatile land differently in only three ways. Firstly the impact on high quality soils is one of the factors which needs to be taken into account when looking at proposed urban expansion. (Refer: Subdivision Objective 8). Secondly that impact also needs to be considered when assessing a discretionary activity. (Refer: Rule A1 1.3.4). Thirdly the versatile land has a different

average lot size control for subdivision compared to the rest of the District – 8ha vs 4ha. (Refer: Objective S 1).

### **District Plan Methods**

- District Rules A1 1.3.4 and B3.

### **Other Methods**

- Involvement in research projects aimed at establishing what land uses are sustainable for different land types.
- Involvement in education initiatives aimed at promoting more compatible use of the District's land resource.
- Land and Water Regional Plan.

### 4.3.2 RURAL CHARACTER AND AMENITIES

#### **Objective**

- LU 8) To maintain and where appropriate enhance the rural character and amenity of the District’s rural areas, which includes:**
- i) A predominance of primary production and other rural activities.**
  - ii) A landscape within which the natural environment (including farming and forestry landscapes) predominates over the built one.**
  - iii) The environmental contrast and clear distinction between town and country.**
  - iv) The natural quality of the District’s indigenous forest areas, rivers, lakes, wetlands and coastal strip.**
  - v) A high level of amenity and avoidance of those activities that can detract from this including unfinished or derelict buildings, piles of junk and car bodies being stored in the open.**

**(Issues 3, 4 and 7)** (Refer also: Objectives LU 5, LU 9 and LU 10).

#### **Policies**

- a) To ensure that new and existing development does not adversely affect the existing character and amenity of the rural zones.
- b) To recognise that amenity values vary within the zone, and ensure that any nuisance generated by existing activities is mitigated.
- c) To avoid the adverse effects on the rural environment which could result if some historical subdivisions and paper towns were to have houses built on them.
- d) To enhance the rural environment by using selected spare areas of road reserve for tree planting, provided that the adverse effects referred to in 3B.3 Policy 1.1 e. are avoided.
- e) To avoid where possible, or mitigate the adverse visual effects of activities that are inherently unsightly, or are detracting from the visual amenities of the zone.
- f) [DELETED PC 55]

## Explanation

Policy a. reflects the fact that industrial, commercial and tourist operations as well as new housing have the potential to adversely affect the character of the rural environment, particularly in the areas of highest demand around Palmerston North and Feilding. The impact of the density of new housing in the rural zones is managed through average lot size controls and a rule which limits ribbon development of houses along and close to rural roads. (Refer Rule B3 3.3.1 c.).

The presence of a family flat, in addition to a residential dwelling on a site, can adversely affect the character and amenity of the rural environment. In order to manage the nature and density of development within the Rural Zone, the number of dwelling units and the size, location and access to family flats will be restricted. The size and scale of family flats are to be secondary to that of the main dwelling.

Small scale industrial and commercial activity is permitted in the rural zone, since its effects are little different to what a farmer may be involved in anyway, e.g. retail sales or some light manufacturing in the implement shed.

Beyond the “home occupation” scale, specific provision has been made for those non-farming activities which fit into the rural scene rather than intruding upon it (i.e. the things which people expect to see in the countryside.) Some examples are silos, sawmills, quarries, golf courses, contractors’ depots and halls. While these activities are specifically listed, there is scope to consider other proposals as non-complying activities if they do not conflict with the Plan’s objectives.

The Plan recognises that there are some activities (mainly industries) which need to be located in rural areas due to their effects upon towns or vice versa. One example is landfills. As noted in Policy 4.3.4 b., however, the first aim with “broad-impact” operations is always to reduce their effects “at source”. Policy b) above reflects the fact that there are parts of the rural zones which currently have different levels of amenity compared to the rest, due for example to the presence of a broad-impact land use such as an airport or industrial complex.

Special management has been afforded to the rural area around Milson Airport for noise attenuation reasons. Special controls restrict the establishment of residential land uses, and those involving the congregation of people, within a defined air noise area. (Refer explanation to Objective LU 25). These controls also have the added benefit of reducing the risk of injury to people from aircraft accidents near the end of the runway.

Policy c) refers to the many small “historical” land titles which exist throughout the District, including some “paper towns”. If each of these titles is built on, new rural-residential enclaves could develop which have effects which conflict with Objectives LU 8 and S 1 to S 5. This Plan’s approach is to assess each title against the rural density sought by the subdivision rules, and if it would meet that density, a house can be built. The Plan does however support the development of smallholdings around some specific localities. (Refer Chapter 5.3.3 Policy b.).

There are many “spare” areas of legal road throughout the District, e.g. where the road verges are very wide. Policy d. recognises that planting those areas in trees would be a better use of resources and

may improve the amenities of the countryside. The locations for such plantings have to be chosen carefully, to avoid any adverse effects upon neighbours and road safety.

Policy e. recognises that visual impacts resulting from land use activities, particularly those termed “eyesores”, can be a real problem. If sited prominently or if grouped together in one place, they can have a serious effect on environmental quality. The Plan enables Council to place screening requirements on activities like auto wreckers which are inherently unsightly, or to decline consent for such proposals. Individual problems can also be dealt with by way of abatement notices or enforcement orders.

The Plan has taken landscape effects into account when putting land uses into the permitted, controlled and discretionary categories (e.g. structures become discretionary if over 20m in height). The activities which are least likely to fit into the neighbourhood will usually need land use consent, and Council can therefore individually vet their landscape effects. While Objective LU 8 and related policies concern the amenities and landscape of the whole District, Objective LU 9 below introduces some supplementary policies for specific places which have been identified as having outstanding landscapes.

### **District Plan Methods**

- District Rule B3 and land use consent conditions, including bonds for relocated dwellings.

### **Other Methods**

- Action as roading authority for District roads, to control signs.
- Amenity tree planting where appropriate.

### 4.3.3 OUTSTANDING LANDSCAPES

#### **Objective**

- LU 9) To protect and where appropriate enhance the quality of the District’s outstanding landscapes, namely:**
- a) Pohangina River and river valley.**
  - b) Oroua River and river valley upstream of the Mangoira Stream confluence.**
  - c) Rangitikei River and river valley upstream of Putorino.**
  - d) The ridgeline of the Ruahine ranges.**
  - e) The Ruahine State Forest Park.**
  - f) Pukepuke lagoon.**
  - g) The coastline of the District, including the dune areas immediately adjacent to the sea.**
  - h) The vistas from Stormy Point lookout and the Mt Stewart Memorial.**
- (Issue 11) (Refer also: Objectives HV 1, LU 5, LU 8 and LU 23).**

#### **Policies**

- a) To minimise the effect of new subdivision and development, particularly housing, upon the character of the parts of the Pohangina, Oroua and Rangitikei Valleys identified above, specifically:
  - i) The scenic qualities provided by the river and valley landscapes, prominent hills, the Ruahine Ranges, gorges, terrace formations, high bluffs and riparian margins.
  - ii) The ecological value provided by forest remnants, and
  - iii) The recreational, ecological and fisheries value of the rivers themselves.
- b) To in particular require greater separation between dwellings in the Pohangina Valley to minimise the adverse effect of such development upon the Valley’s landscape and to protect the amenities of the Valley’s residents.
- c) To permit development of the Ruahine State Forest Park and Pukepuke lagoon which is consistent with their reserve status and approved management plans.
- d) To prevent inappropriate subdivision, land use and development in the coastal area.

- e) To protect the important views from the Stormy Point and Mt Stewart lookouts.

### **Explanation**

The places listed above, apart from Stormy Point and Mt Stewart, are recognised by the Regional Policy Statement as being outstanding landscapes and natural features. The values of these features and landscapes which make them important are to be “protected from inappropriate subdivision, use and development”. Council also considers the view of the Rangitikei River terraces and distant mountains from Stormy Point to be an outstanding landscape vista, along with the view from the Mt Stewart Memorial. This Plan aims to retain the amenity of rural areas throughout the District (Objective LU 8) but to be consistent with the Regional Policy Statement the above places need additional special treatment.

The Ruahine Ranges and Pukepuke lagoon are already protected by having reserve status. They have management plans which are approved through a public input process and which seek to maintain the ecological value of the reserves for the long-term.

Management of the natural character of the coastal area is dealt with by Chapter 4.10. This Plan uses the term “coastal area” to refer to the land within 4km of the ocean. (Refer Planning Maps 14 and 18). This 4km strip contains the coastal dunes and the dynamic sand ecosystems behind, including the main interdunal lakes and wetlands. Policy d. is to be implemented through Council negotiating specific covenants with surrounding land owners to preserve the existing views from the Stormy Point and Mt Stewart lookouts.

The Plan’s rules require that the special qualities of the Pohangina, upper Rangitikei and upper Oroua valleys be taken into account when assessing any discretionary subdivisions or land use consents within these areas. (Rule A1 1.3.4). Any impacts on bush reserves and natural areas must also be taken into account.

The Plan also places additional controls over the location of dwellings in the Pohangina Valley. Local surveys have shown that the Valley’s landscape is valued highly by those who live there. The main physical elements of the special landscape include:

- The dark backdrop of the tall, rugged Ruahine ranges, snow-clad during winter.
- The strong horizontal lines of the river terraces.
- The softer rolling contours of the pasture covered foothills.
- The rapids and pools of the fast-flowing Pohangina River.
- The river flats, interspersed with small remnants of native bush, rows of Lombardy poplars, and willow-lined watercourses.
- The seasonal variations in the colours of the landscape caused by the extensive plantings of deciduous trees shedding and re-growing their leaves.

- The open broad open spaces in pasture, particularly along the roads up either side of the Valley
- The substantial areas of bush around Totara Reserve, and the mature and regenerating bush on the terrace faces and in the steep gullies leading into the hills.
- The long vistas of the distant valley, terraces, hills and mountains.

These elements combine uniquely in a balance of contrasting colours and form, of the natural vegetation, agricultural grasslands, plantation forestry and amenity planting. The result is an outstanding landscape. There is a feeling of tranquillity and of “being close to nature” in the Valley. This is enhanced by the native birds, the recreational values of swimming and fishing in the river, and tramping the walkways, reserves and ranges. An integral part of this high level of amenity is the feeling of not being “hemmed in” by neighbours.

Landscape assessments conducted by J Hudson have shown that development of new houses in certain parts of the Valley (particularly on the open river terraces) is likely to result in adverse effects on the landscape. Houses on new sections in the Valley will have to meet a requirement that they be sited at least 250m from any existing dwelling. This rule will help to limit the density of dwellings and the number of houses which can be built along the prominent terrace edges and in the open spaces which are an important part of the character of the Valley. This rule will also assist in maintaining the special amenity of the Valley for those living there, by requiring greater separation between neighbouring houses.

The number and potential siting of new houses is largely set at the subdivision stage, so any subdivision plans must identify possible house sites on each new allotment which comply with the 250m separation requirement. Council recognises that in some situations a cluster of new allotments at one edge of a property may have a smaller impact on the Valley’s landscape than house sites which are evenly-spaced at a 250m distance. For this reason, proposals for such clusters of allotments will often merit approval as a restricted discretionary activity despite the 250m distance not being met by the building sites within the subdivision. It is important however that the overall number of new allotments created by a cluster proposal (i.e. the average density) does not exceed the number which would have been possible under the 250m spacing requirement.

The landscape study did not find that any special control over farming, forestry, vegetation clearance or farm buildings was warranted by the potential landscape impacts. The usual

Rural zone controls still apply, and these aim to maintain the rural amenity of the Valley. Council will promote house designs and forestry plantings which are sympathetic to the Valley’s landscape by publishing and using design guidelines. Forestry planting should for example avoid using terrace risers if this would obscure the horizontal line of an open terrace above.

Planning Map 12 shows some “long vistas” in the Valley which are important to the whole community, e.g. from the road near the Awahou School. These “community views” could be obstructed by future tree planting etc., and, like views from Stormy Point and the Mt Stewart lookout, will be addressed by negotiated agreement with the landowners concerned.



Special Plan controls for the Oroua and Rangitikei valleys are not proposed at this time, since they are not under the same pressure for development. Special controls may however be considered in the future depending on development trends in these places.

### **District Plan Methods**

- District Rules B3 3.3.1 D) and C2 2.4.1 H).

### **Other Methods**

- Covenants for Stormy Point and Mt Stewart.
- Covenants for the significant community vistas in the Pohangina Valley. (Refer to District Planning Map 12)
- Design guidelines for new houses and other buildings in the Pohangina Valley.
- Guidelines for forestry plantings which minimise landscape impacts.
- Reserve Management Plans for Pukepuke Lagoon and the Ruahine State Forest Park.

#### 4.3.4 POTENTIAL CONFLICT BETWEEN RURAL LAND USES

##### **Objectives**

**LU 10) To ensure that rural dwellings and properties enjoy a level of rural amenity consistent with the presence of primary production and other rural activities in the zone (Refer also: Objective LU 5).**

**LU 11) To minimise conflict between potentially incompatible activities in the rural zone, for example between rural houses and activities such as primary production and rural industries (Refer also: Objectives LU 1 and 2).**

**(Issue 5)**

##### **Policies**

- a) To recognise that rural residents will need to accept that some adverse effects may result from normal primary production and other rural activities from time to time.
- b) To avoid, remedy or mitigate the adverse effects of broad-impact land uses as far as practical, while recognising that the effects of such activities cannot, by their very nature be confined within the site concerned.
- c) To ensure that the potential use of nearby properties is not unduly constrained by the establishment of a new broad-impact land use.
- d) To ensure that the presence of existing land uses and their right to continue is recognised by those who purchase or use land within the area affected by those land uses.
- e) To avoid or mitigate the adverse effects of mineral exploration, extraction and processing operations, while recognising the importance of minerals as a natural resource.
- f) To mitigate the adverse effects of intensive farming activities.
- g) To ensure that buildings and pens which house animals from time to time, are adequately separated from adjoining properties.
- h) [DELETED PC 55]

##### **Explanation**

Managing the effects of land uses upon each other is one of the core roles of District Plans. Objectives LU 10 and LU 11 above relate to effects on neighbouring properties and residents, rather than on rural character and landscapes.

The term “broad-impact land use” in policies b. and c. refers to those activities which tend to have an effect upon neighbours sited hundreds of metres away. Examples are gun clubs, motocross tracks and

rendering plants. Broad-impact uses often seek a location in rural zones due to a perceived incompatibility with urban areas.

Often the most effective way to reduce the impact of any land use is at its source. Vehicles can be muffled, smokestacks can be filtered, or a curfew can be placed on night operations. There is however a limit as to how much can practically be done to reduce the effects of some land uses like airports. In such cases having a satisfactory distance between the land use and its neighbours, or additional soundproofing for the neighbours' houses, can be an important way of mitigating effects. The most effective method of reducing nuisance will vary from situation to situation, and the best option should be chosen in each case.

Special management has been afforded to the rural area around Milson Airport for noise attenuation reasons. (Refer explanation to Objective LU 25). These controls also have the added benefit of reducing the risk of injury to people from aircraft accidents near the end of the runway.

In general most of the cost of providing an adequate separation distance (or mitigation measures on the neighbour's property) should be borne by the proprietors of the nuisance. For example a desirable buffer distance between a particular broad-impact land use and neighbouring dwellings may be 300 metres. If the nuisance source is permitted to be established 50 metres from the property boundary, effectively 250 metres of the neighbour's property is being used as a buffer. The neighbour then bears the costs in terms of their ability to subdivide, sell, build on or otherwise enjoy that part of their property. For the same reason it is appropriate to measure separation distances to boundaries rather than to nearby existing dwellings.

There are many existing activities which do not have adequate buffer areas. Such operations, if lawfully established, have a right to continue. This must be recognised by those who subdivide or build nearby. Expansion prospects for such facilities often depends largely on whether the proprietors have been "good neighbours".

Virtually the only mineral extraction within the District in terms of Policy e) involves sand, gravel and aggregate quarrying. Quarrying in the hill and sand country, and gravel extraction from riverbeds will be covered by Regional Council Plans, for soil conservation and river management reasons. The District Plan complements these by requiring consents for extraction in areas within Council's jurisdiction, so that effects on neighbours and the surrounding area can be addressed. These include dust, noise, vibration and heavy traffic movements. Prospecting and small-scale excavations have a relatively minor effect and are therefore permitted in the Rural zones. Some river beach extractions also have a minor effect due to their relative isolation. Processing of gravel will be regarded as an industrial activity. Short term use of a portable crushing plant is however permitted as a temporary activity. (Refer Rule A2 2.2).

Intensive farming is defined in Chapter 2 (Definitions). It can involve potential odour problems, noise, and large quantities of effluent. The problems arise largely from the intensive way in which the animals are kept. The same animals run on pasture would have a similar impact to horses or cattle. The Plan aims to control the scale of intensive farming and its proximity to neighbours. Accordingly small-scale operations, and buildings which occasionally hold animals, are permitted activities if they meet specific yard requirements. Larger operations will be regarded as discretionary activities, and will be assessed

on their merits. Separation distances may be substantially reduced if “low-nuisance” designs and management systems are used. The issue of effluent disposal is governed by the Regional Council. This Plan is however still concerned with waste disposal issues, since land use consent should not be granted if effluent disposal cannot be properly taken care of.

Some land uses that are discretionary activities in the rest of the Rural zone may be more appropriate as non-complying activities in nodal areas. Activities like intensive farming, landfills, rural industries and kennels are potentially incompatible with the rural-residential housing that can be expected to develop in such areas over time.

The potential impacts of tree planting vary considerably depending on the species involved, and how they are trimmed and spaced. They are often welcomed by neighbours due to the shelter and privacy which results. Many of the possible impacts of tree planting can adequately be dealt with under other legislation, e.g. fire risk and impacts on adjoining roads such as frost formation or potential root damage to the road surface. The Plan’s rules therefore concentrate on managing the effects of overshadowing by trees on the amenities of adjacent properties and dwellings, and on potential obstruction of sight lines at intersections. The Plan contains minimum set-back distances for planting from property boundaries, if that planting would grow to over 4m in height. There are larger separation distances for planting from rural dwellings and Residential and Village boundaries. These setbacks will not apply if neighbour’s consent is obtained. Shading of dwellings is limited to certain times of the year at different times of the day, to preserve a minimum standard of amenity for residents. Consent also needs to be obtained from the road controlling authority if the planting might obstruct visibility at an intersection.

### **District Plan Methods**

- District rules and separation distances – Rule B3, Rural Zones.
- Abatement notices or enforcement orders

### **Other Methods**

- Industry standards and guidelines.
- Land and Water Regional Plan.

## 4.4 RESIDENTIAL ZONE

### Objective

- LU 12) To maintain or enhance the residential character of Feilding’s residential zones, and the amenities of its residents, which includes:**
- i) A mainly low-density residential appearance, dominated by detached dwellings, but with scope for other forms of housing which provide a range of different lifestyle options.**
  - ii) A safe environment free of potentially hazardous installations. Refer also: Objective LU 26).**
  - iii) A green, well-treed appearance and open streetscape, with landscaping wherever possible on streets and in public areas, and with ample room for planting on private sections and front yards.**
  - iv) Adequate access to sunlight for homes and properties, without prolonged shadowing from buildings trees or structures on other site.**
  - v) Residents are not subjected to fumes, smoke, or odour problems from other properties.**
  - vi) A level of aural and visual privacy consistent with suburban living, with a quiet neighbourhood at night. (Refer also: Objective LU 25)**
  - vii) A reasonable amount of vehicle parking provided on-site rather than on the street. Large expansive parking areas are not found in the Residential zone.**
  - viii) Neighbourhood streets cater for pedestrians and local traffic rather than encouraging through-traffic. Heavy vehicles are seldom seen in neighbourhood streets. The design of residential areas promotes traffic safety and walking or cycling as modes of transport. (Refer also: Objectives LU 27 and S 9).**
  - ix) Problems associated with dogs and other wandering, dangerous or noisy animals are kept to a minimum. Stock droving does not occur through town.**
  - x) Residents have good access to public open space, and to social, recreational and appropriate employment opportunities in the residential zone, e.g. places of assembly, education facilities and community services. Adequate access to these places is provided for people with disabilities. (Refer also: Objective S 9).**
  - xi) Residential streets generally have a tidy appearance.**
  - xii) Any impacts of non-residential activities on the residential environment are avoided, remedied or mitigated, particularly in terms of noise, traffic generation, parking requirements, outdoor storage space, potential danger and visual appearance.**
  - xiii) A high level of amenity and avoidance of those activities that can detract from this including unfinished or derelict buildings, piles of junk and car bodies being stored outside**
- (Issue 5) (Refer also: Objectives LU 1, LU 2 and LU 5).**

## **Policies**

- a) To ensure that new and existing development does not adversely affect the character and amenity of the Residential zone.
- b) [DELETED PC 55]
- c) To recognise the benefits which home occupations can have, so long as any adverse effects on the environment are kept to a minimum.
- d) To recognise that residential properties near Business or Industrial zones may experience permitted adverse effects resulting from activities in those zones.
- e) To avoid where possible, or mitigate the adverse visual effects of activities which are inherently unsightly or are detracting from the visual amenities of the zone.

## **Explanation**

The objective above outlines the environmental outcomes which should be fostered. The controls applied by the previous District Schemes have produced a reasonable result in terms of residential amenity. This Plan therefore retains the effective rules from the past.

Multi-unit developments on small sections in Feilding have not always measured up to the level of amenity which the town should be trying to achieve. The problem may result from a perceived lack of green space around the dwelling, from a high floor area to site area ratio (e.g. with a two storied dwelling), or from the use of “low-cost” materials. Rather than raising the minimum size of building sites, the Plan will require a closer examination of building size, layout and site coverage on smaller sections.

The concept of people starting a small business from home is widely accepted. Such businesses have many benefits, like reducing travel costs, providing an affordable start for new enterprises, and producing more interesting and varied neighbourhoods. They can provide convenient meeting venues, convenience shopping and social services for residents. People also expect to pursue their hobbies at home.

The scale and effects of such activities must however be managed properly, so that the quality of the zone is not compromised. The Plan aims to deal with the effects which home occupations and non-residential activities have, rather than with what the business or activity is. Whether it is being done for profit or as a hobby is not relevant. Action can be taken on specific “eyesores” and nuisances via abatement notices and enforcement orders.

## **District Plan Methods**

- District Rule B1, Residential Zone.
- Abatement notices and enforcement orders

### **Other Methods**

- Beautification of residential areas, including appropriate street trees and open space.
- Promotion of civic pride, e.g. Keep Feilding Beautiful activities.
- Animal control and stock droving bylaws

## 4.5 VILLAGE ZONE

### Objectives

- LU 13) To maintain and develop the unique character and separate identity of the District’s smaller settlements, namely Kimbolton, Apiti, Halcombe, Bunnythorpe, Longburn, Sanson, Rongotea, Himatangi Beach and Tangimoana. This distinctive “village” character is different from Palmerston North and Feilding, and results from elements such as:**
- i) A low density of residential development with larger section sizes and more open space.**
  - ii) Different road formation standards with less concrete and asphalt and more grass and shrubs.**
  - iii) Closer access to, and similarities with, the countryside.**
- LU 14) To maintain or enhance the residential amenity within those communities, which includes:**
- i) A mixture of residential, commercial, service, industrial and community activities is achieved while protecting and enhancing the amenities of the village as a place to live.**
  - ii) Access to adequate sunlight for residents’ homes and properties, without prolonged shadowing from buildings, trees or structures on other sites.**
  - iii) Residents are not subjected to fumes, smoke or odour problems.**
  - iv) A level of aural and visual privacy consistent with small township living, with a quiet neighbourhood at night. (Refer also: Objective LU 25).**
  - v) A green, well-treed appearance and open streetscape, with planting on streets and in public places wherever possible, and with ample room for planting on private sections and front yards.**
  - vi) Most vehicle parking being provided on-site rather than on the street**
  - vii) Residents have access to public open space and to recreational and social opportunities, e.g. places of assembly, education facilities and community services. Adequate access is provided to these places for people with disabilities.**
  - viii) The township generally has a tidy appearance.**
  - ix) Neighbourhood streets cater for pedestrians and local traffic rather than encouraging through-traffic. Street design promotes traffic safety and recognises that walking and cycling are important methods of transport. (Refer also: Objective LU 27).**
  - x) Problems associated with dogs and other wandering, dangerous or noisy animals are kept to a minimum. Stock droving does not occur through the centre of the village.**
  - xi) Recognising that some of the villages are sited near broad-impact land uses.**
  - xii) A high level of amenity and avoidance of those activities that can detract from this including unfinished or derelict buildings, piles of junk and car bodies being stored outside.**
- (Issue 5) (Refer also: Objective LU 5).**



## **Policies**

- a) To ensure that new and existing development does not adversely affect the character and amenity of the Village zone.
- b) To assist in improving the visual appearance of the District’s settlements.
- c) To improve traffic safety within the communities, particularly those which have arterial routes running through them. (Refer also: Objective LU 27).
- d) To ensure that the housing density sought in the unsewered townships takes the possible cumulative effect of domestic effluent disposal into account.
- e) To ensure that non-residential activities are compatible with the township concerned, and have acceptable impacts in terms of noise, traffic generation, parking requirements, potential danger, and visual appearance.
- f) [DELETED PC 55]
- g) To avoid where possible, or mitigate the adverse visual effects of activities that are inherently unsightly, or are detracting from the visual amenities of the zone.

## **Explanation**

The above objectives and policies are justified by the Act’s statements about amenity values and social and environmental matters. The Plan’s policies and rules should also of course reflect the community’s aspirations.

A common theme for the smaller settlements is that their village character is valued. Residents have chosen not to live in a large town. Himatangi Beach and Tangimoana in particular are viewed as places of retreat. Residents want a bit of space around them and like the quality of life, which is difficult to define but includes having “nice people” in the community. Each settlement should develop in ways which don’t compromise the character which people value. The Plan’s policies for outward spread of each township are set out in Chapter 5.3.8. This is complemented by a provision for possible development of rural house allotments (down to 4000 m<sup>2</sup> in size) as a discretionary activity around the perimeter of most of the Villages. (Refer Section 5.3.3 Policy b.)

In the unsewered townships (Apiti, Himatangi Beach and Tangimoana) the maximum density of houses is limited by the need to dispose of septic tank effluent in an environmentally-acceptable way. The use of new and improved disposal systems in the future could have an impact on what density is considered appropriate. The sewered villages (Sanson, Rongotea, Longburn, Bunnythorpe, Cheltenham, Kimbolton and Halcombe) do not have this constraint. A larger site area per dwelling has still been set in these townships compared to Feilding, to reflect the more rural ambience which is being sought in these places.

Quite a wide range of non-residential uses are provided for in the Village zones, particularly in the established “village centres” which have been marked with “identified frontage” on the Planning

Maps. This level of flexibility reflects the service nature of the District’s townships and the impracticality of having a number of “spot” zones.

Some of the Villages are located close to broad-impact land uses such as industrial plants or airfields, and this has an impact on the level of amenities which those townships have. Council will aim to provide information through the Plan to make land users aware of these effects, e.g. the noise contours around Ohakea Air Base shown on [Fig. 1](#).

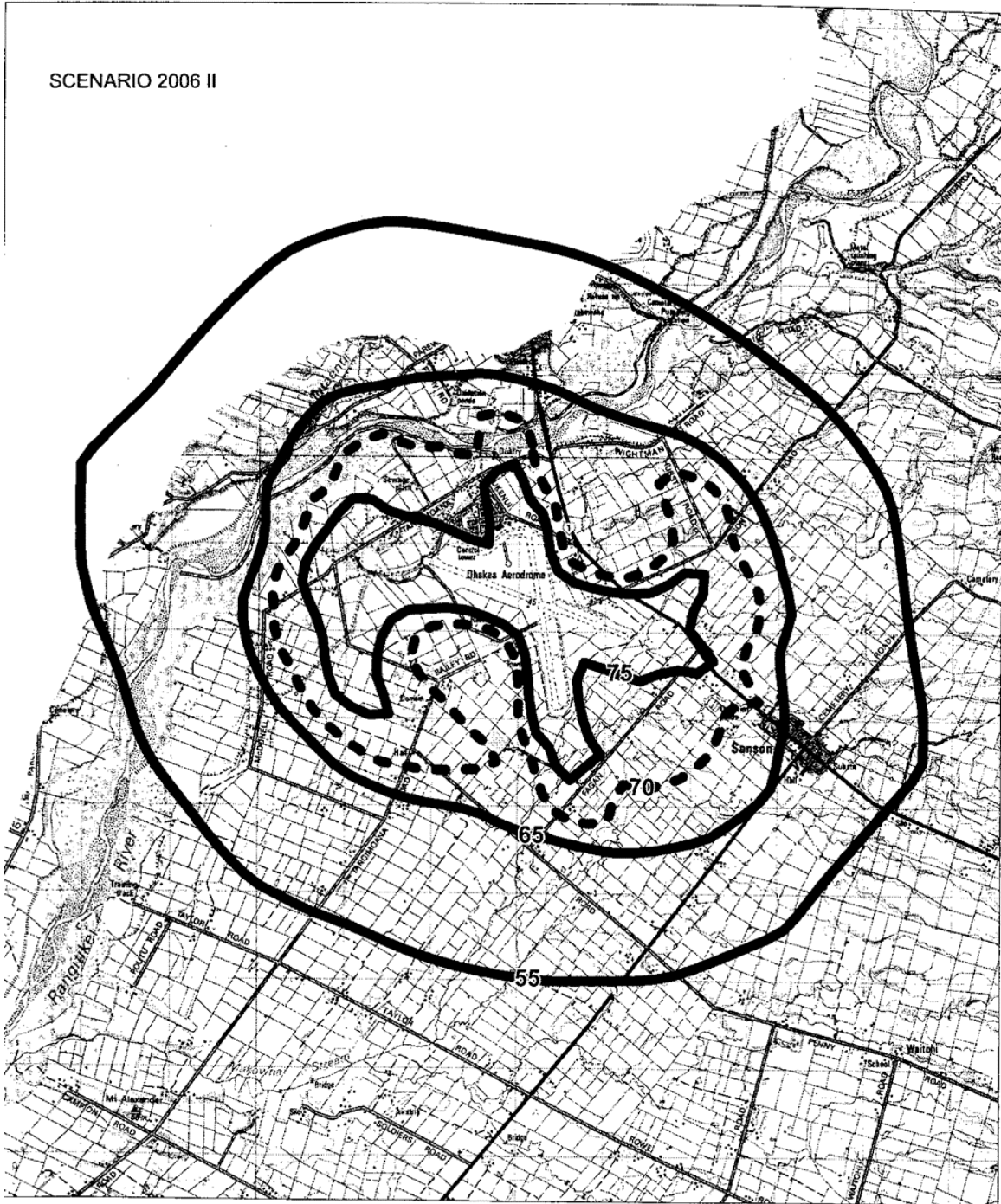
**District Plan Methods**

- District Rule B2 (Village Zone).
- Abatement notices and enforcement orders.
- Plan rules setting the maximum density of development in each township (Rule B2 2.3.1 a.) and defining any limitations to its future growth.

**Other Methods**

- Settlement beautification projects to improve the appearance of the townships.
- Roading works and traffic management measures to improve traffic safety within the communities.
- Different construction standards for vehicle crossings, kerb and channel, right-of-way formation etc. in the villages, as compared to Feilding.
- Animal control bylaws.

FIG.1 - OHAKEA AIRBASE – CALCULATED NOISE CONTOURS (dBA Ldn)



NB – An explanation of “Ldn” noise measurements is contained in Fig. 3. (Page 38).

## 4.6 BUSINESS ZONES

NB – Applicable only to sites not rezoned Inner or Outer Business as a result of PC46

### **Objectives**

**LU 15) To promote the efficient use and development of existing physical resources within Feilding’s Business zone.**

**(Issue 5f)**

**LU 16) To enhance the Central Business District’s unique identity and its attractiveness as a place to do business, which includes:**

- i) Shop frontages within the central core of Feilding uninterrupted by vehicle accessways.**
- ii) The availability of sufficient parking, in places which are close to the shops and services concerned.**
- iii) Provision of pedestrian and cycle facilities, along with adequate access for people with disabilities.**
- iv) The existing historic character of the Central Business District and the Heritage Precinct in particular.**
- v) Appropriate greenery and pleasant sunlit places for people to sit and enjoy.**
- vi) Buildings and sites which are maintained to a high standard of appearance.**
- vii) Signage which does not produce visual clutter or create a traffic hazard.**
- viii) Security for premises in the zone.**
- ix) Avoiding problems associated with wandering, dangerous or noisy animals.**

**(Issue 5) (Refer also: Objective LU 5).**

**LU 17) To avoid or mitigate the adverse effects of Business zone activities upon residents and upon people using the zone.**

**LU 17A) To accommodate retail activities which would be enabling for the communities of Feilding and its wider environs so as to reinforce the function of the Feilding Town Centre.**

**(Issue 5) (Refer also: Objectives LU 1 and LU 2).**

## **Policies**

- a) To help make the Business zones more attractive, vibrant and user-friendly places.
- b) To improve awareness about, and protection of heritage places within the centre of Feilding and the Heritage Precinct in particular. (Refer also: Objective HV 1).
- c) To encourage new and existing development to fit in with the historic character of the Heritage Precinct.
- d) To require verandah shelter on re-development adjoining Feilding’s main shopping streets (Refer Rule B4 4.3.1 h.).
- e) To recognise the valuable contribution which the saleyards make to the character and heritage of Feilding.
- f) [DELETED PC 55]
- g) To ensure that people working and doing business in the zones are not subjected to undue nuisance.
- h) To ensure that residents of business zones have a level of amenity which recognises that some permitted adverse effects may arise from other activities in the zone.
- i) [DELETED PC 55]

## **Explanation**

Feilding’s main business area was identified as a major asset during Plan consultation. The town cannot compete with the variety of shops and services offered in Palmerston North, and instead needs to offer something different. Feilding’s strengths are ease of parking, fairly pedestrian-friendly streets, and its historic character.

The existing buildings and infrastructure in the Central Business District are a significant resource in terms of the Act. Much of the investment actually belongs to the community, e.g. open spaces, community buildings, roads, footpaths, services. It is desirable to maximise the use of these assets. Having a prosperous Central Business District also has general benefits for the community in terms of employment and access to goods and services.

The District Plan’s role is to help provide a pleasant physical environment, and to leave the businesses in the zones free of unnecessary restrictions. Any initiatives aimed at improving the financial viability of the town’s businesses will be done by methods outside this Plan.

The heritage buildings and saleyards in the town centre play an important part in its unique character and identity. (Policies b., c. & e.). This Plan provides for the saleyards and for the protection of the most important heritage buildings (Refer: Chapter 3.4). It is vital for this heritage to be preserved, as the past is now part of our future (e.g. attracting tourists.) Old buildings can recapture their original style and new developments can respect the scale and style of the past. To ensure that the Edwardian

character of the town centre is not lost or compromised, existing heritage facades must be retained. Most of the older buildings in the town's Heritage Precinct have therefore had at least their facades listed for protection. (Refer Appendix 1E). New facades should be of an appropriate design which fits comfortably alongside older buildings.

Council will encourage owners to keep their buildings well-maintained, to use appropriate colours and emphasise any heritage features which the premises may have. Any new buildings or reconstruction of facades in the central core of Feilding (Refer Appendix 4A) will be assessed in terms of the design guidelines in Appendix 1H to make sure that they are compatible with the town's character.

The Plan must deal with any adverse effects which activities in the zone might have upon users and neighbours. The level of amenity sought for residents in the zone is not as high as for neighbouring residential areas, to reflect the primary business purpose of the zone.

The Council's strategy is to proactively provide the opportunity for large format vehicle orientated retail activities to be established adjacent to the Town Centre (as opposed to more outlying sites) so that the benefits associated with large format retailing can be obtained while avoiding or mitigating any adverse effects. The block bounded by Aorangi, Eyre, Manchester and Gladstone Streets is adjacent to the Town Centre and is transition as traditional industrial and warehouse activities have vacated. Parts of the block have already been developed for "Town Centre" purposes. Accordingly, the Council considers that the block is suitable for large format, vehicle orientated retail activity.

### **District Plan Methods**

- District Rules A2 2.3 and B4, (Business Zone) and Appendix 1H.

### **Other Methods**

- Raising people's awareness of the value of heritage buildings and objects.
- Undertaking environmental improvements to, and regular maintenance of, the streets, footpaths and public places in the Central Business District.
- Traffic management tools to discourage heavy and through-traffic, and to make the area more pedestrian-friendly.
- Providing sufficient conveniently-located parking and other services.
- Appropriate security programmes and under-verandah and street lighting, to help make the CBD safe and inviting.
- Bylaws which support the above.
- Council's Heritage Incentives Strategy.

## 4.7 [DELETED PC52]

## 4.8 RECREATION ZONE

### **Objectives**

- LU 20) To cater for the recreational needs of the District’s people, while maintaining the amenities of other zones. (Refer also: Objectives LU 12 and LU 14).**
- LU 21) To enhance the level of amenity within the Recreation zones, so that:**
- i) Residents have access to and within the zone for active and/or passive recreation.**
  - ii) Provision is made for walkways and cycleways where appropriate, and for access by disabled people.**
  - iii) Parking areas are an appropriate size, to maximise the amount of space available for recreation.**
  - iv) Any special heritage values of the reserve are protected and enhanced. (Refer also: Objectives HV 1 and HV 2.**
  - v) The safety of people using facilities in the zone is promoted fully.**
  - vi) Buildings are maintained to a high standard of appearance, and open spaces are attractive.**
  - vii) People using the zone are not subjected to nuisance from incompatible activities.**
  - viii) Problems associated with dogs and other wandering, dangerous or noisy animals are avoided.**

**(Issues 5 and 12)**

### **Policies**

- a) To provide for a wide range of recreational facilities in the zone, consistent with the approved management plans for the reserves.
- b) [DELETED PC 55]



## **Explanation**

The purpose of each reserve, (e.g. for bush protection or for active sportsfields) is included in the management plan for that reserve, along with any future plans for its development. Reserves management plans are prepared under the Reserves Act 1977 through a process of public input. Any work on the reserve must comply with the approved management plan.

The District Plan sets out environmental standards which the park's neighbours can rely on. Buildings and facilities on reserves can have an impact on the adjacent neighbourhood especially through noise and parking. The Plan sets out the broad range of activities which are acceptable on reserves, and the management plan process then determines which of these activities are suitable for a particular park.

## **District Plan Methods**

- District Rule B6 (Recreation Zone).

