



# Plan Change 46 - Feilding Town Centre

Operative effective 30 April 2015

# 1 INTRODUCTION

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

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

## 1.1 The Manawatu District

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

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

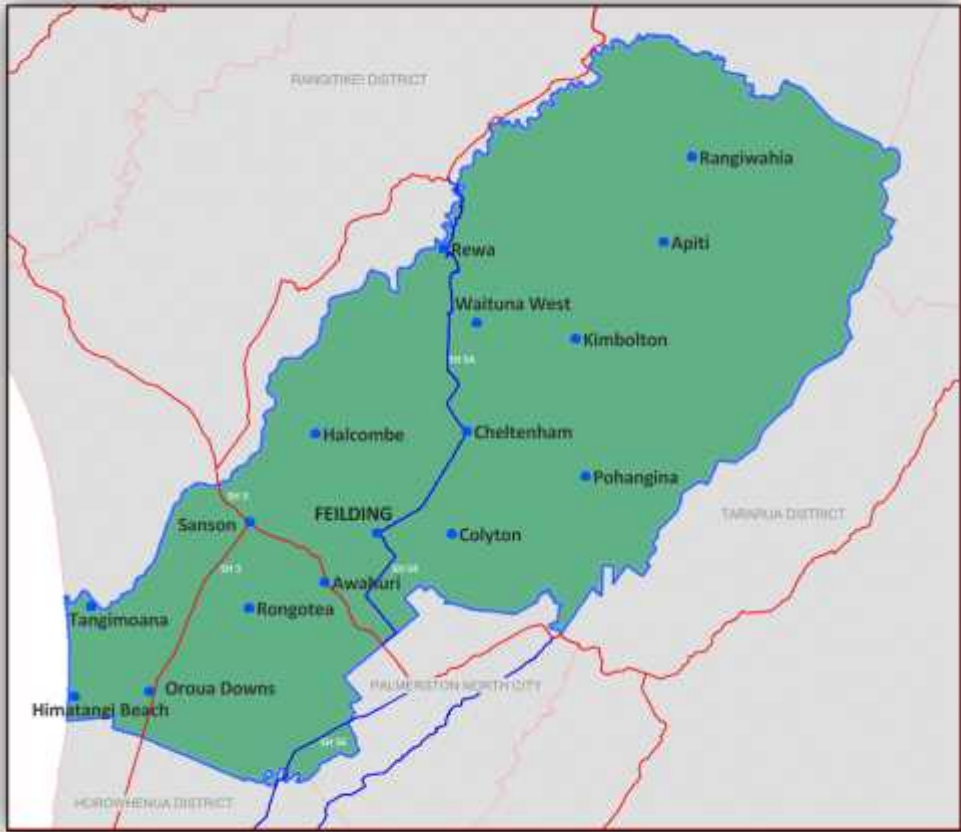


Figure 1 Extent of the Manawatu District

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

## 1.2 Statutory Context

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

### 1.2.1 Resource Management Act (1991)

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

Section 5 of the Act defines sustainable management as:

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

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

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

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

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

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

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

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

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

Examples of these methods include:

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

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

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

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

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

This Manawatu District vision is:

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

Rural area vision statement:

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

Villages vision statement:

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

Feilding urban vision statement:

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

### 1.2.2 Other statutory documents

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

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

Other influences include:

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

## 1.3 The content structure of the District Plan

### 1.3.1 Contents

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

The Plan consists of the following two main parts:

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

### 1.3.2 Structure

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

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

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#### **Resource Management Issues**

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

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

#### **Objectives**

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

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

- infrastructure
- heritage matters
- natural hazards
- hazardous facilities and contaminated sites.

### **Policies**

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

### **Rules**

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

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

## **1.4 Procedural information**

### **1.1**

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

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

#### **1.4.2 Types of activities**

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

- permitted activities
- controlled activities
- restricted discretionary activities

- discretionary activities
- non-complying activities
- prohibited activities.

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

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

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

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

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

### 1.4.3 Changes to the District Plan

#### *Public plan changes and variations*

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

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

#### *Private plan changes*

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



#### 1.4.4 Monitoring

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

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

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



NOTE: Definitions in grey have not yet been subject to review

(Additions underlined, deletions strikethrough)

## 2 DEFINITIONS

<b>ACCESSORY BUILDING</b>	means a building, that is secondary and incidental to any dwelling on the site and includes, without limitation: <ol style="list-style-type: none"> <li>a. Aviaries</li> <li>b. Garages and carports</li> <li>c. Glasshouses</li> <li>d. Pump sheds</li> <li>e. Tool and garden sheds</li> <li>f. Water tanks</li> </ol>
<b>ACT</b>	means the Resource Management Act 1991, and its amendments.
<b>ADDITIONS AND ALTERATIONS</b>	means the change to a building, structure, or memorial that alters its size and/or volume or results in changes to the finishes or materials. Additions and alterations specifically exclude “maintenance and minor repair” and “seismic strengthening” as defined by this Plan.
<b>AVIARIES</b>	means any building used for housing birds as a hobby, but does not include poultry keeping or intensive farming.
<b>AMENITY VALUES</b>	<i>means those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. The term “amenities” has a corresponding meaning.</i>
<b>ANCILLARY ACTIVITIES</b>	means an activity that is located on the same site as the primary activity which is permitted on that site, is secondary and incidental to the primary activity and serves a supportive function to the primary activity.

<b>ANTENNA</b>	means any <b>radiocommunication</b> and/or <b>telecommunication</b> apparatus used for transmission or reception, including the antenna mounting but not any <b>mast</b> or supporting structure. It includes any satellite dish.
<b>ARTERIAL ROAD</b>	means any national arterial route, regional arterial route, or district arterial route shown in Appendix 2B.
<b>ASSISTED LIVING ACCOMMODATION</b>	<p>means land and buildings used or designed to be used for supervised residential care and accommodation by 5 or more people (exclusive of the manager and the managers family) and includes, without limitation:</p> <ul style="list-style-type: none"> <li>a. Boarding Houses</li> <li>b. Nursing homes</li> <li>c. Retirement villages</li> </ul>
<b>BOARDING HOUSE</b>	<p><del>means a <b>building</b> in which board and lodging or lodging is provided or intended to be provided for five or more people (other than members of the family of the occupier or person in charge of the building).</del></p> <p>[Definition replaced through PC46 and now defined as Assisted Living Accommodation.]</p>
<b>BUILDING</b>	<p>means any structure whether temporary or permanent, movable or immovable and specifically excludes:</p> <ul style="list-style-type: none"> <li>a. any deck or terrace, in whole or part, under 1.5m in height</li> <li>b. fences or walls under 1.8m in height</li> <li>c. deer fences or cattle yards</li> <li>d. retaining walls under 1.5m in height</li> <li>e. pools under 1m in height</li> <li>f. tents or marquees erected for less than 30 consecutive days</li> <li>g. satellite dishes less than 1m in diameter</li> <li>h. pergolas with a permanently open roof.</li> </ul>