## **Other Methods**

- Service delivery as provider of Council's reserves.
- Annual Plan methods to implement disabled access and extra cycleways and walkways within and to Recreation zones.
- Animal control bylaws.
- Reserves management plans.

## 4.9 ACTIVITIES ON THE SURFACE OF RIVERS AND LAKES

### **Objective**

LU 22) To protect aquatic habitats and ecosystems, residents and other users from the adverse effects of activities on the surface of the District’s rivers and lakes. (Refer also: Objectives LU 1, LU 2 and EM 3).

(Issue 5)

### **Policies**

- a) To mitigate the effects of surface water use by motorised craft, including noise, traffic, and conflict between users, at sites where such use is having an impact on amenity values or the environment.
- b) To assist in avoiding, remedying or mitigating the effects of surface water use upon aquatic habitats and ecosystems, particularly any adverse effects from motorised craft.

### **Explanation**

District Councils are responsible for controlling the effects of boating and other activities on the surface of lakes (over 8ha in area) and rivers. The main effects are noise and conflict between users, e.g. swimmers vs power boaters. The Regional Council has authority for navigational safety on the Manawatu River and its tributaries under the Harbours Act 1950. It has passed a bylaw under that Act to control noise emissions and boat speeds and to coordinate activities on the surface of those rivers. This bylaw is a result of the Regional Council’s long association with river user groups on the Manawatu River. Council fully supports it, but recognises that the primary responsibility for surface water activities under the Resource Management Act remains with the District Council.

Activities on the District’s water bodies do not cause a significant nuisance at present. The Plan will need to intervene however, in places where intensive use by power boats is having an impact on neighbours and the local environment. The Plan also contains controls over the source of power boat noise. These are similar to those contained in the Regional Council’s bylaws, and are necessary to make sure that noise on the Rangitikei River is addressed as well.

### **District Plan Methods**

- District Rule A2 2.6.

### **Other Methods**

- Manawatu River Users Advisory Group.
- Regional Council Bylaws under the Harbours Act 1950.
- Water Recreation Regulations 1979.

## 4.10 THE COASTAL AREA

### Objectives

- LU 23) To protect the natural character and heritage value of the coastal area from inappropriate subdivision, use and development. (Refer also: Objectives HV 1, LU 9, and EM 3).**
- LU 24) To ensure continued public enjoyment of the coast. (Refer also: Objectives EM 1 and EM 2).**
- (Issues 5, 6, 7, 11 and 12)**

### Policies

- a) To protect the identified significant natural, cultural and landscape values of the coastal area, including:
- i) The scenic qualities of the beach and foredunes.
  - ii) Its ecological values, particularly those of the interdunal lakes, streams and wetlands.
  - iii) Its recreational value.
  - iv) Its significance to the Tangata Whenua.
  - v) The scientific value of its coastal geology.
  - vi) Its cultural and archaeological value.
- (Refer also: Objective LU 9).
- b) *To control the spread of urban development such as at Himatangi Beach and Tangimoana, recognising the following constraints:*
- i) The potential for sand inundation and erosion at Himatangi Beach.
  - ii) The possibility of future sea level rise.
  - iii) Potential impacts upon the above natural and landscape values.
  - iv) Impact of any growth in Tangimoana upon the ecological value of the adjacent Rangitikei River estuary.
  - v) River control and drainage limitations at Tangimoana.
  - vi) The need to supply adequate sewerage and water supply facilities.
- (Refer also: Objectives S 8 and NH 2).

- c) To avoid, remedy or mitigate any adverse effects of rural subdivision upon the natural character and ecological value of the coastal area.
- d) To maintain or enhance public access to the coast and to help provide the facilities which enable people to enjoy it, in a manner which protects sensitive areas and does not detract from the coast's natural character. (Refer also: Objective EM 2).
- e) To avoid, remedy or mitigate any adverse effects of activities in the coastal area upon people, including public safety.
- f) To promote restoration planting of sand dunes, preferably using indigenous species if practical, and local genetic stock.

### **Explanation**

Objective LU 22 follows on from Section 6 of the Act (Refer: Page 1). The Regional Policy Statement recognises the District's coastline, namely the beach, foredunes and interdunal lakes and wetlands, as an outstanding landscape. It has a number of other policies relevant to management of the coast. The Government's NZ Coastal Policy Statement also provides some overall direction. It states that "It is important to maintain biological and physical processes in the coastal area in as natural a condition as possible, and to recognise their dynamic, complex and interdependent nature."

The Act uses the term "coastal environment" but does not define it. This is understandable since in some places steep coastal cliffs mean that the coastal band is quite thin. In other places like the Manawatu, sand dunes extend inland for 20km. This Plan uses the term "coastal area" to refer to the land within about 4 km of the ocean.

Dune lakes, swamps and young dunes are very poorly represented in the District's coastal area. The coastal strip of the District where sand is still drifting or has been stable for no more than 50 years is particularly important ecologically due to the distinctive plant communities which it supports. It has been identified on the Planning Maps as the "coastal vegetation area" and is subject to special controls on clearance of vegetation for this reason. (Refer Appendix 1J). The focus should be on preserving the ecological values of these remaining natural areas, and on maintaining open spaces which play an important ecological role along the coastal fringe. Adjacent land uses can have adverse effects on natural areas and the natural character of the coastal environment by eliminating open space, covering dune landforms, or altering the water table of wetlands. Council will assist bodies such as the Department of Conservation in working alongside landowners to actively protect their natural areas.

The NZCPS also states that "it is a national priority to restore and rehabilitate the natural character of the coastal environment where appropriate". For example a series of ephemeral wetlands existed behind the foredune prior to the establishment of plantation forestry. These wetlands could be recreated by not replanting this area. As the coastline aggrades, another area of these wetlands can establish.

Coastal management is a "cross-boundary issue" (Refer: Chapter 11.2). Responsibility for the beach front is split under the Act, with District Councils looking after the area above the high tide mark (Mean High Water Springs) and Regional Councils and the Department of Conservation having responsibilities

in the area between high tide and the 12 mile limit. The various authorities therefore need to work closely together.

There are a number of good reasons for being cautious about further development in the coastal area. As well as landscape and ecosystem impacts, the potential natural hazards and servicing constraints justify a policy of limiting urban growth. For these reasons the Plan's rule allowing possible development of rural house allotments (down to 4000 m<sup>2</sup> in size) as a discretionary activity around many of the District's villages does not apply to Himatangi Beach or Tangimoana. Likewise rural subdivision in the coastal area has been made a discretionary activity so that its impact upon the coastal environment can be assessed. (Refer Rule C1 1.3.1).

### **District Plan Methods**

- District Rules B2, B3, C1 and C3.
- District Rules B3 3.4.1 a. ii) and B7 7.4.1 a. ii).

### **Other Methods**

- Complementary Regional Rules for the beach and coastal marine area.
- Discussions with coastal landowners about protection of their natural areas and about the possibility of not replanting trees behind the foredune to allow dune wetlands to re-establish.
- Public education and information about access to coastal areas.
- Bylaws and education to help minimise the impact of off-road vehicles.

## 4.11 NOISE MANAGEMENT

### Objective

LU 25) To avoid, remedy or mitigate the adverse effects of noise upon people’s health and amenities. (Refer also: Objective LU 2).

(Issue 5)

### Policies

- a) [DELETED PC 55]
- b) [DELETED PC 55]
- c) To apply the concepts of the NZ Standard for Airport Noise (NZS 6805:1992) to airports in the District, and to the land in the immediate vicinity of airports.
- d) To exclude any new school, place of assembly, hospital, dwelling or other accommodation from the Air Noise Area around Milson Airport.
- e) To mitigate the adverse effects of aircraft noise on any new school, place of assembly, hospital, dwelling or other accommodation in the Inner and Outer Control Areas around Milson Airport.
- f) [DELETED PC 55]

### Explanation

The NZ Standard for Airport Noise is concerned with managing aircraft noise in the vicinity of airports, to protect community health and amenity values. It is intended to ensure communities living close to airports are properly protected from the effects of aircraft noise, while recognising the need to be able to operate an airport efficiently.

Detailed investigative work using methods recommended by the NZ Standard has identified large areas of land surrounding Ohakea Air Base and Milson Airport which are subject to varying levels of noise intrusion from aircraft operations. A level of noise nuisance also results at times from light aircraft use of the Feilding Aerodrome at Taonui. The predicted future noise impact of Ohakea and Milson airports is shown on [Fig. 1](#) and [Fig. 2](#). Council recognises that all three airports are an important physical resource for the Manawatu region, including Palmerston North. They are key links in the regional transport network and national defence system, and together they enable people within the region to provide for their social and economic well-being. It is therefore essential to put in place appropriate protection to ensure the efficient on-going use and development of the airports.

Council’s plan of action for Ohakea and Taonui airports will emphasise working with the airfield operators and local communities to discuss noise issues and secure agreement to a noise management plan. This approach is in line with the NZ Standard’s philosophy. The Royal New Zealand Air Force is preparing a Land Management Plan for RNZAF Base Ohakea, which will adopt the NZ Standard as the basis of control for airfield noise and as a guide to appropriate land use controls.

For Milson Airport, Council has followed the general approach suggested by the NZ Standard, and defined three areas around the airport within which varying levels of control will apply, based on the predicted degree of noise exposure in each area. The Palmerston North City Council has included parallel controls within its District Plan for the affected parts of the City, using the same data. The three distinct areas are shown on Page 203 and on the relevant Planning Maps, and are:

- a) Air Noise Area - The land with the highest level of aircraft noise exposure (above the 65 dBA  $L_{dn}$  predicted noise contour). Within this area any new noise sensitive activities, such as dwellings, are prohibited due to the adverse effect that aircraft noise will have on the health of their occupiers.
- b) Inner Control Area. This incorporates the land between the 60 dBA  $L_{dn}$  and 65 dBA  $L_{dn}$  noise contours. Within this area habitable rooms associated with any new educational or residential activity will be required to be insulated to a standard which will ensure that any disturbance to sleep or conversation attributable to aircraft operational noise is properly mitigated. The construction must meet a noise insulation rating of 20 decibels for habitable rooms, 25 decibels for classrooms and communal activities, and 30 decibels for bedrooms. These standards are based on both the maximum  $L_{dn}$  noise prediction and the maximum single noise event generated by an aircraft at night.
- c) Outer Control Area - Which incorporates the land between the 55 dBA  $L_{dn}$  and 60dBA  $L_{dn}$  contours. In the Outer Control Area disturbance to sleep has been identified as having the greatest potential for disruption to people and for causing complaint about aircraft activity. The insulation requirement for new dwellings in this area is 25 Decibels for bedrooms, to protect against sleep interference, and 20 decibels for classrooms and communal activities. (As the maximum aircraft noise level in this zone is five decibels less than in the Inner Control Zone, sound insulation requirements are also five decibels lower).

Materials and methods of construction are described in Appendix 3A Schedules P, Q and R. If properly built and maintained, buildings constructed of those materials will be deemed to provide the following sound insulation against aircraft noise:

Schedule P	20 decibels
Schedule Q	25 decibels
Schedule R	30 decibels

The materials provided in the Schedules include a safety factor of 5dBA to ensure that when built the insulation does not fail to provide the requisite degree of aircraft noise reduction. Accordingly, to be permitted, any proposal using alternative means of insulation to that prescribed in the Schedules, shall also include a 5dBA safety margin.

The responsibility for mitigating air noise impacts should not fall solely on present and future land owners around the airport. The airport operators should also play their part by working within noise limits and by looking for the best practicable option for noise reduction. To this end, the Palmerston North District Plan contains specific measures to limit noise from the operation of the Airport. This includes a requirement for aircraft operations associated with the Airport to comply with a 65  $L_{dn}$  limit, measured at the air noise boundary.

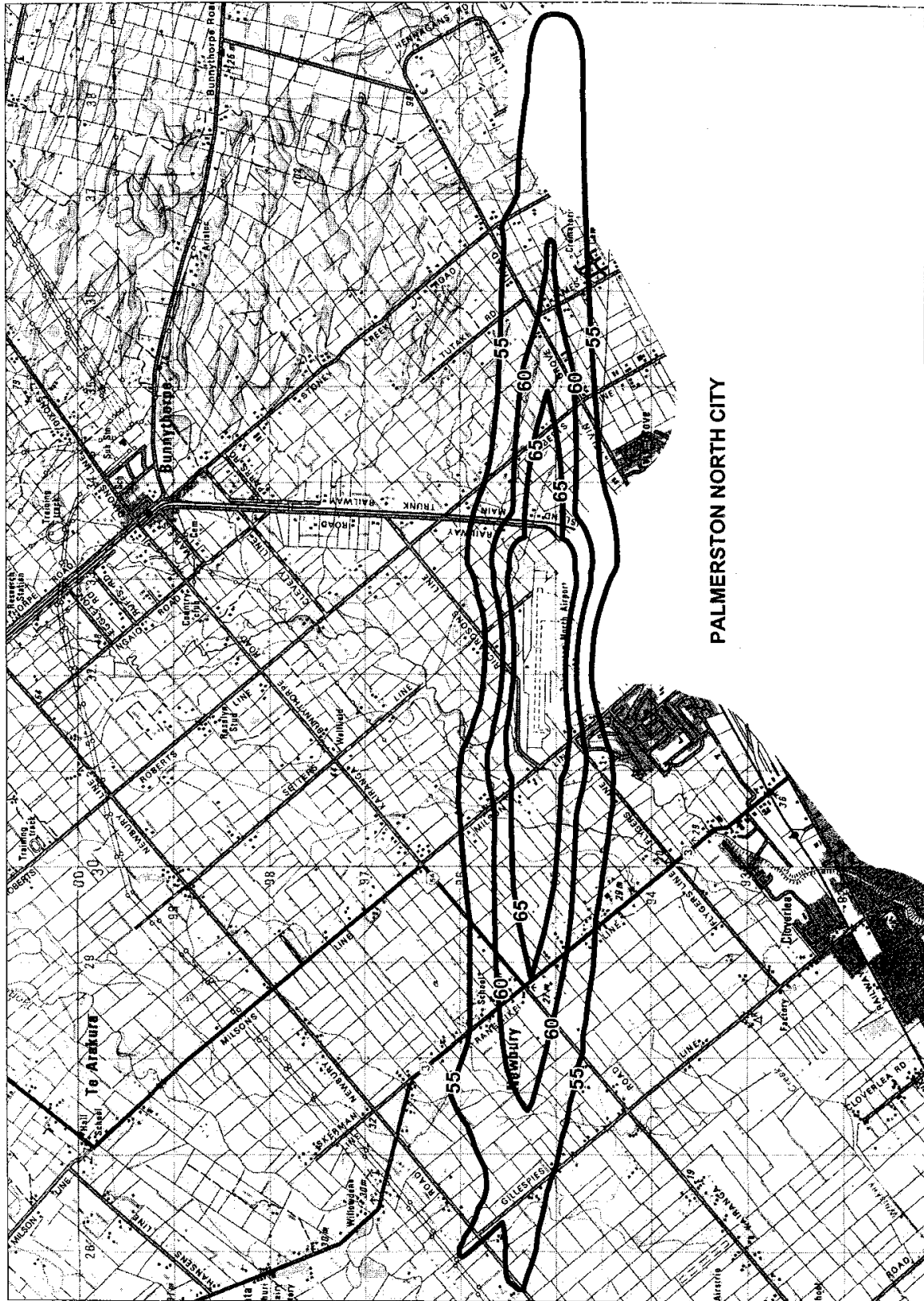
Subdivision within the area affected by the air noise controls will be dealt with through the Plan's requirement to identify a potential house site for each new allotment which meets the Plan's standards. If a new lot is wholly within the Air Noise Area, for example, this requirement will not be met and the subdivision may be declined accordingly.

**District Plan Methods - [DELETED PC 55]**

**Other Methods - [DELETED PC 55]**

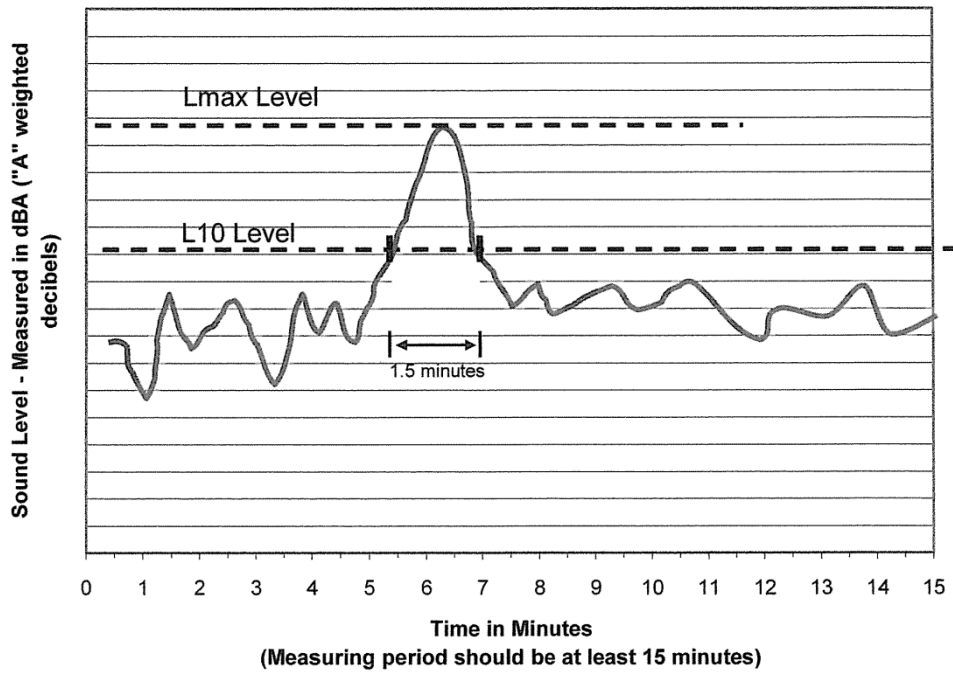


FIG. 2 – MILSON AIRPORT – CALCULATED NOISE CONTOURS (DBA LDN)



SOURCE: Palmerston North Airport Noise Study - Air Plan Consultants Ltd. (1998 Update)

Fig 3. – Interpreting Noise Standards



**Notes:**

- 1) The  $L_{max}$  noise level is the highest sound level recorded during the measuring period.
- 2) The  $L_{10}$  noise level is the sound level which is reached or exceeded for 10% of the measuring period, e.g. over a 15 minute measuring period, it will be reached or exceeded for 1.5 minutes.
- 3)  $L_{dn}$  noise levels are used in this plan in relation to airport noise. They indicate a 24-hour daily sound exposure averaged usually over a three-month period, with 10dB being added to night-time levels to take account of the increased annoyance caused by noise at night.  $L_{dn}$  levels cannot therefore be compared the  $L_{10}$  and  $L_{max}$  levels.

Note: This is a greatly simplified attempt to explain some terms used in noise standards. For precise definitions, please refer to NZ Standards 6801:1991, 6802:1991 and 6805:1992.

## 4.12 HAZARDOUS SUBSTANCES AND CONTAMINATED SITES

### Objective

**LU 26) To minimise the risk to people and the environment from the use, transport and storage of hazardous substances and from contaminated sites.**

**(Issue 5) (Refer also: Objectives LU 1 and LU 2).**

### Policies

- a) To ensure that hazardous substance use, transport and storage is sufficiently isolated from incompatible uses such as residential areas, hospitals or natural areas.
- b) To ensure appropriate separation between hazardous installations and property boundaries.
- c) To ensure that appropriate safety features are built into the design of installations which use or store hazardous substances.
- d) To assist in ensuring that hazardous waste is properly disposed of.
- e) To help improve the state of knowledge about contaminated sites in the District, and to notify the Regional Council and other responsible agencies.
- f) To limit future land uses in or around contaminated sites, if necessary to protect human health.
- g) To reduce the risk of sites being contaminated in the future.

### Explanation

District and Regional Councils are responsible under the Act for preventing or mitigating “*any adverse effects of the storage, use, disposal or transportation of hazardous substances*” (Sections 30 and 31). Hazardous substances include those which are explosive, flammable, oxidising, toxic, carcinogenic, radioactive, corrosive or environmentally persistent. There are also “harmless” materials which can sometimes be dangerous (e.g. dust explosions from sawdust or flour).

The Regional Policy Statement spells out the respective roles of District and Regional Councils for hazardous substances. The Regional Council is responsible for controlling the use of land to prevent or mitigate any adverse effects of the disposal of hazardous substances. It is also responsible for preventing or mitigating the effects of the discharge of such substances to the environment.

District Councils have the task of controlling the use of land to prevent or mitigate any adverse effects of the use, storage and transport of hazardous substances. The main ways of doing this are firstly to ensure adequate buffer distances between the facility and “sensitive” neighbours. These include housing areas, places where people are less mobile, and areas where the environmental consequences of an accident would be especially high, e.g. estuaries and streams. Secondly the facility itself can be made more accident-proof or be designed to reduce the consequences if an accident does occur.

Council may put conditions like this on land use consents for hazardous facilities. This is one means of ensuring that new contaminated sites do not develop.

As operator of a refuse disposal site, Council has some control over which waste is permitted to be dumped there and whether hazardous waste is sent to more suitable disposal facilities. The Feilding site does not have resource consent at present for hazardous material disposal.

An initial overview indicates that a number of sites in the District might be seriously contaminated with various chemicals. The Regional Council has accepted responsibility for investigating specific sites, for assessing the likely effects of contamination and for seeking remediation of those effects.

Council has a particular role in passing on information about contaminated sites to prospective property purchasers and to the public generally, though the LIM process. In a few cases the contamination may be bad enough to warrant Plan controls which prevent land uses such as housing or schools being built on or next to the polluted site. The need for such controls in the future will be assessed on the merits of the particular case.

### **District Plan Methods**

- District Rules and land use consent conditions – Part B.

### **Other Methods**

- Land Information Memoranda for contaminated sites.
- Refuse Disposal Site policies.
- Emergency response role.
- Assisting Regional Council and landowners where appropriate.
- Hazardous Substances and New Organisms Act 1996.

**4.13 [DELETED PC 55]**

## 4.14 MAORI LAND AND MARAE

### Objective

**LU 28) To ensure that Maori land can be used in accordance with Maori cultural preference, as long as any adverse environmental effects are addressed.**

**(Issues 2 and 5) (Refer also: Objectives LU 1 and LU 4).**

### Policies

- a) To recognise the importance of existing marae, to provide for their further development, and to provide for new marae to be established if appropriate.
- b) To ensure that any adverse effects arising from such development, including effluent disposal and traffic safety problems, are avoided, mitigated or remedied.
- c) To recognise the need for multiple dwellings to be built on areas of Maori land, at an appropriate density for dwellings unconnected to a sewerage scheme.

### Explanation

Marae have cultural and spiritual importance to the Tangata Whenua, and most of the existing marae in the District have considerable heritage value. The Plan aims to recognise the importance of marae and to make provision for their development. This may include housing for Kaumatua (elders) and for other whanau members who wish to live on Maori land close to the marae to which they belong. (Whether specific parcels are “Maori land” is clearly defined by the Te Ture Whenua (Maori Land) Act 1993 and by the Maori Land Court.) New marae may also be established if appropriate.

Proposals to build more than one house on partitioned areas of Maori land are provided for. Such blocks may not necessarily be near a marae but may have important ancestral value to the people concerned.

The above types of development are treated as discretionary activities (or controlled in the case of housing) to ensure that relevant impacts of each particular proposal can be considered.

### District Plan Methods

- District Plan Methods
- District Rule B.

### Other Methods

- Heritage Recognition

## 4.15 Manfeild Park

### ***Objectives***

- LU 29) To enable the operation of Manfeild Park as a major multi-purpose event facility, whilst avoiding adverse effects on the surrounding environment.
- LU 30) To protect the amenity values of the surrounding environment.
- LU 31) To ensure buildings are of a bulk and scale sufficient to provide for a range of activities, while not compromising the amenity and open space character of Manfeild Park.
- LU 32) To recognise the historic heritage of Manfeild Park and the importance of the site as a key amenity feature in the District.

### ***Policies***

- a) To recognise the multi-purpose nature of activities located within the Manfeild Park Zone.
- b) To manage future growth and development of recreation and event activities and associated facilities in the Manfeild Park Zone.
- c) To avoid, remedy or mitigate the effects of buildings, structures and development on neighbouring areas.
- d) To avoid, remedy or mitigate any adverse environmental effects from community events and activities on neighbouring residential areas.
- e) To enable a wide range of event-related commercial, recreational, cultural, civic and educational activities to establish and operate within the Manfeild Park Zone.
- f) To recognise that the total parking requirements are only required on limited occasions for large events.
- g) To maintain the sense of openness and uninterrupted views at Manfeild Park by protecting key view shafts from South Street, Kawakawa Road, Kowhai Park and Rata Street into Manfeild Park.

### ***Explanation:***

Manfeild Park is a multi-purpose event facility hosting a diverse range of community and leisure events. Manfeild Park serves a local, national and international catchment, covering Feilding and the wider Manawatu areas, with economic and social benefits beyond the District. By adopting a flexible approach to development of multi-purpose events, Council and Manfeild Park can manage any development of Manfeild Park and respond to event industry changes in the future.

## 4.16 Special Development Zone

### *Objectives*

- LU 34) To enable ancillary activities to the operation of Manfeild Park as a multi-event facility whilst avoiding adverse effects on the surrounding environment.
- LU 35) To ensure buildings within the Special Development Zone are of a bulk and scale sufficient to complement the amenity and open space of the adjoining Manfeild Park.
- LU 36) To recognise the historic heritage of Manfeild Park and the importance of the site as a key amenity feature in the District.
- LU 37) To ensure business activities are not displaced from the Feilding Central Business District.

### *Policies*

- a) To ensure activities within the Special Development Zone do not adversely affect the operation of Manfeild Park as a multi-event facility.
- b) To avoid, remedy or mitigate the impacts of buildings, structures and development on neighbouring areas.
- c) To ensure the effects of development are mitigated by landscaping and appropriate building form.
- d) To protect the integrity of the Feilding CBD by controlling the types of businesses that can locate in the Special Development Zone.
- e) To maintain the sense of openness and uninterrupted views at Manfeild Park by protecting key view shafts from South Street, Kawakawa Road, Kowhai Park and Rata Street into Manfeild Park.

### *Explanation:*

The Special Development Zone has been created to recognise the importance of the Manfeild Park as a multi-event facility and to enable activities that are ancillary to the operation of Manfeild Park.



## 4.17 ENVIRONMENTAL RESULTS ANTICIPATED

- 1 Tangata Whenua are satisfied that Maori land and resources are able to be used in accordance with Maori cultural preference, with any adverse environmental effects being addressed. (Objectives LU 4 and LU 28).
- 2 Soil compaction, contamination or removal do not have a significant adverse effect upon the life-supporting capacity or versatility of the District's rural soils. (Objective LU 7).
- 3 No significant adverse effects from development upon the rural character and amenity of rural areas, or upon the quality of the District's outstanding landscapes. (Objectives LU 8 and LU 9).
- 4 Levels of complaint from rural residents about rural activities on other properties are low, and do not result in curtailment of those activities. (Objectives LU 10 and LU 11).
- 5 Most residents of Residential and Village zones are satisfied with the amenity of their neighbourhood and town as a place to live. (Objectives LU 12 and LU 13).
- 6 People regard Feilding's Business zone as an attractive place to do business. (Objective LU 16).
- 7 No listed heritage buildings or facades in central Feilding are demolished or substantially modified without scrutiny of alternative options through the resource consent process. Any new structures or redevelopment of existing buildings in the town centre fits in with the historic character of the Heritage Precinct. (Objective LU 16).
- 8 Activities in Business, Industrial and Recreation zones do not have a significant adverse effect upon the environment or upon residents in other zones. (Objectives LU 17, and LU 20).
- 9 Subdivision, land use and development does not have a significant adverse effect upon the natural character or heritage value of the coastal area. (Objective LU 23).
- 10 [DELETED PC 55]
- 11 No recurring complaints about noise from water craft, and minimal complaints from residents of sound-insulated dwellings about aircraft noise at Milson Airport. (Objectives LU 22 and LU 25).
- 12 Hazardous substance use, transport and storage is undertaken with adequate safety features, and no health problems related to contaminated sites are confirmed. (Objective LU 26).
- 13 [DELETED PC 55]
- 14 [DELETED PC 55]
- 15 No arterial route suffers a reduction in the level of service which it can provide, due to ribbon development or a proliferation of driveways along it.

## 4.18 MONITORING AND REVIEW PROCEDURES - MANAGING LAND USE EFFECTS

The procedures to be used will include:

- a) “State of the Environment” reporting, including noise levels in the various zones.
- b) Obtaining feedback from the Marae Consultative Committee on District Plan issues associated with use of Maori land and resources.
- c) Assisting with research into the extent of soil compaction, contamination and removal in the District, including the influence of land use upon these factors.
- d) Monitoring whether land use consents are issued in compliance with the rules in the Plan, and whether the terms of consent are being complied with.
- e) Liaising with the Regional Council in assessing any degradation to land and water resources as a result of activities provided for in the Plan.
- f) Undertaking “snapshot” rural landscape and character assessments, including of the identified outstanding landscapes, when the Plan is made operative, and again prior to the review of the Plan.
- g) Recording levels of complaint from people about activities on other properties and in other zones, including about air noise and water craft, and instances where rural activities are curtailed or prevented from establishing by pressure from people living on rural-residential properties.
- h) Surveying local people to determine whether their desired levels of amenity are being met, and whether they find Feilding’s Business zone an attractive place to do business.
- i) Reporting on a three-yearly cycle, on listed buildings in the Feilding town centre which have been destroyed or substantially modified, whether with resource consent or not.
- j) Independent audit by a conservation architect on new buildings constructed in central Feilding, for compatibility with the historic character of the Heritage Precinct.
- k) Reporting on levels of compliance with safety regulations relating to hazardous substance use, transport and storage, including major accidents and any health problems related to contaminated sites.
- l) Comparing traffic accident records with the database of land use consents, and also reporting on instances where glare, lack of sight lines or signage was attributed as being a factor in causing an accident.
- m) Reporting on levels of service provided by arterial routes in the District.

- n) Assessing how effective land use consent conditions and other methods have been in avoiding or mitigating the adverse effects of land use activities, and changing these methods if necessary.

## **5 SUBDIVISION**

### **5.1 BACKGROUND**

One of Council's functions under the Act is control of subdivision. The purpose of this is to limit any adverse effects of subdivision on the environment and to sustainably manage resources, particularly the land and soil resources.

The definition of subdivision includes cross-leases, company leases and unit titles. This means that such subdivisions are subject to exactly the same rules and potential consent conditions as "ordinary" fee simple subdivisions. Any leases of parts of a block of land for longer than 20 years also qualify as subdivisions. Partitions of Maori land do not, however, need subdivision consent if the new land parcels are to be held by members of the same hapu.

### **5.2 EFFECTS OF SUBDIVISION**

Subdivision is regarded as an "activity" under the Act, much the same as land use activities like building a factory. Subdivision only permits a new allotment to be held in separate permanent ownership as opposed to short-term rent or lease. There are relatively few direct effects which arise from separate ownership. Examples include the need for new separate accesses to the road and separate utility services.

The indirect effects of subdivision can however be important. The new owner will usually (but not always) expect to build a dwelling or buildings on the new section. These new buildings will have their own effects upon the landscape, upon neighbours and upon effluent disposal in the locality. Subdivision of residential sections is the first step in urban growth, and the effects of that growth must therefore be taken into account at the subdivision stage. This plan will therefore require the effects of future dwellings on the new lots to be considered when a subdivision is applied for. Similarly Council will need to be satisfied that Industrial or Business zone allotments can be reasonably used for permitted activities.

The cumulative effects of subdivision must also be taken into account. Subdivision of one residential allotment along a main traffic route would have little impact, but ribbon development of several sections and vehicle crossings may well be of concern.

Subdivision policies affect land values. If there is a shortage of particular types of blocks, inflated prices may result. A property's potential for subdivision may also raise its value (and rates) thereby influencing the owner to subdivide it. One way to minimise value anomalies is to give all landowners an equal opportunity to subdivide. This is not possible, however, if the Plan is to meet the Act's aims. Varying opportunities will for example result from this Plan's policy of treating subdivision of versatile land differently to other land.

Subdivision can sometimes have significant benefits. As much individual freedom as possible should be permitted, within the Act's duties to manage adverse effects and to consider sustainability of the land resource. The potential adverse impacts are addressed by the objectives below.

## 5.3 SUBDIVISION OBJECTIVES AND POLICIES

### 5.3.1 IMPACT UPON RURAL SOILS

#### **Objective**

**S 1) To protect the life-supporting capacity of the District's rural soils, particularly the versatile land, and to maintain the opportunity for them to be used for a wide range of options in the future.**

**(Issue 7)** (Refer also: Objective LU 7).

#### **Policies**

- a) To ensure that the life-supporting capacity of the District's rural soils, and future options for the use of that soil, are not compromised by the effects of subdivision and subsequent development, including soil compaction, contamination and removal, and fragmentation of ownership.
- b) To minimise the amount of versatile land which is converted to urban use. (Refer also: Policy 5.3.8 a.).

#### **Explanation**

It is important to keep open a wide range of options for the future use of land, so that it can continue to meet the reasonably foreseeable needs of future generations and can be sustainably managed to preserve its life-supporting capacity in terms of the Act. Subdivision can compromise the potential land use options by fragmenting ownership. It may cause blocks to become too small for certain types of rural activity. It may then be difficult to collect them together again for production, particularly if the land has become over-capitalised with buildings. Farmers' price for land is related to potential farm income, but rural-residential users' price is influenced more by off-farm income. Below a certain size, blocks may become too small for practical rural use at all.

This Plan uses an average lot size philosophy. It does not prevent the creation of small blocks within the rural zone, but effectively requires that people creating a small lot must also create a larger one to achieve the average. There is also a requirement that at least 50% (or at least 20 hectares, whichever is smaller) of the block being subdivided be left in one piece. This aims to discourage subdivision into uniform blocks all at the average size. These controls will help to retain an overall subdivision pattern within the District which allows a wide range of land uses to be able to secure land holdings appropriate to their needs.

Retaining options for use of the District’s “versatile land” (ie Class I and II soils apart from Class IIs2) is particularly vital. An explanation of the land use capability classes and why versatile land is a special resource can be found in the explanation to Objective LU 7). It is in very limited supply and is under the greatest demand for small-lot subdivision, especially near Feilding and Palmerston North. If widespread fragmentation into uniform small lots was permitted it would not take long for subdivision to make significant inroads into the supply of versatile land and of larger blocks in these locations. The Plan’s Rural 1 zone identifies the District’s main areas of versatile land, and recognises the potential effects on its productive options by requiring an 8ha minimum average lot size in that zone.

The average lot size for the Rural 2 zone (less-versatile land) has been set at 4ha. This is because the finite demand for small rural blocks is unlikely ever to have a major impact on the availability of the District’s large areas of non-elite soils for productive uses. The subdivision controls for these areas are therefore primarily based instead on landscape and rural character considerations. (Refer: Objective S 3).

Freeing up rural-residential subdivision of non-versatile land close to Palmerston North and Feilding may bring overall small-block prices down. This would allow productive users to compete for high quality land on a more equal basis.

Policy b. above notes that the Plan requires that land quality be taken into account in decisions to zone extra land for urban expansion. This is because any high quality land which is put under urban development is irretrievably lost.

### **District Plan Methods**

- District Rule C2 2.4.
- Decisions on applications for new Residential or Village zoning around townships.

### **Other Methods**

- Facilitating advice to land users and purchasers about soil capability, i.e. helping to “match up” versatile soils with the people who need them or who will use them.

## **5.3.2 RURAL SEPARATION DISTANCES**

### **Objective**

**S 2) To have rural allotments which allow satisfactory separation between dwellings and neighbouring activities.**

**(Issue 5)** (Refer also: Objectives LU 10 and LU 11).

### **Policies**

- a) To establish separation distances which are sufficient to mitigate any adverse environmental effects of rural and domestic activities and rural industries (such as noise, dust or odour nuisances) upon nearby residential activities.

- b) To seek a realistic level of amenity for rural residents, given the potential for adverse environmental effects from the types of activities that are found in the zone. (Refer: 4.3.2 and 4.3.4).

### **Explanation**

People generally expect to build a dwelling on new titles. Subdivisions will also sometimes change the legal boundaries around existing houses. There is potential for activities next door to adversely affect occupants of the dwelling if those activities are not adequately separated. New dwellings, without sufficient separation, can also have an impact upon rural activities by creating a pressure for those activities to be curtailed.

Seeking to promote a level of amenity for rural residents is in line with the matters of importance in the Act. It is related to the rural landscape and effluent disposal objectives (S3 and S6) and would also assist full productive use of rural land to occur without conflicting with neighbours. Many rural residents expect the countryside to be an idyllic place, and having adequate separation can help. These residents should however realise that some noise, odour, dust etc. is inevitably associated with normal agricultural production and will have to be “put up with.” Bearing this in mind, the minimum lot size in the Rural zones has been set at 0.8ha. (The Plan’s rules do however allow possible development of rural house allotments down to 4000 m<sup>2</sup> in size in specified locations -Refer Policy 5.3.3 b.

If farmers are subdividing off a surplus house, they often wish to lose as little productive land as possible and may want the new house lot to be much smaller than this minimum. Requiring a 0.8ha allotment is however fully justified due to the improvement in residential amenity which usually results from the extra separation which a larger lot can provide.

### **District Plan Methods**

- District Rule C2 2.4.

### **5.3.3 LANDSCAPE APPEARANCE AND CHARACTER**

#### **Objective**

**S 3) To maintain a distinct difference in landscape appearance and character between urban and rural areas.**

**(Issue 7).** (Refer also: Objectives LU 8, LU 12 and LU 14).

#### **Policies**

- a) To ensure that any adverse effects of rural subdivision upon the existing character and amenities of the Rural zones are avoided, remedied or mitigated.
- b) To enable some small-lot subdivision (i.e. down to around 4000 m<sup>2</sup> in area), in identified rural and peri-urban localities which already have the character of a settlement and where such subdivision would be compatible with the amenities of the area.

## **Explanation**

The elements which contribute to rural and urban “character” are set out in Objectives LU 8, LU 12 and LU 14. It is important to maintain a different landscape appearance between “town and country” for aesthetic and environmental reasons. This is in line with the Act’s statements about maintaining and enhancing the quality of the environment and amenity values. These qualities are highly valued by many rural residents and contribute to New Zealand’s “clean green” image for visitors. Having said this, though, rural areas are primarily places for production from the land rather than scenic reserves for townspeople.