<b>BUILDING FOOTPRINT</b>	means the area of ground covered by a single building.
<b>COMMERCIAL SERVICES</b>	<p>means land and buildings used to provide administrative, commercial or healthcare services and includes, without limitation:</p> <ol style="list-style-type: none"> <li>a. Commercial artists, signwriting, and engraving.</li> <li>b. Dry-cleaning, laundries, dyeing and cleaning services.</li> <li>c. Hospitals</li> <li>d. Medical practitioners premises</li> <li>e. Offices</li> <li>f. Servicing and repair of household appliances and garden equipment, excluding vehicles.</li> </ol>
<b>COMMUNAL ACTIVITIES</b>	<p><del>includes but is not limited to rooms used for education and child supervision purposes, assembly of persons for such purposes as worship, deliberation, entertainment, dining, research, education, recreation, or similar purposes. It includes <b>restaurants</b>, conference centres, churches, health centres, hospitals and residential centres.</del></p> <p>[Definition replaced through PC46 and now defined as Community Facilities.]</p>
<b>COMMUNITY FACILITIES</b>	<p>means land and buildings used for public or community use and includes, without limitation:</p> <ol style="list-style-type: none"> <li>a. Facilities for the operation of emergency services</li> <li>b. Places used for the gathering of people for recreation, worship, cultural and spiritual instruction</li> <li>c. Libraries</li> <li>d. Marae</li> <li>e. Public halls</li> </ol>
<b>CONTROLLED ACTIVITIES</b>	are defined in Section 2 of the Act.
<b>COUNCIL</b>	means the Manawatu District Council or any Committee, Sub-committee, or person to whom the Council's powers, duties and discretions have been lawfully delegated.
<b>DAY CARE CENTRE.</b>	<p><del>means any premises for the care of people for periods not exceeding 10 hours, and not including overnight accommodation</del></p> <p>[Definition replaced through PC46 and now defined as Education</p>

	Facilities.]
<b>DERELICT VEHICLE</b>	means any car or other vehicle which is not currently registered and/or not currently warranted, and which for the time being is unable to be driven under its own power. [PC39]
<b>DEFERRED ZONING</b>	is the zoning that applies to land in the Growth precinct Structure plans in Appendix 9A, 9B and 9C as Deferred Residential Zoning Density 1 or Density 2. The existing Rural Zone or Flood Channel Zone provisions continue to apply to all subdivision and development of land zoned Deferred Residential until that zoning is uplifted in accordance with Rule B1A. When the Deferred Residential Zone is uplifted in accordance with Rule B1A, then the land becomes residentially zoned. Until such time as the Deferred Residential Zoning is uplifted, none of the subdivision rules applying to land within Growth Precinct will apply. Land will only be able to be treated as within a Growth Precinct when the Deferred Residential Zoning is uplifted. [PC45]
<b>DISCRETIONARY ACTIVITIES</b>	are defined in Section 2 of the Act.
<b>DWELLING</b>	means any building, whether permanent or temporary, that is occupied or intended to be occupied, in whole or in part, as a single residence. It includes any motor vehicle that is occupied on a permanent or long-term (6 months or longer) basis.
<b>EARTHWORKS</b>	includes the construction and maintenance of driveways, building platforms, loading areas, tracks, drainage works and dams <sup>MWRC</sup> . NB Earthworks near roads are subject to the Local Government Act 1974, refer Page 76.
<b>EDUCATION FACILITIES</b>	means land or buildings used as a kindergarten, primary, intermediate or secondary school or tertiary institution and includes, without limitation: <ul style="list-style-type: none"> <li>a. Day care centres/Kohanga Reo</li> <li>b. Home-schooling of more than two children not resident on the site</li> <li>c. Outdoor education centres</li> <li>d. Sports training establishments</li> <li>e. Work skills training centres</li> </ul>

<b><u>EFFECT</u></b>	is defined in Section 3 of the Act.
<b><u>ENTERTAINMENT FACILITIES</u></b>	means land and buildings used for recreation and entertainment and includes, without limitation: <ul style="list-style-type: none"> <li>a. Cinemas and theatres</li> <li>b. Casino and electronic gaming facilities</li> <li>c. Function centres</li> <li>d. Gymnasiums</li> <li>e. Premises licensed under the Sale of Liquor Act (1989)</li> <li>f. Premises authorised by the Prostitution Reform Act (2003)</li> <li>g. Restaurants, café’s and other eating places</li> </ul>
<b><u>ENTRANCE STRIP</u></b>	means a lot, a part of a lot, or a right of way, which provides access to a <b>road</b> for one or more sites.
<b><u>ENVIRONMENT</u></b>	is defined in Section 2 of the Act.
<b><u>ESPLANADE RESERVE, and ESPLANADE STRIP</u></b>	are explained fully in Part 6.2 of the Plan Strategy (Page 60).
<b><u>EXTERIOR ‘A’ WEIGHTED AIRCRAFT NOISE LEVELS</u></b>	used in any assessment of aircraft noise insulation shall be calculated using those ‘A’ weighted relative band levels as defined by Table G1 “Australian Standard AS 2021 – 1994 Acoustics – Aircraft noise intrusion – Building Siting and Construction”
<b><u>EXTERNAL SOUND INSULATION LEVEL (DnT,w + Ctr)</u></b>	means the standardised level difference (outdoor to indoor) and is a measure of the airborne sound insulation provided by the external building envelope (including windows, walls, ceilings and floors where appropriate) described using DnT,w + Ctr as defined in the following Standards: <p>ISO 717-1:1996 <i>Acoustics – Rating of Sound Insulation in Buildings &amp; Building Elements</i> using spectrum No.2 (A-weighted traffic noise spectrum).</p> <p>ISO 140-5:1998 <i>Acoustics - Measurement Of Sound Insulation in Buildings and of Building Elements - Part 5: Field Measurements Of Airborne Sound Insulation of Facade Elements and Facades.</i></p>

<p><b>FAMILY FLAT</b></p>	<p>means a self contained dwelling unit located on the same property and in the same ownership as the main dwelling unit and used or capable of being used for the accommodation of non-paying guests or family members who are dependent upon the occupiers of the main dwelling unit.</p>
<p><b>FARMING</b></p>	<p>means a land based activity, having as its main purpose the production of any livestock or vegetative matter except as excluded below. Farming includes:</p> <ul style="list-style-type: none"> <li>a) Grazing, cropping and the cultivation of land necessary and appropriate to normal agricultural and horticultural activity.</li> <li>b) Keeping farm working dogs and puppies.</li> <li>c) Keeping, raising or breeding pigs where the productive processes are not carried out within <b>buildings</b>, or not within closely fenced outdoor runs where the stocking density precludes the maintenance of pasture or ground cover.</li> </ul> <p>Farming does not include:</p> <ul style="list-style-type: none"> <li>a) <b>Intensive farming.</b></li> <li>b) <b>Pig Farming.</b></li> <li>c) Planting, tending and harvesting forests, woodlots, specialised tree crops or shelter belts.</li> <li>d) <b>Kennels</b> or catteries.</li> <li>e) The processing of farm produce beyond cutting, cleaning, grading, chilling, freezing, packaging and storing produce grown on the farming unit.</li> </ul> <p>NB – processing produce beyond that permitted as “farming” may come within the definition of “<b>Rural Industry</b>”.</p>
<p><b>FARM BUILDINGS</b></p>	<p>means <b>buildings</b> used in connection with <b>farming</b> practices on the land concerned, such as hay barns, farm implement sheds, milking sheds and greenhouses. It does not include buildings used for accommodation or for <b>intensive farming</b> activities.</p>
<p><b>FUNERAL PARLOUR</b></p>	<p>means land and buildings used for the purpose of directing or conducting funerals and includes, without limitation:</p> <ul style="list-style-type: none"> <li>a. mortuary facilities</li> <li>b. a place for holding funeral services</li> </ul>