Subdivision patterns have an important influence on housing densities, and allowing large numbers of small lots to be created in a rural locality can jeopardise its rural character. Effects on the landscape must therefore be considered at the subdivision stage.

The average density of dwellings influences the “ruralness” of a locality rather than minimum lot size. For example an area of large farms interspersed with quarter-acre house sites can still appear very rural. This Plan therefore uses rural subdivision controls based on an average lot size to help achieve policy a). The average lot size of 4ha chosen for the Rural 2 zone represents the density beyond which Council’s analysis shows that rural character begins to be lost. The 8ha average used for the Rural 1 zone has been selected for reasons other than rural character, (Refer Objective S 1), but also represents a density at which rural amenities will not be adversely affected by housing.

Both Rural zones have special controls on the ribbon development of housing along rural roads, to help maintain the rural appearance of these areas. New allotments created will have to meet these requirements, as well as the yard controls applied to give adequate setback for rural residents from roads and each other. The latter aims to achieve a rural ambience for the occupants of rural houses.

Elements of urban character already exist around some rural focal points and around the edge of certain townships, where the need to retain “ruralness” is less important. These rural focal points are Colyton, Hiwinui, Taikorea, Glen Oroua, Rangiwahia, Utuwai, Waituna West and Pohangina. The townships concerned are Apiti, Feilding, Rongotea, Bunnythorpe, Cheltenham, Sanson, Kimbolton, and Halcombe. Council will consider smalllot subdivision (i.e. minimum lot size of around 4000m<sup>2</sup>) in these localities as a discretionary activity. What is appropriate for these places, however, is a low-density rural settlement rather than a fully-fledged township.

## **District Plan Methods**

- Land use controls, and subdivision controls based on average lot size (Rule C2 2.4).

## **Other Methods**

- Possible tree planting programmes and beautification of appropriate rural areas.



### 5.3.4 WATER SUPPLY, STORMWATER AND FARM DRAINAGE

#### **Objective**

**S 4) To avoid the potential effects of unserviced subdivision upon the District’s residents by ensuring that water supply, stormwater disposal and farm drainage needs are taken into account.**

**(Issue 5) (Refer also: Objectives FC 1 and EWA 3).**

#### **Policies**

- a) To require available water and stormwater connections for new residential allotments to be paid for as a condition of subdivision approval.
- b) To require rural subdividers to demonstrate:
  - i) What provision if any has been made for farm drainage for new allotments.
  - ii) That provision has been made for water supply to new allotments.
- c) To preserve legal access for drainage from new allotments where appropriate, as well as practical access for drain clearance. (Refer also: Policy 6.2 I.).
- d) To advise subdividers in rural water supply scheme areas that access to water will be at the discretion of the supply authority.
- e) To advise rural water supply authorities about subdivision proposals in their areas.
- f) To require appropriate stormwater disposal if a subdivision is for an activity which would involve large areas of impervious surfaces.

#### **Explanation**

An effect of subdivision is that new lots usually need their own separate access to water supplies, farm drainage and stormwater disposal. If left unserviced, or without an appropriate level of servicing, the development that occurs after subdivision can have an impact on the health, safety and wellbeing of the District’s residents. Potential problems include surface ponding, an inability to properly drain farmland, more rapid or uncontrolled stormwater runoff, and lack of proper access to drinking or stock water. Action at the subdivision stage can avoid these problems by for example creating appropriate easements so that new lots have legal access to public drains.

People often expect to be buying ready-serviced sections if located in a water supply scheme area. These schemes however have vastly different levels of independence, financial structures, policies and bylaws. The only feasible uniform approach is to refer subdivision applications to the appropriate supply authority for their action.

### **District Plan Methods**

- Plan rules on farm drainage, water supply and stormwater disposal (Rules C2 2.4.1 and C2 2.5 d.).
- Information requirements for subdivision applications (Rule A1 1.2).

### **Other Methods**

- Liaison with rural water supply authorities.

## **5.3.5 DOMESTIC EFFLUENT DISPOSAL**

### **Objective**

**S 5) To ensure that domestic effluent from new allotments can be adequately disposed of without creating water quality or odour and health problems.**

**(Issue 5)** (Refer also: Objective EWA 3).

### **Policies**

- a) To ensure that all new allotments in sewered areas are connected to the sewerage system.
- b) To require that all effluent in unsewered areas be satisfactorily disposed of within the allotment concerned, or via an approved communal effluent disposal system.
- c) To require that any proposed communal disposal includes permanent arrangements for future maintenance, operation and replacement of that system.

### **Explanation**

The new dwelling which is expected after subdivision will need to dispose of domestic effluent. If disposal is not properly catered for, adverse effects on water quality may result. The effects of unsewered disposal can be cumulative, only being visible when a certain “threshold” density is reached.

It is preferable to address the potential effects at the subdivision stage rather than leaving it until a building consent is applied for. The subdivision stage is the best time to have new sewer mains and connections installed, e.g. when new streets are being constructed. People in sewered townships expect their newly-purchased section to be serviced already.

Secondly, if a communal treatment scheme is the most practical method for a particular subdivision, it is difficult to get one built once the lots have been sold and a number of different owners are involved. If a group treatment scheme fails, there can be serious problems if possible backups, (e.g. sufficient land for soakage) were not considered at the subdivision stage.

Thirdly, the last people to build in an unsewered subdivision may have to use much more expensive disposal methods if water quality is starting to be degraded by previous houses.

Effluent must be disposed of within the allotment concerned, unless a communal system is proposed or a town sewer is available. Council will not accept easements over adjoining properties to be used for effluent disposal. Existing systems may be required to be re-laid to fit within the allotment, and new systems will have to be contained within it.

### **District Plan Methods**

- District Rules C2 and D1 1.5.

### **Other Methods**

- Advice to the public and drainlayers about disposal systems and legal requirements.
- Investigating alternatives to the standard septic tank-effluent bed systems and setting up demonstration systems where appropriate.

## **5.3.6 NATURAL HAZARDS**

### **Objective**

**S 6) To ensure that the potential risk to future buildings from natural hazards is considered for each new allotment.**

**(Issue 8)** (Refer also: Objectives NH 1 and NH 2).

### **Policy**

- a) To require that each proposed allotment has at least one building site (including effluent disposal area and suitable vehicular access) which is not prone to natural hazards, unless Council is satisfied that no dwelling will be required on the allotment.

## **Explanation**

Council has a duty under the Act to mitigate natural hazards and limit construction of buildings (particularly dwellings) on land liable to flooding or instability. Section 106 of the Act states that:

*“A consent authority shall not grant a subdivision consent if it considers that either -*

- a) Any land in respect of which consent is sought, or any structure on that land, is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source; or*
- b) Any subsequent use that is likely to be made of the land is likely to accelerate, worsen, or result in material damage to that land, other land, or structure by erosion, falling debris.....*

*unless the consent authority is satisfied that the (above) effects will be avoided, remedied or mitigated by.....rules in the District Plan, conditions of resource consent.....or other matters including works.”*

For example, subdivision may be permitted under this Section if Plan rules prevent building, or if stopbanking is proposed.

Any potential building site must include space for the facilities which support a dwelling, particularly effluent disposal systems and water supply tanks in the rural situation. These facilities can be just as adversely affected by events like land slippage or flooding. If people need to escape during or after a hazard event it is also important that their access routes are not blocked by hazards. (Refer Objective NH 2).

If natural hazards are addressed under the Plan at the subdivision stage, it is easier for purchasers, vendors and Council to know the limitations and possibilities of a particular block. We must avoid situations where people buy land in the mistaken belief that it can be built on.

The plan does however take into account that a building site is not always important. One example is where a farm runoff property will be used in conjunction with other land and no new dwelling is needed.

## **District Plan Methods**

- District Rule C2.
- Using consent notices on titles to alert buyers to the presence of a hazard.

## **Other Methods**

- Provision of hazard information through LIM procedures and other avenues, in conjunction with the Regional Council.
- Persuading people not to proceed with problem subdivisions, or to modify them to take hazards into account.

### 5.3.7 TRAFFIC SAFETY AND EFFICIENCY

#### **Objective**

- S 7) To ensure that new driveways or roads resulting from subdivision do not unduly detract from traffic safety and efficiency. (Issues 5 and 13). (Refer also: Objectives LU 27 and S 8).

#### **Policies**

- a) To ensure that all new allotments have an available entrance point with satisfactory visibility.
- b) To implement controls which meet the need to maintain the safety and efficiency of arterial traffic routes, including the use of shared entranceways wherever possible.
- c) To ensure that vehicle crossings resulting from subdivisions are combined wherever possible.
- d) To require formation of joint driveways and entranceways to certain standards at the subdivision stage.
- e) To require other entranceways to be formed at the building consent stage.
- f) To ensure that legal streets are created instead of rights-of-way if warranted by the potential traffic.
- g) To discourage ribbon development along arterial routes.

#### **Explanation**

Traffic safety and efficiency is directly related to the purposes of the Resource Management Act (1991), which requires the management of natural and physical resources in a way that enables people and communities to provide for their health and safety.

Subdivision of land often results in the creation of additional access points into the roading network which results in an increase of traffic. To manage this, the Plan implements the following traffic safety and efficiency standards:

- Minimum sight distances from vehicle crossings, intersections and railway crossings.
- Minimum spacings between vehicle crossings, and between intersections, on arterial roads.
- Physical formation of vehicle crossings and rights-of-way, depending on their likely level of use.

#### **District Plan Methods**

- District Rules C2 2.1.1, C2 2.2.1 and C2 2.4.1 I.
- Subdivision consent conditions, including consent notices and segregation strips

- Land use consent conditions, including combining vehicle crossings.

### **Other Methods**

- Construction of side roads to service subdivisions.
- Road works to improve traffic safety and flow if justified in terms of cost/benefits and the District's overall roading priorities.
- Local Government Act provisions allowing vehicle crossings to be required when a building consent is applied for.
- Limited Access Road controls administered by Transit New Zealand for State Highways and by Council for the former State Highway 56.

### **5.3.8 URBAN GROWTH**

#### **Objective**

**S 8) To provide for urban growth that adjoins existing urban areas and manage that growth to avoid, remedy or mitigate adverse effects through the design of safe, integrated infrastructure networks and the efficient use and development of land.**

**(Issues 5 and 9)** (Refer also: Objectives LU 7, LU 27, S 1, NH 1, NH 2 and U 1).

#### **Policies**

- a) Ensuring that any proposal for extension of the Residential or Village zoning of the District's existing townships takes into account:
  - i) Any increased risk to people and property from natural hazards, including the possibility of sea level rise in the case of Himatangi Beach and Tangimoana.
  - ii) The potential impact of urban growth on the natural character, qualities and features of the coastal environment.
  - iii) Any significant and permanent adverse impact upon the life-supporting capacity of the District's soil resource, or upon options for its future use, which would arise from converting the land concerned to urban use.
  - iv) The need for new growth areas around existing townships to be provided with utility services, at the developers expense, so that water supply and effluent and stormwater disposal issues and energy networks are addressed. (Refer Also: Part 7.3).

- v) The efficient use and development of natural and physical resources, such as land, energy and the transport network, including the degree to which infill development is possible in the existing Residential or Village zone.
  - vi) The neighbourhood amenities and level of access to facilities which are likely to be available to residents in the new urban growth areas.
  - vii) The need to avoid ribbon development along arterial routes for traffic safety and efficiency reasons.
  - viii) Any significant adverse impacts upon the rural area, including its character and amenity, any significant habitats of indigenous fauna, and its intrinsic, ecological, or heritage values or cultural significance.
  - ix) The presence of any existing land uses which may not be compatible with a new residential neighbourhood.
- b) Identifying land suitable for new urban development, and where existing infrastructure requires upgrading to provide for new urban development, defer and stage this development until the required upgrading of infrastructure has occurred.
- c) Providing for subdivision and development in the Growth Precincts in Feilding in accordance with Structure Plans and the Subdivision Design Guide to achieve the following outcomes:
- i) development is well integrated and coordinated;
  - ii) development recognises and responds to the topographical and physical features of the land;
  - iii) short and anticipated long term growth demands are met;
  - iv) good connections are made with existing infrastructure and transportation networks, taking account of the capacity limitations of these networks and any potential requirements for upgrading capacity to meet future demands;
  - v) certainty is provided on the location and pattern of development, including key roading linkages and infrastructure to meet future requirements;
  - vi) a range of residential densities are provided, including larger lots which can be intensified in the longer term;
  - vii) a logical roading network delivers strategic Collector Roads between existing and future urban areas and a street network of Local Roads that provide accessible residential areas;

- viii) efficient utility services are provided including reticulated waste water, water supply, stormwater networks and energy networks, that are in accordance with identified growth demands;
  - ix) neighbourhood focal points (such as local parks, shops or community facilities) provide meeting points and centres for individual neighbourhoods within a precinct;
  - x) open space networks that comprise stormwater attenuation networks, a range of recreation opportunities, stream side esplanade reserves, and where appropriate, environmental protection corridors;
  - xi) areas identified as high risk for flooding and potential seismic hazards are avoided; and
  - xii) subdivision and development is designed and located to avoid adverse effects on, and from, the operation, access, maintenance or upgrade of the National Grid.
- d) Preventing urban greenfield development in the rural environment outside of the identified Growth Precincts around Feilding, and subdivision and development not in accordance with the desired outcomes of the Structure Plans.

### **Explanation**

Objective S 8 recognises new urban growth areas for Feilding and the provision for urban growth in other villages in the district. Residential and industrial growth projections signal a continuation of demand across the district, with a concentration in Feilding. To provide for additional housing and industrial demand across the district, two approaches to growth are set out in the above policies.

Firstly, Policy a. sets a criteria-based approach for determining areas for urban growth in Manawatu towns (apart from Feilding) and villages. This criteria approach is applied where no urban growth areas have been identified, and enables broad and specific considerations to be used in assessing private plan changes to rezone land to Residential or Village Zone.

Secondly, Policies b. through to e. provide a more directive approach for managing urban growth in Feilding to meet the anticipated demand.

### **Criteria approach**

For the first approach, Policy a. i) relates to natural hazards, as a constraint to extending many of the towns and villages. For instance, flooding occurs to the north of Sanson and to the south of Bunnythorpe. Tangimoana relies on stopbank protection from the Rangitikei River. Any growth in Himatangi Beach should not be toward the south, which would entail moving sand dunes. Apart from the ecological effects of removing those dunes, constructing streets and sections afterwards would pose severe sand stabilisation problems. The possibility of sea level rise also needs to be taken into account for the beach settlements. It would have a significant effect on ground water table levels and on drainage ability, which is already limited in Tangimoana.



Urban growth can have adverse effects on the landscape (Policy a. ii)) and can impinge on areas which have heritage value, including significant habitats of indigenous fauna. Council is not aware of any potential problems of this nature, apart from potential impact on coastal values at Himatangi Beach and Tangimoana and the impact on rural amenities which results from converting farmland to urban use (Policy a. viii)).

The effects of urban expansion upon versatile soils also need to be considered (Policy a. (iii)). Such land is a valuable and relatively limited resource, and its future options for use need to be safeguarded whenever possible. Subject to all other factors being equal, developing less versatile soils is preferable to highly versatile soils.

Policy a. iv) refers to the provision of utility services (water supply, effluent and stormwater disposal). It is essential that any extensions to townships with sewers are also provided with utility services. Whether connection to the town system or a completely new system is proposed, an agreement will need to be reached between Council and the developer about the costs of extending and connecting to utility services. (Refer: 7.3).

Policy a. v) recognises that land use, energy consumption and provision of transport are interrelated. Minimising transport and energy costs in connection with urban growth areas, (e.g. the cost of residents travelling to and from the town centre), needs to be taken into account in considering any growth areas.

Policy a. vi) acknowledges the importance of access to amenities in new growth areas. An extension of an existing urban area, where amenities are already provided, will enable new growth areas to more quickly become part of a functional neighbourhood. A situation of isolated residential streets separated from the rest of the town must be avoided.

### **Directive Approach**

Policy b. relates to the urban growth of Feilding only and applies a more directive approach than Policy a. Council has identified specific areas around the periphery of the existing urban area for future residential and industrial development. These growth areas were identified based on a multiple-criteria analysis of areas suitable/unsuitable for urban development as well as community consultation. Any proposed extension to the boundaries of the growth areas would require careful consideration of environmental and community standards and the necessity for, and appropriateness of extending public services.

To address these urban growth issues, Council has prepared Structure Plans for the growth areas (called Precincts). The Structure Plans are based on a series of investigations and illustrate an urban form and structure that responds to individual localities and includes the provision of infrastructure (particularly stormwater), road networks, open space networks, density and site layout. A range of residential lifestyles and industrial properties are to be provided in order to accommodate growth now and in the future.

Within the existing urban areas, capacity exists for intensification of housing through the redevelopment of existing properties. This intensification may be in the form of single houses on existing properties or multiple houses on larger properties.

Council should always look at the capacity for growth within the existing urban boundary. Infill development is an efficient use of resources. (Refer: Objective S 9). Kimbolton and Halcombe have a relatively low density and have the potential to cater for significant development by way of infill. Considerable potential for infill also still exists in Feilding.

### **District Plan Methods**

- District Plan Rules C2 and D1 1.5.
- Structure Plan Growth Precincts 1-3 and Subdivision Design Guide
- Deferred Residential zoning where infrastructure provision is not currently available.
- Considering applications for Plan Changes to extend urban zoning.

### **Other Methods**

- Policies on new connections to Council services.

### 5.3.9 URBAN NEIGHBOURHOODS

#### Objective

- S 9) To develop useful, attractive and sustainable urban neighbourhoods where:
- (a) A range of lot sizes and housing types can be developed, in accordance with the existing character and context of each area.
  - (b) People have maximum accessibility to each other using vehicular and non-vehicular (pedestrian and cycling) transport networks to neighbourhood centres and reserves which provide for their needs.
  - (c) Public health and safety is promoted through good design of local streets, neighbourhood centres and reserves to ensure easy access and connectivity.
  - (d) Development is not achieved at the expense of significant adverse effects on rural character that is the backdrop to the Feilding township, the National Grid, natural topography, open space and gully systems.
  - (e) New urban areas establish an identity that is based on positive elements of Feilding's established urban character and amenity, and recognise and maintain the ecological, cultural and historic heritage values of the site and surrounding area.
  - (f) Urban land is developed and used effectively ensuring larger residential lots retain the potential for planned and well-designed intensification.
  - (g) Utility services are strategically developed to ensure a sustainable, efficient and cost effective network is built to meet the needs of current and future development.
  - (h) Public safety is maintained through good subdivision design that avoids or mitigates identified natural hazards.
- (Issues 3, 4, 9 and 13) (Refer also: Objectives HV 1, LU 7, LU 12, EWA 1 and U 1).

#### Policies

- a) Requiring subdivision designs and layouts which provide for the following:
  - i) New development that is integrated with the existing environment by:
    - Recognising the character and amenity values of any surrounding residential, rural and industrial areas.
    - Defining the urban boundary and avoiding, remedying and mitigating adverse reverse sensitivity effects on adjoining Rural Zone properties through buffer areas.

- Identifying natural features, open space (local purpose reserves, esplanade reserves, environmental protection areas) and land too steep for development and integrating development around these areas.
  - Residential densities that reflect a range of residential opportunities, and are positioned so there is a logical extension from existing urban areas, as well as responding to the topography and physical features of the site.
  - Designs which foster neighbourhood identity, using positive characteristics from established urban areas and also reflecting the cultural, heritage and natural values of the site and surrounding area.
  - Identifying nationally and regionally significant infrastructure and avoiding adverse effects on and from that infrastructure.
- ii) Flood hazard and potential seismic hazard areas are identified and the subdivision is managed so that areas of high risk are avoided, and all residual risk is mitigated through design of the subdivision and future development.
  - iii) Effective roading connections between existing, new and future development, to maximise accessibility between different urban areas.
  - iv) A network of local streets for each urban area which allows convenient vehicle access to individual properties, to local shops, reserves and coordinates with the Collector Roads to move traffic between the housing areas and town centre.
  - v) Road design reflects the function and use of the road type, including provision for vehicular and non-vehicular (pedestrian and cycling) transport modes and provides an appropriate level of amenity.
  - vi) Through roads and streets are required rather than the use of cul-de-sacs, in order to maintain a high level of accessibility in the local street network, while recognising some topographical features may lead to the use of cul-de-sacs or accessways.
  - vii) Block layouts that ensure individual lots have road frontage, where larger residential lots have sufficient width of frontage to ensure future intensification can occur and future lots will continue to have road frontage.
  - viii) Lots are positioned to allow efficient resource use, where the access to heat and energy from solar energy is maximised, on-site stormwater collection, attenuation and discharge is provided, including, room for water tanks.
  - ix) Access to open space and recreation areas is provided in a way that is strategically connected to adjoining urban areas.
  - x) Pedestrian and cycle access is provided as a network of on-road and offroad cycle and walk ways which contribute to the amenity and connectivity within the wider urban area.

- xi) Ensure each neighbourhood has a focal point that provides a place for community facilities local reserves and local shops.
- b) Encouraging infill subdivisions, within servicing constraints, with reference to suitability of the contour of the land, and where the shape and size of the subject lot enables good quality living environments to result as described in the Subdivision Design Guide.
- c) For subdivisions in any of the Structure Plan Growth Precincts, to require subdivision designs and layouts which implement the relevant Structure Plan, the roading hierarchy and road type in Appendix 3B.1 and incorporate the guiding principles of the Subdivision Design Guide (Appendix 10).

### **Explanation**

Subdivision design and the physical works undertaken at subdivision time have a large and permanent effect upon the form and character of an urban area. Street patterns, reserve locations, shop sites, walkways, road widths and surfaces, land contour and retention of trees are decided at the subdivision stage. Structure Plan Growth Precincts are spatially planned in individual Structure Plans. The Structure Plans provide a spatial plan comprising the density expectations, transport links, open space areas and neighbourhood focal points. The transport links include the indicative location of Collector Roads and main Local Roads to ensure connectivity throughout a Precinct, and to its surrounds.

The Subdivision Design Guide provides more guidance on developing the subdivisions to meet the urban neighbourhood expectations set out in Objective S 9 and the principles set out in the Feilding Framework Plan.

Objective S 9 is also relevant for greenfield subdivision and development outside the Feilding township.

The influence of urban design to achieve more efficient connected neighbourhoods will result in urban places with more cost effective and greater range of movement options for people – this will also increase social interactions and an overall benefit to the welfare of current and future generations.

Infill subdivision can make better use of existing urban land, streets and utility services. It can also reduce the need to lay new piping and for farmland to be converted to urban use. Under the Act a liberal attitude must be taken toward infill, as long as potential adverse effects are avoided. Council goes further and aims to actively promote infill. In many places though, the slope of the land, or the limited capacity of utility services, will limit the number of new lots which can be created.

### **District Plan Methods**

- “Concept plan” requirements to show future stages of “greenfields” developments. (Rule C2 2.5 b.).
- Development and implementation of Structure Plan Growth Precincts 1-3.
- Subdivision Design Guide to assist applicants, Council officers and decision makers design and assess proposals for greenfield subdivision.

## **Other Methods**

- Subdivision layout plans being developed when new areas are zoned for urban purposes, and used as a guideline for later development.
- Council meeting some of the costs involved in design features which have a clear public benefit, e.g. pedestrian accessways.
- Possible direct Council involvement in developing infill sections.

### **5.3.10 URBAN ALLOTMENTS**

#### **Objective**

**S 10) To create urban lots that have a size and shape that enables urban use.**

**(Issue 5)**

#### **Policy**

- a) Requiring subdividers to prove that small urban allotments (i.e. under 500m<sup>2</sup> in area) have sufficient useable room to be developed under the Plan for a permitted land use, having regard to the building regulations and the Plan's performance standards.
- b) Encouraging flexibility for future intensification of new large residential allotments (i.e. 2,000m<sup>2</sup> in area, and greater), so they can be effectively developed in the future to a standard residential density (800m<sup>2</sup>) and with a good quality of urban environment resulting, including road frontage.

#### **Explanation**

When people purchase an allotment, they expect to be able to use it. Council will make sure that new lots are reasonably capable of being used for activities permitted in the zone. It is relevant to consider whether the allotment is suitable for a range of different uses/buildings rather than just the one proposed by the applicant. This does not apply to some subdivisions such as the tiny allotments created for utilities.

The residential growth areas are anticipated to meet the short and long term need for greenfield developments. Larger lots can meet the immediate need for housing and lifestyle choices. However, in the longer-term, these larger lots may need to be repurposed for more intensive uses through further subdivision. Therefore, at the time of original subdivision, the size and shape of lots and the location of buildings on these larger lots is to demonstrate the ability for future intensification/subdivision to meet future needs.

## **District Plan Methods**

- District Rules C2 2.1.1, C2 2.1.2 and C2 2.3.1.

## **Other Methods**

- Providing advice for subdividers about District Plan requirements and about redesigning allotments.

### **5.3.11 FRAGMENTATION OF NATURAL AREAS AND RIVER CHANNELS**

#### **Objective**

**S 11) To avoid adverse effects on the natural values of streams, lakes, wetlands, the coastal area and indigenous forest areas arising from fragmentation of land ownership.**

**(Issues 3 and 7)**

(Refer also: Objectives HV 1 and HV 5, LU 9, EM 4 and EWA 3).

#### **Policies**

- To ensure that the natural values of indigenous forest areas, lakes, the coastal area, and significant wetlands, including significant habitats of indigenous fauna, are not adversely affected by fragmentation of ownership arising from subdivision.
- To recognise the potential effect of subdivision of riverside land upon the management and natural values of the waterway concerned.

#### **Explanation**

Indigenous forest areas, lakes and wetlands owned by more than one party can be more difficult to manage as one entity. Each landowner may have their own ideas on weed control, drainage, stock access, public use etc. People may decide to fence new boundaries running through bush areas, to the detriment of the bush.

The Plan's rules therefore only permit new boundaries through indigenous forest areas or significant wetlands if those areas are to be protected by a legal covenant. The same requirement applies to subdivisions which would increase the number of parties who own the bed or fringes of a lake. Likewise rural subdivision in the coastal area has been made a discretionary activity so that its impact upon the coastal environment can be assessed.

Policy b. recognises that stream valleys becoming more closely subdivided can lead to pressure from the new owners for the stream to be straightened and stopbanked. Smallblock owners are likely to be less receptive to the stream's shifts in direction than a person who owns the whole stream floodplain and "gains and loses" every time the river shifts. Straightening and stopbanking have an adverse impact on the natural character on the waterway and on its ecological value, e.g. suitability for fish spawning.

Council will monitor the subdivision of areas where such impacts may become a problem, and will introduce specific controls for those areas if warranted.

### **District Plan Methods**

- District Rule C2 2.4.1 J)
- Subdivision consent conditions requiring covenants.

## **5.4 ENVIRONMENTAL RESULTS ANTICIPATED**

- 1 Rural subdivision produces a range of allotment sizes, so that options for the future use of rural land, particularly the versatile land, are not compromised. (Objective S 1).
- 2 Soil compaction, contamination or removal do not have a significant adverse effect upon the life-supporting capacity of the District's rural soils. (Objective S 1).
- 3 No more than a minimal amount of versatile land is converted to urban use. (Policy 5.3.1 b.).
- 4 Most residents of new rural allotments have room for consider that they have adequate amenity and satisfactory separation between their dwellings and neighbouring activities. (Objective S 2).
- 5 Low levels of complaint from such residents about rural activities. (Objective S 2).
- 6 No significant adverse effects from subdivision upon the landscape quality or the existing character and amenities of the rural zones. (Objective S 3).
- 7 All new allotments have adequate provision for water supply, stormwater disposal, domestic effluent disposal and farm drainage needs. (Objectives S 4 and S 5).
- 8 No dwellings constructed on new allotments are damaged or destroyed by land instability or by floods smaller than a 100 year event. (Objective S 6).
- 9 There are no instances where the size and shape of a newly-subdivided urban allotment is inappropriate for future use. (Objective S 10).
- 10 There are no traffic accidents attributable to the design or placement of driveways and intersections installed to serve new allotments. (Objective S 7).
- 11 Himatangi Beach and Tangimoana do not spread any further outward. Infill at Halcombe, Bunnythorpe and Kimbolton occurs rather than the extension of these townships. (Objective S 8)
- 12 Subdivision design in urban growth areas avoids direct access for new allotments to arterial routes. (Objective S 8)



- 13 No recorded instances where fragmentation of land ownership arising from subdivision adversely affects the natural values of indigenous forest areas, lakes, streams, the coastal area or significant wetlands. (Objective S 11)
- 14 Subdivision layouts for new urban neighbourhoods comply with Council’s guidelines, and residents of these neighbourhoods are satisfied with the amenities of these areas and their accessibility to the facilities which they need. (Objective S 9).

## 5.5 MONITORING AND REVIEW PROCEDURES - SUBDIVISION

The procedures to be used will include:

- a) Monitoring the degree of diversity in allotment sizes which are created as a result of subdivision.
- b) Assisting with research into the extent of soil compaction, contamination and removal in the District, including the influence of subdivision upon these factors.
- c) Reporting on the areal extent of versatile land which is rezoned to Residential, Village or Industrial during the planning period.
- d) Surveying rural-residential dwellers to find out whether they have sufficient separation from neighbours, and recording levels of complaint from such people about rural activities on other properties.
- e) Undertaking “snapshot” rural landscape assessments for the District when the Plan is made operative, and prior to the review of the Plan.
- f) Working with the Regional Council to assess the extent of groundwater contamination from septic tanks in closely-settled rural areas.
- g) Monitoring damage to dwellings during natural hazard events.
- h) Comparing traffic accident records with the database of new subdivisions.
- i) Surveying residents of new urban neighbourhoods, and monitoring the extent to which new urban subdivision proposals are meeting the guidelines for sustainable layouts.
- j) Monitoring damage to indigenous forest areas, lakes, streams, the coastal area and listed wetlands where ownership becomes fragmented by subdivision.
- k) Assessing the effectiveness of subdivision consent procedures in avoiding or mitigating the adverse effects which this Plan seeks to address, and changing these methods if necessary.

- l) Monitoring whether subdivision consents are issued in compliance with the rules in the Plan and whether any ongoing consent conditions are being complied with.

## 10 BUSINESS ZONES

### 10.1 Introduction

Feilding is the largest township in the Manawatu District and plays an important role as a rural service centre. District residents and visitors value the unique character and identity of Feilding and it is important that the Business **Zones** maintain and enhance this.

The Business **Zone** is separated into two distinct zoning areas to provide for a range of activities to meet the needs of the community while retaining the unique character and identity of Feilding.

The Inner Business **Zone** relates to the central heart of the Feilding town centre. This **zone** seeks to retain the existing boutique-scale and character of the town centre and includes the area bounded by Warwick Street, Grey Street, part of Denbigh Square and Eyre Street. Compatible commercial and community activities are provided for throughout the **zone**. In addition to this, **dwelling**s are provided for above first-floor level to promote a diverse range of uses within the **zone**. The **zone** seeks to create an interesting and pleasant **environment** for pedestrians and to encourage pedestrian movement.

The Outer Business **Zone** relates to the area adjoining Inner Business **Zone**. This **zone** provides for larger scale activities that require larger **building** footprints than the Inner Business **Zone**. The **Zone** also provides for a specific area of **large format retail** activities.

Appendix 10a - Feilding Town Centre Design Guide accompanies this chapter and has been developed to provide design direction and standards for development within the Feilding town centre.

This chapter is intended to be read in conjunction with the chapters that apply Districtwide such as Chapter 4 – Historic Heritage.

### 10.2 Resource Management Issues

The following resource management issues have been identified in the Business **Zones**:

1. The desire to maintain the boutique-scale and unique character in the heart of the town centre.
2. To ensure new **buildings** achieve good urban design and are complementary to the design and character of existing **buildings**.
3. To provide for a wide range of activities recognising the role of Feilding as a rural service centre.

4. To ensure that the scale and intensity of proposed activities are appropriate for the Business **Zones**.
5. To provide for **large format retail** development that does not detract from the design and character of the existing town centre core.
6. The need to retain a compact, well designed town centre and avoid the unplanned sprawl of business activities into residential and industrial areas.
7. The need to manage any potential **reverse sensitivity effects** at the Business **Zone**/Residential **Zone** interface.
8. The need to manage any potential adverse **reverse sensitivity effects** where **dwelling**s are provided within the Inner Business **Zone**.
9. The occurrence of vacant land in the Inner Business **Zone** resulting from the demolition of **buildings**.

## 10.3 Objectives and Policies

### *Objective 1*

To encourage and provide for a range of compatible activities that recognise Feilding's role as a rural centre and retain the existing **amenity values** of the town centre.

### *Policies*

- 1.1. To require activities in the Inner Business **Zone** to be of a form and scale which fits with the existing surroundings.
- 1.2. To provide for **buildings** with larger footprints in the Outer Business **Zone**.
- 1.3. To restrict **Large Format Retail** activities to a specific location within the Outer Business **Zone**.
- 1.4. To require any **dwelling**s in the Inner Business **Zone** to be located above ground floor level and have appropriate acoustic insulation.
- 1.5. To manage any potential **reverse sensitivity effects** of **dwelling**s in the Inner Business **Zone** by requiring appropriate privacy, sunlight and acoustic mitigation.
- 1.6. To ensure that any potential adverse **effects** from activities in the Business **Zones** are managed to avoid, remedy or mitigate adverse **effects** in the Business **Zones** and on residentially-zoned land adjacent to the Business **Zones**.

## Objective 2

To retain the high concentration of **buildings** with significant historic heritage values that create the character and identity of Feilding.

### Policies

- 2.1. To require all new development in the Inner Business **Zone** be designed to complement and where possible, retain the existing town centre character by including the following features:
  - a. be built to the front and side **site** boundaries to ensure a continuous built edge.
  - b. maintain a rectangular shape with tall proportions that includes a ground floor, upper floor and parapet that hides the roofline behind.
  - c. include facades with recessed and projected bays or other architectural detail to create vertical division
  - d. to require facades to be finished in a colour to complement the **streetscape**, highlight architectural features and enhance the form of the **building**
  - e. to require clear glazed front windows on the ground floor.
  - f. to require windows above ground floor level to be located symmetrically.
  - g. to require main entrance doors to be oriented to the street, recessed and glazed with a solid base stall board.
  - h. incorporate skyline features such as parapets, cornices, classical gable elements or similar features to create visual interest.
- 2.2. To encourage the retention of the existing street facades of **buildings** with significant heritage values where these **buildings** are proposed to be demolished.
- 2.3. To ensure **additions and alterations** to existing **buildings**, and construction of new **buildings** do not compromise the context, setting and **streetscape** values of the existing town character and **buildings** with significant heritage values, through managing **building** bulk and **height**.

### Objective 3

To ensure development in the Business **Zones** achieves a high level of amenity and active street frontages.

#### Policies

- 3.1. To require **building** design that is high quality and complementary to the surrounding **environment**.
- 3.2. To avoid featureless walls by requiring window and door openings on the street edge to ensure active street frontages.
- 3.3. To require ornamentation and other detailing to complement the **building** style.
- 3.4. To ensure signage is limited to identifying the business location and/or the product or service provided on the **site** and is complementary to the **building** style which it relates.
- 3.5. To encourage the landscaping and screening of sites to enhance the amenity of the Business **Zones**.

### Objective 4

To ensure, where **building** demolition is necessary for public safety, that any resulting vacant land does not detract from the character and amenity of the Inner Business **Zone**.

#### Policies

- 4.1. To encourage the prompt redevelopment of sites where a **building** is completely demolished.
- 4.2. Where immediate redevelopment of a **site** is not possible, the **site** must be landscaped, grassed or sealed and maintained to create a pleasant open space until a new **building** is constructed.

## 10.4 Rules

### INNER BUSINESS ZONE

#### 10.4.1 Permitted Activities - Inner Business Zone

The following are **permitted activities** in the Inner Business **Zone** provided that they comply with the standards in Rule 10.4.2 below:

- a. Alterations and additions to the interior of any existing **building**
- b. **Commercial services**

- c. **Community facilities**
- d. One **dwelling** per **site**, where located above ground floor level
- e. **Entertainment facilities**
- f. **Maintenance and minor repair of buildings**
- g. Partial or complete demolition of any **building** where the work is required to make the **site** safe after an accidental fire, flooding or earthquake event.
- h. **Retail activities**
- i. **Seismic strengthening**
- j. **Visitor accommodation**, where located above ground floor level.

#### 10.4.2 Inner Business Zone – Standards for Permitted Activities

For the Inner Business **Zone**, the **permitted activities** specified above must comply with the following standards:

##### a. **Height**

The maximum **height** for any **building** in the Inner Business **Zone** is 9m.

##### b. **Yards**

- i) All **buildings**, adjoining land zoned Residential, must comply with a setback for all **yards** of 4.5m.
- ii) All other **buildings** must be built to the front and side boundaries of the **site**.

##### c. **Screening**

Any **site** boundary with an adjoining Residential zoned **site** shall be screened to a **height** of 1.5m with a solid wall or closed board fence.

##### d. **Building frontages**

The street frontage(s) of all **buildings** must:

- i) include a ground floor, upper floor and parapet or other skyline feature that hides the roofline behind.
- ii) be constructed with recessed and projected bays or other architectural detail to create vertical division in the façade.
- iii) be constructed of materials and be of an external colour that is complementary to the **streetscape** and surrounding **buildings**.

- iv) contain clear glazed windows for at least 70% of the total ground floor front wall area.
- v) have symmetrically located windows above ground floor level.
- vi) have ground level **building** entrances that are recessed and with solid base stall boards of between 300-600mm in **height**.
- vii) clearly display the date (year) of the construction of the **building**.

e. Verandah Cover

All **buildings** fronting the red line identified on Figure 1 below must provide a verandah and supporting poles along the full width of the **building**. The verandah must be set back 0.5m from the kerb line and must be of a **height** that relates to adjacent verandahs to ensure continuity of cover.



Figure 1 - Verandah Area



## f. Signage

Any signage erected in the Inner Business **Zone** must:

- i) be limited to identifying the business location and/ or the product or service provided on the **site**
- ii) be of a style, size and colour that is complementary to the **building** style
- iii) be located on or beneath the verandah fascia.

## g. Vehicle access to sites

For sites located within the verandah area, vehicle access to the **site** must be from the rear of the property to ensure a continuous **building** façade is achieved.

## h. Noise

Compliance with Rule 3C.4.1.

i. [DELETED PC 55]j. [DELETED PC 55]

## k. Parking

Sites outside the area shown in Appendix 3B.6 shall provide car parking in accordance with Rule 3B.4.5.

## l. Visibility at Railway Crossings

Compliance with Rule 3B.4.3 and Appendix 3B.5.

## m. Access

Compliance with Rules 3B.4.2 and 3B.4.3.

## n. Glare

Compliance with Rule 3B.4.4.

o. Signs in the Inner Business **Zone**

- i) Compliance with Rules 3E.4.1 and 3E.4.2.

The only signs permitted on any part of a legal **road** in the Inner Business **zone**, are:

- a. Signs located above the footpath or carriageway, provided that no part of such signs shall be less than 2.5m above the footpath or 5.5m above the carriageway.

p. **Dwellings and Visitor Accommodation**

**Dwellings and Visitor Accommodation** must meet the following standards:

i) Noise insulation

Any **habitable room** in a **building** used by a **noise sensitive activity** within the Inner Business **Zone** shall be protected from noise arising from outside the **building** by ensuring the **external sound insulation level** achieves the following minimum performance standards:

Bedrooms  $D_{nT,w} + C_{tr} > 30$  dB

Other Habitable Spaces  $D_{nT,w} + C_{tr} > 25$  dB

Compliance with these performance standards will be achieved by ensuring bedrooms and other **habitable rooms** are designed and constructed in a manner that accords with an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design as proposed will achieve compliance with the above performance standard.

ii) Ventilation

Where bedrooms with openable windows are proposed, a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. For the purposes of this requirement, a bedroom is any room intended to be used for sleeping. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person

q. **Seismic Strengthening**

**Seismic strengthening** where the strengthening work does not:

- i) Result in structural alterations to the external appearance of the **building**
- ii) Result in any existing openings (doors and/or windows) being obstructed

### 10.4.3 Restricted Discretionary Activities - Inner Business Zone

The following are **restricted discretionary activities** in the Inner Business **Zone**:

- a. Any activity, specified in Rule 10.4.1 above, that does not comply with one or more of the standards in Rules 10.4.2 a-o.

For this activity, the **Council** has restricted its discretion to considering the following matters:

- scale and location
- **building** form (design and materials)
- traffic and pedestrian safety
- noise
- continuation of **streetscape** character
- signage

In determining whether to grant a resource consent and what conditions to impose, the **Council** will, in addition to the objectives and policies of the Business **Zone**, assess any application in terms of the following assessment criteria:

- i) Whether the application will result in any adverse **effects** on **amenity values** of neighbouring properties or the character of the Inner Business **Zone**
  - ii) Whether the application remains consistent with the intention of the standard(s) it infringes.
  - iii) Whether the application will result in any adverse **effects** on **streetscape** character
  - iv) The extent to which there will be adverse **effects** where an application does not meet two or more standards.
- b. The construction of any new **building**

For this activity, the **Council** has restricted its discretion to considering the following matters:

- Demonstrated compliance with the Feilding Town Centre Design Guidelines (Appendix 10A)
  - scale and location
  - **building** form (design and materials)
  - relationship to adjacent **buildings**
  - design and appearance of verandah
  - contribution to **streetscape** character
  - signage
- c. External additions or alterations to an existing **building**

For this activity, the **Council** has restricted its discretion to the following matters:

- demonstrated compliance with the Feilding Town Centre Design Guidelines (Appendix 10A)

- scale and location
- **building** form (design and materials)
- relationship to adjacent **buildings**
- design and appearance of verandah
- contribution to **streetscape** character
- signage

d. Demolition of any **building**

For this activity, the **Council** has restricted its discretion to the following matters:

- mitigation of adverse visual **effects** from vacant land

In determining whether to grant a resource consent and what conditions to impose, the **Council** will, in addition to the objectives and policies of the Business **Zone**, assess any application in terms of the following assessment criteria:

- i) The extent to which the proposed mitigation will minimise adverse visual **effects** from vacant land

e. Formation of vehicle crossings onto **roads**

For this activity, the **Council** has restricted its discretion to the following matters:

- traffic and pedestrian safety
- continuity of the **streetscape** character

The **council's** assessment will include consideration of the following matters:

- i) Whether the vehicle crossing will result in adverse **effects** on **streetscape**.
- ii) Whether the vehicle crossing will result in pedestrian safety concerns.
- iii) The extent to which the traffic generated by the activity adversely affects the safety and capacity of the adjacent **road** network.

#### 10.4.4 Discretionary Activities - Inner Business Zone

The following shall be **discretionary activities** in the Inner Business **Zone**:

- a. **Education facilities**
- b. **Seismic strengthening** that does not meet the performance standards for a permitted activity

- c. **Tourist facilities**
- d. **Visitor accommodation**, not provided for as a permitted activity.

#### 10.4.5 Non-Complying Activities - Inner Business Zone

Any activity in the Inner Business **Zone** that is not specifically provided for as a permitted, restricted discretionary, or discretionary activity is a non-complying activity.

### *OUTER BUSINESS ZONE*

#### 10.4.6 Permitted Activities - Outer Business Zone

The following are **permitted activities** in the Outer Business **Zone** provided that they comply with the standards in Rule 10.4.7 below:

- a. The construction of any new **building** associated with a permitted activity
- b. Internal and external **additions and alterations** to an existing **building**
- c. **Ancillary activities**
- d. Car parking
- e. **Commercial services**
- f. **Community facilities**
- g. **Education facilities**
- h. **Entertainment facilities**
- i. **Funeral parlour**
- j. **Large format retail** within the specified **Large Format Retail** overlay (see [Figure 3](#) (below) for detail)
- k. Light **Industry**
- l. **Maintenance and minor repair of buildings**
- m. **Motor vehicle** sales and services
- n. Partial or complete demolition of any **building** where the work is required to make the **site** safe after an accidental fire, flooding or earthquake event.

- o. **Retail activities**
- p. **Rural and Animal Services**
- q. Saleyards (located at All DP 3797, All DP 6178, Lots 145,152,153,154, Pt Lot 146 DP 19)
- r. **Seismic strengthening**
- s. **Visitor accommodation**

#### 10.4.7 Outer Business Zone - Standards for Permitted Activities

For the Outer Business **Zone**, the **permitted activities** specified above must comply with the following standards:

a. **Height**

The maximum permitted **height** for any **building** in the Outer Business **Zone** is 9m.

b. **Yards**

All **buildings**, adjoining land zoned Residential, must comply with a setback for all **yards** of 4.5m.

c. **Building footprint**

**Buildings** in the Outer Business **Zone** must not exceed a **building footprint** of 800m<sup>2</sup>

d. **Building frontages**

Publically visible **building** façades must include doors, windows, **building** modulation or other architectural detail for no less than 60% of the total façade measured from one **site** boundary to another.

e. **Screening**

Any **site** boundary with an adjoining Residential **zoned site** shall be screened to a **height** of 2m with a solid wall or planted with dense vegetation growing to 2m in **height**. Any planting must be regularly maintained. Any plants that perish must be replaced immediately.

f. **Landscape and Screen Planting**

- i) every 5 car park spaces provided must be separated by a 2m x 2m landscaping box with planting that is maintained.

- ii) where 20 or more car parking spaces are provided, all parks must be bound by a 1.5m wide **landscape strip** that must be planted with low shrubs and groundcover below 0.75m in **height** and regularly maintained. Any plants that perish must be replaced immediately.

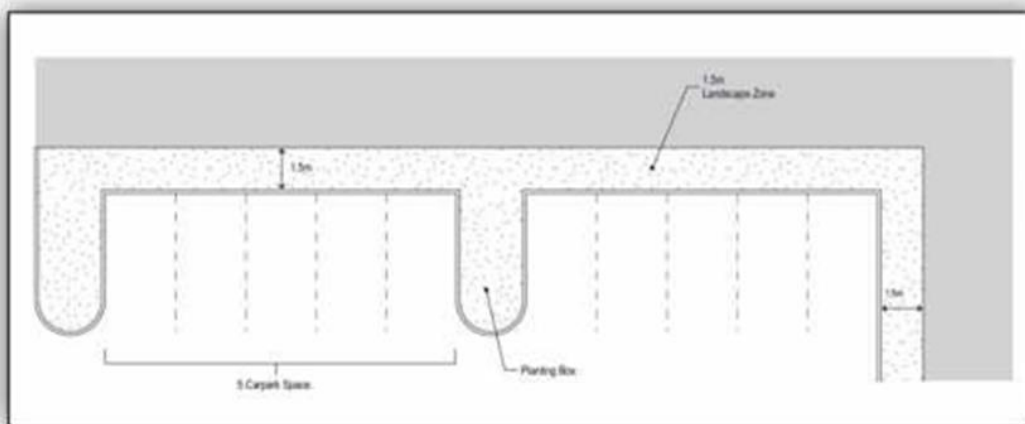


Figure 2 - Outer Business landscaping example

g. Outdoor Storage

Any outdoor storage area must be screened from view by either a closed board fence or wall of not less than 2m in **height** or dense planting capable of growing to 2m in **height**. Any planting must be regularly maintained. Any plants that perish must be replaced immediately.

h. Noise

Compliance with Rule 3C.4.2.

i. [DELETED PC 55]

j. [DELETED PC 55]

k. Parking

Sites outside the area shown in Appendix 3B.6 shall provide car parking in accordance with Rule 3B.4.5.

l. Visibility at Railway Crossings

Compliance with Rule 3B.4.2 and Appendix 3B.5.

m. Access

Compliance with Rule 3B.4.2 and 3B.4.3.

n. Glare

Compliance with Rule 3B.4.4.

o. Signs in the Business Zone

- i) Compliance with Rules 3E.4.1 and 3E.4.2.
- ii) Signs located above the footpath or carriageway, provided that no part of such signs shall be less than 2.5m above the footpath or 5.5m above the carriageway.

p. Large Format Retail overlay

- i) The **gross floor area** of any **building** within the **Large Format Retail** Overlay must be 2000m<sup>2</sup> or larger
- ii) The **road** frontage(s) of all sites within the **Large Format Retail** Overlay that are not occupied by **site** access must be landscaped and maintained for a depth of at least 2m.
- iii) All vehicle access to sites from State Highway 54/Aorangi Street, must be left turn in, left turn out only.



Figure 3 – Large Format Retail Overlay



q. **Seismic Strengthening**

**Seismic strengthening** is a permitted activity only where the strengthening work does not:

- i) Result in structural alterations to the external appearance of the **building**
- ii) Result in any existing openings (doors and/or windows) being obstructed

## 10.4.8 Restricted Discretionary Activities - Outer Business Zone

The following are **restricted discretionary activities** in the Outer Business **Zone**:

- a. Any activity, specified in Rule 10.4.6 above, that does not comply with one or more of the standards in Rules 10.4.7 a-o.

For this activity, the **Council** has restricted its discretion to considering the following matters:

- scale
- **building** form (design and materials)
- location
- traffic generation, **site** access and parking
- noise
- screening/storage/landscaping

In determining whether to grant a resource consent and what conditions to impose, the **Council** will, in addition to the objectives and policies of the Business **Zone**, assess any application in terms of the following assessment criteria:

- i) Whether the application will result in any adverse **effects** on **amenity values** of neighbouring properties or the character of the Outer Business **Zone**
  - ii) Whether the application remains consistent with the intention of the standard(s) it infringes.
  - iii) The extent to which there will be adverse **effects** where an application does not meet two or more standards.
- b. Demolition of any **building**

For this activity, the **Council** has restricted its discretion to the following matters:

- mitigation of adverse visual **effects** from vacant land

In determining whether to grant a resource consent and what conditions to impose, the **Council** will, in addition to the objectives and policies of the Business **Zone**, assess any application in terms of the following assessment criteria:

- i) The extent to which the proposed mitigation will minimise adverse visual **effects** from vacant land

#### 10.4.9 Discretionary Activities - Outer Business Zone

The following shall be **discretionary activities** in the Outer Business **Zone**:

- a. **Accessory buildings**
- b. **Assisted living accommodation**
- c. **Dwellings**
- d. **Home occupations**
- e. **Industry**
- f. **Seismic strengthening** that does not meet the performance standards for a permitted activity
- g. **Service Stations**
- h. **Supermarkets**
- i. **Tourist facilities**
- j. **Visitor accommodation**

#### 10.4.10 Non-complying activities - Outer Business Zone

Any activity in the Outer Business **Zone** that is not specifically provided for as a permitted, restricted discretionary, or discretionary activity is a non-complying activity.

Appendix 10a

# Feilding Town Centre Design Guidelines

*(Hearings version)*

# Feilding Town Centre Design Guidelines

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# 01 Introduction

The introduction to Feilding Town Centre Design Guidelines provides an explanation as to its purpose, relationship to the District Plan and design process.

## Purpose

This document has been developed to provide direction to those undertaking development in the Feilding town centre. The design guidelines apply to the area shown in the diagram to the right.

Feilding's town centre has a special sense of place which is derived from its history and development over time.

The purpose of the design guidelines is to maintain and enhance the qualities of the town centre that make it special.



Diagram 1 showing extent of the area to which the Design Requirements apply (shaded yellow)

## District Plan Relationship

The design guidelines work in conjunction with the rules and standards in the Manawatu District Plan. The requirements provide specific design direction, in addition to the more generic rules that apply through the underlying zones of the town centre as a whole.

The generic rules of the District Plan Business Zones will set the types of uses allowed, 'bulk and location' rules such as height limits and parking standards.

The design guidelines set out in this document are a more specific set of requirements that look to manage development change in a specific area of the town centre (indicated in the diagram above).

The design guidelines document replaces the Operative Manawatu District Plan *APPENDIX 1H Guidelines for Redevelopment* (December 2002).





## How should the Design Guidelines be used?

The design guidelines should be used by town centre property owners, architects, planners, engineers from the earliest stages of the design process. It will also be used by Council in its assessment and decision making on applications for resource consent for town centre development.

It is recommended that the design process be undertaken in consultation with the Council to ensure that any opportunities and constraints are recognised from the outset and the design and approval process is as efficient as practicable. A process for this is recommended below.

### Design Process

To achieve the best outcomes in terms of design effectiveness and process efficiencies, the applicant and / or their advisers should consider the process described in the diagram 2 below.

Each of these process steps is detailed below. These are not intended to be prescriptive or necessarily complete in every sense, but are common to best practice design processes:

#### 1. Research

- Be familiar with your site and get as much information as you can e.g. aerial photos, cadastral plans, titles, underground services, any historical information about the buildings or site. Council can help you with identifying sources.
- Read the design guidelines to understand what Council considers to be important in the design.
- Look at the District Plan to understand the resource consent requirements in terms of landuse activities, and bulk and location requirements.
- Consider who the professionals are that you may need. Council strongly advocates that for a new building or substantial changes to an existing building that the developer engages a registered architect. A good architect will know who else will be needed to assist in terms of structural design e.g. to provide specialist seismic design or strengthening options, survey or other engineering services. A planning consultant may also be required to coordinate and put the required consent application to Council.
- A conservation architect may also be needed if the development site has a scheduled building (refer to District Plan for the schedule of these).
- Each of these professional groups has institutes and lists of people in your area to contact.



Diagram 2.

## 2. Communicate

- Meet with a Council planning officer (ring and make an appointment) to discuss your ideas. It may be that you need to meet with several different officers (e.g. to help with infrastructure enquiries).
- There are specific requirements that need to be satisfied with a resource consent application. Council will advise you of their information needs at your first meeting. Make a list of the questions you would like addressed in the meeting. You may be able to send these questions to the Council prior to the meeting, to allow officers to prepare. This will also assist in knowing which officers are likely to be needed.
- Council will also provide technical assistance for owners of Heritage Buildings (refer to District Plan for list) in the town centre through its Design Panel. Council will make external expert urban design, architect and structural engineer advisers available for consultations to discuss options for development.
- Consider your neighbours' interests. Do you know what their plans are? There may mutual benefits to you and your neighbours if there are shared development interests.
- Recognise that the Council may need to process your application through a publicly notified process. It is usually good practice to know your neighbours' interests prior to that process. Often there can be ways of adjusting design to reduce or eliminate issues.

## 3. Assess

- If the site has an existing building there will be a range of options for its reuse and adaptation. Council encourages existing or prospective owners of older buildings to thoroughly assess options for strengthening and reuse, especially if the building is a scheduled building (refer to District Plan for schedule).
- Assess the District Plan provisions and the design guidelines thoroughly to understand these and their intent.
- Other technical and statutory requirements will need to be given consideration e.g. the Building Act 2004.
- If you are using a professional like an architect and/or planner they should do this with you. It is very useful to have this as background to support your consent application.



Feilding Hotel, 9 Manchester Square (constructed 1875-1910)

## 4. Design options

- Having understood the site and building (if applicable), design concepts for the new building or extension can be developed.
- It is advisable to visit the Council again with a few options and get officers advice and comments. They will have thoughts on how well the options satisfy the design guidelines and District Plan rules.
- As noted under Communicate, Council has engaged a design panel that can provide advice to developers and may also be used to review design proposals, as they bring expertise that is not held within Council.

## 5. Document

- At your first meeting, Council officers will have advised you of the information that they require from you.
- It is important to follow this advice as Council will continue to ask for further information until it is satisfied that everything is complete – this will take time and may add to processing costs for your application.
- Include as much information as you can with your application, including any information you have gathered.
- A design report will need to be submitted which demonstrates how the proposal satisfies all of the design guidelines in this document. Commentary and an objective assessment is not just a tick box exercise. Council can provide some a sample of design report for you to use as a gauge as to what is required.
- The process of documentation is usually best undertaken by a professional as they understand the Council requirements and can provide an appropriate level of assessment.
- Submit the documentation to Council for consideration.



Feilding Totalisator, 47 South Street (constructed 1917)



## 02 Context

This section of the design guidelines characterises the Feilding town centre. This background assists you to understand what has influenced the town centre over time. It also identifies the unique qualities of the town centre that need to be maintained and enhanced. The purpose of the design guidelines is to encourage development that will contribute to it positively.

The requirements in this document recognise that there are significant heritage values in the town centre. It also recognises that development can be undertaken, having regard to these values, while still being reflective of good urban design principles.

### Introduction

Feilding is the largest town in the Manawatu District. The town centre has a high concentration of late Victorian and early Edwardian buildings. Its history is dominated by agriculture and boasts one of the largest saleyards in the southern hemisphere. A number of national breeders associations built their head offices in the town and historic uses of many of the scheduled heritage buildings reflect this agricultural background.

The qualities of the town's layout, intactness of its buildings and the built form give the town high urban design and architectural values.

The town centre's heritage values are important to its character and 'sense of place'. Retaining where possible, existing heritage buildings is an objective of the District Plan. The Council recognises there will be challenges in retaining some buildings particularly given the changes to Building Act requirements with respect to seismic strengthening and the economic implications of this work. Any changes to buildings in Feilding may be recognised in the future as a significant period in the town's history.

The design guidelines are a mechanism to ensure that development during this period is viewed positively given the quality of the town centre that results.

It is essential that any new buildings should be designed to be sympathetic with and enhance the existing character and values of the town. New buildings should not replicate the existing but be of their own time, be of high quality design and make a contribution to modern architecture.

## History

The town of Feilding was founded in 1874 and is named after Colonel William Henry Adelbert Feilding. Colonel Feilding was a director of the London-based Emigrants and Colonists Aid Corporation Ltd. Set up to assist people out of work to immigrate to New Zealand. He came to New Zealand to negotiate the purchase of 106,000 acres of land, now known as the Manchester Block, from the Wellington provincial government in 1871. (McKinnon, 2012)

The town was planned at the time of settlement with a symmetrical layout either side of the railway line. The current layout of the town follows the original plan closely. Two squares, Denbigh and Manchester, were proposed that were joined by Kimbolton Road. The siting of the railway and the courthouse have both retained their planned locations.

The first settlers arrived from Great Britain on 22 January 1874. As the farmland hadn't been surveyed when the first immigrants arrived, the township was established first with cottages being constructed on one acre of land each. Tenants became the owners of the property after 3 years of rent payments. In 1874 "the township of Feilding at present consists of a weatherboard store, an accommodation house (in course of erection), a few bark huts, some tenets, and a long barracks, also built of bark and capable of house about a dozen families. Parties of the immigrants who had already arrived were at work clearing roads into the bush." New Zealand Mail 1874, (Davies & Clevely, 1981)

Within 3 months of the establishment of the settlement, 40 weatherboard buildings were constructed, a large schoolhouse and a school-master's residence was in the process of construction. (Davies & Clevely, 1981).

A major change to the Square was implemented in 1883 when four kerosene street lamps were installed and kept alight at night for £2 per month. In 1891 footpaths in the centre of the town were paved and trees were planted on Arbor Day around Manchester Square and Kimbolton Road. (Davies & Clevely, 1981)



Plan of the township of Feilding, Manchester Block, Manawatu (1870's)



Photograph of the township of Feilding, Manchester Block, Manawatu (1878)



Photograph of Post Office (190P)

The current built form of the town dates largely from the late Victorian and early Edwardian period, with most scheduled heritage buildings built between 1893 and 1910. However, several notable buildings were built in the immediate post-war period and 1960s.

In 1886 Feilding became linked with Wellington by the Manawatu Wellington Railway Company's Wellington-Longburn Line. The first railway station was built in Feilding in 1887 but was replaced in the same location in 1960 following a fire (Davies & Clevely, 1981). The first purpose-built Post Office was built in 1902 and this was replaced in 1949, also on its original site, following earthquake damage to the earlier building in 1942. (Bowman & Burr) After many years of public agitation and fundraising, the Feilding Community Hall was opened in 1956.

By 1877 Feilding had a population of 1600, 4,500 by 1921 and 13,887 in 2006. (McKinnon, 2012)



Photographs of Manchester Square, Feilding 1900 (above) and 1905 (middle) and 1910 (bottom)



Aerial photograph of Feilding (1975)



## Building Styles

Most of the existing buildings were built between 1893 and 1910 (late Victorian, early Edwardian). This was a period when Classical architecture was popular especially for commercial buildings. Classical architecture was originally that of Greece and Rome. It was based on the use of strict proportions, symmetry of facades and the use of "orders", a column design with a base, capital (top) and an entablature (the section of building supported by the column). There were five main orders and each had its own specific detailing.

The columns could be free standing, attached or part of the wall of the building. The entablature usually had a moulding called an architrave, then a frieze and above that was a cornice projecting beyond the wall, often with supporting brackets. Above the entablature was usually a parapet, which usually had turned balusters and a central pediment, a small decorative gable either curved or triangular. These basic Classical elements were usually repeated around openings and other parts of the building to enliven the façade.

Different variations of Classical architecture were used in Feilding. These included Italianate, Baroque, Free Classical and Stripped Classical. The Italianate style was loosely based on Italian palaces of the 15th and 16th century especially those in Florence and Rome. It was a most popular style for shops in New Zealand in the mid Victorian to early Edwardian period. Feilding has only two examples of the style.

Unusually in New Zealand, most older buildings in Feilding were designed in the Baroque revival style. This used Classical elements in a very ornate and highly decorative way. Early Baroque style (called Mannerist) architecture exaggerated parts of the building. Commonly pediments were curved and detailing such as exaggerated stone joints and garlands were popular. Free Classical architecture used the standard elements, but in a non-standard way. Stripped Classical omitted much of the decoration but retained the symmetry and proportions. Art Deco was a form of Classical architecture but with stylised, geometric decoration.

Feilding has few modern buildings but even these refer to Classical architecture in their elements and proportions and could be seen as an even more stripped form of the Stripped Classical style.



Feilding Community Centre, 21 Stafford Street (constructed 1910)

## Heritage Buildings

The District Plan has identified buildings with significant heritage values to ensure the values can be understood and protection where possible, and decisions about their development made accordingly. These buildings are detailed below.

Buildings may not physically demonstrate all of the values for which they have been scheduled. There are association and use values as well as physical character values that make the building's collective contribution to the Feilding town centre's character.

Many were built by important people in the history of the town, such as Mayors, while others are good examples of architectural styles, were designed by important local architects or were built by a highly regarded builder. A number are rare or unique in New Zealand for their age, use or where nationally important organisations were founded.

The physical qualities of heritage buildings can be used in new buildings without mimicking the old styles. It is these qualities that are represented in the design guidelines.

Those buildings already registered by the NZ Historic Places Trust or proposed for scheduling include:

- **84 Aorangi Street (Feilding Civic Centre)**, built 1957, good example of Modern Movement architecture, built following extensive public fund-raising
- **52 Fergusson Street (Former Bank of New Zealand)**, built 1965, good example of the Modern Movement architecture, the 3rd BNZ on the site since 1879, important landmark
- **57 Fergusson Street (Gracie Building)**, built in 1904, a good example of Mannerist Baroque, it was built as an hotel for Joseph Darragh
- **62 Fergusson Street**, built in 1900, a good example of Free Classical
- **86 Fergusson Street (Keith Smith Jeweller)**, built in 1926, a good example of Stripped Classical, was built for Barraud and Abraham
- **93 Fergusson Street (Fergusson Buildings)**, built 1910, as a drapery for Joseph and William Bramwell, both Borough Councillors
- **97 Fergusson Street (Leader and Watt)**, built circa 1900, a good example of Free Classical, was built for Haybittle grocery and hardware
- **101 Fergusson Street (Turner's Gifts and Luggage)**, built 1893, good example of Free Classical, was built by William Wilkinson who built most of the town
- **103 Fergusson Street (Turner's Gifts and Luggage)**, built circa 1910, good example of Free Classical, was built by W Wilkinson



Photograph of 52 Fergusson Street - Modern Style (1965)



Photograph of 93 Fergusson Street - (1910)



- **71 Fergusson Street (Dominion Building)**, built circa 1910, good example of Free Classical, was tenanted by the former Mayor S James Tingey a chemist
- **1 MacArthur Street (Terry Urquhart Law)**, built 1901, good example of Italianate, was built as an office for the Colonists Land and Loan Co, then became the BNZ and finally lawyers offices
- **33 Kimbolton Road (White House - Medical Centre)**, built in 1915, good example of Arts and Craft and the previous and current building have been doctor's consulting rooms since 1889
- **37-41 Kimbolton Road (New World building)**, built in 1912, the founding branch of the NZ Farmers Co-op, and its head office
- **35 Kimbolton Road (former Rangitikei Club)**, built 1911, good example of Free Classical
- **85 Kimbolton Road (Bin Inn)**, built circa 1900, a good example of Free Classical, built for Alfred Eade
- **14 MacArthur Street and 79-81 Kimbolton Road (former New Zealand Farmer's Motor Co)**, built in 1907, the original NZ Farmers Motor Co, one of the earliest vehicle garages in NZ, as well as where the NZ Motor Trade Association began
- **4 Manchester Square (Visique)**, built 1904, good example of Edwardian Baroque, built as shops with offices above for solicitor Alfred Richmond and land agent Arnold Atkinson
- **9 Manchester Square (Feilding Hotel)**, built 1875-1910, good example of Edwardian Baroque, was built as an hotel
- **8 Manchester Street (former Post Office - My Farm)**, built 1949, second Post Office on the same site, good example of Modern Movement architecture and of the Public Works Department designs
- **52-58 Manchester Street (Spillards)**, built 1901, good example of Edwardian Baroque, built as shops for Austrian jeweller James Hugil
- **60-62 Manchester Street (Williamson building)**, built 1901, good example of Free Classical, built as shops with offices above for Archibald Williamson by William Wilkinson
- **68 Manchester Street (JD's Linen)**, built 1901, shops with offices above Free Classical, built as shops with offices above for Archibald Williamson by William Wilkinson
- **70 Manchester Street (The Shed Hair Co)**, built between 1897 and 1930s, good example of Art Deco, built for Edmund Goodbehere by William Wilkinson
- **72 Manchester Street (Lotto shop)**, 1897, Free Classical, built for 2 women, Mrs Frederick and Mrs Woodlams by William Wilkinson



Photograph of 5 Goodbehere Street - (1901)



Photograph of 14 MacArthur Street - (1907)



Photograph of Art Centre, 35 Kimbolton Road (formerly Rangitikei Club) - constructed 1911



Photograph of 8 Manchester Street - (1949)

- *Manchester Square (Carthews building)*, built between 1887 and 1902, good example of Free Classical, built as shops with offices above for Mayor William Carthew
- *81 Manchester Street (Focal Point)*, built 1893, good example of Simplified Classical, R Hannah and Co were the first tenants
- *50 Manchester Street (Denbigh Hotel)*, built between 1874 and 1910, good example of Italianate, built as an hotel
- *10-11 Manchester Square (Aymler building - Feilding Information Centre and MP of Rangitikei office)*, built 1906, good example of Free Classical



Photograph of 50 Manchester Street, Denbigh Hotel - (1874- 1910)

- *22-26 Stafford Street (Romney House)*, built in 1964, built for the national head office of the Romney March Sheepbreeders Association, based in Feilding between 1905 and 2007, a good example of Modern Movement architecture
- *21 Stafford Street (Feilding Community Centre)*, built in 1907, good example of Edwardian Free Classical and is unique as the first community centre in New Zealand



Photograph of Feilding Civic Centre, 84 Aorang Road (constructed 1957)

- *39-41 Fergusson Street (McKinnons building)* built in 1923, a locally rare example of an Arts and Crafts style building
- *25 Kimbolton Road (Feilding Club)* built in 1897, representative example of a Victorian Club building
- *47 Manchester Street (Lawries building)* built in 1917, significant as the first branch of the NZ Farmers Co-operative Distributing Co, now PGG Wrightson
- *75-77 Manchester Street (Wild at Heart/Striped Marlin)* built in 1916, unusual neo-classical inspired Art Nouveau style building
- *91 Kimbolton Road (Feilding Court House)* built in 1909, significant for its historical associations, original design and contribution to the streetscape
- *71 Kimbolton Road (former Feilding Jockey Club - John Key Law House)* built in 1916, locally significant for historical associations with local horse racing and former Mayor Edmund Goodbehere
- *42 Manchester Street (Feilding Livestock Centre)* high regional significance for social and historical values
- *47 South Street (Feilding Totalisator)* built in 1917, national significance for social, historical, cultural, architectural and technological values
- *14 MacArthur Street/79-81 Kimbolton Road (former NZ Farmers Motor Co)* built in 1907-1912, associated with the earliest vehicle use in the Manawatu



## Changes to scheduled heritage buildings

The design guidelines provide the basis for development in the Feilding town centre. These will apply if a heritage building is altered or is to be replaced. There are specific guiding principles below that need to be considered in the design and decision making process in regard to heritage buildings which are scheduled in the District Plan.

Generally, visible external work to heritage buildings should be limited to repairs, maintenance, restoration or reconstruction, as defined by the ICOMOS NZ Charter. The use of appropriately qualified and experienced people to guide and carry out all work is highly encouraged and is consistent with the Charter.

A conservation plan for each heritage building is desirable as this will set out the parameters for change while respecting heritage values. Where a conservation plan has not been written, the following should guide additions and alterations.

Routine repairs and maintenance are encouraged. When carrying out repairs and maintenance, the main principles are:

- to maintain rather than repair
- to repair rather than replace
- where replacement is essential, the use of materials that match the original as closely as possible is required

Restoration and reconstruction to enhance authenticity is encouraged. When restoring or reconstructing, it is important to research the original form, materials and details of the building. Restoration or reconstruction should be based on verifiable evidence from early photos, drawings or other reliable documentation.

Where you are unable to find any useful evidence, any alteration to a part of a building which is not authentic, should be of a design based on a simplified modern interpretation of what was common in the period.

Reconstruction of brick chimneys is encouraged as these were important elements on the skyline.

Restoration of original colour schemes is encouraged.

When adapting the exterior of a building, the main principle is to have an understanding of the heritage values, fabric and spaces of the building and aim for their retention in any proposed work. This can be achieved by:

- retaining, repairing and maintaining all significant external fabric
- avoiding removal or obscuring of significant external fabric, elements and features
- respecting the building style, form, planning, materials, craftsmanship, scale and patina

When additions are proposed, these should:

- be on elevations not visible from the street
- avoid additions on significant elevations, even if they are not visible from the street, including the roof
- be compatible with the architectural character of the building
- not dominate the original building
- not contrast harshly with original materials, building or roof form, proportions, colour, or scale



- maintain the same orientation, proportions and rhythm of building composition
- if a large addition, separate it from the original building
- not negatively affect the setting of or views to or from the building
- should be of a design based on a simplified modern interpretation of the original, not replicating the original

Where the removal or replacement of non-original elements is proposed, this should be designed to restore or reconstruct original external elements. Removal of original elements should be avoided. Removing sections of wall beneath original windows to create a higher opening should be avoided on elevations visible from the street.

## Existing Built Character

The essential characteristics of the original town plan have been retained in the Feilding we see today. The squares remain distinctive - Manchester Square particularly so.

The built form that creates the 'enclosure' of the square as a space and gives scale to the town centre streets is also largely retained as can be seen by photos circa 1910.

Most buildings are two storeys usually retail/commercial services on the ground floor. Many of first floor office spaces are currently vacant

The retail shop front design is typical of the period with shopfronts all glass above a small plinth known as a store board.

Entries are usually recessed with angled or straight glazed flanking walls matching the shopfront. Generally the buildings that contribute positively to the character of the town:

- are built to the street boundary
- are rectangular with elongated or tall proportions
- are designed based on Classical styles, many of which are highly detailed
- express corners - especially important at the external and internal corners of Manchester Square
- have horizontal or stepped parapets hiding the roof behind
- parapets are ornate, divided into sections and originally many had balled finials, obelisk designs or pediments on piers
- have simple or ornate pediments
- have verandahs (unadorned or decorated posts, with or without fascia and with or without brackets)
- can be long and narrow or very wide in tenancies occupying several sections or a whole block
- are of different heights, with little or no alignment of parapets or even shopfronts
- are constructed of masonry with rendered details

It is this built character that the design guidelines seek to reflect in new construction or adaptation of existing buildings.

# 03 Built Form

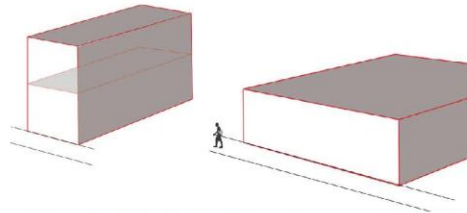
Built form means the principal shapes and positioning of buildings on their sites. The built form determines the character of the street as public space. The character of the Feilding town centre's streets benefit from the containment and typically continuous frontages provided by two storey buildings which line up on the footpath boundary.

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- BF1 Shape - Buildings are to be rectangular shaped - taller than they are wide. Several rectangular shaped buildings can be joined to make a block, or a block built as one, but the shapes should remain visually clear;
- BF2 Location to front - Buildings are to be positioned so their front walls abut the footpath boundary;
- BF3 Continuity - Buildings are to extend across the full width of the site frontage to ensure that the street's 'built' edge is continuous (with the exception of walking access connections as noted in BF 7);
- BF4 Roofs - Building roof forms are to have a medium to low angled pitch of 35 degrees or less (not including verandahs) and are not curved;
- BF5 Openings - Buildings are to have door and window openings to the street, not blank walls [refer also to Facades for details];
- BF6 External corner expression - Buildings on external corners are to be visually emphasised with architectural elements such as taller forms, or parapets, cornice, pediment or similar features that wrap around the building;

good

poor



Individual buildings should be taller than they are wide, or if joined as a block, expressed as separate forms. Two storey buildings rather than one storey buildings give better containment to the street space. Long low building shapes with no horizontal breaks should be avoided. As described in the photograph below (left) there is a 'rhythm' of tenancies along a typical town centre street that generates a diversity and flexibility in business offerings, and an interesting, attractive environment that attracts people to the town.

good

poor



The Darragh building (example on the left) is a good example to show that although built as one block, the rectangular shapes are visually clear and there is a frequency or rhythm of tenancies along the street. In contrast the poor example (right) has no breaks in its long horizontal form, has blank walls with no windows, is built back from the footpath boundary and is not appropriate in the town centre.

good

good

poor



The corner is expressed well, with a taller element (example left) and the shape of the building and cornice detail (example centre). The poor example (right) has no elements that highlight the corner and has blank walls at street level.

**BF7** Walking access lanes - Buildings should be built the full width of the site (refer to BF 3). The exception is if there is a need for a walking lane that connects street to street, or to rear parking. The maximum width for these lanes is 5 metres and they are to be straight. Building edges to the lane are to have ground level openings (windows/doors) and/or other surface treatment (e.g use of materials with texture, sculptural elements, recessive and projecting elements). There is to be no less than 50 metres of continuous built street frontage between each lane.

good

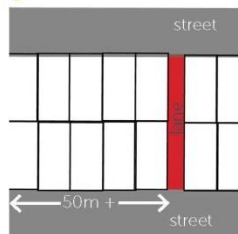


Diagram in plan view - no less than 50m continuous built street frontage between walking lanes.

**BF8** Vertical expression - Building facades are to show a vertical hierarchy of a base (ground floor), a middle (upper floor) and a top (parapet, cornice, pediment);

**BF9** Modulation - Building facades are to show vertical divisions by the use of bays formed by projecting and recessive elements.

good



poor



Lanes are to have visual interest in terms of material use, activities that 'front' to them, windows and doors - they present an opportunity for a more public space that is sheltered, smaller scale and offers a different experience than streets.

good



Vertical hierarchy of a base, middle and top is expressed in the size and shape of openings and balconies.

good



The good example above shows modulation created by a series of structural bays - highlighted in the dark colour in this instance. The bay 'modules' continue up the building to the top.



In plan view, modulation can be seen as a series of bay modules formed by projecting and recessive elements.



# 04 Facades

The facade is the face of a building which is exposed to a street. Streets are public spaces where the town centre’s buildings are seen and interacted with. Accordingly the qualities of these facades are influential to the way in which people perceive and experience the town centre.