<b>GARDEN CENTRES</b>	<p><del>means premises from which plants, shrubs, and trees are sold, and from which fertilisers, seeds, garden tools, ornaments, and other gardening aids may be sold.</del></p> <p>[Definition replaced through PC46 and now defined as Retail Sales.]</p>
<b>GREENFIELDS</b>	<p>means land in the Residential zone or areas within the growth precinct structure plans in Appendix 9A-9C that has not previously been subdivided for urban purposes.[PC45]</p>
<b>GROSS FLOOR AREA</b>	<p>means the combined total area of all internal floor space of all buildings on a site and includes, without limitation:</p> <ol style="list-style-type: none"> <li>a. Basement space.</li> <li>b. Elevator shafts and stairwells.</li> <li>c. Floor space in interior balconies and mezzanines.</li> </ol>
<b>GROWTH PRECINCT</b>	<p>means the area identified in the Structure Plan Growth Precinct 1-3 in Appendix 9A-9C.[PC45]</p>
<b>HABITABLE ROOM</b>	<p>A space used for activities normally associated with domestic living, but excludes any bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes airing room or other space of a specialised nature occupied neither frequently nor for extended periods.</p>
<b>HARDWARE SHOP</b>	<p><del>means any land or premises on or in which building supplies are sold or offered for sale by retail and includes the sale of machinery, automotive or agricultural goods.</del></p> <p>[Definition replaced through PC46 and now defined as Retail Sales.]</p>
<b>HEIGHT</b>	<p>in relation to any building, means the vertical distance between the ground level at any point and the highest part of the building immediately above that point.</p> <p>Height measurements specifically exclude:</p> <ol style="list-style-type: none"> <li>a. antennas</li> <li>b. chimneys</li> <li>c. flagpoles</li> </ol>

**HIGH-IMPACT INDUSTRIES**

means any of the following:

- a) ~~Rendering meat, bone or offal.~~
- b) ~~Dag Crushing or wool scouring.~~
- c) ~~Fellmongering or tanning.~~
- d) ~~Fish cleaning and curing.~~
- e) ~~Flax pulping.~~
- f) ~~Flock manufacturing or teasing of textile materials for any purpose.~~
- g) ~~Refuse disposal.~~
- h) ~~Storing, drying or preserving bones, hides, hooves, or skin.~~
- i) ~~Processing blood to a dry powder form.~~
- j) ~~Abrasive blasting unless in properly designed booths.~~
- k) ~~The processing or outdoor storage of soil, gravel or grain products.~~
- l) ~~Wood pulping or the outdoor processing of timber products.~~
- m) ~~Motor vehicle wrecking or dismantling.~~

~~Or any other **industry** which may have effects similar to the industries in the above list.~~

[Definition replaced through PC46 and now defined as Industry.]

**HOMES FOR THE AGED**

~~means institutions that provide board and care for five or more elderly persons. It includes nursing homes and geriatric hospitals but excludes individual home units built for sale or rent~~

[Definition replaced through PC46 and now defined as Assisted Living Accommodation.]

**HOME OCCUPATION**

means an occupation, craft, profession or service carried out in a dwelling unit or an associated accessory building, by an occupant of that dwelling that meets all of the following:

- a. Is incidental and secondary to the residential use of the property
- b. Is undertaken or operated by a member(s) of the household residing on the property where the home occupation occurs and can include up to a maximum of two (2) other persons who do not reside on the property
- c. Involves no exterior storage, display or other indication of the home occupation (other than advertising sign permitted by this Plan)

- d. Involves no visits, delivery or collection of goods, materials or wastes outside the hours of 7am to 8pm
- e. Does not result in significant adverse effects including noise, odour, traffic movements

The following activities are specifically excluded from home occupation:

- f. any industry
- g. any light industry
- h. catteries and kennels
- i. motor vehicle sales and servicing
- j. waste/recycling collection and storage.

#### HOUSING FOR THE ELDERLY

~~means housing built for rent or sale, and under the management of Council or a charitable institution. If the housing is for sale, a condition of the sale must be that should the purchaser or their estate wish to sell their unit, it must be re-sold to the vendor, who shall, in turn, make it available for occupancy of other people.~~

[Definition replaced through PC46 and now defined as Assisted Living Accommodation.]

#### INDIGENOUS FOREST

includes any area of vegetation which has an actual or emerging dominance of naturally-occurring indigenous tree species which attain a diameter at breast height of at least 30 centimetres.

#### INDIGENOUS VEGETATION

means any naturally occurring association of indigenous plant species, and includes **indigenous forest**.

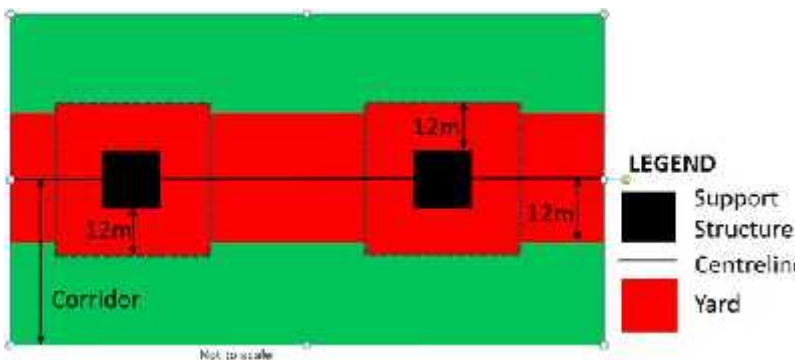
#### INDUSTRY

means the use of land or buildings for the purpose of manufacturing, fabricating, processing, repair, packaging, storage, collection, distribution including the wholesale or retail sale of goods manufactured or processed onsite and includes, without limitation:

- a. Animal and animal-product processing
- b. Abrasive blasting
- c. Cool stores and pack houses
- d. Engineering works
- e. Fibre-glassing
- f. Grain drying and processing
- g. Waste material collection, processing and disposal

		(excluding the day-to-day removal of refuse, by Council or an authorised contracting agency)
		<ul style="list-style-type: none"> <li>h. Panel beating and spray painting</li> <li>i. Timber processing and treatment</li> <li>j. Vehicle wrecking and scrap yards</li> </ul>
<b>INFILL</b>		means the subdivision of land previously subdivided for urban purposes.
<b>INTENSIVE FARMING</b>		means the breeding or rearing of animals (including birds) where the productive processes are carried out year-round within <b>buildings</b> , or within closely fenced outdoor runs where the stocking density precludes the maintenance of pasture or ground cover. Intensive farming includes mushroom farming but does not include catteries, <b>pig farming</b> , <b>kennels</b> or <b>aviaries</b> .
<b>KENNELS</b>		means any <b>site</b> used for housing more than two dogs, excluding farm working dogs and puppies.
<b>LANDFILL</b>		means a site used for disposal of solid waste onto land, and includes all ancillary activities associated with the operation of a landfill.
<b>LARGE RETAIL</b>	<b>FORMAT</b>	means retail activity with a gross floor area of greater than 2000m <sup>2</sup> .
<b>LEGAL COVENANT</b>		means a covenant with <b>Council</b> under the Reserves Act 1977, an Open Space covenant with the QEII National Trust, or a covenant with the Department of Conservation under the Conservation Act 1987.
<b>LIGHT INDUSTRY</b>		means the use of land or buildings for small-scale local industries including, without limitation: <ul style="list-style-type: none"> <li>a) Cabinet making, furniture manufacture and restoration and upholstery</li> <li>b) Depots for trades people such as painters, plumbers, builders, glaziers or electricians</li> <li>c) Hire of vehicles and general equipment</li> </ul>

	<ul style="list-style-type: none"> <li>d) Printing and packaging</li> <li>e) Relocated building storage and repair yards</li> <li>f) Storage and warehousing.</li> </ul>
<b>LIVING COURT</b>	means a landscaped and planted area which is required by this Plan to be unoccupied and unobstructed from the ground upwards, and which is adjacent to the <b>main living area</b> of the <b>dwelling unit</b> . Structures which will enhance the use and enjoyment of the court and special modifications to houses to suit the needs of those with disabilities (eg ramps) will be permitted.
<b>MAIN LIVING AREA</b>	means either a living room, dining room or rumpus room.
<b>MAORI LAND</b>	has the meaning set out in the Te Ture Whenua Act 1993.
<b>MAINTENANCE AND MINOR REPAIR</b>	in relation to significant historic built heritage, means the repair of materials by patching, piecing in, splicing and consolidating existing materials. It includes replacement of minor components such as individual bricks, cut-stone, timber sections, tiles and slates where these have been damaged beyond reasonable repair or are missing. Original replacement material should be sourced where possible otherwise, the replacement must be of the same or similar material, colour, texture, form and design as the original it replaces. The number of components replaced must be substantially less than existing.
<b>MAST</b>	means any pole, tower, or similar structure designed to carry <b>antennas</b> to facilitate <b>radiocommunication</b> and/or <b>telecommunication</b> . It excludes equipment attached to any mast to conduct lightning.
<b>MILKING SHED</b>	means buildings used in the process of collecting milk from animals
<b>MINOR UPGRADING</b>	in relation to <b>utilities</b> means increasing the carrying capacity or efficiency of an existing utility while the effects of that utility remain the same or similar in character, intensity and scale. Minor upgrading shall not include an increase in the voltage of an electricity line unless the line was originally constructed to operate at the higher voltage but has been operating at a

<p><b>MOTOR SITES</b>      <b>CARAVAN</b></p>	<p>reduced voltage. Examples of minor upgrading may include :</p> <ul style="list-style-type: none"> <li>i) Adding circuits and conductors to electricity and <b>telecommunication</b> lines.</li> <li>ii) Reconductoring lines with higher capacity conductors.</li> <li>iii) Resagging conductors.</li> <li>iv) Adding longer or more efficient insulators.</li> <li>v) Adding earthwires to electricity lines, which may contain telecommunication lines, earthpeaks and lightning rods.</li> </ul> <p>means the parking of up to two self contained motor caravans /campervans/caravans for a period of up to two days.</p>
<p><b>MOTOR VEHICLE</b></p>	<p>has the same meaning as defined in the Land Transport Act (1998).</p>
<p><b>NATIONAL GRID</b></p>	<p>means the assets used or owned by Transpower NZ Limited.[PC45]</p>
<p><b>NATIONAL CORRIDOR</b>      <b>GRID</b></p>	<p>means the area measured either side of the centreline of above ground National Grid lines as follows: 32m for the 110kV National Grid lines on towers located within Growth Precinct 1 (Appendix 9A). (NB – see diagram under definition of National Grid Yard).[PC45]</p>
<p><b>NATIONAL GRID YARD</b></p>	<p>means within Growth Precinct 1 (Appendix 9A) the area located 12 metres in any direction from the outer visible edge of a National Grid support structure foundation; and the area located 12 metres either side of the centreline of any overhead National Grid line on towers.[PC45]</p> 

**MOTOR VEHICLE SALES  
AND SERVICING**

means any of the following:

- a. The sale, servicing, hire or lease of caravans, farm vehicles, farm machinery, motor vehicles, trailers, or trailer boats
- b. The sale of spare parts for caravans, farm vehicles, farm machinery, motor vehicles, trailers, or trailer boats

**NATURAL AND  
PHYSICAL RESOURCES**

are defined in Section 2 of the Act.

**NATURAL AREA**

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

**NET SITE AREA**

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

**NODAL AREA**

means any land within the Feilding, Rangiwahia or Hiwinui subdivision nodes identified in Appendix 5A (Pages 217-219) and any land within 1km of any of the following places:

- a) Colyton School.
- b) Taikorea Hall.
- c) Glen Oroua School.
- d) Apiti Village Zone boundary.
- e) Utuwai School.
- f) Pohangina Hall.
- g) Rongotea Village Zone boundary.
- h) Bunnythorpe Village Zone boundary.
- i) Cheltenham Village Zone boundary.
- j) Sanson Village Zone boundary.
- k) Kimbolton Village Zone boundary.
- l) Halcombe Village Zone boundary.
- m) Waituna West School.

**NOISE SENSITIVE  
ACTIVITY**

means any of the following:

- a. Assisted living accommodation
- b. Community facilities
- c. Dwelling

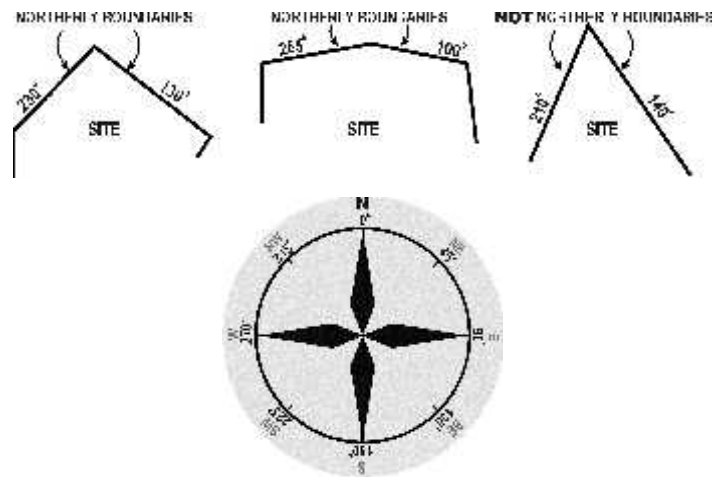
**NON-COMPLYING  
ACTIVITIES**

**NORTHERLY  
BOUNDARY**

- d. Education facilities
- e. Visitor Accommodation

are defined in Section 2 of the Act.

in relation to a **site** means any boundary which has part of that site abutting to the south of it, and which is oriented between 90 degrees and 135 degrees, or between 225 degrees and 270 degrees, in relation to true north. (Examples below):



**OFFICIAL SIGN**

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

**OUTLINE PLAN**

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

**PANTRY SHOP**

~~means a **shop** deriving a substantial part of its trade from the retail sale of milk, ice cream, non-alcoholic beverages and a variety of daily household items.~~

[Definition replaced through PC46 and now defined as Retail Sales.]