**F1** Openings - Buildings are to have symmetrically located windows above ground level and main doors at ground level orientated to the street (i.e not the side or back). Buildings that have more than one frontage (i.e corner) are to include windows and doors on both edges if there is an appropriate length of frontage;

**F2** Visual permeability - Windows and doors in the facade are to be frequent - the ground floor window area (which can include glazed doors) is to be no less than 70% of the total ground floor wall area. The glazing is not to be blocked out with opaque or reflective film, or other treatment that obscures the visual connection from the outside into the building;

**F3** Verandah - Buildings are to have a verandah attached that extends over the footpath and the full length of the building frontage. The verandah is to be supported by posts on the outside line of the kerb, have a fascia depth of no more than 450mm, and not obscure windows or architectural details. Bullnose verandah styles are acceptable, but awnings are not. Verandahs should complement the building style to which it is attached;

**F4** Parapets/ skyline - New buildings are to incorporate skyline features such as parapets, cornices, classical gable elements, column caps and flagpoles or similar features to create visual interest on the skyline;

good



The facade of the Feilding Hotel is a good example as its openings are placed symmetrically, and as a corner building it has doors to both frontages

poor



poor



The frontage of the example above (left) has insufficient (none) window area (as well as being unsuitable given its lack of corner treatment). The example right has good window area, but this is 'blocked out' with opaque film (as well as having an inappropriate facade cladding material)

good



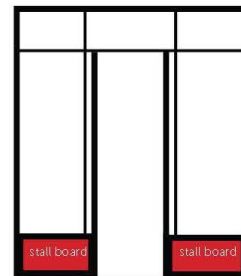
poor



The verandahs of the BNZ building (left) are good as they extend the width of the footpath and are supported by posts. Although a modern interpretation, the BNZ example also shows a parapet line and extended vertical structural features at the corners. The building entrance is emphasised with a change in verandah height. The example on the right is poor as it has no verandah and has no parapet features.

- F5 Shopfronts and entries - Building entries and shopfronts are to be glazed and recessed with bays - these are to have a solid base 'stall board' of 300-600mm in height;
- F6 Detail and ornament - Building facades are to include ornamentation and detailing which complements the building style;
- F7 Materials - Building facades are to have detail and depth - not be a flat plane. Materials should contribute to the compositional theme of the building and be used to enhance the form of the building including its modulation, vertical hierarchy and decorative elements;
- F8 Colour - Building colours, whether a painted finish or natural materials, are to highlight features such as joinery, decoration or modulation of the building form. This is often done by using a base colour for the body of the building and two or three contrasting colours to highlight features; and
- F9 Lighting - Buildings are to have lighting to highlight building facade features and/or provide under verandah light to the footpath.

good



Recessed entrances with glazing atop a solid stall board make a special feature of the entry point and create interest on the street.

good



good



The two examples (above) show a combination of modern materials (plastered concrete, tiles and brick) to create visual interest - the colours and detail are comparable to traditional materials. The modern example on the right uses colour in materials to highlight traditional vertical and horizontal form modulation.

good



The example (above) shows lighting used on the facade to highlight the continuous building line, and depth of features such as windows and pediment lines. Internal lighting highlights the shop content and reflects light to the street.

good



good



good



poor



The examples (above left) show detailing in facades - typically a name or date feature, and the materials and openings (such as windows) have some depth to them which generates shadow lines and visual interest. The two examples on the right contrast with each other - the good example has a solidity and realness to form with a fineness to the detailing. The poor example looks 'fake' - it uses sheet product material and the details are bulky.



# 05 Strengthening and Restoration

Some older buildings in the Feilding town centre have heritage values and are scheduled in the District Plan.

Principles that apply to alterations and additions to heritage buildings are described in the Context section under the heading Changes to Heritage Buildings. These are to be referenced in considering changes to heritage buildings.

Changes to buildings to provide the required restoration and strengthening benefits generate some specific issues which are addressed by the requirements below. If strengthening is impracticable, the building may need to be demolished in whole or in part.

Where buildings have to be removed, all of the points in design guidelines document will need to be applied to their replacements.

**SR1** Internal strengthening - The preference for building strengthening is for it to be internalised. Strengthening beams or floors are to be designed so as not to cut across windows and internal space proportions are to be maintained;



**SR2** External strengthening - If external strengthening has to be used avoid the street facade if possible, or at least do not obscure features such as windows or modulation; and



**SR3** Facade retention - Retaining a building's street facade is preferable to its demolition. Where the facade is retained, new structure behind is to fit the facade features - window and door openings are to be reused and not blocked in, new structure is to remain below the facade height, and original floor heights are to be repeated.

The two examples of internal strengthening above (top) are good as they utilise strengthening columns and beams that sit away from windows (top left) and are not obscuring the proportions of internal spaces (top right). The example directly above is poor as the cross brace is clearly cutting across the window space.

**poor** **good**



The two examples of external strengthening above contrast. The poor example (left) has cross braces (painted green) that run diagonally counter to the building's modulation. The good example (right) has a portal type bracing that fits with the door and window frame proportions and is painted the same principal white colour to de-emphasise it.

# 06 Signs

Signs on buildings are important to the function of the town centre. Signs assist customers and can be used to highlight the goods and services on offer at that site. It is important to the town centre’s visual coherence that signs remain subordinate to the overall street scene and their size relates to their purpose. Their placement and design should contribute positively to the character of the town centre.

- S1 Purpose - Signs on buildings are to be for the purpose of identifying the business location and/or the products and services it sells. Signs or billboards that advertise products or services not available on the site it is attached to are not acceptable;
- S2 Style - The style of the sign, its lettering type and colour is to complement the building style;
- S3 Location - Signs are to be located on a verandah fascia or under the verandah. Signs on facades above verandah height are not to project above the building parapet or out from the frontage. Signs should not obscure windows or doors; and
- S4 Branding - The use of the whole building as a ‘sign’ to brand the building through block colour is not acceptable.

good



poor



The above example (left) is good because the signs clearly identify the building and businesses within its, but are discreet and do not extend to the area above the verandah or interrupt the facade details. The example above (right) is poor as the sign is not advertising products available on site and it obscures building facade features.

poor



poor



The above examples are poor as the signs project above the parapet (left) or the building frontage (right) and facade features.



The above examples are poor as the buildings are ‘branded’ with a dominant block colour and use the whole building as a sign.







# 07 Car Parking and Servicing

Car parking is an important amenity for the town centre. If parking is well located it will provide ready access to the shops, services and social amenities of the town centre, while retaining the town centre character.

Similarly servicing provision needs to be provided for to ensure that goods can be delivered and dispatched.

The small town scale of Feilding means that parking will typically be on streets, or in on-site parking areas. The location and design of surface car parking areas and service/loading areas can generate issues which are addressed by the requirements below.

P1	On-site parking - Surface carparking is to be located behind the building it serves, not on the street frontage;	<b>poor</b>		<b>good</b>	
		<p>The example above (left) is poor because it is one large asphalt surface area. The example above (right) is good because it has the parking area interspersed with trees and low level planting which provides visual relief, shade and shelter for pedestrians as well as reducing heat gain in vehicles.</p>			
P2	Trees and planting - Surface car parking areas are to include trees and low level planting (1 tree per 5 parking spaces);	<b>good</b>		<b>good</b>	
		<p>The above examples of unit pavers are good examples of surface types that can provide for stormwater runoff to at least in part be reduced in quantity. These materials also can be used to reduce the visual dominance of large open surface car parking areas. This can include paving whole areas with these unit type paving modules, or asphalt areas with insets of pavers in bands.</p>			
P3	Porosity - Surface carparking areas are to utilise porous pavement materials such as permeable pavers, concrete or asphalt;				
P4	Internal Parking - Carparking within structures is to avoid directly fronting to streets. Parking should be located at the rear of the building with access at the rear; and				
P5	Servicing Bays - On-site loading bays are not required. Most town centre business can be serviced from the street. If dedicated on-site service bays are provided they are to be located to the rear of the building they service with access from the rear.	<b>poor</b>			
		<p>The above example of parking which is directly visible from the street frontage is poor as the cars dominate the street space and create gaps in the 'active' street frontage that would normally be provided by business tenancies.</p>			



## 08 Glossary of Terms

<b>Architrave</b>	The lowermost element of a Classical entablature. Also used when describing a moulded surround to an opening, such as a door or window.
<b>Balusters</b>	a decorative post supporting a railing, usually turned with curves
<b>Conservation plan</b>	a document that identifies the cultural heritage value of a building and which recommends policies to care for the building to retain those values
<b>Cornice</b>	the upper part of the entablature, which is a stylization of the eaves of a temple. Cornices can also be added over windows and doors
<b>Elements</b>	parts of a building
<b>Entablature</b>	the upper, horizontal part of the Classical order supported by the column and is divided into the architrave, frieze and cornice
<b>Fabric</b>	material used to construct, line or clad a building
<b>Finials</b>	a pointed vertical element at the top of a roof, usually the top of the gable
<b>Frieze</b>	the middle part of the entablature
<b>Garlands</b>	a decorative wreath or festoon of flowers, foliage or fruit tied with ribbons
<b>Obelisk</b>	originally Egyptian, a tall, four sided monument which narrows towards the top which is formed by an elongated pyramid
<b>Order</b>	the arrangement and decoration of base (pedestal), column and horizontal top (entablature) of the five main designs on which all Classical architecture is based. These are the Tuscan, Doric, Ionic, Corinthian and Composite orders.
<b>Parapet</b>	a horizontal, low, solid or pierced plain or decorated wall on the edge of a roof or balcony
<b>Patina</b>	the change brought on materials by age
<b>Pediment</b>	originally the triangular end or gable of a temple with shallow sloping or curved cornices meeting in the centre but which can also be used over windows and doors
<b>Spaces</b>	rooms

## **10. UTILITIES – OBJECTIVES, POLICIES AND METHODS** **[DELETED PC 55]**

# DISTRICT RULES

NB – Words outlined in bold type in the District Rules have a specific definition contained in Chapter 2 (Definitions).

## RULE A – GENERAL

### RULE A1 – CONSENT PROCEDURES

#### 1.1 INTRODUCTION

The Plan's rules aim to avoid, remedy or mitigate the adverse environmental effects of any use of land and any associated natural and physical resources for which the Council has responsibility under the Act. This includes the effects of development or protection of land, subdivision, and any activities on the surface of rivers and lakes.

The term 'rule' applies to any control used within the District Plan. The main system used is to classify activities into categories with different levels of control, depending on their actual or potential effects. The Plan Rules also contain standards which land uses and subdivisions must meet. The controls and standards are different for each zone.

People applying for a land use or subdivision consent may also need resource consents from the Regional Council. For example a project could require a subdivision consent for a proposed new lot, a land use consent for a factory on the new lot, a water permit to put down a bore, and a discharge permit to dispose of effluent.

#### 1.2 INFORMATION REQUIREMENTS FOR RESOURCE CONSENT APPLICATIONS AND DESIGNATIONS

##### 1.2.1 Certificates of Compliance

An application for a Certificate of Compliance must include sufficient detail to assess whether the proposal complies fully with this Plan.

Plans of existing or new buildings at an appropriate scale may be required, showing internal floor layout, elevations of the building, property boundaries and other buildings.

##### 1.2.2 Land Use Consent Applications

###### A) Information to be Provided

- i) All applications shall be in the proper form, and should explain:
  - a) Who is making the application, and the location of the site concerned.
  - b) The nature, staging, and physical extent of the proposed activity.

- c) Relevant operational matters, staff numbers, traffic, access and parking information.
- d) Landscaping and screening proposals.
- e) The actual or potential effects that the activity may have on the **environment**.
- f) The ways in which any adverse environmental effects may be mitigated.
- g) Any other resource consents that the activity may require, and whether or not such consents have been applied for.
- h) Any resource consent application pertaining to noise attenuation shall be accompanied by the following additional information:
  - Identification of the method of construction to be used for the purpose of noise attenuation; and,
  - Relevant documentation which confirms that the method identified will achieve the insulation ratings specified.

NB - Insufficient information may delay the processing of an application.

- ii) Changes to the design and other details of a notified application may be made before the end of a hearing, but only if the amendments are within the scope of the original application. If the changes go beyond that scope, such as by increasing the scale or intensity of the proposed activity, or by changing the character or effects of the proposal, a fresh application will be required.
- iii) Applications for land use consent should usually include a set of drawings to explain the proposal. These drawings must be accurate, legible and capable of being readily copied, and should show, as applicable:
  - a) Site location, with road name, property boundaries, and north point.
  - b) Site plan at an appropriate scale, showing:
    - The location of all existing and proposed buildings and structures (including any verandahs, decks, eaves and balconies).
    - The position of any easements, and existing and proposed services.
    - The position of parking and loading spaces, and proposed access and manoeuvring areas, including the location of any vehicle crossings.
    - Levels on boundaries and around any buildings, plus ground contours if the site is steeper than 1 in 10.

- Proposed retaining walls, excavations and fill.
  - Existing trees and areas of vegetation, and proposed landscaping.
  - Watercourses within the site and proposals to manage stormwater and effluent.
- c) A floor plan of each building at an appropriate scale, showing the internal layout of the building and the use of rooms or parts of a floor.
- d) Elevations of each building at an appropriate scale, showing:
- The external appearance of the building (including windows and doors).
  - The number of floors.
  - Building **heights** and distance to any property boundary.
  - How this Plan's **height** controls apply to the building.
  - Original and new ground levels underneath proposed buildings.

B) Assessment of Environmental Effects

- i) Any assessment of environmental effects supplied with an application must provide enough information for anyone to understand the actual or potential effects (both positive and negative) of that activity on the **environment**, and the ways in which any adverse effects will be mitigated. The level of detail shall correspond with the scale and significance of those effects.
- ii) If the application is for a controlled activity or restricted discretionary activity, the assessment need only cover the matters over which **Council** has retained discretion.
- iii) An assessment of environmental effects should include the following, as appropriate:
- a) A description of the site and its neighbourhood
  - b) A description of the proposed activity, and, if the activity may have significant adverse environmental effects, the reasons for selecting the proposed site, scale and type of activity.
  - c) A review of the resource management policies which apply to the proposal.
  - d) An assessment of the actual or potential effects on the **environment** of the activity, including adverse effects, benefits and cumulative effects, particularly:
    - Any physical effect on the locality, including landscape and visual effects, noise, and any effects on natural hazards.

- Any effect on ecosystems, including effects on animals or plants and disturbance of habitats.
  - Any effect on **heritage places, natural areas** or other places of special value to present and future generations.
  - Any effect on nearby people and the wider community, including any socio-economic and cultural effects and impacts upon **amenity values**.
  - Any effect on the efficiency of transportation, communications, and public services.
  - The effect of any discharge into the environment, (subject to any Regional Plan).
  - An assessment of any risks to the environment (particularly the health and safety of people) arising from any use of hazardous substances.
- e) A description of the mitigation measures (including monitoring, safeguards and contingency plans where relevant) to help prevent or reduce any adverse environmental effects, including an explanation of why these mitigation measures were preferred to others.
- f) A list of persons interested or affected by the proposal, the consultation undertaken, and the results of this consultation.
- g) A description of how the activity's effects are to be monitored and by whom.

### 1.2.3 Subdivision Consent Applications

- A) All applications shall be in the proper form and should include:
- i) The information required under Section 219 of the Act, namely:
    - a) The position of all new boundaries.
    - b) The size of all new allotments, except in the case of cross lease, company lease, or unit plan subdivisions.
    - c) The location and size of existing and proposed reserves, including any **esplanade reserves**.
    - d) The location of existing and proposed **esplanade strips**.
    - e) The location and size of any land below mean high water springs of the sea, or of any part of the bed of a river or lake, which is required under section 237A of the Act to be shown on a survey plan as land to be vested in the Crown.
    - f) The location and areas of land to be set aside as new road.

- g) The extent to which connections to electricity, gas and telecommunication networks are available to service the needs of the development and/or subdivision.
- ii) Plans drawn to scale, legible and capable of being readily copied. The plans must show, as appropriate:
  - a) The address and legal description of the property.
  - b) The position of any new covenant boundaries for cross-lease and unit title subdivisions.
  - c) The location of any proposed easement.
  - d) Abutting and underlying title boundaries, and existing building line restrictions and easements.
  - e) The balance area of the property to be subdivided showing proposals for future development (if known).
  - f) Contours or spot heights sufficient for the design of access and services, and to show the general topography of the area, particularly around proposed house sites.
  - g) Any features to be protected, including vegetation or trees.
  - h) The main topographic features, including water courses, trees and areas of filled ground.
  - i) Existing and proposed provision for stormwater and farm drainage, and sewage disposal. For unsewered areas, evidence may be required that sewage can be adequately disposed of in an environmentally acceptable manner, without risk to health.
  - j) Existing structures (including buildings), and whether such structures will be retained, shifted or removed.
  - k) Existing and proposed roads, vehicle crossings, pedestrian accessways, and service lanes with relevant widths, areas and gradients.
  - l) In urban situations, the proposed location, size and grades of all **utilities**.
  - m) Proposed areas of excavation and fill, with finished contours where significant alterations to the ground surface are proposed.
  - n) Any public works designations.
  - o) Any **heritage places** identified by the Plan.

- p) An overall development plan of the proposed new and any existing development must accompany **infill** subdivision proposals for the site.
- iii) Information on:
  - a) The availability of **utilities** for each new lot.
  - b) The stability of the new lots, including the depth and compaction of any fill and the future likelihood of earth movement or erosion.
- iv) For subdivision proposals within a Growth Precinct:
  - a) Applications must have supporting information and assessment to demonstrate how the proposed subdivision design and layout accords with the relevant Structure Plan (Appendix 9A-C).
  - b) An evaluation against the Subdivision Design Guide (Appendix 10) demonstrating that the guiding principles have been providing for in the proposed subdivision.

Note: The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health may also apply and a consent may be required under those provisions.

#### 1.2.4 Public Works Designations and Outline Plans **[DELETED PC60]**

- A) **[DELETED PC60]**
- B) **[DELETED PC60]**

#### 1.2.5 Further Information

- A) **Council** may, under section 92 of the Act, require applicants to supply further information which is needed to better understand:
  - i) The nature of the proposed activity,
  - ii) The effects the proposed activity may have on the **environment**, and
  - iii) The ways in which any adverse environmental effects are to be mitigated.
- B) If any significant adverse effect may result from a proposal, the **Council** may commission a report, with the report brief prepared in consultation with the applicant, for purposes which include:
  - i) Checking the accuracy, relevance and completeness of the information provided.
  - ii) Reviewing any technical or operational details of the proposal.



- iii) Identifying and assessing any natural hazard or the use or storage of any hazardous substance, including measures to mitigate any potential adverse effects.
- iv) Providing information on matters such as heritage values, **amenity** or cultural considerations.

### 1.2.6 Notification and Service of Applications

The following is a *guideline only*, to assist applicants and interested parties. It is not intended to limit the Council's discretion or responsibilities under Sections 93 to 94D of the Act.

- A) Any application for a resource consent for a controlled activity or a restricted discretionary activity does not need to be publicly notified.

NB- Under Section 93(1) of the Act, applications for discretionary and non-complying activities need not be notified if Council is satisfied that the adverse effects of the activity on the environment will be minor.

- B) Notice of any application for resource consent does not need to be served on affected persons in the following circumstances:

- i) The application is for a controlled activity land use or subdivision consent,  
or
- ii) The application is for a restricted discretionary activity subdivision consent, except for any subdivision where Rule C1 1.2.1 a. vi) applies or subdivisions which do not comply with Rule C2 2.4.1 h. due to a failure to meet Rule B3 3.3.1 d. in respect of separation from a dwelling or potential dwelling on another site or
- iii) The application is for a restricted discretionary activity land use consent which concerns non-compliance with any of the following rules:
  - a) Outdoor **living courts** and **service courts**.
  - b) **Site Coverage**.
  - c) Landscaping.
  - d) Density of dwellings.
  - e) Roading Impacts (Rural zone).
  - f) Provision of verandahs in the Business zone.
  - g) Street Frontage in the Business zone.
  - h) Floor Area of **Buildings** (Flood Channel zone).

- iv) The application is for a restricted discretionary activity land use consent for construction or reconstruction in central Feilding (Rule B4 4.4.1) and the proposal meets the design guidelines in Appendix 1H.
- v) The application is for a restricted discretionary activity land use consent for clearance, modification, harvesting or removal of indigenous vegetation (Rules B3 3.4 and B7 7.4).

NB- Under Section 94(2) of the Act, notice of any other application for resource consent does not need to be served on affected persons if all persons who, in Council's opinion, may be adversely affected by the activity have given their written approval to the activity.

- C) Despite the above, the **Council** may, under Section 94C of the Act, publicly notify any application if an applicant requests or in special circumstances.

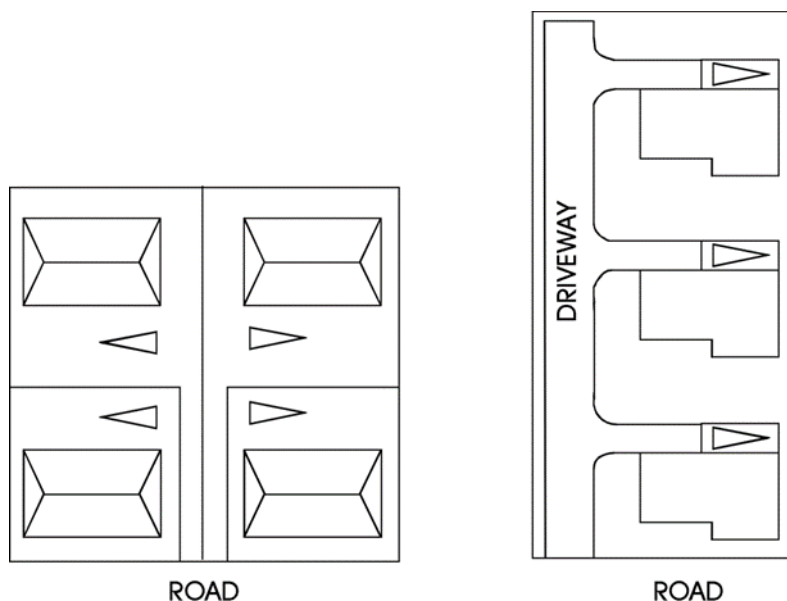
## 1.3 ASSESSMENT OF APPLICATIONS

### 1.3.1 Reservation of Control - Controlled Activity Land Use Applications

- A) Relocated buildings – Refer to matters of control provided for in Rule 3G.4.1
- B) **Accessory Buildings on Front Yards** (Rules B1 1.2.1 and B2 2.2.1)
- The design and appearance of the buildings. They should blend harmoniously with the main building in order to maintain the residential character of the neighbourhood.
  - The construction, materials and painting of exterior surfaces, together with screen planting.
- C) Dwellings on **Sites** under 350m<sup>2</sup>, and More than Two Units on a Site (Rules B1 1.2.1 and B2 2.2.1)
- Separation and design of houses for visual and aural privacy, including screening, the bulk of proposed buildings in relation to neighbouring properties, and the location of open space and glazing.
  - Arrangement of **yard** space, including the use of zero lot lines, common open space and room for trees and landscaping.
  - The orientation, roof pitch and style, and footprint of the dwelling units, in terms of promoting a difference from other dwellings existing or proposed nearby.

The illustrations in Diagram A below show the type of development which would not be appropriate:

DIAGRAM A – NOT APPROPRIATE



- D) Buildings on Land Subject to Inundation and Buildings in the Flood Channel Zones. (Rules B1 1.2.1 and B7 7.2.1).
- i) The design, construction, and location of buildings having regard to their potential effect on flood water flows.
  - ii) The minimum floor level of buildings. **Non-accessory buildings** should be designed so as not to be entered by a 100-year flood (i.e. a flood event with a 1% annual probability of occurring).
  - iii) The location and design of vehicular access to the building.
- (Building consent may be granted subject to Section 36 of the Building Act 1991).
- E) Residential and Caretakers Accommodation (Rules B4 4.2.1 and B5 5.2.1)
- i) Noise mitigation measures. The siting and construction of the accommodation shall ensure that noise received at any boundary shall be reduced by 20 dB when received in any living room and by 30 dB when received in any room used for sleeping. In the absence of forced ventilation or air-conditioning these reductions shall be achieved with any exterior windows open. This requirement does not apply to noise received at boundaries with **sites** zoned Residential or Village.
  - ii) Prior to considering the application, **Council** may require an acoustic design report to be prepared by a suitably qualified and experienced person, demonstrating compliance with i) above.
- F) Multiple Dwellings on Parcels of **Maori Land** (Rule B3 3.2.1)
- i) Adequate disposal of domestic effluent, including the standard and method of disposal.
  - ii) The extent to which the proposal complies with the Plan's requirements for other dwellings in the Rural zone.
- G) Refuse Transfer Stations and Recycling Depots (Rule A2 2.5.2)
- i) Fencing and screening of the site.
  - ii) Hours of operation of facility.
  - iii) Regular removal of refuse from the site.
  - iv) Precautions to be taken against odour nuisance.
- H) **Pig Farming** (Rule B3 3.2.1 a.)
- i) Landscaping and screening around piggery buildings
  - ii) Mitigation of effects upon nearby properties, including potential odour nuisance.

- I) **Motor Caravan Sites** (Rule B2 2.2.1 a.)
  - i) Location and screening of motor caravan parking.

### 1.3.2 Reservation of Control – Controlled Activity Subdivision Applications

A) The matters in respect of which **Council** has reserved its control are:

- i) Provision of water supply and disposal of water, wastewater and stormwater, where the design and capacity of any reticulated system reflects the new and anticipated future demand and requirements.
- ii) The number, location and formation of vehicle crossings.
- iii) Provision of a connected street network, with appropriate use of street hierarchy and design type, including the width, length, drainage and formation of access.
- iv) The matters specified in Section 220 of the Act.
- v) The size, shape and arrangement of allotments, in relation to road frontages, and location of proposed boundaries.
- vi) The creation of appropriate easements.
- vii) Payment of financial contributions including reserves contribution.
- viii) Providing, forming, naming and signposting new roads.
- ix) Preservation of existing vegetation.
- x) Provision of open space including the retirement of steep land, gully systems, connections/links with other areas, **esplanade reserves** and strips, and local reserves.
- xi) Suitability of proposed allotments for subsequent buildings and future use, including the separation of proposed building sites from high voltage electricity transmission lines.
- xii) Impact of subdivision upon future management of **natural areas** and **heritage places**.
- xiii) Requiring a consent notice to be placed on the titles of newly-subdivided allotments which have no further subdivision potential under this Plan, to alert potential purchasers to that fact.
- xiv) Accordance with any relevant Structure Plan and adherence to the principles set out in the Subdivision Design Guide.

- xv) Provision of a network of cycleways and walkways to the extent that these service the subdivision and connect with the surrounding environment.
- xvi) Provision of buffers or other measure to delineate the boundary between urban and rural environments and provide separation between potentially incompatible activities.
- xvii) The extent to which connections to electricity, gas and telecommunication networks are available to service the needs of the development and/or subdivision.
- xviii) Avoidance or mitigation of flood hazards, including the assessment of the level of flood hazard risk from the waterbody and what mitigation measures are required, such as setback distances, minimum floor levels or specified building platforms.

### 1.3.3 Reservation of Control - Restricted Discretionary Activities

- A) In assessing applications for restricted discretionary activities **Council** has reserved its control over matters related to the effect of allowing non-compliance with the particular performance standard (or standards) which the proposal has failed to meet. Conditions may be imposed to avoid, remedy or mitigate the effects of non-compliance.
- B) In assessing applications which have become restricted discretionary activities due to non-compliance with the Plan's performance standards, but which otherwise would have been controlled activities, **Council** has also reserved its control over the matters in Rules A1 1.3.1 or A1 1.3.2 which relate to that type of controlled activity.
- C) In relation to new **buildings** within the Inner Control Area or the Outer Control Area,
- i) The degree to which the adverse effects of aircraft noise will be mitigated through building construction methods which meet the noise insulation rating for **Schedule P, Schedule Q or Schedule R** as applicable, including a 5dB safety margin.
  - ii) The health, safety and amenities of occupiers of the building in relation to airport noise.
  - iii) The potential effect of residential or communal use of the building upon the continued operation and efficiency of Milson Airport, by way of pressure for curtailment of aircraft operations.
- D) [DELETED PC 55]
- E) In relation to subdivisions to provide separate titles for two or more rural dwellings which existed on a single title on 1 August 1998 (Rule C1 1.2 a. iii)), the degree to which the subdivision will produce individual house sites which:
- i) Have an adequate separation distance from each other and from nearby rural activities, and
  - ii) Can provide for adequate disposal of domestic effluent and stormwater.
- F) Where it is proposed to subdivide land to create new allotments within the National Grid Corridor or within an area measured 20 metres either side of the centre point of a high voltage (110kV or higher) transmission line, the subdivision design should have particular regard to the following matters:
- i) The extent to which the subdivision design mitigates the effects of the lines through the location of roads and reserves under the route of the line: and
  - ii) The ability for continued maintenance and inspections of transmission lines; and
  - iii) The minimisation of risk or injury and/or property damage from such lines; and

- iv) The extent to which potential adverse visual effects are mitigated through the location of building platforms; and
  - v) The outcome of any consultation with the affected utility operator; and
  - vi) The extent to which any earthworks and the construction of any subsequent buildings will comply with the NZ Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001); and
  - vii) The nature and location of any proposed vegetation to be planted in the vicinity of transmission lines
- G) [DELETED PC46]
- H) Dwellings and subdivision sites in the Pohangina Valley which do not comply with Rule B3 3.3.1 D) shall be assessed in terms of:
- a) The adverse visual effect which any future dwellings, and associated driveways and boundary plantings, would have upon the landscape of the Pohangina Valley through factors such as :
    - The visual prominence of the site.
    - Impact on the integrity of the horizontal line of the Valley's open river terraces.
    - Compromising the open spaces and vistas which are an integral part of the Valley's character.
  - b) The ability for these effects to be mitigated or remedied.
  - c) The likely impact upon the amenities of existing and future residents of the Valley of permitting a smaller separation distance.
- I) In assessing applications for keeping goats within 5km of the Ruahine Forest Park (Rule B3 3.3.1 g. iii), Council has restricted the exercise of its discretion to:
- i) The ability to confine goats upon the site
  - ii) The potential effect of goats escaping upon the natural values of the Ruahine Forest Park.
  - iii) The location of the goat keeping within the property
- J) In assessing applications for clearance, modification or harvesting of indigenous vegetation (Rules B3 3.4 and B7 7.4), Council has restricted the exercise of its discretion to the potential impact of the proposed activity upon:
- i) Areas of significant indigenous vegetation and significant habitats of indigenous fauna



- ii) The intrinsic values of ecosystems.
- K) In assessing applications within Manfeild Park Zone, Council has restricted the exercise of its discretion to:
- the potential impact of the proposed activity upon those matters not complied with
  - the requirement to provide view shafts
  - landscaping and
  - to retain open space.
- L) In assessing applications for the Special Development Zone, Council has restricted the exercise of its discretion to:
- whether the proposed activity is ancillary to the operation of Manfeild Park
  - access arrangements
  - the requirement to provide view shafts and
  - required landscaping
- M) In assessing applications for subdivisions within any of the Growth Precincts that do not comply with the stormwater neutrality standard (Rule C2 2.1.1 e. or C2 2.3.3), Council has restricted its discretion to:
- i) The extent of post development run-off generated by the development;
  - ii) The measures used to avoid, remedy and mitigate stormwater runoff from entering the overall Feilding stormwater network;
  - iii) The availability of stormwater detention areas or conveyance opportunities on surrounding land.
- N) In assessing applications for earthworks that do not comply with Rule B1 1.3.5 f. iii) a), Council has restricted its discretion to:
- i) Any effects on the National Grid;
  - ii) Volume, area and location of the works, including temporary activities such as stockpiles.
  - iii) Time of works.
  - iv) Site remediation.
  - v) The use of mobile machinery near the National Grid.

- vi) Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001).

### 1.3.4 Assessment of Discretionary Activity Applications

- A) In assessing discretionary activities Council will have regard to matters including the following:
  - i) Subject to Part II of the Act, the matters specified in Section 104 of the Act.
  - ii) Compliance or otherwise with standards applying to similar permitted or controlled activities.
  - iii) The environmental results sought by this Plan for the zones concerned.
  - iv) Any potential detraction from the **amenities** of the area through odour, smoke, noise, or other noxiousness whether from the operation itself or any ancillary aspect.
  - v) The degree to which proposed buildings would detract from the visual amenities of the area.
  - vi) Parking needs will be assessed against staff numbers, likely numbers of patrons and their mode of travel. Regard will be had to how often it is used, the availability of on-street parking, and the impact of using on-street parking upon other users of the road.
  - vii) Vehicle crossings shall be assessed in terms of the sight distance and driveway spacing guidelines contained in Appendix 3B.3, and the seal widening and formation standards contained in Appendix 3B.3.
  - viii) Whether there is sufficient and adequate provision for the collection or disposal of solid waste, including tailings.
  - ix) The degree to which any waste treatment ponds are adequately separated from other activities, taking into account topography, type of waste to be treated, wind direction, tree planting and existing vegetation and the location and number of existing and future dwellings likely to be affected by such ponds.
  - x) Compliance or otherwise with any relevant NZ Standards, regulations or Industry Guidelines.
  - xi) Any danger to people from hazardous goods and natural hazards, including any risk assessments, contingency plans and proposals to mitigate such hazards.
  - xii) The potential possibility of any animals escaping on to adjoining properties, roads, or public places.
  - xiii) Whether any exterior lighting is to be used or installed which would tend to annoy people nearby.

- xiv) The effect of the proposal on the heritage values and preservation of any place or object listed in Appendices 1A to 1F, or upon the heritage significance of any **natural area** in terms of the criteria in Appendix 1I.
- xv) Whether the proposal would have an adverse impact upon any of the outstanding landscapes identified by this Plan (Refer: Chapter 4.3.3).
- xvi) Any detrimental effect of the proposal upon the operation or future development of any other existing permitted use in the vicinity. This includes whether the proposal requires a level of amenity which is incompatible with the operation and management of any such permitted use.
- xvii) Any potential adverse effects of the proposal upon the life supporting capacity of soils, or upon options for their future use, due for example to compaction, fragmentation of ownership, soil removal, coverage or risk of contamination.
- xviii) For quarrying and gravel extraction:
  - a) The techniques to be used in the operation.
  - b) The likely duration of the quarrying or extraction.
  - c) Restoration and the ultimate use of the site.
  - d) Adequate set-back and separation distances from roadways and adjoining uses, for visual amenity reasons and for noise attenuation.
- xix) The degree of separation proposed between any **building** or pen housing animals and any building, boundary or road. **Council** may increase or relax the separation distance where on the grounds of public health, amenity, intensity of use, odour, visibility, noxiousness or other reasons it is appropriate to do so. The separation distances proposed by the Pork Industry Board's Code of Practice shall be used as a guideline for assessing the adequacy of separation around any proposed **pig farming** operation.
- xx) In relation to **service stations**:
  - a) The extent to which the proposal will be screened from adjacent residential uses by landscaping or fencing.
  - b) The effect of any access points on traffic safety and efficiency.
  - c) The extent to which lighting will be managed to avoid nuisance on residential properties.
  - d) Whether vehicle parking and manoeuvring can be accommodated on site.
  - e) The extent to which **signs** comply with general controls in the zone concerned.

- f) The adequacy of proposals to collect and deal with potentially contaminated stormwater.
  - g) The extent to which the proposal is likely to have an effect on the amenities sought by the objective for the zone concerned.
- xxi) In relation to **industries** in the Business zone:
- a) The nature and scale of the proposed use having regard to the long term use of the site for central area commercial development.
  - b) The design and layout of any new building, and its ability to be refurbished for future commercial use.
- xxii) In relation to additions or alterations to **buildings** within the Air Noise Area, the degree to which the adverse effects of aircraft noise will be mitigated through building construction methods to achieve a satisfactory internal noise environment.
- xxiii) In relation to new buildings within the Inner Control Area or the Outer Control Area, the degree to which the adverse effects of aircraft noise will be mitigated through building construction methods which meet the following noise insulation ratings plus a 5dBA safety margin:
- Buildings to which Appendix 3A - **Schedule P** applies - 20 decibels
  - Buildings to which Appendix 3A - **Schedule Q** applies - 25 decibels
  - Buildings to which Appendix 3A - **Schedule R** applies - 30 decibels
- xxiv) In relation to the rural subdivisions listed as a discretionary activity under Rule C1 1.3.1 a. ii):
- a) The need to provide a degree of separation between future dwellings by maintaining a minimum allotment size of around 4000m<sup>2</sup>.
  - b) The need for such allotments to still meet the standards in Rules C2 2.4.1 f. to k. (inclusive).
  - c) The effect of the proposed subdivision on potential future urban growth, including the feasibility of future roading patterns.
- xxv) [DELETED PC 55]
- xxvi) In relation to Rural and Flood Channel zone subdivisions in the coastal area under Rule C1 1.3.1 a. iii):
- a) The potential for natural hazards, including sand inundation, erosion and the possibility of future sea level rise.

- b) Potential impacts upon the natural character and landscape values of the coastal area, including the ecological value of the Rangitikei River estuary, and upon any **heritage places**.
- c) River control and drainage limitations, and the need to satisfactorily dispose of domestic effluent.
- d) The need to still comply with the Plan's averaging formula for rural allotments.
- xxvii) In relation to access, where common access to eight or more dwellings is to be provided, this access must be a new legal road, to be formed to Council's standards.
- xxviii) [DELETED PC 55]
- xxix) In relation to subdivisions within any of the Growth Precincts, that do not comply with the minimum lot size and/or minimum lot frontage standard in Rule C2 2.1.1 a., the
- a) The extent of non-compliance.
- b) The design and outcome of the proposed residential block layout and local street network, including:
- The recognition of the topographic and physical features of the site and surrounds;
  - The provision of open space including retirement of steep hillsides, gully systems, esplanade reserves and local purpose reserves;
  - The use of residential density that integrates into the landscape;
  - The extent of through roads within the subdivision and linkages within the Growth Precinct; and
  - The level of accessibility for future lot owners.
- c) The character and amenity anticipated by the subdivision design using positive features of established urban areas.
- d) The ability of larger lots (2,000m<sup>2</sup> and greater) to be further subdivided in the future to a size and form that creates good quality outcomes.
- e) The provision of infrastructure and roading networks, for the current and anticipated future demand, including future intensification if larger lots are created.

# RULE A2 - RULES APPLYING THROUGHOUT THE DISTRICT

NB – Words outlined in bold type in the District Rules have a specific definition contained in Rule.

## 2.1 NON-COMPLYING ACTIVITIES

Any subdivision or land use activity which is not categorised by this Plan as being a permitted, controlled, discretionary, restricted discretionary, or prohibited activity shall be a non-complying activity.