PENS ANIMALS	HOUSING	means land and buildings used for the housing, whether temporary or permanent, of animals. It includes feed pads whether covered or uncovered, yards used for holding and sorting animals and facilities used for animal rearing such as calf sheds.
PERMITTED ACTIVITIES		are defined in Section 2 of the Act.
PIG FARMING		means keeping, raising or breeding pigs, where the productive processes are carried out within <b>buildings</b> , or within closely fenced outdoor runs where the stocking density precludes the maintenance of pasture or ground cover.
PLACE OF ASSEMBLY		<p><del>means land and/or <b>buildings</b> which are used by people to assemble for deliberation, worship, entertainment or education, and includes any such premises which are licensed under the Sale of Liquor Act. Places of assembly include libraries and museums and may be associated with <b>travellers' accommodation</b>.</del></p> <p>[Definition replaced through PC46 and now defined as Community Facilities.]</p>
PLANT PESTS		mean any plants listed as Total Control, Boundary Control, Aquatic or National Surveillance Plant pests by the <b>Regional Council</b> .
PORTABLE SAWMILL		means a small scale <b>sawmill</b> not permanently established on a site, and which is capable of being removed from the site on wheels or via a trailer unit.
RADIOCOMMUNICATION		means a transmission, emission, or reception of signs, signals, writing, images, sounds, or intelligence of any nature by electromagnetic waves of frequencies between 9 kilohertz and 3,000 gigahertz, propagated in space without artificial guide.
RADIOCOMMUNICATI ON AND/OR TELECOMMUNICATIO N FACILITIES		includes any line, <b>mast</b> , pole, aerial, tower, <b>antenna</b> , antenna dish, fixed radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting radiocommunication or telecommunication.

<b>RADIOCOMMUNICATION, TELECOMMUNICATION AND ANCILLARY PURPOSES AND LAND USES</b>	includes installing, operating, maintaining, removing and replacing radiocommunication or telecommunication facilities and carrying out ancillary land uses
<b>RECREATION ACTIVITIES</b>	<p>means land and buildings used by the public for active and passive recreation activities and includes structures and landscaping required to enable the following:</p> <ol style="list-style-type: none"> <li>a. Clubrooms and halls</li> <li>b. Grandstands and stadia</li> <li>c. Public Toilets</li> <li>d. Playgrounds</li> <li>e. Sealed courts and turf</li> <li>f. Sports fields</li> <li>g. Swimming pools</li> </ol>
<b>REGIONAL COUNCIL</b>	means the Manawatu-Wanganui Regional Council, also known as horizons.mw .
<b>RESIDENTIAL ACCOMMODATION</b>	<p><del>includes hotels, boarding houses, travellers' accommodation, residential care homes and dwelling units.</del></p> <p>[Definition replaced through PC46 and now defined as Dwelling.]</p>
<b>RESIDENTIAL CARE HOMES</b>	<p><del>means a building used as a residence for up to 8 people receiving care or supervision.</del></p> <p>[Definition replaced through PC46 and now defined as Assisted Living Accommodation.]</p>
<b>RESTAURANT</b>	<p><del>includes restaurant premises with an on licence under the Sale of Liquor Act.</del></p> <p>[Definition replaced through PC46 and now defined as Entertainment Facilities.]</p>
<b>RESTRICTED DISCRETIONARY ACTIVITIES</b>	are defined in Section 2 of the Act.
<b>RETAIL ACTIVITIES</b>	means the use of land or buildings where goods, equipment or services are sold, displayed, hired or offered for sale or direct hire to the public and includes, without limitation:

	<ul style="list-style-type: none"> <li>a. Bakeries</li> <li>b. Dairies</li> <li>c. Garden centres</li> <li>d. Hardware stores</li> </ul> <p>The following are specifically excluded from retail activities:</p> <ul style="list-style-type: none"> <li>a. Commercial Services</li> <li>b. Industry</li> <li>c. Large format retail</li> <li>d. Motor vehicle sales and servicing</li> <li>e. Service stations</li> <li>f. Supermarkets</li> </ul>
<b>ROAD</b>	has the same meaning as Section 315 of the Local Government Act (1974)
<b>RURAL INDUSTRY</b>	<p><del>means an <b>industry</b> which processes or packs products grown or extracted in the locality, and includes <b>sawmills</b>, processing the material won by mineral extraction, processing meat (including the slaughtering of animals), processing milk-based products and grain drying and processing.</del></p> <p>[Definition replaced through PC46 and now defined as Industry.]</p>
<b>RURAL AND ANIMAL SERVICES</b>	<p>means land and buildings used for the provision of sales and services associated with the rural sector and includes:</p> <ul style="list-style-type: none"> <li>a. Animal grooming</li> <li>b. Farming, agricultural and horticultural supplies</li> <li>c. Veterinary clinics</li> </ul>
<b>SAWMILL</b>	means a <b>site</b> used for cutting, chipping, shaping or de-barking timber, including ancillary storage. Sawmills do not include chemical preservation processes, lamination, wood pulping, fibreboard manufacture or any similar timber processing.
<b>SCHEDULE P</b>	is a schedule of materials and general construction techniques for building elements that, for the purposes of this Plan are deemed to reduce the <b>exterior 'A' weighted aircraft noise levels</b> by 20 decibels with respect to the interior 'A' weighted sound levels.

<p><b>SCHEDULE Q</b></p>	<p>is a schedule of materials and general construction techniques for building elements that, for the purposes of this Plan are deemed to reduce the <b>exterior 'A' weighted aircraft noise levels</b> by 25 decibels with respect to the interior 'A' weighted sound levels.</p>
<p><b>SCHEDULE R</b></p>	<p>is a schedule of materials and general construction techniques for building elements that, for the purposes of this Plan are deemed to reduce the <b>exterior 'A' weighted aircraft noise levels</b> by 30 decibels with respect to the interior 'A' weighted sound levels.</p>
<p><b>SENSITIVE ACTIVITIES</b></p>	<p>means those activities that are particularly sensitive to the National Grid high voltage transmission lines. Such activities include residential accommodation, educational facilities (excluding tertiary facilities), early childcare facilities, hospitals and homes for the aged.[PC45]</p>
<p><b>SEISMIC STRENGTHENING</b></p>	<p>means works undertaken to improve the structural performance of a building by modifying, or adding to, the structure of a building to meet the requirements of the Building Act (2004), any subsequent amendments to that Act and any current Council Earthquake-Prone building policy.</p> <p>Works that are deemed seismic strengthening shall be identified by a chartered professional engineer who has knowledge of the structural characteristics and earthquake performance of the type of building being assessed.</p>
<p><b>SERVICE COURT</b></p>	<p>means an area of land which is required by the Plan for the provision of servicing facilities to each <b>dwelling unit</b>. Special modifications to houses to suit the needs of those with disabilities (eg ramps) are permitted in this area.</p>
<p><b>SERVICE STATION</b></p>	<p>means a business engaged in refuelling and servicing motor vehicles, selling petroleum products and accessories for motor vehicles (including convenience goods for motorists) and may include the cleaning and mechanical repair of motor vehicles and the repair of domestic equipment.</p> <p>The following activities are specifically excluded from service station:</p> <ol style="list-style-type: none"> <li>a. panel-beating</li> <li>b. spray painting</li> <li>c. heavy engineering such as engine re-boring and crankshaft grinding.</li> </ol>

**SHOP**

~~means any place where goods are sold or offered for sale by retail. Shops include:~~

- ~~a) Auctioneer's premises.~~
- ~~b) **Garden centres.**~~
- ~~c) Hairdressers' premises.~~
- ~~d) Liquor stores.~~
- ~~e) **Restaurants** and coffee bars.~~
- ~~f) Travel agencies.~~
- ~~g) Video game parlours.~~
- ~~h) Banks.~~
- ~~i) Betting facilities.~~

~~Shops do not include:~~

- ~~a) Premises for the sale of boats, caravans and motor vehicles.~~
- ~~b) **Commercial services.**~~
- ~~c) **Industries.**~~
- ~~d) **Service stations.**~~
- ~~e) Taverns and hotels.~~

[Definition replaced through PC46 and now defined as Retail Sales.]

**SIGNIFICANT HISTORIC BUILT HERITAGE**

means any building (identified as Category A or B), or memorial, or object that is listed in a schedule in the District Plan due to its historic heritage value.

**SIGN**

means any advertising matter of whatever kind, and includes any board or structure which supports advertising matter. It also includes any advertising matter on parked vehicles or trailers which is in addition to the structure of that vehicle or trailer. Signs do not include any advertising matter within a **shop** display window. Double-sided signs shall be measured on one side only for the purpose of determining sign size under this Plan.

**SITE**

means an area of land capable of being disposed of separately.

**SITE COVERAGE**

means that portion of the **net site area**, expressed as a percentage, which may be covered by **buildings**, including eaves, balconies and verandahs in excess of 0.6m wide.

<p><b>SOUND TRANSMISSION PATH</b></p>	<p>The following are not included in the calculation of site coverage:</p> <ul style="list-style-type: none"> <li>a) Eaves, balconies and verandahs less than 0.6m wide.</li> <li>b) Pergolas and other similar open structures.</li> <li>c) Conservatories encroaching into any <b>living court</b> required by this Plan.</li> <li>d) Outdoor swimming pools.</li> <li>e) Special modifications to houses to suit the needs of those with disabilities, eg ramps.</li> </ul> <p>means any possible sound path from outside the building to inside the room concerned but where the building construction option is both part of the outside envelope of the building and also part of the room itself.</p>
<p><b>SPECIALIST SERVICE</b></p>	<p><del>means those land uses such as doctors' or dentists' surgeries, funeral parlours, mortuaries and chapels, veterinary clinics, diagnostic laboratories, family planning clinics, and other similar medically or scientifically based activities.</del></p> <p>[Definition replaced through PC46 and now defined as Commercial Services.]</p>
<p><b>STORMWATER NEUTRALITY</b></p>	<p>means post development runoff that equals the pre development runoff; so despite an increase in hard surfaces from roads, roofs and other impervious surfaces associated with development, the design of the subdivision enables runoff to be managed on-site (individual properties) and within the boundary of the subdivision using swales on roads for conveyance and detention ponds.[PC45]</p>
<p><b>STREET FURNITURE</b></p>	<p>means any structures and equipment lawfully located on or over the legal road reserve. It includes public telephones, litter bins, (not skip bins), street lighting, bus shelters, roadside rest areas and toilets, information centres and weigh stations, street trees and landscaping.</p>
<p><b>STREET USER</b></p>	<p>means any street stall, street appeal, busker, preacher, parade, or public gathering, pamphlet distributor, street photographer, or mobile shop, operating in a public place. NB – Such operations require Council's permission under the District Bylaws.</p>

<b>STREETSCAPE</b>	means the visual elements, within and adjoining the street, including the road, structures, trees and open spaces and adjoining buildings that combine to form the street’s character.
<b>SUPERMARKET</b>	means any premises that are principally used for the retail sale of groceries and other associated food and drink items and household goods and that has a retail floor area of over 300 square metres.
<b>TELECOMMUNICATION</b>	means the conveyance from one device to another of any signal, sign, impulse, writing, image, sound, instruction, information or intelligence of any nature, whether for the information of any person using the device or not.
<b>TOURIST FACILITIES</b>	<u>means land and buildings used for the education and entertainment of domestic or international tourists</u>
<b>TRAVELLERS’ ACCOMMODATION</b>	<p><del>means places used for accommodating transient residents. It includes motels, motor camps, holiday flats, motor and tourist lodges and accommodation which is offered for a daily rental; and includes any ancillary service or amenity provided on the site such as a restaurant, swimming pool or playground.</del></p> <p>[Definition replaced through PC46 and now defined as Visitor Accommodation.]</p>
<b>UNDERGROUND PIPES, CABLES AND LINES</b>	includes pipes cables and lines (including any wire, cable and associated equipment used or placed in position for the conveyance of electricity) which are above ground but fixed to permitted structures such as bridges.
<b>UNFORMED ROAD</b>	means any <b>road</b> below full metalled road standard, ie any road without proper base-course and top-course layers which are able to be graded.
<b>UTILITIES</b>	<p>means any activity relating to:</p> <ol style="list-style-type: none"> <li>a) Lighthouses, navigational aids and beacons.</li> <li>b) <b>Roads</b> and railways, and incidental equipment.</li> <li>c) Generation, transformation, transmission, or distribution of electricity.</li> <li>d) Distribution or transmission by pipeline of gas,</li> </ol>

	<p>petroleum or steam.</p> <ul style="list-style-type: none"> <li>e) Water or sewerage reticulation, or treatment.</li> <li>f) Land drainage, stormwater control or irrigation works.</li> <li>g) Construction, operation and maintenance of an airport as defined by the Airport Authorities Act including the provision of any approach control services.</li> <li>h) <b>Radiocommunication</b> and/or <b>telecommunication</b> equipment and lines.</li> <li>i) Recycling depots, refuse transfer stations and refuse disposal facilities.</li> <li>j) Meteorological instruments and facilities.</li> <li>k) Soil conservation and river control works.</li> <li>l) Fire Stations.</li> </ul>
<p><b>VISITOR ACCOMMODATION</b></p>	<p>means places used for accommodating tourists and residents away from their normal place of residence and includes any ancillary service or amenity provided on the site such as a restaurant, café or other eating place, swimming pool or playground.</p> <p>It includes, without limitation, any of the following:</p> <ul style="list-style-type: none"> <li>a. Hotels</li> <li>b. Motels</li> <li>c. Motor camps, camping grounds and caravan parks</li> <li>d. Self catering accommodation</li> <li>e. Tourist lodges, backpackers</li> </ul>
<p><b>WETLAND</b></p>	<p><i>“includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.”</i> Wetlands do not include artificially created wetlands or areas of rushes within wet pasture.</p>



**YARD**

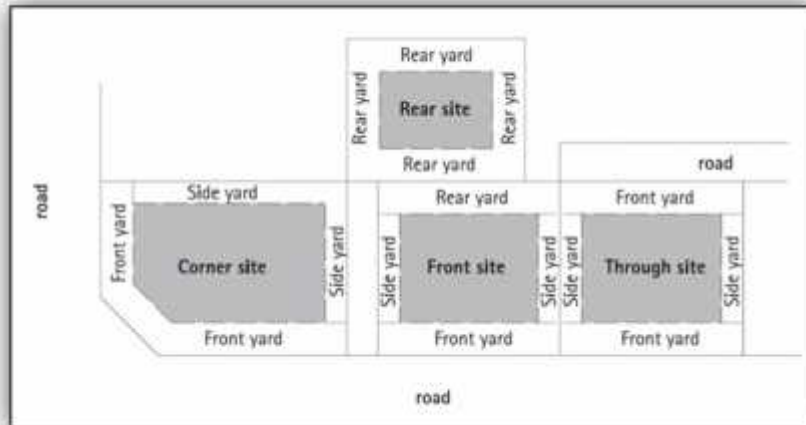
means a part of a site that is unoccupied and unobstructed by buildings from the ground upwards, except as otherwise provided by this Plan. The width must be measured in the horizontal plane.