## 2.2 TEMPORARY ACTIVITIES

### 2.2.1 Definition

A) For the purpose of this rule “temporary activity” means any short-term use of land for any of the following purposes:

- i) [DELETED PC 55]
- ii) [DELETED PC 55]
- iii) [DELETED PC 55]
- iv) [DELETED PC 55]
- v) [DELETED PC 55]
- vi) [DELETED PC 55]
- vii) [DELETED PC 55]
- viii) [DELETED PC 55]
- ix) Military training activities.
- x) [DELETED PC 55]
- xi) [DELETED PC 55]
- xii) [DELETED PC 55]
- xiii) [DELETED PC 55]
- xiv) [DELETED PC 55]

## 2.2.2 Permitted Activities

Temporary activities shall be permitted activities in all zones, provided that they comply with the standards in Rule 2.2.3 below.

## 2.2.3 Standards for Permitted Activities

- A) [DELETED PC 55]
- B) [DELETED PC 55]
- C) [DELETED PC 55]
- D) Temporary **buildings** (including tents, mobile homes and prefabricated buildings) must:
  - be readily moveable and
  - meet any **yard** requirements of this Plan and
  - must be removed from the site within 6 months of the commencement of the activity and
  - not occupy a site for more than one 6 month period in any 12 months.
- E) [DELETED PC 55]
- F) [DELETED PC 55]
- G) [DELETED PC 55]

## 2.2.4 Discretionary Activities

- A) Any permitted activity specified above which does not comply with any of the relevant standards in Rule 2.2.3 above shall be a discretionary activity.
- B) The matters set out in Rule A1 1.3.4 will be taken into account in assessing applications for discretionary activities.

## **2.3 [DELETED PC 46]**

## **2.4 [DELETED PC 55]**

## **2.5 [DELETED PC 55]**

## **2.6 SURFACE WATER ACTIVITIES**

(Refer Chapter 4.9)

### **2.6.1 Permitted Activities**

- A) All recreational and boating activities other than those listed as discretionary activities shall be permitted activities on the District's lakes and rivers, provided that they meet the standard below.
- B) No person shall cause excessive noise by accelerating or racing the engine of a motorised craft while the craft is stationary.

### **2.6.2 Standard for Permitted Activities**

- A) No motorised craft on the surface of a lake or river shall cause excessive noise due to the lack of a silencing device, the disrepair of the engine, or the construction or condition of any part of the craft or its machinery.

### **2.6.3 Discretionary Activities**

- A) The following shall be discretionary activities:
  - i) Sites for competitions involving motorised craft and held more than twice per year.
- B) The matters set out in Rule A1 1.3.4 will be taken into account in assessing discretionary activities.

## **2.7 BYLAWS**

### **2.7.1 District Rules to Prevail Over Bylaws**

- A) Where any Rule in this Plan is inconsistent with the provisions of any bylaw, the provisions of the Rule shall prevail.



## **2.8 DESIGNATIONS AND ROADS [DELETED PC 60]**

### **2.8.1 Public Works Designations [DELETED PC 60]**

### **2.8.2 Zoning of Roads [DELETED PC 60]**

# RULE B – ZONING STANDARDS

## RULE B1 - RESIDENTIAL ZONE

(Refer Part 4.4)

NB – Words outlined in bold type in the District Rules have a specific definition contained in Chapter 2 (Definitions).

### 1.1 PERMITTED ACTIVITIES

#### 1.1.1 List of Activities

- A) The following shall be permitted activities in the Residential zone, including activities ancillary thereto, provided that they comply with the standards in Rule B1 1.3 below:
- i) One **dwelling unit**, on **sites** of over 350m<sup>2</sup> (**net site area**).
  - ii) Two dwelling units on sites of over 700m<sup>2</sup> (net site area).
  - iii) One or two **housing for the elderly** units.
  - iv) **Specialist services** if no more than two persons not resident on the site are involved in operating the service.
  - v) **Home occupations**.
  - vi) **Education facilities** and **day care centres**.
  - vii) Places of assembly with less than 150m<sup>2</sup> **gross floor area**.
  - viii) Reserves and ancillary buildings with less than 150m<sup>2</sup> gross floor area.
  - ix) **Accessory buildings**, except within 4.5m of a road boundary.
  - x) [DELETED]
  - xi) **Signs** which comply with Rule 3E.4.1.
  - xii) Formation of vehicle crossings onto **roads**. NB: Consent from the road controlling authority is required for vehicle crossings onto Limited Access Roads.
  - xiii) **Earthworks** which comply with Rule 3D.4.1 and 3D.4.2.
  - xiv) **Residential Care Homes**.

### 1.2 CONTROLLED ACTIVITIES

### 1.2.1 List of Activities

- A) The following shall be controlled activities in the Residential zone, provided that they comply with the standards in Rule B1 1.3 below:
- i) [DELETED PC 55]
  - ii) **Accessory buildings** within 4.5m of a road boundary.
  - iii) One **dwelling unit** on a **site** of 250m<sup>2</sup> - 350m<sup>2</sup> (net site area).
  - iv) Two dwelling units on a site of 500m<sup>2</sup> - 700m<sup>2</sup> (net site area).
  - v) More than two dwelling units on any site.
  - vi) More than two **housing for the elderly** units on any site.
  - vii) Buildings on land identified as subject to inundation in Appendix 6A.

### 1.2.2 Criteria for Assessment

- A) The matters over which Council has reserved its control and in respect of which conditions may be imposed are set out in Rule A1 1.3.1.

## 1.3 STANDARDS FOR PERMITTED AND CONTROLLED ACTIVITIES

### 1.3.1 Dwellings and Accessory Buildings

A) **Site Coverage**

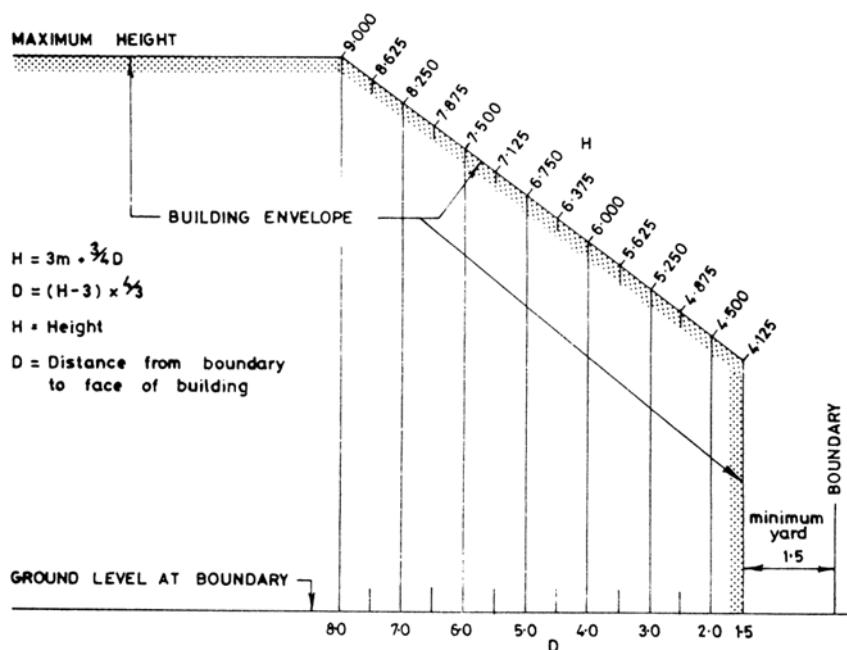
Maximum **site coverage** 35%.

Where garage accommodation is not shown as part of the proposed site development an allowance of 18m<sup>2</sup> per **dwelling unit** shall be made in calculating **site coverage**.

B) **Building Envelope**

- i) Maximum **Height** - 9m
- ii) No part of any **building** shall exceed a **height** equal to 3m plus three quarters of the shortest horizontal distance between that part of the building and the nearest **site** boundary. (Diagram B below).

DIAGRAM B – HEIGHT REQUIREMENTS

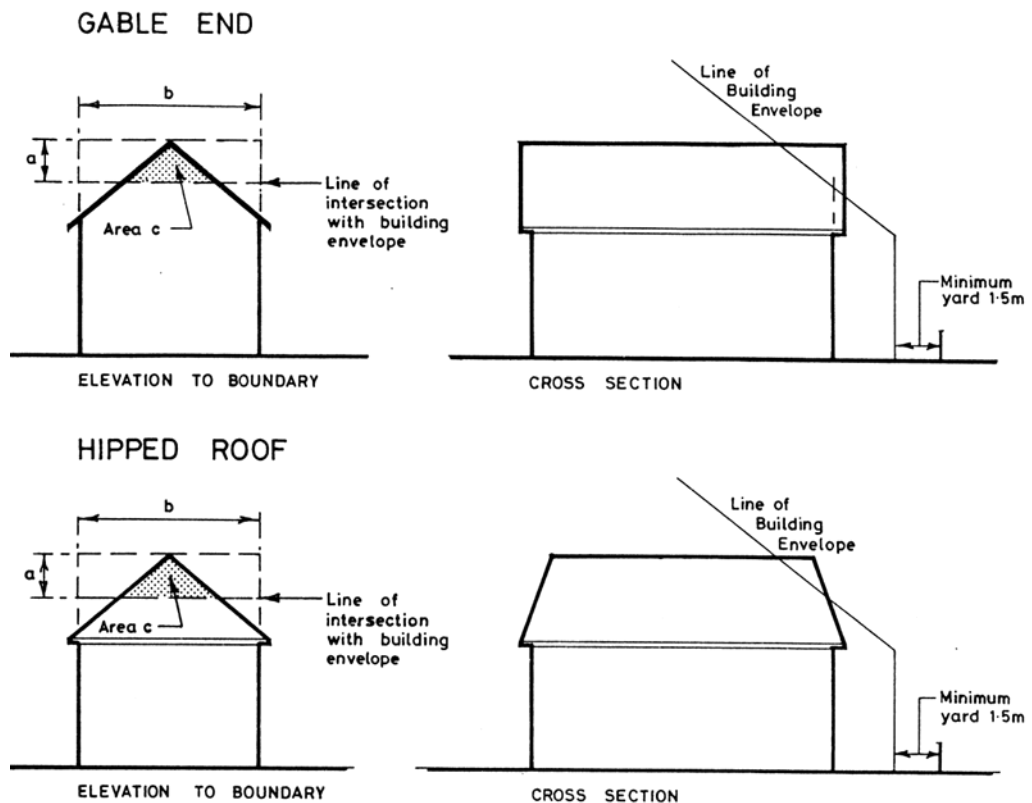


HEIGHT REQUIREMENTS – RESIDENTIAL

Scale 1 : 100

- iii) Except that the following parts of a building may penetrate beyond the building envelope produced by b. i) and ii) above:
  - a) The eaves, or overhang in the case of a gable end, up to 0.6m.
  - b) Those parts of buildings excluded from the definition of “height” (Chapter 2, Definitions).
  - c) The upper portion of any roof or gable end, if the total area of that part of the building above the building envelope does not exceed 25% of the area produced by the total width of that part of the building (Shown as b) in Diagram C below), multiplied by the distance between the building envelope and the ridge (Shown as a)).

DIAGRAM C- BUILDING ENVELOPE PROTRUSIONS



Maximum permitted area  $c = \frac{a \times b}{4}$  ie. 25 %

C) Yards

i) Front yards

- a) 1.2m for **accessory buildings** within 4.5m of a road boundary, provided that not more than 30% of the road frontage shall be occupied by the building.
- b) 4.5m for other buildings.

ii) **Side Yards** - 3m and 1.5m for dwellings, provided that if vehicular access to the rear of the **site** is provided elsewhere or garaging is built as part of the dwelling unit the 3m yard may be reduced to 1.5m. Side yards for **accessory buildings** shall be 1m.

iii) **Rear Yards** - 3m for dwellings, 1m for accessory buildings.

iv) **Yards for Rear Sites** - 3m for dwellings, 1m for accessory buildings.

v) [DELETED PC38]

- vi) Setbacks from Road / Rail Crossings, the Makino Stream and the Oroua River, and the National Grid Yard shall apply - Refer Rule B1 1.3.5.

D) Outdoor **Living Courts**

- i) Every ground floor dwelling unit shall have an outdoor **living court**. This court shall be:
  - a) At least 36m<sup>2</sup> in area.
  - b) Capable of containing a circle 6m in diameter.
  - c) Located adjacent to the **main living area** of the dwelling.
  - d) Oriented east, north or west of the dwelling.
  - e) For the exclusive use of the dwelling and free of access to other units, driveways, manoeuvring areas, parking spaces and accessory buildings.
- ii) In the case of dwelling units exclusively above ground floor level at least 36m<sup>2</sup> of land on the **site** shall be set aside for outdoor living associated with each unit.

E) Outdoor **Service Courts**

- i) Each dwelling unit shall have an outdoor **service court** adjoining either the unit or its outdoor **living court**. Such a court shall be not less than 20m<sup>2</sup> in area, of least width 3m, and free of driveways and manoeuvring areas.
- ii) Part of the **service court** may be combined with the service court of other dwelling units on the **site**, if a more useful service area will result.

F) Access

Compliance with Rule 3B.4.2 and Rule 3B.4.3.

G) Parking

Compliance with Rule 3B.4.5.

H) Visual **Amenities**

No activity shall involve keeping more than one **derelict vehicle** within view of neighbouring properties or a public place.

I) Glare

Compliance with Rule 3B.4.4.

J) [DELETED PC 55]

### 1.3.2 Additional Standards Applying To Multi-Unit Residential Developments

(These are used in assessing **infill** subdivisions and apply to any subsequent development of infill sites)

A) The standards set out in Rule B1 1.3.1 above shall apply.

B) Separation Distances Between **Buildings** on the same **Site**

- i) Between **accessory buildings** serving separate **dwelling units** - 1.8m ([Diagram D](#)).  
Except that any two or more accessory buildings serving separate dwelling units may be joined by a common party wall ([Diagram E](#)).

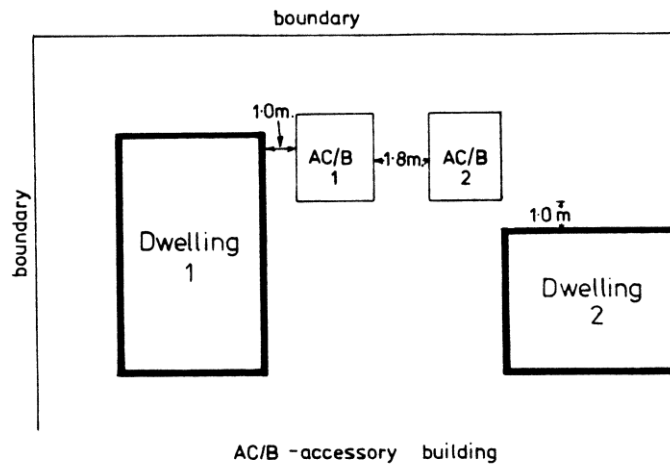


Diagram D

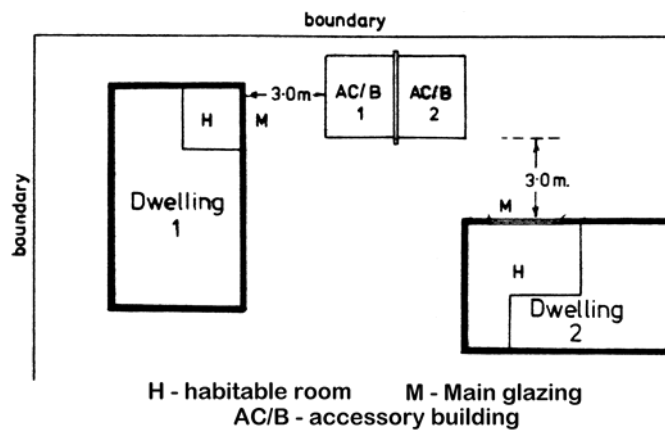


Diagram E

- ii) Between accessory building and related dwelling unit - 1m. Provided that the minimum separation distance between any accessory building and the main glazing to a **habitable room** shall be 3m (Diagram F).

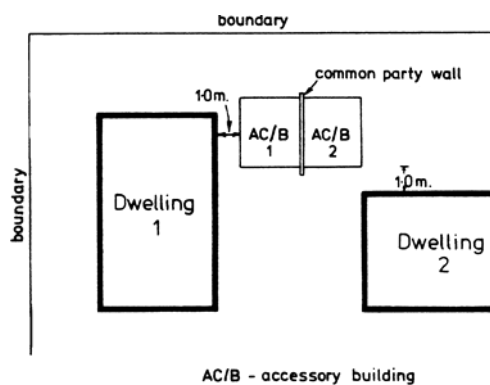


Diagram F



- iii) Except in the case of dwelling units which are attached to each other, the minimum required separation distance between any two dwelling units shall be 3m (Diagram G).

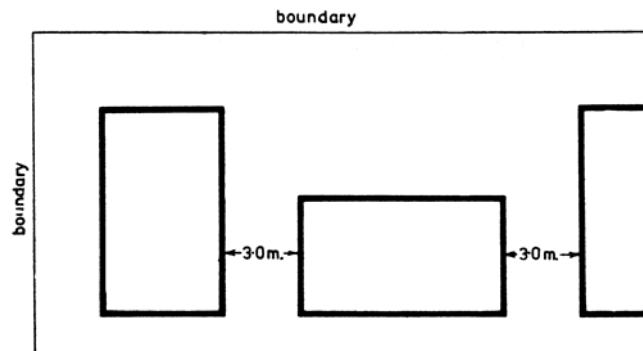


Diagram G

C) Driveways and Garaging

- i) No **habitable room** shall be closer than 1.5m to a right-of-way, driveway, garage or similar area intended to carry or house vehicles associated with another dwelling unit.
- ii) Minimum width of shared access - 3m.

**1.3.3 Standards Applying To Housing For The Elderly**

A) Density

Not less than 180m<sup>2</sup> of land per **dwelling unit**.

B) Siting

Housing for the elderly shall comply with the requirements for multi-unit residential development except that Rule B1 1.3.2 B) shall not apply.

C) Outdoor **Living Courts**

Each unit shall have an outdoor **living court**. Such a court shall -

- i) Be free of access to other units, driveways, manoeuvring areas, parking spaces, and **accessory buildings**.
- ii) Relate to the main glazing of the **main living area**.
- iii) Be capable of containing a circle 5.0m in diameter.
- iv) Be oriented east, north or west of the dwelling.
- v) Be at least 25m<sup>2</sup> in area.

D) Outdoor **Service Courts**

Every three units shall be provided with an outdoor **service court** adjacent to the units of not less than 20m<sup>2</sup> in area and at least 3m wide, free of driveways, manoeuvring areas, parking spaces and access to other units.

Where separate service courts are provided for each dwelling, the minimum area shall be 10m<sup>2</sup> per unit and the minimum width shall be 3 metres.

E) Parking

Refer to Rule 3B.4.5.

### 1.3.4 Standards Applying To Home Occupations and Non-Residential Activities

A) **Site Coverage**

**Education facilities and day care centres** - maximum **site coverage** 35%.

B) **Height**

All buildings shall comply with Rule B1 1.3.1 B).

C) **Yards**

Primary and Secondary Schools                      -**Front yards** 4.5m, other **yards** 6m.

Pre School and **Day Care Centres**                      -Front yards 4.5m, other yards 3m.

**Places of Assembly**    -All yards 6m.

Buildings on Reserves    -All yards 4.5m.

Any **accessory building** used for a home occupation shall comply with the yard requirements in Rule B1 1.3.1 C), provided that on **front sites** or **corner sites** buildings for **home occupations** shall be located behind the front line of the **dwelling unit**.

D) Retailing

Only goods manufactured, grown or processed on the **site** may be retailed from the site.

E) Storage and Display

No equipment, raw materials, finished or partly processed products, or rubbish associated with a home occupation shall be stored or displayed outdoors.

## F) Hours of Operation

**Home occupations** may operate only between the hours of 7 am and 10 pm.

## G) Noise

Compliance with Rule 3C.4.2.

## H) Parking

Compliance with Rule 3B.4.5.

## I) Visual Amenities

No activity shall involve keeping more than one **derelict vehicle** within view of neighbouring properties or a public place.

## J) Glare

Compliance with Rule 3B.4.4.

## K) Access

Compliance with Rule 3B.4.3.

### 1.3.5 Special Yard Requirements

A) No **building** shall be erected within 20m of the top of the bank of the Oroua River or Kiwitea Stream.

B) No building shall be erected within 10m of the top of the bank of the Makino Stream.

C) No excavation, alteration or construction that alters the level of the land or may impede the flow of water shall be undertaken:

i) Within 20m of the banks of the Oroua River or Kiwitea Stream or

ii) Within 10m of the banks of the Makino Stream.

This rule applies not only to excavations and filling but also to walls, retaining walls and semi-watertight fences.

D) The precise location of the top of any bank will be determined by **Council** in consultation with the **Regional Council**.

E) At all road/rail level crossings the areas shown in Appendix 3B.5 shall be kept clear of buildings and of other obstructions which might block sight lines.

- F) Within the National Grid Yard in Growth Precinct 1 (Appendix 9A), the following shall apply:
- i) The following buildings and structures are permitted, provided that they comply with the conditions set out under Clause (ii) below:
    - a) any building which is a Network Utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid;
    - b) fences and structures;
    - c) any farm buildings (including horticulture activities) except for any milking/dairy shed, commercial glasshouses, pens housing animals or building associated with intensive farming);
    - d) official sign required by law or provided by any statutory body in accordance with its powers under any law; and
  - ii) All buildings and structures permitted by i) above shall comply with the following conditions:
    - a) be located a minimum of 12m from the outer visible edge of a National Grid support structure (tower). All fences must be located a minimum of 5m from the support structure, network utility structure, road sign or safety sign; and
    - b) must not exceed 2.5m in height or 10m<sup>2</sup> in area; and
    - c) must achieve a minimum vertical clearance of:
      - i. 10m below the lowest point of the conductor (wires) associated with any National Grid line; or
      - ii. demonstrate compliance with the requirements of NZECP34:2001.
    - d) For existing buildings used for sensitive activities, any additions and alterations must not result in an increase in height or building footprint.
    - e) All fences must be 2.5m in height or less.
  - iii) [DELETED PC55]
  - iv) [DELETED PC55]

### 1.3.6 Signs in the Residential Zone

#### A) Signs

Compliance with Rules 3E.4.1 and 3E.4.2.

## 1.4 RESTRICTED DISCRETIONARY ACTIVITIES

- A) Except where otherwise specified by Rule B1 1.6, any permitted activity or controlled activity specified above which does not comply with any of the relevant standards in Rules B1 1.3.1 to B1 1.3.6 above shall be a restricted discretionary activity.
- B) In assessing applications for restricted discretionary activities **Council** has reserved its control over the matters listed in Rule A1 1.3.3.

## 1.5 DISCRETIONARY ACTIVITIES

### 1.5.1 List of Activities

- A) The following shall be discretionary activities in the Residential Zone:
- i) **Travellers' accommodation.**
  - ii) **Boarding houses.**
  - iii) **Places of assembly with a gross floor area of 150m<sup>2</sup> or more.**
  - iv) **Marae.**
  - v) Hospitals, and **homes for the aged.**
  - vi) **Pantry shops** not exceeding 100m<sup>2</sup> gross floor area.
  - vii) **Garden centres.**
  - viii) **Restaurants.**
  - ix) Libraries.
  - x) **Specialist services** if three or more persons not resident on the site are engaged in operating the service.
  - xi) [DELETED PC44]
  - xii) **Service Stations**, on **sites** with frontage to an **arterial route.**
  - xiii) **Dwelling units and residential accommodation** not otherwise permitted by Rules B1 1.1, B1 1.2 or B1 1.4.

## 1.5.2 Criteria for Assessment

The matters set out in Rule A1 1.3.4 will be taken into account in assessing discretionary activities.

## 1.6 NON-COMPLYING ACTIVITIES

### 1.6.1 List of Activities

- A) The following activities shall be non-complying activities within the National Grid Yard in Growth Precinct 1 (Appendix 9A):
- a) any building or structures that are not identified as a permitted activity under Rule B1 1.3.5 F);
  - b) any earthworks that do not comply with Rule B1 1.3.5 F) iii) b) or Rule B1 1.3.5 F) iii) c); and
  - c) the establishment of any new sensitive activity.

## **RULE B1A - DEFERRED RESIDENTIAL ZONING**

The Deferred Residential Zoning applying to any land, or parcels of land, within the Growth Precinct 1 (Appendix 9A), Growth Precinct 2 (Appendix 9B), and Growth Precinct 3 (Appendix 9C) will be removed and replaced with the Residential Zone so that all Residential Zone provisions apply to that land (together with consequential changes to the relevant District Planning maps), on the passing of a Council resolution that there is an adequate reticulated water, stormwater and wastewater network either provided by the Council, or to the satisfaction of the Council, in respect of that land.

Provided that no Council resolution may be made in respect of any land in Growth Precinct 1, Growth Precinct 2 or Growth Precinct 3 until the following cumulative requirements are met:

- (a) The Council has reviewed, notified and made operative the Hazards chapter of the Plan, in accordance with RMA, Schedule 1 after 1 August 2014; and
- (b) The land subject to a 1 in 200 year flood event is identified in the Structure Plan for Growth Precinct 1, 2 and 3 as the case may be in respect of that land after 1 August 2014; and
- (c) The Deferred Residential Zone is not uplifted for any land within 100 metres of the KiwiRail Rail Corridor in Growth Precinct 3 until such time as the General and Utilities Chapter of the Plan has been reviewed, notified and made operative after 1 August 2014.

## RULE B2 - VILLAGE ZONE

(Refer Part 4.5)

NB – Words outlined in bold type below have a specific definition contained in Chapter 2. Some of the activities listed below may also require consent from the **Regional Council**.

### 2.1 PERMITTED ACTIVITIES

#### 2.1.1 List of Activities

A) The following shall be permitted activities within the Village zone, on **sites** without identified frontage shown on the Planning Maps, provided that they comply with the standards in Rule B2 2.3 below:

- i) One **dwelling unit**.
- ii) **Home occupations**.
- iii) [DELETED PC40]
- iv) **Housing for the elderly**.
- v) **Education facilities and day care centres**.
- vi) **Places of Assembly** with less than 150m<sup>2</sup> **gross floor area**.
- vii) Reserves, and associated toilets, changing rooms and implement sheds.
- viii) Grazing, horticulture and orchards.
- ix) **Specialist Services**.
- x) Accessory buildings, except within 4.5m of a road boundary.
- xi) Libraries.
- xii) **Signs** which comply with 3E.4.1 and 3E.4.2.
- xiii) Formation of vehicle crossings onto **roads**. NB: Consent from the road controlling authority is required for vehicle crossings onto Limited Access Roads.
- xiv) **Earthworks** which comply with Rule 3D.4.1 and 3D.4.2.
- xv) **Residential Care Homes**.

B) The following shall be permitted activities within the Village zone, on **sites** with identified frontage shown on the Planning Maps, provided that they comply with the standards in Rule B2 2.3 below:



- i) The activities in a. above.
- ii) **Shops.**
- iii) **Places of Assembly.**
- iv) Offices.
- v) **Commercial Services.**
- vi) **Light Industry.**
- vii) Premises for the sale of boats, caravans, motor vehicles and farm equipment.
- viii) **Marae.**
- ix) Hospitals and **Homes for the Aged.**
- x) **Travellers Accommodation.**
- xi) **Boarding houses.**
- xii) Hotels and Taverns.
- xiii) **Restaurants.**
- xiv) **Service Stations.**
- xv) **Motor Caravan Sites.**

For the purposes of this Rule, in respect of permitted activities on Pt Sec 20 Karere Block XIV Kairanga SD, (Longburn Service Station site) the identified frontage is limited to a depth of 32 metres from the SH56 frontage.

## 2.2 CONTROLLED ACTIVITIES

### 2.2.1 List of Activities

- A) The following shall be controlled activities within the Village zone, provided that they comply with the standards in Rule B2 2.3 below:
  - i) Two or more **dwelling units** on the same **site**.
  - ii) [DELETED PC 55]
  - iii) **Accessory buildings** within 4.5m of a road boundary.
  - iv) **Motor Caravan Sites** on **sites** without identified frontage shown on the Planning Maps.

### 2.2.2 Extent of Control

- A) The matters over which **Council** has reserved control and in respect of which conditions may be imposed are set out in Rule A1 1.3.1.

## 2.3 STANDARDS FOR PERMITTED AND CONTROLLED ACTIVITIES

### 2.3.1 Dwelling Units and Housing for the Elderly

The permitted and controlled residential activities specified above and **accessory buildings** shall comply with the following standards:

A) Density Control

- i) Maximum density - 1 **dwelling unit** per 500m<sup>2</sup> **net site area** in sewered areas.
- ii) Maximum density - 1 dwelling unit per 800m<sup>2</sup> net site area in unsewered areas.
- iii) Maximum **site coverage** - 35%.

Note: Where garage accommodation is not shown as part of the proposed site development an allowance of 18m<sup>2</sup> per dwelling unit shall be made in calculating site coverage.

B) Building Envelope

- i) Maximum **Height** - 9m
- ii) No part of any **building** shall exceed a height equal to 3m plus three quarters of the shortest horizontal distance between that part of the building and the nearest **site** boundary (Refer: [Diagram B](#)).
- iii) Except that the following parts of a building may penetrate beyond the building envelope produced by b. i) and ii) above:
  - a) The eaves, or overhang in the case of a gable end, up to 0.6m.
  - b) Those parts of buildings excluded from the definition of **height** (Chapter 2, Definitions).
  - c) The upper portion of any roof or gable end, if the total area of that part of the building above the building envelope does not exceed 25% of the area produced by the total width of that part of the building (Shown as b) on [Diagram C](#), multiplied by the distance between the building envelope and the ridge (shown as a) on [Diagram C](#))

C) Yards

- i) **Front yards**

- a) 1.2m for **accessory buildings** within 4.5m of a road boundary, provided that not more than 30% of the road frontage shall be occupied by the building.
- b) 4.5m for other buildings.
- ii) **Side Yards** - 3m and 1.5m provided that in respect of **sites** where vehicular access to the rear is provided elsewhere or garaging is built as part of the dwelling unit the 3m yard may be reduced to 1.5m. Side yards for **accessory buildings** shall be 1m.
- iii) **Rear Yards** - 3m for dwellings, 1m for accessory buildings.
- iv) **Yards for rear sites** - 3m for dwellings, 1m for accessory buildings.
- v) [DELETED PC38]
- vi) **Buildings** shall be kept at least 5m clear of the top edge of any public drain or watercourse.

#### D) Outdoor **Living Courts**

- i) Every ground floor **dwelling unit** shall be provided with an outdoor **living court**. Such courts shall be:
  - a) At least 36m<sup>2</sup> in area.
  - b) Capable of containing a circle 6m in diameter.
  - c) Located adjacent to the **main living area** of the dwelling.
  - d) Oriented east, north or west of the dwelling.
  - e) For the exclusive use of the dwelling unit and free of access to other units, driveways, manoeuvring areas, parking spaces and accessory buildings.
- ii) In the case of dwelling units exclusively above ground floor level at least 36m<sup>2</sup> of land on the **site** shall be set aside for outdoor living associated with each unit.

#### E) Outdoor **Service Courts**

- i) Each dwelling unit shall have an outdoor **service court** adjoining either the unit or its outdoor **living court**. Service courts shall be at least 20m<sup>2</sup> in area, of least width 3m, and free of driveways and manoeuvring areas.
- ii) Part of the **service court** may be combined with the service court of other dwelling units on the site, if a more useful service area will result.

#### F) Parking

Refer to 3B.4.5.

G) Visibility at Railway Crossings

Compliance with Rule 3B.4.3 and Appendix 3B.5.

H) Visual **Amenities**

No activity shall involve keeping more than one **derelict vehicle** within view of neighbouring properties or a public place.

I) Proximity of Driveways and Garaging

No **habitable room** shall be closer than 1.5m to a right-of-way, driveway, garage, or similar area intended to carry or house vehicles associated with another dwelling.

J) Access

Compliance with Rule 3B.4.3.

K) [DELETED PC 55]

L) Glare

Compliance with Rule 3B.4.4.

### 2.3.2 Non-Residential Activities

The permitted and controlled non-residential activities specified above (including **home occupations**) shall comply with the following standards:

A) **Yards**

- i) **Sites** with identified frontages shown on the Planning Maps - 3m from any site without identified frontage.
- ii) Sites with other frontages
 

- <b>front yard</b>	4.5m
- All other <b>yards</b>	3m
- iii) **Buildings** shall be kept at least 5m clear of the top edge of any public drain or watercourse.
- iv) Motor Caravans/campervans/caravans on **Motor Caravan Sites** without identified frontage shown on the Planning Maps shall not be parked within 20m of any boundary of the **site**.

B) Site Coverage

- i) On **sites** with identified frontage shown on the Planning Maps - 75%

- ii) Other sites - 35%

C) **Height**

- i) Maximum **height** 9m.
- ii) No **building** shall exceed a height equal to 3m plus three quarters of the shortest horizontal distance between that part of the building and the nearest **site** boundary (Refer [Diagram B](#)).

D) **Parking**

Compliance with Rule 3B.4.5.

E) **Visibility at Railway Crossings**

Compliance with Rule 3B.4.3 and Appendix 3B.5.

F) **Access**

Compliance with Rules 3B.4.2 and 3B.5.

G) [DELETED PC 55]

H) **Noise**

Compliance with Rule 3C.4.2.

I) **Visual Amenities**

No activity shall involve storing more than one **derelict vehicle** within view of neighbouring properties or a public place.

J) **Glare**

Compliance with Rule 3B.4.4.

### 2.3.3 Signs in the Village Zone

#### A) Signs

Compliance with rules 3E.4.1 and 3E.4.2.

## 2.4 RESTRICTED DISCRETIONARY ACTIVITIES

Any permitted or controlled activity specified above which does not comply with any of the relevant standards in Rules B2 2.3.1 to B2 2.3.3 above shall be a restricted discretionary activity. The matters set out in Rule A1 1.3.3 will be taken into account in assessing restricted discretionary activities.

## 2.5 DISCRETIONARY ACTIVITIES

### 2.5.1 List of Activities

- A) The following shall be discretionary activities in the Village zone on **sites** which do not have identified frontage shown on the Planning Maps:
- i) **Places of Assembly** with 150m<sup>2</sup> **gross floor area** or more.
  - ii) **Marae.**
  - iii) Hospitals and **Homes for the Aged.**
  - iv) **Travellers' Accommodation.**
  - v) **Boarding Houses.**
  - vi) Hotels and Taverns.
  - vii) **Shops.**
  - viii) Offices.
  - ix) **Commercial Services.**
  - x) **Light Industry.**
  - xi) **Service Stations.**
  - xii) **Restaurants.**
  - xiii) [DELETED PC44]
  - xiv) **Dwelling units** and **residential accommodation** not otherwise permitted by Rules B2 2.1, 2.2 or 2.4.

- B) The following shall be discretionary activities in the Village zone on **sites** which have identified frontage shown on the Planning Maps:
- i) Panel-beating, Fibre-glassing and Spray-painting.
  - ii) [DELETED]
  - iii) **Dwelling units** and **residential accommodation** not otherwise permitted by Rules B2 2.1, B2 2.2 or B2 2.4.

### 2.5.2 Criteria for Assessment

The matters set out in Rule A1 1.3.4 will be taken into account in assessing discretionary activities.

## RULE B3 - RURAL ZONES

(Refer Part 4.3)

NB – Words outlined in bold type below have a specific definition contained in Chapter 2, Definitions. Some of the activities listed below, particularly those marked with “<sup>MWRC</sup>” may also require consent from the **Regional Council**.

### 3.1 PERMITTED ACTIVITIES

#### 3.1.1 List of Activities

- A) The following shall be permitted activities in the Rural zones, provided that they comply with the standards in Rule B 3.3 below:
- i) **Farming and Farm Buildings.**
  - ii) Planting, tending and harvesting forests, woodlots, specialised tree crops, or shelter belts. <sup>MWRC</sup>
  - iii) Veterinary Clinics and Veterinary Hospitals, except if sited in the Air Noise Area.
  - iv) Catteries.
  - v) [DELETED PC44]
  - vi) **Pig Farming**, provided that the activity does not involve:
    - a) More than two breeding sows, of which no more than 10 of the progeny can be retained beyond the weaner stage of eight weeks of age, or
    - b) More than 12 growing pigs only, up to the bacon weight stage.
  - vii) One dwelling on **sites** which have the following minimum area:
    - a) Rural 1 zone 8ha
    - b) Rural 2 zone 4ha

Except if sited within the Air Noise Area (Refer Appendix 3A).
  - viii) One dwelling on each allotment subdivided under this Plan, except if sited in the Air Noise Area, if that allotment was demonstrated to have a suitable dwelling site in terms of Rule C2 2.4.1 H)
  - ix) One dwelling on each allotment subdivided under a previous District Plan, and which incorporated a potential house site, except if the dwelling would be sited within the Air Noise Area.



- x) A second dwelling on sites which have the following minimum areas:
  - a) Rural 1 zone 16ha
  - b) Rural 2 zone 8haExcept if sited within the Air Noise Area.
- xi) One **Family Flat** except if sited within the Air Noise Area.
- xii) Craft Workshops and Studios, except if sited in the Air Noise Area.
- xiii) **Home Occupations**, except if sited in the Air Noise Area.
- xiv) Retail sales from craft workshops and studios, from home occupations, and of farm produce, on **sites** without frontage to **Arterial Routes**, except if sited in the Air Noise Area. (Refer: Appendix 3B.1).
- xv) **Education Facilities** and **Day Care centres**, except if sited within the Air Noise Area.
- xvi) Formation of vehicle crossings onto **roads**. NB: Consent from the road controlling authority is required for vehicle crossings onto Limited Access Roads.
- xvii) Cemeteries, and crematoria, except if sited in the Air Noise Area.
- xviii) Effluent ponds for on-farm waste treatment. <sup>MWRC</sup>
- xix) Parks, reserves, open space and scenic reserves, except if sited in the Air Noise Area.
- xx) Mineral exploration, prospecting or extraction activities, if the amount of material extracted from each site does not exceed 1000 cubic metres per year.
- xxi) Extraction of more than 1000 cubic metres of sand and /or gravel per year from a river beach, if the site of the extraction is further than 500 metres from the nearest dwelling. <sup>MWRC</sup>
- xxii) **Accessory buildings**.
- xxiii) Other buildings ancillary to the primary permitted use of the **site**.
- xxiv) **Signs** which comply with Rules 3E.4.1 and 3E.4.2.
- xxv) **Earthworks** ancillary to permitted activities or to approved controlled, restricted discretionary or discretionary activities.
- xxvi) **Motor Caravan Sites**, except if sited in the Air Noise Area.
- xxvii) Clearance, modification or harvesting of indigenous vegetation if it qualifies as a permitted activity under Appendix 1J. <sup>MWRC</sup>

NB: This rule shall not apply to the heritage places listed in Appendices 1A or 1B of the Plan. Rules on the modification of these places are instead contained in Rule A2 2.3.

xxviii) **Residential Care Homes**, except if sited in the Air Noise Area

xxix) **Milking sheds**

xxx) **Pens housing animals**

## 3.2 CONTROLLED ACTIVITIES

### 3.2.1 List of Activities

- A) The following shall be controlled activities in the Rural zones, provided that they comply with the standards in Rule 3.3 below:
- i) [DELETED PC 55]
  - ii) Erection of more than one dwelling on a parcel of **Maori land**, except if sited within the Air Noise Area.
  - iii) **Pig Farming** not otherwise specified as a permitted activity, if the separation distances in Appendix 3D can be met.

### 3.2.2 Criteria for Assessment

- A) The matters over which **Council** has reserved its control and in respect of which conditions may be imposed are set out in Rule A1 1.3.1.

### 3.3 STANDARDS FOR PERMITTED AND CONTROLLED ACTIVITIES

#### 3.3.1 Performance Standards

The permitted and controlled activities specified above shall comply with the following standards:

A) **Height**

- i) Maximum **height** 20m.
- ii) No **building** shall exceed a height equal to 3m plus three quarters of the shortest horizontal distance between that part of the building and the nearest **site** boundary.
- iii) No part of any building, structure, **mast**, tree or other object shall penetrate any of the climb surfaces, transitional surfaces, horizontal surfaces or conical surfaces associated with Milson Airport or Feilding Aerodrome. These surfaces are shown in Appendix 3B and Appendix 3C. Where two or more surfaces intersect, the lower shall apply.

NB: Special **height** controls also apply in the vicinity of Ohakea Airfield: (Refer Appendix 7B).

B) Yards and Separation Distances

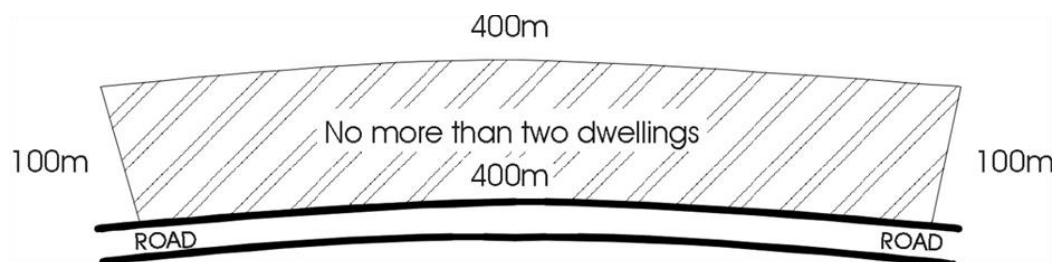
- i) **Dwelling Units – Nodal Areas**  
Front yards 25m, other yards 12m
- ii) **Dwelling Units** in areas other than **Nodal Areas**  
Front yards 25m, other yards 20m
- iii) **Accessory Buildings** less than 4m in height and with a gross floor area no greater than 60m<sup>2</sup> -  
Front yards 10m, other yards 1.5m.
- iv) [DELETED]
- v) Milking sheds and pens housing animals (either permanently or temporarily), including **pig farming**
  - a) From any Residential zone or Village zone - 100m.
  - b) Front yards - 10m
  - c) Other yards - 30m.
- vi) All other **buildings** (including **Farm buildings**)  
- Front yards 10m., other yards 5m.

- vii) Buildings shall be kept at least 10m clear of the top edge of any public drain or watercourse.
- viii) No pig wallow shall be permitted to develop within 100 metres of any boundary of the site.
- ix) Motor Caravans/campervans/caravans on **Motor Caravan Sites** shall not be parked within 20m of any boundary of the site.
- x) No silage pit or silage stack shall be sited within 100m of any dwelling on another property that is located in a Residential or Village zone or a **nodal area**.

C) Separation of Dwellings along Roads

- i) No dwelling shall result in, or add to, a situation of more than two existing or potential houses within the area defined by any 400 metre section of road and a line 100 metres from and parallel to that section of road. (Refer to Diagram H below).
- ii) Dwellings further than 100m from any road, or on the opposite side of the road concerned, shall not be counted for the purposes of this rule.
- iii) Potential dwellings shall be assigned to any allotment which does not currently have a dwelling upon it, and to allotments on proposed or approved subdivision plans.
- iv) Properties which have frontage to more than one road shall comply with this rule in respect of all of the roads concerned.
- v) This rule shall not apply to dwellings located within nodal areas.

DIAGRAM H



D) Separation of Dwelling units in the Pohangina Valley

- i) No dwelling unit within the Pohangina Valley, as shown on the Planning Maps, shall be sited within 250 metres of any existing or potential dwelling unit on another site.
- ii) For the purposes of this rule potential dwellings shall be assigned to any allotment which does not currently have a dwelling upon it, and to allotments on approved plans of subdivision. For the purposes of measuring the distance between such potential

dwellings and proposed dwellings, the potential dwelling site shall be any part of the allotment concerned which complies with this Plan's performance standards for dwellings, and which has been demonstrated to be free of natural hazards.

- iii) This rule shall not apply to proposed dwelling sites within the Pohangina **nodal area** (i.e. within 1km of the Pohangina hall), or to dwellings on allotments on plans of subdivision approved prior to 21 July 2001.

E) Separation From **Pig Farming** Operations

No dwelling shall be sited within 500 metres of any building housing pigs which is part of a Pig Farming operation which houses more than 500 growing pigs on site, or more than 50 sows plus progeny.

(NB: Pig Farming operations which met these criteria as of 1 July 2000 are listed in Appendix 3D).

F) Shelter Belts and Tree Planting

- i) Without the written consent of the adjoining landowner concerned, no shelter belt, woodlot or tree plantation shall be permitted to grow to over 4 metres in **height**:
  - a) Within 5m of any **northerly boundary** of the **site**, or within 10m of any other boundary of the site except a road boundary, or
  - b) Within 30m of any rural dwelling on another property, or
  - c) Within 30m of any property zoned Residential or Village,
- ii) No shelter belt, woodlot or tree plantation shall cause shading of any part of any dwelling on another property:
  - a) At 10am on any day between October 26 and March 22
  - b) At noon on any day between August 27 and April 17
  - c) At 2pm on any day between September 10 and March 29.

(The above times are NZ Standard Times not NZ Daylight Saving Times)

- iii) Rules i) b) and ii) above shall not apply to dwellings which were built after the shelter belt, woodlot or tree plantation concerned was planted.
- iv) Without the consent of the roading authority, no vegetation which might obstruct vehicle sight lines shall be permitted to grow within 30 metres of the centre of any intersection.

- v) No plantation forest shall be permitted to grow within 50 metres of the edge of any **wetland** listed in Appendix 1A, if that wetland is in the coastal area shown on the Planning Maps.

#### G) Fencing of Properties

- i) Where any activity involves keeping male entire adult cattle or male entire horses in a paddock or enclosure which adjoins another property, those boundaries shall have a live electric wire in addition to, or attached to, the boundary fence, e.g. on outriggers. For the purposes of this rule “adult cattle” are defined as those which are at least one year old.
- ii) This rule shall not apply to road boundaries or to situations where the adjoining landowner concerned has given their written consent to a different standard of fence (or to no fence) being provided.
- iii) Where any activity involves keeping more than ten goats, or any goats used for breeding, on any **site** within 5 kilometres of the Ruahine Forest Park, all those goats shall be formally identified in accordance with the Animal Identification Act 1993 and shall be contained within an area fenced in accordance with the Second Schedule to the Fencing Act 1978.

#### H) Rooding Impacts

- i) Suitable areas shall be provided on the **site** for stockpiling, logging and loading operations associated with forest harvesting. No such operations shall be undertaken on the road reserve without the consent of the rooding authority.
- ii) No activity shall result in the generation of heavy traffic movements which involve:
  - a) The weight of the loads concerned exceeding any weight restrictions on the bridges or culverts which are to be used.
  - b) The length of the loads concerned requiring the vehicle to utilise the road shoulder, water table or road verge when negotiating bends.
  - c) The timing of the vehicle movements in relation to prevailing ground conditions resulting in damage to the structural integrity of the road carriageway, or
  - d) The frequency of loads and spacing between them resulting in damage to the structural integrity of the road carriageway.

NB -The onus will be on the landowner and operator of the activity to consult with the rooding authority at an early stage to determine whether their proposals are compatible with the rooding network in terms of the above. **Council** is not obliged to upgrade any road and may seek contributions from the landowner in such cases (Refer Part 7.4).

I) Effluent Disposal and Effluent Ponds

- i) Adequate provision shall be made for disposal of any solid or liquid effluent (including effluent ponds if necessary), and for the hygienic storage of waste matter.
- ii) All effluent ponds shall have an adequate stock-proof fence, with a secure gate.
- iii) All effluent ponds shall meet the following minimum separation distances:
  - a) From any property zoned Residential or Village                      300m
  - b) From any road boundary    55m
  - c) From any other boundary    80m

J) Sales Area

No retail sales area is to be located closer than 50m to the road from which access is gained.

K) Noise

Compliance with Rule 3C.4.2.

L) [DELETED PC 55]

M) [DELETED PC 55]

N) Air Noise Control

- i) In the Outer Control Area identified in Appendix 3A, all buildings must be constructed in compliance with:
  - a) Appendix 3A - **Schedule P** in respect of all direct **sound transmission paths** from the outside of the building to the inside of any classroom, lecture room, or any other such room used for **communal activities**.
  - b) Appendix 3A - **Schedule Q** in respect of all direct sound transmission paths from the outside of the building to the inside of any bedroom.
- ii) In the Inner Control Area identified in Appendix 3A, all buildings must be constructed in compliance with:
  - a) Appendix 3A - Schedule P in respect of all direct **sound transmission paths** from the outside of the building to the inside of any **habitable room** (other than a bedroom)

- b) Appendix 3A - Schedule Q in respect of all direct sound transmission paths from the outside of the building to the inside of any classroom or lecture room, and any other such room used for **communal activities**.
  - c) Appendix 3A - **Schedule R** in respect of all direct sound transmission paths from the outside of the building to the inside of any bedroom.
- iii) Where a proposed building is not to be insulated as prescribed by the relevant applicable Schedule for the Control Area in which it is located, it shall be permitted if it:
- a) Is to be insulated to the standard required by the relevant applicable schedule including a 5dBA safety margin, (Refer Definitions of Schedules P, Q and R) and
  - b) Is certified by an **acoustical consultant** as meeting that standard, including the 5dB safety margin.
- O) Parking
- Compliance with Rule 3B.4.5.
- P) Visibility at Railway Crossings
- Compliance with Rule 3B.4.3 and Appendix 3B.5.
- Q) Access
- Compliance with Rules 3B.4.2 and 3B.4.3.
- R) Farm Loading Ramps
- i) Farm loading ramps shall be designed so that vehicles using the ramp do not have to reverse onto or off an **arterial route**, or park on any part of the carriageway of any arterial route while loading or unloading.
  - ii) The minimum sight distance from any farm loading ramp which is designed so that vehicles using it have to park on any part of a non-**arterial route**, shall be 110m. If this sight distance is not available, the landowner shall provide advance warning to approaching traffic that the loading or unloading is taking place.
- S) Glare
- Compliance with Rule 3B.4.3.
- T) Visual **Amenities**
- No activity shall involve keeping more than one **derelict vehicle** within view of neighbouring properties or a public place.



- U) Family Flats
  - i) Maximum Gross Floor Area: 70m<sup>2</sup> or less (excluding attached garaging/carport up to 18m<sup>2</sup> and any sized decks and verandahs).
  - ii) Separation Distance: Shall be located within 30 metres of the main dwelling on the same site.
  - iii) Access: Shall share the same access as the main dwelling on the same site.

### 3.3.2 Signs in the Rural or Flood Channel Zones

#### A) Signs

Compliance with Rule 3E.4.2.

- B) On private property in the Rural or Flood Channel zones, the only **signs** permitted are:
  - i) A sign not exceeding 1m<sup>2</sup> in area for any public purpose or in connection with and on the same **site** as any of the following activities:
    - a) Reserves.
    - b) **Places of assembly.**
    - c) Museums and educational institutions.
    - d) Hospitals and **homes for the aged.**
    - e) **Travellers accommodation.**
  - ii) Temporary signs permitted by Rule 3E.4.2.
  - iii) Traffic signs, or signs denoting the name of the road, number of the premises or the location of, timetable, or other details of any utility or public facility.
  - iv) A sign not exceeding 0.5m<sup>2</sup> in area bearing only the name of the premises, the professions of occupiers, and the name, occupation and hours of attendance of people using the premises. If more than one sign is displayed on one **site** the total area of signs shall not exceed 1.5m<sup>2</sup>.
  - v) A sign not exceeding 1m<sup>2</sup> for any permitted use which requires the erection of such a sign, or for the sale of produce grown on the premises.

## 3.4 RESTRICTED DISCRETIONARY ACTIVITIES

### 3.4.1 List of Activities

- A) The following shall be restricted discretionary activities in the Rural zone:

- i) Any permitted activity or controlled activity specified above which does not comply with any of the relevant standards in Rules B3 3.3.1 or B3 3.3.2.
- ii) Clearance, modification or harvesting of indigenous vegetation if it qualifies as a restricted discretionary activity under Appendix 1J.

NB: This rule shall not apply to the heritage places listed in Appendices 1A or 1B of the Plan. Rules on the modification of these places are instead contained in Rule A2 2.3.

### 3.4.2 Criteria for Assessment

- A) Applications for restricted discretionary activities shall be assessed against the matters set out in Rule A1 1.3.3.

## 3.5 DISCRETIONARY ACTIVITIES

### 3.5.1 Rural Zones Except Nodal Areas

- A) The following shall be discretionary activities in the Rural zone, except in **nodal areas**:
  - i) Aircraft landing areas, aerodromes and associated facilities.
  - ii) **Dwelling units** and **residential accommodation** not otherwise permitted by Rules B3 3.1.1 and B3 3.2.1, except if sited in the Air Noise Area.
  - iii) Golf courses, showgrounds, racecourses, gun clubs, motorsport activities and recreation areas not otherwise specified as a permitted activity.
  - iv) Hospitals and **homes for the aged**, except if sited in the Air Noise Area. <sup>MWRC</sup>
  - v) Hotels and taverns, except if sited in the Air Noise Area. <sup>MWRC</sup>
  - vi) Intensive farming.
  - vii) Kennels.
  - viii) Lodges, hunting, tour party and recreational bases except if sited in the Air Noise Area. <sup>MWRC</sup>
  - ix) **Marae**, except if sited in the Air Noise Area. <sup>MWRC</sup>
  - x) **Pig farming** not otherwise specified as a permitted or controlled activity. <sup>MWRC</sup>
  - xi) **Places of assembly** and libraries, except if sited in the Air Noise Area.
  - xii) Mineral exploration, prospecting or extraction activities, not otherwise permitted by Rule B3 3.1.1. <sup>MWRC</sup>

- xiii) **Restaurants**, reception rooms and **tourist facilities**, except if sited in the Air Noise Area.
- xiv) Retail sales from craft and workshop studios, from **home occupations**, and of farm produce, on **sites** with frontage to the **arterial routes** defined by Appendix 3B.1, except if sited in the Air Noise Area.
- xv) **Rural industries**, farm contractors depots, and rural transport operators.
- xvi) Saleyards.
- xvii) **Signs** on private property which provide advance warning to motorists of retail sales outlets, **restaurants** or **tourist facilities** in the Rural zone, provided that:
  - a) The signs are located no further than 1km from the business concerned if both are located on the same road.
  - b) The signs are located no further than 5km from the business concerned if the business is down a side road.
- xviii) **Travellers' accommodation**, except if sited in the Air Noise Area.
- xix) **Landfills**.
- xx) Alterations and additions to any of the following buildings or activities on **sites** within the Air Noise Area (Refer: Appendix 3A), provided that the building or activity was lawfully established prior to 1 August 1998:
  - a) Dwellings and **residential accommodation**, including relocated dwellings.
  - b) **Family Flats**.
  - c) **Education Facilities** and **Day Care Centres**.
  - d) **Travellers' Accommodation**.
  - e) **Marae**.
  - f) Hotels and Taverns.
  - g) Hospitals and **Homes for the Aged**.
  - h) **Places of Assembly** and Libraries.
  - i) Lodges, hunting, tour party and recreational bases.
  - j) **Restaurants**, Reception Rooms and **Tourist Facilities**.

- k) Any other existing buildings used for regular accommodation and **Communal Activities**.
- xxi) Coastal protection /river control structures located within 50m of Mean High Water Springs. <sup>MWRC</sup>

### 3.5.2 Nodal Areas

- A) The following shall be discretionary activities in the **nodal areas** of the Rural zone:
  - i) **Dwelling units** and **residential accommodation** not otherwise permitted by Rules B3 3.1.1 and B3 3.2.1.
  - ii) Golf courses, showgrounds, racecourses and recreation areas not otherwise specified as a permitted activity.
  - iii) Hospitals and **homes for the aged**. <sup>MWRC</sup>
  - iv) Hotels and taverns <sup>MWRC</sup>.
  - v) Lodges, hunting, tour party and recreational bases. <sup>MWRC</sup>
  - vi) **Marae**. <sup>MWRC</sup>
  - vii) **Places of assembly** and libraries.
  - viii) **Restaurants**, reception rooms and **tourist facilities**.
  - ix) Retail sales from craft and workshop studios, from **home occupations**, and of farm produce, on **sites** with frontage to the **arterial routes** defined by Appendix 3B.1.
  - x) Farm contractor's depots, and rural transport operators.
  - xi) Saleyards.
  - xii) **Signs** on private property which provide advance warning to motorists of retail sales outlets, **restaurants** or **tourist facilities** in the Rural zone, provided that:
    - a) The signs are located no further than 1km from the business concerned if both are located on the same road.
    - b) The signs are located no further than 5km from the business concerned if the business is down a side road.
  - xiii) **Travellers' accommodation**.

### 3.5.3 Criteria for Assessment

The matters set out in Rule A1 1.3.4 will be taken into account in assessing discretionary activities.

## 3.6 PROHIBITED ACTIVITIES

### 3.6.1 List of Activities

- A) The following shall be prohibited activities in the Rural zones, if sited in the Air Noise Area (Refer Appendix 3A):
- i) Veterinary Clinics and Veterinary Hospitals.
  - ii) **Dwelling units and residential accommodation**, including relocated dwellings.
  - iii) **Family Flats or Guest Houses**.
  - iv) Craft Workshops and Studios.
  - v) **Home Occupations**.
  - vi) Retail sales from craft and workshop studios, from home occupations, and of farm produce.
  - vii) **Education Facilities and Day Care centres**.
  - viii) Cemeteries and crematoria.
  - ix) Parks, reserves, open space and scenic reserves.
  - x) Hospitals and **homes for the aged**.
  - xi) Hotels and taverns.
  - xii) Lodges, hunting, tour party and recreational bases.
  - xiii) **Marae**.
  - xiv) **Places of assembly** and libraries.
  - xv) **Restaurants**, reception rooms and **tourist facilities**.
  - xvi) **Travellers' accommodation**.
  - xvii) **Communal activities**.
  - xviii) Motor Caravan Rallies.

xix) **Motor Caravan Sites.**

These activities have been expressly prohibited and no resource consent shall be granted.

## RULE B4 – BUSINESS ZONE

(Refer Part 4.6)

NB – Words outlined in bold type below have a specific definition contained in Chapter 2 (Definitions).

NB – APPLICABLE ONLY TO SITES NOT REZONED INNER OR OUTER BUSINESS AS A RESULT OF PC46

### 4.1 PERMITTED ACTIVITIES

#### 4.1.1 List of Activities

A) The following shall be permitted activities on those sites that have identified frontage (Refer Appendix 4B), provided that they comply with the standards in Rule 4.3 below:

- i) **Shops.**
- ii) Offices.
- iii) Hotels and taverns.
- iv) **Restaurants.**
- v) **Places of assembly.**
- vi) Reserves.
- vii) **Commercial services** and printing.
- viii) **Specialist services.**
- ix) **Accessory buildings.**
- x) Libraries.
- xi) **Signs** which comply with Rules 3E.4.1 and 3E.4.2.
- xii) **Earthworks** which comply with Rules 3D.4.1 and 3D.4.2.

B) The following shall be permitted activities on those sites that do not have identified frontage, (Refer Appendix 4B), provided that they comply with the standards in Rule 4.3 below:

- i) All activities listed in a. above.
- ii) Premises for the sale of motor vehicles, boats, caravans and farm equipment.
- iii) **Service stations.**
- iv) Car parking and parking buildings.

- v) Saleyards on All DP 3797, All DP 6178, Lots 145,152,153,154, Pt Lot 146 DP 19.
- vi) **Light Industry.**
- vii) Formation of vehicle crossings onto **roads.**

## 4.2 CONTROLLED ACTIVITIES

### 4.2.1 List of Activities

- A) The following shall be controlled activities:
  - i) **Residential accommodation** above ground floor level, on those **sites** that have identified frontage. (Refer Appendix 4B)
  - ii) **Residential accommodation** on those sites that do not have identified frontage.

### 4.2.2 Extent of Control

- A) The matters over which Council has reserved its control and in respect of which conditions may be imposed are set out in Rule A1 1.3.1.

## 4.3 STANDARDS FOR PERMITTED AND CONTROLLED ACTIVITIES

### 4.3.1 Performance Standards

The permitted and controlled activities specified above shall comply with the following standards:

- A) **Height**

- i) Maximum **Height** - 9m.
- ii) No part of any **building** on any **site** in the zone shall exceed a height of 3m plus three quarters of the shortest horizontal distance to the nearest residentially-zoned boundary (Refer Diagram B).

- B) **Yards**

All **yards**- 4.5m from any **site** zoned Residential.

- C) **Screening**



Any boundary with an adjoining site zoned Residential shall be fenced to a **height** of 1.5m with a solid screen wall or fence unless the parties agree to an alternative form of screening.

D) Residential Accommodation

**Residential accommodation** shall comply with the requirements of Rule B1 1.3 relating to the type of accommodation proposed.

E) Noise

Compliance with Rule 3C.4.2.

F) [DELETED PC 55]

G) [DELETED PC 55]

H) Verandah Cover

All buildings on properties indicated on Appendix 4C will be required to provide a verandah along the full width of the building, and set back 0.5m from the kerb line, regardless of how far the building is set back from the road frontage. Verandahs must be of a height that relates to their neighbours, to provide continuity of cover. Verandahs shall also be provided with adequate underverandah lighting to **Council's standard**.

I) Street Frontage

No vehicular access will be permitted on the street frontage of any **site** having identified shop frontage shown in Appendix 4B.

J) Parking

Sites outside the area shown in Appendix 3B.6 shall provide car parking in accordance with Rule 3B.4.5.

K) Visibility at Railway Crossings

Compliance with Rule 3B.4.3 and Appendix 3B.5.

L) Access

Compliance with Rule 3B.4.3.

M) Glare

Compliance with Rule 3B.4.4.

N) Visual Amenities

No activity shall involve keeping more than one derelict vehicle within view of neighbouring properties or a public place.

### 4.3.2 Signs in the Business Zone

- A) Compliance with Rules 3E.4.1 and 3E.4.2.
- B) Signs located above the footpath or carriageway, provided that no part of such signs shall be less than 2.5m above the footpath or 5.5m above the carriageway.
- C) The only **signs** permitted on **sites** adjoining SH54, are:
  - a. Temporary signs permitted by Rule A2 2.2.
  - b. Traffic signs, or signs showing the number of the premises or the location, timetable or other details of any utility or public facility.
  - c. One pole sign not exceeding 3m<sup>2</sup> for any permitted use of the premises.
  - d. Signs written on or affixed to a building

## 4.4 RESTRICTED DISCRETIONARY ACTIVITIES

### 4.4.1 List of Activities

- A) The following shall be restricted discretionary activities in the Business zone:
  - i) Any permitted activity or controlled activity specified above which does not comply with any of the relevant standards in Rules B4 4.3.1 or B4 4.3.2.
  - ii) Any new construction on any site the frontage of which is identified in Appendix 4A.
  - iii) Structural alterations or additions, or the reconstruction of the frontage of any building on any site the frontage of which is identified in Appendix 4A.

### 4.4.2 Criteria for Assessment

- A) Applications for restricted discretionary activities shall be assessed against the matters set out in Rule A1 1.3.3.

## **4.5 Discretionary Activities**

### **4.5.1 List of Activities**

- A) The following shall be discretionary activities in the Business zone on sites that do not have identified frontage (Refer Appendix 4B):
  - i) Any industry other than high-impact industries.

### **4.5.2 Criteria for Assessment**

- A) The matters set out in Rule A1 1.3.4 will be taken into account in considering applications for the above discretionary activities.

## RULE B6 – RECREATION ZONE

(Refer Part 4.8)

(NB – Words outlined in bold type below have a specific definition contained in Chapter 2 (Definitions). Some of the activities listed below may also require consent from the **Regional Council**.)

### 6.1 PERMITTED ACTIVITIES

#### 6.1.1 List of Activities

- A) The following are permitted activities in the Recreation Zone provided that they comply with the standards in Rule 6.2 below:
- i) Implement sheds and tool sheds less than 150m<sup>2</sup> **gross floor area**
  - ii) Toilets and changing rooms (not including social facilities) less than 150m<sup>2</sup> gross floor area
  - iii) Playing fields, gardens, lawns, children’s play areas, walkways and cycleways
  - iv) Car parking areas
  - v) Grazing
  - vi) **Signs** which comply with Rules 3E.4.1 and 3E.4.2
  - vii) Formation of vehicle crossings onto **roads**. NB: Consent from the road controlling authority is required for vehicle crossings onto Limited Access Roads
  - viii) **Earthworks** which comply with Rules 3D.4.1 and 3D.4.2
  - ix) Overnight parking by self-contained motor caravans / campervans

### 6.2 STANDARDS FOR PERMITTED ACTIVITIES

#### 6.2.1 Performance Standards

For the Recreation Zone, the permitted activities specified above must comply with the following standards:

A) **Yards**

All **yards** – 4.5m from any **site** zoned Residential or Village

**B) Height**

- i) The maximum height for any **building** in the Recreation Zone is 9m.
- ii) No part of any **building** on any site in the Recreation Zone shall exceed a **height** of 3m plus three quarters of the shortest horizontal distance from that part of the building to the nearest boundary of any property zoned Residential or Village. (Refer Diagram B).

**C) Noise**

Compliance with Rule 3C.4.2.

**D) Car Parking**

Compliance with Rule 3B.4.5.

**E) Visibility at Railway Crossings**

Compliance with Rule 3B.4.3 and Appendix 3B.5.

**F) Access**

Compliance with Rule 3B.4.3.

**G) Glare**

Compliance with Rule 3B.4.4.

**H) Visual Amenities**

No activity shall involve keeping more than one **derelict vehicle** within view of neighbouring properties or a public place.

**6.2.2 Signs in the Recreation Zone****A) Signs**

Compliance with Rules 3E.4.1 and 3E.4.2.

**6.3 RESTRICTED DISCRETIONARY ACTIVITIES**

Any permitted activity specified above which does not comply with any of the relevant standards in Rule B6 6.2.1 shall be a restricted discretionary activity. Applications for a restricted discretionary activity shall be assessed in terms of the matters set out in Rule A1 1.3.3.

## **6.4 DISCRETIONARY ACTIVITIES**

### **6.4.1 List of Activities**

- A) The following shall be discretionary activities in the Recreation Zone:
  - i) Any land or building used for recreational or associated activities not listed as a permitted activity.

### **6.4.2 Criteria for Assessment**

- A) The matters set out in Rule A1 1.3.4 will be taken into account in assessing discretionary activities.

## RULE B7 – FLOOD CHANNEL ZONES

(Refer Part 8 - Natural Hazards)

NB – Words outlined in bold type below have a specific definition contained in Chapter 2 (Definitions). Some of the activities listed below, particularly those marked <sup>MWRC</sup>, may also require consent from the **Regional Council**.

### 7.1 PERMITTED ACTIVITIES

#### 7.1.1 List of Activities

- A) The following are permitted activities in the Flood Channel Zone provided that they comply with the standards in Rule 7.3 below:
- i) Reserves
  - ii) **Farming**
  - iii) Mineral exploration, prospecting or extraction activities, provided that the amount of material does not exceed 1,000 cubic metres per calendar year
  - iv) Extraction of more than 1,000 cubic metres of sand and/or gravel per year from a river beach, provided the site of the extraction is further than 500 metres from the nearest dwelling MWRC
  - v) **Pig Farming**, provided the activity does not involve:
    - a) More than two breeding sows, of which no more than 10 of the progeny can be retained beyond the weaner stage of eight weeks of age, or
    - b) More than 12 growing pigs only, up to the bacon weight age
  - vi) **Signs** which comply with Rules 3E.4.1 and 3E.4.2
  - vii) Formation of vehicle crossings onto **roads**. NB: Consent from the road controlling authority is required for vehicle crossings onto Limited Access Roads
  - viii) **Earthworks** ancillary to permitted activities or to approved controlled, restricted discretionary or discretionary activities
  - ix) Planting, tending or removing shelter belts
  - x) Within the Flood Channel Zone 2 only, planting, tending and harvesting forests, woodlots, or specialised tree crops. <sup>MWRC</sup>
  - xi) Clearance, modification or harvesting of indigenous vegetation if it qualifies as a permitted activity under Appendix 1J. <sup>MWRC</sup>

NB: This rule shall not apply to the heritage places listed in Appendices 1A or 1B of the Plan. Rules on the modification of these places are instead contained in Rule A2 2.3.

## 7.2 CONTROLLED ACTIVITIES

### 7.2.1 List of Activities

- A) The following shall be controlled activities in the Flood Channel 1 Zone and Flood Channel 2 Zone, provided that they comply with the standards in Rule 7.3 below:
- i) **Accessory buildings** <sup>MWRC</sup>
  - ii) **Farm buildings** <sup>MWRC</sup>
  - iii) Other **buildings** ancillary to the primary permitted use of the **site** <sup>MWRC</sup>
  - iv) **Milking sheds**
  - v) **Pens housing animals.**

### 7.2.2 Extent of Control

- A) The matters over which **Council** has reserved control and in respect of which conditions may be imposed are set out in Rule A1 1.3.1.

## 7.3 STANDARDS FOR PERMITTED AND CONTROLLED ACTIVITIES

### 7.3.1 Performance Standards

For the Flood Channel Zone, the permitted and controlled activities specified above must comply with the following standards:

- A) **Height**
- i) Maximum height – 10m
  - ii) No part of any building shall exceed a height equal to 3.0 metres plus three quarters of the shortest horizontal distance between that part of the building and the nearest **site** boundary. (Refer Diagram B)
  - iii) No part of any building, structure, mast, tree or other object shall penetrate any of the climb surfaces, transitional surfaces, horizontal surfaces or conical surfaces associated with Milson Airport or Feilding Aerodrome. These surfaces are shown in Appendix 3B and Appendix 3C. Where two or more surfaces intersect, the lower shall apply.



## B) Floor Area

Maximum **gross floor area** – 55m<sup>2</sup>

## C) Yards

i) **Accessory buildings** - **Front yards** 10m; Other **yards** 1.5m

ii) Milking sheds and pens housing animals (either permanently or temporarily), including **pig farming**:

a) From any Residential Zone or Village Zone – 100m

b) Front yards – 10m

c) Other yards – 30m

iii) All other **buildings** (including **Farm buildings**)

iv) **Buildings** shall be kept at least 10m clear of the top edge of any public drain or watercourse

## D) Visibility at Railway Crossings

Compliance with Rule 3B.4.3 and Appendix 3B.5.

## E) Access

Compliance with Rule 3B.4.3.

## F) Farm Loading Ramps

i) Farm loading ramps shall be designed so that vehicles using the ramp do not have to reverse onto or off an **arterial route**, or park on any part of the carriageway of any **arterial route** while loading or unloading.

ii) The minimum sight distance from any farm loading ramp which is designed so that vehicles using it have to park on any part of a non-**arterial route**, shall be 110m. If this sight distance is not available, the landowner shall provide advance warning to approaching traffic that the loading or unloading is taking place.

## G) Noise

Compliance with Rule 3C.4.1.

H) [DELETED PC 55]I) [DELETED PC 55]

## J) Shelter Belts and Tree Planting

- i) Without the written consent of the adjoining landowner concerned, no shelter belt, woodlot or tree plantation shall be permitted to grow to over 4 metres in **height**:
  - a) Within 5m of any **northerly boundary** of the **site**, or within 10m of any other boundary of the **site** except a road boundary, or
  - b) Within 30m of any rural dwelling on another property, or
  - c) Within 30m of any property zoned Residential or Village
- ii) Without the consent of the roading authority, no vegetation which might obstruct vehicle lines shall be permitted to grow within 30 metres of the centre of any intersection.
- iii) No plantation forest shall be permitted to grow within 50 metres of the edge of any **wetland** listed in Appendix 1A, if that wetland is in the coastal area shown on the planning maps.

#### K) Fencing of Properties

- i) Where any activity involves keeping male entire adult cattle or male entire horses in a paddock or enclosure which adjoins another property, those boundaries shall have a live electric wire in addition to, or attached to, the boundary fence, e.g. on outriggers. For the purposes of this rule “adult cattle” are defined as those which are at least one year old.
- ii) The rule shall not apply to road boundaries or to situations where the adjoining landowner concerned has given their written consent to a different standard or fence (or to no fence) being provided.

#### L) Roading Impacts

- i) Suitable areas shall be provided on the **site** for stockpiling, logging and loading operations associated with forest harvesting. No such operations shall be undertaken on the road reserve without the consent of the roading authority. No stockpiling areas shall be located within the Flood Channel Zones
- ii) No activity shall result in the generation of heavy traffic movements which involve:
  - a) The weight of the loads concerned exceeding any weight restrictions on the bridge or culverts which are to be used
  - b) The length of the loads concerned requiring the vehicle to utilise the road shoulder, water table or road verge when negotiating bends
  - c) The timing of the vehicle movements in relation to prevailing ground conditions resulting in damage to the structural integrity of the road carriageway, or

- d) The frequency of loads and spacing between them resulting in damage to the structural integrity of the road carriageway.

NB: The onus will be on the landowner and operator of the activity to consult with the roading authority at an early stage to determine whether their proposals are compatible with the roading network in terms of the above. **Council** is not obliged to upgrade any road and may seek contributions from the landowner in such cases (Refer Chapter 7.4).

M) Glare

Compliance with Rule 3B.4.4

## 7.4 RESTRICTED DISCRETIONARY ACTIVITIES

### 7.4.1 List of Activities

- A) The following are restricted discretionary activities in the Flood Channel Zones:
  - i) Any permitted activity or controlled activity specified above which does not comply with any of the relevant standards in Rule B7 7.3
  - ii) Clearance, modification or harvesting of indigenous vegetation if it qualifies as a restricted discretionary activity under Appendix 1J

NB: This rule shall not apply to the heritage places listed in Appendices 1A or 1B of the Plan. Rules on the modification of these places are instead contained in Rule A2 2.3.

### 7.4.2 Criteria for Assessment

- A) Applications for restricted discretionary activities shall be assessed against the matters set out in Rule A1 1.3.3.

## 7.5 DISCRETIONARY ACTIVITIES

### 7.5.1 List of Activities

- A) The following shall be discretionary activities in the Flood Channel Zones:
  - i) Mineral exploration, prospecting or extraction activities <sup>MWRC</sup>
  - ii) Crushing, screening or processing sand or gravel <sup>MWRC</sup>

- iii) **Dwelling units** in the Flood Channel 2 zone only, except if sited in the Air Noise Area (Refer Appendix 3A) <sup>MWRC</sup>
- iv) **Signs** on private property which provide advance warning to motorists of retail sales outlets, **restaurants** or **tourist facilities** in the Rural zone, provided that:
  - a) The signs are located no further than 1km from the same business concerned if both are located on the same road
  - b) The signs are located no further than 5km from the business concerned if the business is down a side road.
- v) Coastal protection / river control structures located within 50m of Mean High Water Springs. <sup>MWRC</sup>
- vi) [DELETED PC 55]

## 7.5.2 Criteria for Assessment

- A) The criteria by which applications will be assessed are set out in Rule A1 1.3.4.

## 7.6 PROHIBITED ACTIVITIES

### 7.6.1 List of Activities

- A) The following shall be prohibited activities in the Flood Channel 2 Zone, if sited in the Air Noise Area (Refer Appendix 3A):
  - i) Veterinary Clinics and Veterinary Hospitals
  - ii) **Dwelling units** and **residential accommodation**, including relocated dwellings
  - iii) **Family flats**
  - iv) Craft Workshops and Studios
  - v) **Home occupations**
  - vi) Retail sales from craft and workshop studios, from home occupations, and of farm produce
  - vii) **Education Facilities** and **Day Care Centres**
  - viii) Cemeteries and Crematoria
  - ix) Parks, reserves, open space and scenic reserves

- x) Hospitals and **homes for the aged**
- xi) Hotels and Taverns
- xii) Lodges, hunting, tour party and recreational bases
- xiii) **Marae**
- xiv) **Places of assembly** and libraries
- xv) **Restaurants**, reception rooms and **tourist facilities**
- xvi) **Travellers' accommodation**
- xvii) **Communal activities**
- xviii) Motor Caravan Rallies
- xix) **Motor Caravan Sites**

NB: These activities have been expressly prohibited and no resource consent shall be granted.

## RULE B8 – MANFEILD PARK ZONE

(Refer Part 4.15)

NB – Words outlined in bold type below have a specific definition contained in Chapter 2 (Definitions). Some of the activities listed below, particularly those marked <sup>MWRC</sup>, may also require consent from the **Regional Council**.