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

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

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

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



**ZONE**

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

## 4 HISTORIC HERITAGE

### 4.1 Introduction

The purpose of this chapter is to identify those buildings, memorial, objects, places and sites that are significant to the history of the Manawatu District and therefore warrant protection.

Historic heritage resources are a valuable and important part of the cultural values of the Manawatu District. Historic heritage creates a sense of place, encourages a sense of belonging and is a fundamental link between generations. Identification of significant historic heritage resources in the District Plan is required to ensure the protection of these resources and to ensure that historic heritage values are considered in the assessment of resource consent applications.

The Resource Management Act (1991) requires Council to recognise and provide for the protection of historic heritage as a matter of national importance under Section 69(f). The Horizons Regional Council 'One Plan' also sets policy direction for Council's to develop and maintain a schedule of known historic heritage in their district.

The District Plan has a responsibility to recognise and provide for historic heritage as a matter of national importance. To achieve this, the District Plan must:

- identify significant natural and built historic heritage, and
- adopt suitable methods to secure the protection of the significant historic heritage.

This chapter is intended to be read in conjunction with the relevant zoning provisions and appendices and the District Plan maps. Significant historic heritage resources are identified in the appendices to this chapter and on the relevant planning maps. The appendices represent the information available at the time of the formation of the District Plan. Identification of historic heritage resources, in accordance with the policy guidance contained in this chapter, will be on-going and updated as new information becomes available.

#### Important Places

The Rangitikei River estuary is regarded as a regionally important wetland and wildlife habitat, but is located just outside the District Plan's boundary (mean high water springs). Other important wetlands include the interdunal lakes, and the oxbow lakes which occupy former beds of the Manawatu and Oroua Rivers. (Listed in Appendix 1A, Page 174). The dune area to the south of Tangimoana Beach Road is of international importance due to the presence of an endangered sedge, and a nearby area is of regional importance as a habitat for the North Island fernbird.

Many of the District’s rivers and streams have significant value for native and trout fisheries, and as trout and game bird breeding areas.

Much of the indigenous forest in the District already has reserve status and is administered by Council or DOC, including a substantial area in the Ruahine Forest Park. Other bush areas are subject to conservation covenants administered by Council or the QEII National Trust. The District Plan recognises these existing forms of protection. There are however some areas of indigenous vegetation which are ecologically significant, but which do not have any formal protection. The few scattered remnants of lowland native forest are particularly important. The tussock and mountain lands of the Ruahine, Ngamoko and Whanahuia Ranges contain valuable and equally fragile ecosystems, which are managed within the Ruahine Forest Park.

Indigenous forest and habitats for indigenous wildlife can be affected by activities other than vegetation clearance and wetland drainage. Selective logging can have adverse impacts if too many mature trees (important nesting sites etc) are removed from the forest ecosystem. Most of the District’s remnants of native vegetation are small in area, which makes them vulnerable to “edge effects” such as salt and wind damage, drought, invasion by weeds and pests, and trampling by stock. Trees planted close to wetland remnants can alter their water tables. Sensitive wildlife may be affected by people living nearby, particularly in increased numbers. These effects all need to be recognised.

The wetlands, streams, and bush areas referred to above make a significant contribution to the quality of the landscape. The District’s outstanding landscapes are identified in Part 4.3.3, Page 19.

Feilding has a number of large specimen trees which are part of the town’s history. Large trees add considerably to the appearance and character of urban areas, and some of the trees which have heritage value are listed in the Plan (Appendix 1D, Page 177).

## 4.2 Resource Management Issues

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

1. The desire to retain significant historic built heritage and allow compatible adaptation and reuse of these buildings
2. The potential demolition or removal of significant historic built heritage resulting in a loss of amenity and character
3. The need to address public safety concerns through providing for the seismic strengthening of buildings with significant historic heritage values
4. The need to provide for additions and alterations to significant historic built heritage that is compatible with and does not detract from or remove the heritage values for which the building is significant
5. The need to ensure signage is complementary to and does not detract from the heritage values for which the building is significant.

## 4.3 Objectives and policies – historic built heritage

### Objective 1

To protect significant historic built heritage that represents the history of the Manawatu District, from inappropriate subdivision, use and development.

### Policies

- 1.1 To identify the significant historic built heritage in the Manawatu District of significant historic heritage value according to the following values:

#### *Physical values*

- a. *Archaeological information*: contributes information about the human history of the District.
- b. *Architecture*: is significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element.
- c. *Technology and Engineering*: demonstrates innovative or important methods of construction or design, contains unusual construction materials, is an early example of the use of a particular construction technique or has the potential to contribute information about technological or engineering history.
- d. *Scientific*: provides scientific information about the history of the district/region.

- e. *Rarity*: the built heritage has features within it that are unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes.
- f. *Representativeness*: is a good example of its class in terms of design, type, features, use, technology or time period.
- g. *Authenticity*: has attributes of cultural heritage (including form and design, materials and substance, use and function, traditions and techniques, location and setting, and spirit and feeling) that credibly and accurately bear witness to their significance.
- h. *Vulnerability*: is vulnerable to deterioration or destruction or is threatened by land use activities.
- i. *Context or Group*: the built heritage is part of a group, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the built heritage and group/ landscape or extend its significance.

#### Historic values

- j. *People*: is associated with the life or works of a well-known or important individual, group or organisation.
- k. *Events*: is associated with an important event in local, regional or national history.
- l. *Patterns*: is associated with important aspects, processes, themes or patterns of local, regional or national history.

#### Cultural values

- m. *Identity*: has a focus of community, district, regional or national identity or sense of place, has social value and provides evidence of cultural or historical continuity.
  - n. *Public esteem*: is held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment.
  - o. *Commemorative*: has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal.
  - p. *Education*: contributes, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures.
  - q. *Tangata whenua*: is important to tangata whenua for traditional, spiritual, cultural or historical reasons.
  - r. *Statutory recognition*: has statutory acknowledgement including: registration under the Historic Places Act 1993, has statutory acknowledgement under claim settlement legislation, or is it recognised by special legislation.
- 1.2 To schedule significant historic built heritage according to their heritage value(s) into one of the following categories:

- a. Category A – significant historic built heritage with values of national significance.
  - b. Category B – significant historic built heritage with values of regional or local significance.
- 1.3 To encourage the continued use and modification for reuse of significant historic built heritage where the historic heritage values are retained.
- 1.4 To encourage the seismic strengthening of significant historic built heritage that maintains the building’s significant heritage values.
- 1.5 To avoid, where possible, the demolition of significant historic built heritage.
- 1.6 To encourage the retention of building façades where demolition or substantial alteration of a building with significant historic heritage values is proposed.
- 1.7 To balance the protection of significant historic heritage values with other resource management issues and public safety concerns and in making an assessment under this policy to have regard to, without limitation:
- a. Market conditions affecting the feasibility of adaptive reuse;
  - b. The economics of a range of reasonably practicable options;
  - c. The contribution that any replacement building might make to the vitality and vibrancy of the Feilding Town Centre.
- 1.8 To ensure that external additions and alterations to significant historic built heritage are of a form, mass, scale, proportion and colour and use materials that are compatible with the original built heritage and do not detract from, compete with or dominate the heritage values for which the heritage item is significant.
- 1.9 To ensure that any signage located on significant historic built heritage is of a size, location, colour and style that is compatible with the character of the heritage item and does not detract from, compete with or dominate the heritage values for which the heritage item is significant.