### 8.1 PERMITTED ACTIVITIES

#### 8.1.1 List of Activities

- A) The following are permitted activities in the Manfeild Park Zone provided that they comply with the standards in Rule B8 8.3 below:
- i) Buildings, structures and land used for the following activities: recreation, sporting and **community events**, entertainment, hospitality; agriculture, horticulture and pastoral activities; shows, conventions, conferences, exhibitions, trade fairs, demonstrations; auctions; and **military exercises**
  - ii) Buildings and activities associated with the operation and maintenance of Manfeild Park, including administration offices
  - iii) Catering activities associated with permitted activities
  - iv) **Accessory buildings**, structures or **ancillary activities** to permitted activities
  - v) **Motor sport activities**, including driver training
  - vi) **Signs**
  - vii) **Earthworks** which comply with Rules 3D.4.1 and 3D.4.2
  - viii) Car parks
  - ix) Tertiary education activities that are complementary to the facilities at Manfeild Park
  - x) Within the Office Overlay (refer Appendix 8A), offices which are complementary to or associated with, activities at Manfeild Park.

## 8.2 CONTROLLED ACTIVITIES

### 8.2.1 List of Activities

- A) The following are controlled activities in the Manfeild Park Zone provided that they comply with the standards in Rule B8 8.3 below:
- i) Relocating previously used buildings from another site

### 8.2.2 Criteria for Assessment

- A) The matters over which Council has reserved control and in respect of which conditions may be imposed are set out in Rule A1 1.3.1.

## 8.3 STANDARDS FOR PERMITTED AND CONTROLLED ACTIVITIES

### 8.3.1 Performance Standards

The permitted and controlled activities specified above shall comply with the following standards:

A) **Height**

- i) Maximum building **height** of 9m, except within the Building Overlay (refer Appendix 8A) where the maximum building height of 12m applies.
- ii) The maximum height of 15m for lighting pole structures.

B) **Building Coverage**

For all building construction, alteration and development:

- i) The building footprint must not exceed 1,200m<sup>2</sup>, except within the Building Overlay (refer to Appendix 8A) where the building footprint must not exceed 1,500m<sup>2</sup>.
- ii) The minimum separation distance between buildings is 6m.
- iii) Within the agricultural and equestrian park a minimum of 80,000m<sup>2</sup> area with sides with a minimum dimension of 200m, must be retained as open space and no buildings or permanent car parking can be constructed in this area.

**C) View Shafts**

- i) A view shaft of at least 20m in width that extends into the no-build area within Manfeild Park must be provided, free of buildings, vegetation, and outdoor storage facilities in those locations shown in Appendix 8A.

**D) Yards and Separation Distances**

For all building construction, alteration and development:

- i) A building setback from Kowhai Park in accordance with Appendix 8A
- ii) A minimum separation distance between buildings of 6m, except within the Building Overlay (refer to Appendix 8A) where no separation distance applies
- iii) A building setback of 6m from Kawakawa Road.

**E) Landscaping and Screen Planting**

The following shall apply for any building construction, alteration and development occurring within the Manfeild Park Zone:

- i) Along any new roads constructed after 2010 plant a tree every 26m within a 4m x 4m planting box that is capable of growing more than 4m in height and with a trunk that can be limbed up to 2m, in accordance with Diagram 1 in Appendix 8B.
- ii) For formed car parking areas with more than 60 car parks, all parks must be bound by a 1.5m wide landscape strip that must be planted and maintained with landscaping. This landscaping shall comprise low shrubs and groundcover below 0.75m in height. Every 26m along the landscape strip a tree shall be planted that is capable of growing more than 4m in height and with a trunk that can be limbed up to 2m, in accordance with Diagram 2 in Appendix 8B.
- iii) Within a formed car parking area, every 10 car park spaces must be separated by a 2m x 2m landscaping box with planting that is maintained, in accordance with Diagram 2 in Appendix 8B.

NB: The preferred planting species for this zone are found in Appendix 8B.

**F) Outdoor Storage**

- i) Any outdoor storage area must be screened from view by either a fence, or a wall of not less than 2m in height or dense planting of vegetation capable of growing to 2m in height. Any planting must be maintained.

**G) Noise****Noise Received in Rural Zones and Residential Zones**





and 10:00pm provided the event does not exceed 70 dBA LA<sub>eq</sub> (15min). Social events shall not occur outside these hours.

- c) Special events shall not take place between 10:00pm and 8:00am the following day, except that special events on the night of New Year's Eve / New Year's Day must not exceed 70 dBA LA<sub>eq</sub> (15min) and must not take place between 1:00am and 7:00am on New Year's Day.
- d) Event set-up and pack-up activities may occur within the night time hours provided they comply with the noise limits in rule g. above.
- e) Special events shall not exceed the noise limits of 70 dBA LA<sub>eq</sub> (15min) at any point within the notional boundary of any rural dwelling or at any point within the boundary of any site zoned Residential. The measured level(s) shall be compared directly with the applicable noise limits without any adjustments for special audible characteristics.
- f) A notice shall be placed in local newspapers between 7 and 14 days before the event advising that the special event is to take place, the times and nature of the event and that higher noise levels are expected.
- g) A noise management plan must be prepared by a suitably qualified person. The noise management plan must demonstrate how noise is to be managed, controlled and monitored if appropriate, and demonstrate that the noise limits will be complied with. This noise management plan shall be submitted to Council prior to the event.
- h) A record shall be kept of the above information and provided to Council upon request.

#### **Measurement of Noise**

- vii) Sound levels shall be measured in accordance with New Zealand Standard NZS6801:1991 Measurement of Sound and assessed in accordance with NZS6802:1991 Assessment of Environmental Sound.

NB: The notional boundary is defined in NZS6801:1991 Measurement of Sound as a line 20 metres from the façade of any rural dwelling or the legal boundary where this is closer to the dwelling.

#### **H) Effluent Disposal**

- i) Adequate provision must be made for disposal of any solid or liquid effluent, and for the hygienic storage of waste matter. <sup>MWRC</sup>

#### **I) Signs**

Compliance with Rule 3E.4.2 except as provided for in Rule 8.3.1 I) i) to iii) below:

- i) One free-standing **sign** not exceeding 3m<sup>2</sup> for the general advertising of events / activities at Manfeild Park may be erected and maintained onsite at the South Street, Rata Street and Kawakawa Road entry points.
- ii) In addition to the general advertising **sign** allowed by rule i. above, one permanent advertising sign of 3m<sup>2</sup> in size onsite adjacent to Kawakawa Road and South Street indicating current or forthcoming events.
- iii) Traffic **signs**, or **signs** showing the name of the road, number of the premises or the location, timetable or other details of any utility or public facility.

**J) Glare**

- i) No artificial lighting shall be installed in a manner that results in adverse effects to road users or adjacent residential properties.
- ii) No artificial lighting associated with activities at Manfeild Park must spill beyond the site boundary after 10:30pm.

**K) Car Parking**

- i) Any building construction, alteration or development must provide car parking in accordance with Rule 3B.4.5 of the District Plan.
- ii) An Overall Traffic Management Plan must be put in place and implemented for all events within Manfeild Park. The plan must be submitted to Council for approval prior to the event and include:
  - a) All access points including their hierarchy and use (main access, overspill parking areas and access, and participants' access)
  - b) Permanent internal signage, identifying permanent and overspill parking areas and exit points
  - c) A plan detailing all parking associated with the Park activities. Permanent car parking should be clearly marked and overspill or temporary parking areas should be identified. If overspill parking locations change per event, the different areas used should be identified and related to those specific events
  - d) How traffic will be managed when there are simultaneous events at Manfeild Park.
- iii) An event-specific Traffic Management Plan shall be in place and implemented for all events where over 5,000 people are anticipated, including where more than one event is occurring at Manfeild Park at the same time on the same day. The event-specific Traffic Management Plan must be submitted to Council for approval prior to the event and include:

- a) All proposed temporary traffic signs, including diversions and directional signs
- b) Any required road closures
- c) All accesses proposed for use at a specific event, including emergency vehicle, participants, visitors and overspill access points.

**L) Access to Roads**

- i) Any vehicle crossing proposed along Kawakawa Road must be located 50m apart. Any crossings within this distance must be joined to form one access.
- ii) Vehicle crossings constructed to arterial roads defined in Appendix 3B.1 shall meet the following standards:
  - a) Such vehicle crossings shall only be constructed if there is no alternative legal access to another road
  - b) The minimum sight distance to and from the vehicle crossing shall comply with the criteria in Appendix 3B.3
  - c) The location of the crossing shall comply with Appendix 3B.3
  - d) Use of the crossing shall not exceed 100 car equivalent vehicle movements per day
  - e) If use of the vehicle crossing exceeds 30 car equivalent vehicle movements per day, the vehicle crossing shall be formed to the standards shown in Appendix 3B.4
  - f) Car equivalent vehicle movements shall be calculated using Appendix 2C

NB: Constructing vehicle crossings may also require the approval of the road controlling authority.

**M) Fencing**

- i) Any fencing between the Manfeild Park Zone and the Special Development Zone must be constructed out of material that does not restrict the views into and out of Manfeild Park.

**N) Office Overlay**

- i) Any building construction, alteration or development within the Office Overlay shown in Appendix 8A must comply with the performance standards specified in the Special Development Zone Rule B9 9.3.1.

## **8.4 RESTRICTED DISCRETIONARY ACTIVITIES**

### **8.4.1 List of Activities**

- A) The following are restricted discretionary activities in the Manfeild Park Zone:
- i) Any permitted activity or controlled activity specified above which does not comply with any of the relevant standards in Rule B8 8.3

### **8.4.2 Criteria for assessment:**

- A) Applications for restricted discretionary activities shall be assessed against the matters set out in Rule A1 1.3.3.

## **8.5 DISCRETIONARY ACTIVITIES**

There are no discretionary activities in the Manfeild Park Zone.

NB: Any activity not provided for as a permitted, controlled or restricted discretionary shall be non-complying activity under Rule A2 2.1.

## RULE B9 – SPECIAL DEVELOPMENT ZONE

(Refer Part 4.16)

NB – Words outlined in bold type below have a specific definition contained in Chapter 2 (Definitions). Some of the activities listed below, particularly those marked <sup>MWRC</sup>, may also require consent from the **Regional Council**.

### 9.1 PERMITTED ACTIVITIES

#### 9.1.1 List of Activities

- A) The following are permitted activities in the Special Development Zone provided that they comply with the standards in Rule B9 9.3 below:
- i) Speciality shops that are ancillary to activities at Manfeild Park such as equestrian shops, motorsport accessory stores, **farming and agriculture supplier**, but excluding activities such as garden centres, and the sale of boats, caravans and motor vehicles
  - ii) **Accessory buildings**, structures or ancillary activities to permitted activities
  - iii) **Offices**
  - iv) **Specialist services**
  - v) Buildings ancillary to permitted activities
  - vi) Takeaways / Lunch bars / Café
  - vii) **Pantry shops**
  - viii) **Signs** which comply with Rule 3E.4.2.
  - ix) Earthworks which comply with Rule 3D.4.2.
  - x) Car parks.

### 9.2 CONTROLLED ACTIVITIES

#### 9.2.1 List of Activities

- A) The following are controlled activities in the Special Development Zone provided that they comply with the standards in Rule B9 9.3 below:
- i) Relocating previously-used buildings from another **site**

## 9.2.2 Criteria for Assessment

- A) The matters over which Council has reserved control and in respect of which conditions may be imposed are set out in Rule A1 1.3.1.

## 9.3 Standards for Permitted and Controlled Activities

### 9.3.1 Performance Standards

For the Special Development Zone, the permitted and controlled activities specified above must comply with the following standards:

A) **Height**

- i) **Maximum** building height of 9m, except within the Office Overlay (refer Appendix 8A) where the maximum building height of 12m applies.

B) **Building Coverage**

- i) The area of any building must not exceed 50% site coverage per **site**
- ii) The building footprint must not exceed 800m<sup>2</sup> per **site**, except within the Office Overlay (refer Appendix 8A) where the building footprint must not exceed 1,500m<sup>2</sup>
- iii) The minimum building footprint must be 200m<sup>2</sup> or over per **site**
- iv) The maximum separation distance between buildings is 6m
- v) A maximum building frontage width of 25m on **sites** with frontage to South Street or Kawakawa Road
- vi) For pantry shops, a maximum floor area of 200m<sup>2</sup>

NB: Complying building layouts are provided in Appendix 8D.

C) **View Shafts**

- i) A view shaft of at least 20m in width that extends into the no-build area within Manfeild Park must be provided, free of buildings, vegetation and outdoor storage facilities in those locations shown in Appendix 8A.

D) **Yards and Separation Distances**

- i) A front yard of:

- a) 4.5m from Kawakawa Road, in accordance with Diagram 1 in Appendix 8C
- b) 3m from the sliplane off South Street, in accordance with Diagram 2 in Appendix 8C
- ii) A rear yard of 4m from the boundary with the Manfeild Park Zone, in accordance with Diagram 3 in Appendix 8C
- iii) A side yard of 3m.

**E) Landscape and Screen Planting**

- i) For any building construction, alteration or development occurring within the Special Development Zone the following shall apply:
- ii) A 1.5m wide strip must be provided on the front boundary with Kawakawa Road and South Street that must be landscape planted and maintained, in accordance with Diagram 4 Appendix 8C. This landscaping shall comprise low shrubs and groundcover maintained below 0.75m in height and/or large trees with a trunk capable of being limbed up to 2m. This landscape strip may be included within the yard setback distance
- iii) A 1.5m wide strip must be provided on the boundary with the Manfeild Park Zone that must be landscape planted and maintained in accordance with Diagram 3, Appendix 8C. This landscaping shall comprise low shrubs and groundcover maintained below 0.75m in height in accordance with Diagram 4, Appendix 8C. Every 18m along the landscape strip a tree shall be planted that is capable of growing more than 4m in height and with a trunk that can be limbed up to 2m. This landscape strip may be included within the yard setback distance
- iv) For formed car parking areas all parks must be bound by a 1.5m wide landscape strip that must be planted and maintained with landscaping. Within the car parking area, every 5 car park spaces must be separated by a 2m x 2m landscaping box with planting that is maintained in accordance with Diagram 5, Appendix 8C. This landscaping strip shall comprise low shrubs and groundcover maintained below 0.75m in height and/or large trees with a trunk capable of being limbed up to 2m
- v) For building façades exceeding 10m in width, provide screen planting capable of growing 4m in height and must be maintained in accordance with Diagram 6, Appendix 8C

NB: The preferred planting species for the Special Development Zone are found in Appendix 8C.



**F) Outdoor Storage**

- i) Any outdoor storage area must be screened from view by either a fence, or wall if not less than 2m in height or dense planting of vegetation capable of growing 2m in height. Any planting must be maintained
- ii) Outdoor storage areas are to be located at the rear of buildings and not visible from a public road.

**G) Noise**

**Noise Received in the Special Development Zone**

- i) All activities shall be conducted so as to ensure that noise shall not exceed the following limits, at any point within the boundary of any other site in the Special Development Zone:

At any time 65 dBA L<sub>10</sub>

10:00pm to 7:00am the following day 85 dBA L<sub>max</sub>

**Noise Received in Recreation Zones**

- ii) All activities shall be conducted so as to ensure that noise shall not exceed the following limits, at any point within the boundary of the Recreation Zone:

At any time 55 dBA L<sub>10</sub>

**Noise Received in Rural and Residential Zones**

- iii) All activities shall be conducted so as to ensure that noise shall not exceed the following limits, at any point within the notional boundary of any rural dwelling or at any point within the boundary of any site zoned Residential:

7:00am to 10:00pm 50 dBA L<sub>10</sub>

10:00pm to 7:00am the following day 40 dBA L<sub>10</sub> and 60 dBA L<sub>max</sub>

**Measurement**

- iv) Sound levels shall be measured in accordance with New Zealand Standard NZS6801:1991 Measurement of Sound and assessed in accordance with NZS6802:1991 Assessment of Environmental Sound.

**H) Effluent Disposal**

Adequate provision must be made for disposal of any solid or liquid effluent, and for the hygienic storage of waste matter. <sup>MWRC</sup>

**I) Signs**

Compliance with Rule 3C.4.1 except as provided for by Rule 9.3.1 I). i) and ii) below.

- i) All **signs** must be attached to and within the profile of a building, except for one free-standing **sign** not exceeding 3m<sup>2</sup> for any permitted use of the **site**.
- ii) Traffic **signs**, or **signs** showing the name of the road, number of the premises or the location, timetable or other details of any utility or public facility.

**J) Artificial Lighting**

No artificial lighting shall be installed in a manner that results in adverse effects to road users or adjacent residential properties.

**K) Access and Car Parking**

- i) All new access to **sites** fronting South Street must be accommodated by a service lane, see Appendix 8E
- ii) No direct access to **sites** from South Street is permitted
- iii) Any vehicle crossings proposed along Kawakawa Road must be located 50m apart. Any crossings within this distance must be joined to form one access
- iv) Any building construction, alteration or development must provide car parking in accordance with section 3B.4.5 of the District Plan
- v) The minimum sight distance to and from the vehicle crossing and intersections shall comply with the criteria in Appendix 3B.3.

**L) Fencing**

Any fencing between the Manfeild Park and Special Development Zone must be constructed out of material that does not restrict the view into and out of Manfeild Park.

## **9.4 RESTRICTED DISCRETIONARY ACTIVITIES**

### **9.4.1 List of Activities**

- A) The following are restricted discretionary activities in the Special Development Zone:
- i) Any permitted activity or controlled activity specified above which does not comply with any of the relevant standards in Rule B9 9.3

### **9.4.2 Criteria for Assessment**

- A) Applications for restricted discretionary activities must be assessed against the matters set out in Rule A1 1.3.3.

## **9.5 DISCRETIONARY ACTIVITIES**

- A) The following are discretionary activities in the Special Development Zone:
- i) Restaurants and taverns
  - ii) Motels

NB: Any activities not provided for are a Non-Complying Activity under Rule A2 2.1.

# **RULE C – SUBDIVISION**

## **RULE C1 – STATUS OF SUBDIVISIONS**

(Refer Part 5)

NB – Words outlined in bold type below have a specific definition contained in Chapter 2 (Definitions).

### **1.1 CONTROLLED ACTIVITIES**

#### **1.1.1 Specifications of Activities**

- A) Any subdivision to adjust the position of titles or boundaries, which will not increase the number of titles concerned or the number of permitted dwellings, and which will not result in the subdivision of any “base portion” of an allotment under Rule C2 2.4.1 A).
- B) Any subdivision for utilities such as substations, transformers or pumping stations, provided that the balance of the site continues to comply with the provisions of this Plan, and that access to the utility is independent of the residual site.
- C) Any Residential zone, Village zone, Business zone, Industrial zone or Recreation zone subdivision which meets the relevant standards set out in Rules C2 2.1 to 2.3 and Rule 2.5.
- D) Any Rural zone or Flood Channel zone subdivision which meets the relevant standards set out in Rules C2 2.4 and C2 2.5, and which does not involve land wholly or partly within the coastal area as shown on the Planning Maps.
- E) Any industrial **zone** subdivision which meets the relevant standards set out in Rules C2 2.2.1 to 2.3 and the Growth Precinct 5 Structure Plan.

#### **1.1.2 Extent of Control**

- A) The matters in respect of which Council has reserved its control over controlled activity subdivisions are set out in Rule A1 1.3.2.

## 1.2 RESTRICTED DISCRETIONARY ACTIVITIES

### 1.2.1 Specification of Activities

- A) The following subdivisions shall be restricted discretionary activities:
- i) Any Rural zone or Flood Channel zone subdivision which does not meet Rule C2 2.4.1 H) by virtue of a failure to comply with Rule B3 3.3.1 D), but which does not involve a greater number of allotments than would be permitted by the latter rule and the average lot size controls in Rule C2 2.4.
  - ii) Any other Rural zone or Flood Channel zone subdivision which meets the average lot size controls in Rule C2 2.4, but which does not meet one or more of the other standards in that Rule.
  - iii) Any subdivision to provide separate titles for two or more dwellings which existed on a single title on 1 August 1998, if none of the dwellings concerned were built for dependent relatives or as granny flats under any previous District Plan.
  - iv) Any subdivision of land which provides a building site within 20m either side of the centre point of a high voltage (110kV or higher) transmission line, except that this rule will not apply to any subdivision where rule C1 1.2.1 a. vii) applies.
  - v) Any subdivision within a **Growth Precinct** (Appendix 9 A-C or Appendix 16.2) that does not comply with the stormwater neutrality standard in rule C2 2.1.1 E. or 2.3.3.
  - vi) Any subdivision within a **Growth Precinct** (Appendix 9A-C or Appendix 16.2) that does not comply with the wastewater disposal standard in Rule C2 2.1.1 G. or 2.5 D.
  - vii) Any subdivision of land within the National Grid Corridor that is also within **Growth Precinct 1** (Appendix 9A) and that complies with the standard in Rule C2 2.1.1 F).

Restricted discretionary activities shall be assessed in terms of the matters in Rule A1 1.3.3.

## 1.3 DISCRETIONARY ACTIVITIES

### 1.3.1 Specification of Activities

- A) The following subdivisions shall be discretionary activities:
- i) Any otherwise non-complying subdivision in the Rural zone or Flood Channel zone, if as a result of the subdivision an area of **indigenous forest** or a substantial archaeological site is to be protected by covenant or other legal means (Refer Appendix 1I).
  - ii) Any Rural zone or Flood Channel zone subdivision which does not meet the controls in Rule C2 2.4, on land within a **nodal area**, but only if the allotments being created do not have frontage to an **arterial route** (Appendix 3B.1).
  - iii) Any subdivision of Rural zone or Flood Channel zone land wholly or partly within the coastal area as shown on the Planning Maps.
  - iv) Any subdivision within the Manfeild Park zone.
  - v) Any subdivision within the Special Development zone.
  - vi) Any subdivision within a **Growth Precinct** (Appendix 9A-c) that does not comply with the minimum lot sizes and/or minimum lot frontage standard in Rule C2 2.1.1 a.
  - vii) Any subdivision within a **Growth Precinct** that is not in accordance with the requirements specified in a relevant Structure Plan (Appendix 9A-C and Appendix 16.2).
  - viii) Any subdivision within a **Growth Precinct** (Appendix 9A-C) that does not comply with the flood hazard standards in Rule C2 2.1.1 H).

### 1.3.2 Criteria for Assessment

- A) The criteria set out in Rule A1 1.3.4 A), particularly xiv), xxiv) or xxvi), will be taken into account in assessing the above discretionary activities.

## 1.3A NON-COMPLYING ACTIVITIES

### 1.3A.1 Specification of Activities

A) The following subdivisions shall be non-complying activities:

- i) Any subdivision of land within the National Grid Corridor that is also within Growth Precinct 1 (Appendix 9A) that does not comply with the standard in Rule C2 2.1.1 F).

## 1.4 POWER TO DECLINE SUBDIVISIONS

Even if a subdivision complies with the above standards, **Council** may decline consent under Section 106 of the Act. (Refer Part 5.3.6).

## RULE C2 – ZONE STANDARDS - SUBDIVISION

NB – Words outlined in bold type below have a specific definition contained in Chapter 2 (Definitions).

### 2.1 STANDARDS – RESIDENTIAL ZONE

(Refer Part 5.3.3 to 5.3.11)

#### 2.1.1 Greenfields Subdivisions

- A) Any subdivision shall comply with the relevant minimum lot size and frontage widths as set out in Table 1 below for the existing Residential Zone and areas shown within the Growth Precincts:

**Table 1**

Area	Minimum Lot Size (Net Site Area)	Minimum Footage Width for each lot
Existing Residential	<b>500m<sup>2</sup></b>	-
Growth Precinct – Density 1	<b>2000m<sup>2</sup></b>	<b>40.0m</b>
Growth Precinct – Density 2	<b>800m<sup>2</sup></b>	<b>25.0m</b>

- B) Access and roading design and construction shall comply with the standards contained within NZS 4404:2010 Land Development. Where common access to six or more allotments is to be provided, this access must be a new legal road, to be formed to Council standards.
- C) Shape factor - each site shall be capable of containing an 18m diameter circle.
- D) Any subdivision proposals shall be designed in accordance with the requirements specified in the relevant Structure Plan (Appendix (9A, 9B, 9C).
- E) Any subdivision shall include a stormwater system design that achieves stormwater neutrality at the following scales:
- i) Over the area of land that is the subject of the subdivision proposal.
  - ii) Over the Growth Precinct in which the subdivision proposal is located.
- F) Any subdivision of land within the National Grid Corridor shall identify a building platform to be located outside the National Grid Yard.



- G) Any subdivision that includes a lot smaller than 5,000m<sup>2</sup> must be connected to reticulated wastewater services.
- H) Any subdivision containing a waterbody shall include:
  - i) consideration and assessment of flood hazard effects; and
  - ii) measures to ensure that effects of flooding from the waterbody area avoided or mitigated.

### 2.1.2 Infill Subdivision

NB: - An application for land use consent will be needed for development of **sites** under 350 m<sup>2</sup>. (Refer Rule B1 1.2.1).

- A) **Infill** subdivision proposals which do not comply with the minimum lot size, or shape factor rules above shall demonstrate that:
  - i) The **site** can accommodate the proposed new and any existing development in compliance with the standards in Rule B1 1.3.
  - ii) The proposed sites can be satisfactorily serviced.
- B) Infill subdivision proposals shall comply with Rules C2 2.1.1 B) above.

NB - Overall development plans of the proposed new and any existing development must accompany infill subdivision proposals. (Refer Rule A1 1.2.3)

## 2.2 STANDARDS – VILLAGE ZONES

(Refer Parts 5.3.3 to 5.3.11)

### 2.2.1 Performance Standards

- A) Minimum **Site** Areas
  - i) Sewered 500m<sup>2</sup> **net site area**.
  - ii) Unsewered 800m<sup>2</sup> net site area.
- B) Any **entrance strip** which provides legal access to a rear site shall have a minimum width of:
  - i) 3m where the number of sites is not greater than four. If visibility is restricted along the **entrance strip**, spaces visible from one to another shall be provided to enable vehicles to pass.
  - ii) 6m where the number of sites is greater than four. This width may be reduced to 3m

if the entrance strip includes space for vehicles to pass, such spaces being visible from one to another.

- C) Where common access to eight or more residential allotments is to be provided, this access must be a new legal road, to be formed to Council's standards.

## **2.3 STANDARDS – BUSINESS, INDUSTRIAL, RECREATION, MANFEILD PARK AND SPECIAL DEVELOPMENT ZONES**

(Refer Part 5.3.3 to 5.3.11)

### **2.3.1 Suitability Of Lots**

The applicant must demonstrate that all new allotments can be used for a permitted activity in a manner that conforms to this Plan. Development plans for the land being subdivided may be required, to prove compliance with the Plan's standards.

### **2.3.2 Access To Rear Sites**

Any entrance strips to rear sites shall be wide enough for heavy vehicle access.

### **2.3.3 Stormwater Neutrality (Industrial Zone only)**

Every subdivision must include a stormwater system designed to achieve **stormwater neutrality**, appropriate for the activities, use and development of the site, including any connection to Council network infrastructure, at the following scales:

- i) Over the area of land that is the subject of the subdivision proposal; and
- ii) Over the **Growth Precinct** in which the subdivision proposal is located.

## **2.4 STANDARDS - RURAL ZONES AND FLOOD CHANNEL ZONES**

(Refer Parts 5.3.1 to 5.3.7 and 5.3.11)

### **2.4.1 Performance Standards**

A) Average Lot Size Rule - General

- i) The maximum number of additional allotments which may be created by subdivision of any title shall not exceed the subdivision entitlement (SE) or remaining entitlement (RE) calculated in accordance with B) or C) below.
- ii) If the subdivision entitlement (SE) or remaining entitlement (RE) calculated for any title

is less than one, no subdivision of that title shall be permitted. Fractions shall be disregarded.

- iii) Any land which comprises the “base portion” of the title concerned, as determined under b. ii) below, shall not at any time be subdivided further.
- iv) If the land being subdivided includes more than one title, or involves a title which is zoned partly Rural 1 and partly Rural 2, the subdivision entitlement or remaining entitlement for that land shall be calculated by adding together the entitlements of the individual titles or parcels of land concerned.

**B) Average Lot Size Rule- Parent Titles.**

- i) Titles which existed on 1 August 1998 shall be termed “parent titles.” The subdivision entitlement (SE) of such titles shall be calculated by taking the total area of the title (A) and dividing it by:

Rural 1 Zone, with or without Flood Channel zone land- 8 (R1)

Rural 2 Zone, with or without Flood Channel zone land- 4 (R2)

Flood Channel zone land without Rural 1 or 2 zone land- 8 (FC)

And then subtracting 1.0 from the resulting number, ie:

$$SE = \left( \frac{A}{R1 \text{ or } R2 \text{ or } FC} \right) - 1.0$$

- ii) An area comprising one half of the parent title or an area comprising 20 hectares, whichever is a smaller area of land, shall be identified within each subdivision of a parent title as a “base portion”. This area of land must be wholly retained within one of the new allotments being created.

EXAMPLE

Farmer Brown has a title which is zoned partly Rural 1 and partly Flood Channel 1. It is 92.7ha in area and has existed since 1967. To find out its subdivision potential he divides 92.7ha by 8 (R1 from above).

His calculator gives an answer of 11.58, and he then subtracts one to give an answer of 10.58. The fraction of .58 is disregarded.

The property can therefore be divided to produce a maximum of ten extra lots plus a balance area (SE = 10).

Farmer Brown then calculates his “base portion”, which is half of the original title (i.e. 46.35ha, or 20ha, whichever is smaller). The answer he finds is therefore 20ha.

The 10 extra allotments plus balance area can be of any size the farmer chooses, as long as the base portion (i.e. at least 20ha) remains in one piece and the Plan’s other rules (e.g. 0.8ha minimum size) are met.

- iii) When a parent title is subdivided, the entitlement to subdivide shall be recalculated and distributed among the resulting titles as follows:
  - a) The number of additional allotments (N) which have been subdivided from the parent title shall be subtracted from the maximum number of additional allotments which could have been subdivided from the parent title (SE from above), to give the total remaining entitlement (tRE), i.e.

$$tRE = (SE - N)$$

EXAMPLE

Farmer Brown subdivided the 92.7ha property into three pieces, i.e. created two extra lots (N = 2). It was however allowed to be subdivided to provide up to 10 extra lots (SE = 10). The total remaining entitlement (tRE) is therefore either extra allotments. This entitlement is then divided amongst the three pieces of land (the resulting titles) as described below. (NB If Farmer Brown’s subdivision has already created the maximum of ten additional allotments from his property, no further subdivision would be allowed.)

- iv) The total remaining entitlement (tRE), if any, shall be apportioned amongst the resulting titles (RT) by dividing the area of each resulting title by the area of the parent title (PT), and then multiplying the result by the total remaining entitlement (tRE). For this calculation the area of the base portion (BP) shall be excluded from the parent title and from any resulting title within which it is located.

$$RE \text{ for each Resulting Title} = tRE \times \left( \frac{RT \text{ Area} - BP}{PT \text{ Area} - BP} \right)$$

EXAMPLE

The three titles created from Farmer Brown’s 92.7ha property had areas of 50ha, 18ha, and 24.7ha. The 50ha Lot 1 contains the 20ha base portion. This 20ha is subtracted from the parent title, and from Lot 1. The three new titles (with Lot 1 now being a net area of 30ha) are each divided by the net area of the parent title (72.7ha), and then multiplied by the total remaining entitlement of 8, as follows:

Lot 1 is 30ha/72.7ha = 0.412	then 0.412 x 8 = 3.30
Lot 2 is 18ha/72.7ha = 0.248	then 0.248 x 8 = 1.98
Lot 3 is 24.7ha/72.7ha = 0.340	then 0.340 x 8 = 2.72

Lot 1 can therefore have three additional lots (i.e. can be subdivided into up to four pieces). Lot 2 can have one additional lot, and Lot 3 can have two additional lots.

C) Average Lot Size Rule – Resulting Titles and Subsequent Subdivisions

- i) In any subdivision of “resulting titles”, and in any subdivisions thereafter, the subdivision entitlement shall be recalculated for each new title. This recalculation shall be done in the manner described in b. above, except that the “parent title” shall be deemed to be the title being subdivided rather than that which existed on 1 August 1998.

EXAMPLE

Farmer MacDonald buys one of Farmer Brown’s three resulting titles, namely Lot 1 of 50ha. She knows that it can be potentially subdivided to provide three additional lots, and cuts it into two blocks of 12ha and 38ha. The subdivision potential of the two pieces is then recalculated. The potential of her block was three additional lots, and she has subdivided to provide only one. The total remaining entitlement is therefore two.

This total remaining entitlement then needs to be apportioned between the two new pieces of land which Farmer MacDonald has created. The 38ha block contains the 20ha base portion, which needs to be subtracted from the area of both that allotment and the 50ha Lot 1.

To do this the net areas of both allotments (12 and 18ha) are each divided by the net area of the title from which they came (30ha), and then multiplied by the total remaining entitlement of the whole 50ha block (2 new lots), as follows:

Lot 1 is 12ha/30ha = 0.40	then 0.40 x 2 = 0.80
Lot 2 is 18ha net/30ha = 0.60	then 0.60 x 2 = 1.20

Lot can therefore be subdivided to provide one additional allotment, i.e. cut into two pieces. Lot 1 cannot be subdivided since its entitlement is less than one additional lot.

NB: **Council** will place a consent notice on the titles of newly-subdivided allotments which have no further subdivision potential under this Plan, to alert potential purchasers to that fact (Refer Rule A1 1.3.2 a. xiii).

D) Minimum Lot Size

All allotments shall be at least 0.8ha in area.

E) Separation Factor For Potential Houses

All allotments shall be capable of containing a notional dwelling site which is at least 35 metres from all boundaries of that allotment. The notional dwelling site shall consist of a 20 metre diameter circle, and shall meet the requirements of H) below as a suitable building site.

F) Effluent Disposal

- i) All allotments being created shall have a demonstrated suitability for the disposal of effluent from a dwelling on the land.
- ii) Effluent shall be disposed of either within the **site** or into a **Council-** approved collective disposal system. Sewage drainage easements into neighbouring properties will not be permitted.

G) Access To Land Drainage & Water

- i) All allotments shall be demonstrated to have direct or legal access to natural or practical land drainage.
- ii) All allotments being created for other than purely residential purposes shall have an adequate piped supply of water for stock watering purposes. This water supply may be by means of a supply easement from another property, or by means of a piped supply from a fenced farm dam.
- iii) Allotments being created for a purpose which involves large areas of parking, buildings or other impervious surfaces shall make appropriate provision for stormwater disposal.

H) Suitable Building Site

All allotments shall have at least one suitable site where a dwelling could be erected, together with associated effluent and stormwater disposal systems. For the purposes of this rule a suitable dwelling site is one which complies with this Plan's performance standards, is not within the Air Noise Area, (Refer Appendix 3A), and has been demonstrated to be free of land stability hazards.

I) Access To Allotments

- i) All allotments shall have at least one place for a vehicular access point which meets the sight distance requirements in Appendix 3B.3. This access point may be shared with other property, provided that any necessary legal arrangements are entered into.
- ii) Any **entrance strip** which provides legal access to a **site**, shall have a minimum width of:

- a) 8m where the number of sites is two or less,
  - b) 10m where the number of sites is three or four.
  - c) 12m where the number of sites is five or more.
- iii) Any vehicle crossings proposed by a subdivision and located less than 50 metres apart shall be combined to create a joint crossing place, if located on the same side of the road concerned.
  - iv) Where common access to eight or more allotments is to be provided, this access must be a new legal road, to be formed to the **Council's** standards.

NB: Where a new vehicle crossing is proposed to, or near, an **arterial route**, land use consent may be required if the relevant standards are not met. (Refer Rules B3 3.3.1 Q) and B7 7.3.1 E).

J) Fragmentation of **Natural Areas**

No subdivision shall result in:

- i) Any new boundary within any area of **indigenous forest**, or within any **wetland** listed in Appendix 1A, or
- ii) The fringes or bed of a lake being comprised in a greater number of titles than is currently the case, unless that area is to be protected by a **legal covenant**.

K) New Intersections

Spacing and visibility guidelines – Refer Appendix 3B.3.

## 2.5 FURTHER STANDARDS APPLYING IN ALL ZONES

A) Exception To Frontage Requirements

**Council** may approve allotments without road frontage where it is satisfied with alternative access. (Section 321(3) Local Government Act 1974).

B) Concept Plans

In respect of any land capable of providing more than 50 housing allotments, Council may require an overall concept plan to be submitted, prior to any application for subdivision consent being considered.

C) Party Walls

Where a subdivision creates a party wall, that wall must comply with the Building Act's fire rating and structural requirements.

D) Services In Residential, Village, Business, Industrial, Manfeild Park and Special Development Zones

- i) Sites in these zones shall be connected to reticulated services, and shall not cause existing services to be overloaded.
- ii) All cables, including for power, telephone, and street lighting, shall be placed underground, except where existing services are above ground or where in Council's opinion, underground services are economically unjustifiable due to problems associated with such issues as topography, geology, land stability or operational requirements.
- iii) Where **rear sites** are being created, or a multi-unit development is being subdivided, easements shall be created over all underground services.

E) Separation From Boundaries

All proposed boundaries shall be sited at a sufficient distance from buildings to comply with the **yard** and **height** requirements of this Plan, and to meet the fire rating requirements of the Building Act 1991.

F) High-Voltage Electricity Transmission Lines

Where land being subdivided contains high voltage (110kV or higher) transmission lines the subdivision design shall provide for building sites no closer than 20m either side of the centre point of the transmission line.

G) Access to sites within the Manfeild Park Zone

- i) Any vehicle crossings proposed along Kawakawa Road must be located 50m apart. Any crossings within this distance must be joined to form one access.

H) Access to **sites** within the Special Development Zone

- i) Access to **sites** from South Street must be accommodated by a service lane adjacent to South Street.
- ii) Any vehicle crossings proposed along Kawakawa Road must be located 50m apart. Any crossings within this distance must be joined to form one access.



**APPENDIX 2A – [DELETED PC 55]**

**APPENDIX 2B – [DELETED PC 55]**

**APPENDIX 2B1 – [DELETED PC 55]**

**APPENDIX 2C – [DELETED PC 55]**

**APPENDIX 2D – [DELETED PC 55]**

**APPENDIX 2E – [DELETED PC 55]**

**APPENDIX 2F – [DELETED PC 55]**