### **Explanation**

Ian Bowman, architectural conservator, has compiled the schedule of buildings with significant built heritage value, in the Feilding town centre, at Appendix 4a. The criteria for assessment of significant historic built heritage aligns with the approach recommended by the New Zealand Historic Places Trust. These criteria are used to determine whether a building is included in the schedule as a Category A or Category B building in the District Plan. All buildings included in the schedule are identified on the relevant Planning Maps.

A heritage inventory of the buildings identified in the schedule, is a reference document designed to accompany the District Plan.

- HV 2) To ensure special recognition for natural features and places valued by the Tangata Whenua, and to make provision for protection, preservation or use of such places, in consultation with the groups concerned. (Refer also: Objective LU 4– Page 12).
- HV 3) To promote greater public awareness of heritage places.
- HV 4) To promote greater public access to heritage places, as long as that access does not compromise the value of those places. (Refer also: Objectives EM 1 and 2– Page 59)
- HV 5) To promote the sustainable management of those areas of indigenous vegetation and habitats which have not been identified as significant. (Refer also: Objective S 11– Page 56).

#### Policies

- b. To ensure that those natural areas and ecosystems which are important parts of the District’s environment are protected and enhanced.
- c. To protect listed notable trees in such a way that their significance as a heritage resource and the values for which they were listed are not permanently diminished or damaged.
- h. To expand the level of information which is currently available and the level of knowledge which people have about heritage places.
- i. To help preserve and improve public access to the Ruahine Forest Park and other appropriate heritage places.
- j. To encourage the retention and voluntary protection of areas of indigenous vegetation and habitats other than those listed as significant.

#### Explanation

Section 31 of the Act charges the District Plan with controlling any actual or potential effects of the use, development or protection of land. Such effects include potential damage to heritage values. All of the matters of national importance in Section 6, and most of the matters to which Council “shall have particular regard” under Section 7 also concern natural and heritage values. (Refer Page 1).

There are many agencies which are already involved in identifying and trying to protect heritage places. They include the QE II National Trust, the NZ Historic Places Trust, the Department of Conservation, the Maori Heritage Council, the NZ Archaeological Association, the Geological Society of NZ, Historical Societies and Mainstreet Programmes. The methods which they use include education, voluntary agreements, covenants with landowners, a variety of different statutes, and land ownership and purchase.

Under the Act Councils, Ministers of the Crown, and the NZ Historic Places Trust are “heritage protection authorities.” Any other body approved by the Minister for the

Environment can also become one. These authorities can require Council to include “heritage orders” for specific places in the District Plan, in a similar way to public works designations. They are subject to the same public objection and appeal process as designations. Heritage orders contain specific conditions relating to the use or modification of the place concerned. These conditions could vary from not permitting any change at all, to requiring merely that the protection authority is advised prior to demolition of a building.

The actions of existing agencies will go some way toward meeting the Act’s objectives for heritage places. Council will support these agencies where appropriate, as well as being directly involved in activities which complement their work.

This Plan provides an avenue and process for possible legal protection. Council may initiate heritage orders for some specific places, but the main instrument for protection will be District rules. Adequate protection for archaeological sites is already provided by the authority process which applies under the Historic Places Act 1993. This process is administered by the NZ Historic Places Trust. Recorded archaeological sites within the District are identified in Appendix 1F primarily for public information. All applications for resource consent will however need to consider any impacts on heritage places, including archaeological sites.

Each heritage place on the Plan’s list has been identified as being Category A, B or C. (Refer: Appendices 1A to 1F). Category A confers the highest level of protection, since destroying these places is a non-complying activity. Some modification is allowed, but Council may impose conditions on the manner in which it is done.

For Category B places, Council’s consent is required before modification or demolition, and this consent may be granted or refused.

Category C places can be modified “as of right” but advance notice must be given to the Council in the case of building alterations or demolition. This notice is to allow time for the place to be photographed and recorded, and/or for alternative provision to be made for it.

Decisions on which natural areas to list as A, B or C were based on the Department of Conservation’s Recommended Areas for Protection (RAP) survey and consultation with statutory bodies, local communities and the general public. RAP’s are the best representative areas of indigenous vegetation found in an ecological district, but RAP status is not a cut-off point for significance. Many other areas in a district are also significant, for a variety of reasons. They may for instance have wildlife habitat values; be reservoirs of biodiversity at the ecosystem, population, species and genetic levels; have landscape values; or soil and water quality values.

As noted above, clearance of certain amounts of certain types of indigenous vegetation will require resource consent, so that the value of that habitat can be assessed. The significance criteria in Appendix 1I will be used for this purpose. If an area is deemed significant, it does not automatically imply that activities are unable to take place, but rather that Council is required to exercise its statutory obligations and may place controls on an activity in order to ensure that adverse effects are avoided, remedied or mitigated. The Plan’s rules permit activities with only minor adverse effects. For example, the clearance of young manuka scrub or small areas of indigenous forest and wetland are permitted activities.



A setback distance of 50 metres between plantation forestry in the coastal area and the significant wetlands listed in Appendix 1A is also proposed. The reason for this is that adjacent tree plantations can have an adverse effect on the ecology of such wetlands due to impacts such as lowering the local water table.

## 4.4 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 to determine if an activity involves the use or modification of historic heritage resources.

### 4.4.1 Permitted Activities

The following are permitted activities in all zones provided that they comply with the standards in Rule 4.5.2 below:

- i. Management of the water level of areas listed in Appendix 1A (Wetlands etc) if approved by the Regional Council. <sup>MWRC</sup>
- ii. Any activities in respect of a place listed in Appendices 1A, 1B or 1C (Wetlands etc, Significant Indigenous Forest/Vegetation and Outstanding Natural Features) which are consistent with a legal covenant applying to that place.
- iii. Animal pest and plant pest control, provision of walking tracks or supplementary planting of native species, within places listed in Appendices 1A, 1B, or 1C provided that any such work in Category A places is under Council supervision. <sup>MWRC</sup>
- iv. Pruning and removing branches from the trees listed in Appendix 1D, provided that the pruning is under Council supervision.
- v. Maintenance, and minor repair of any significant historic built heritage.
- vi. Partial or complete demolition of any significant historic built heritage where the work is necessary to make the site safe after an accidental fire, flooding or earthquake event.
- vii. Additions and alterations to the interior of any significant historic built heritage.
- viii. Seismic strengthening of any significant historic built heritage.
- ix. The construction of new buildings and additions and alterations to existing buildings at the Feilding Saleyards located at ALL DP 3797 ALL DP 6178 LOTS 145 152 153 154 PT LOT 146 DP 19.
- x. Maintenance and burial activities and provision of ancillary facilities such as parking areas, within the cemeteries listed in Appendix 1F.
- xi. Modification or destruction of the archaeological sites listed in Appendix 1F. (NB: Authority from the NZ Historic Places Trust is required for this activity)

### 4.4.2 Standards for permitted activities

For all zones, the permitted activities specified above must comply with the following standards:

a. Maintenance and minor repair

Any maintenance and minor repair must be undertaken using original replacement material. Where original replacement material is not available, the replacement must be of the same or similar material, colour, texture, form and design as the original.

b. Demolition

The partial or complete demolition of any significant historic built heritage, to make a site safe after an accidental fire, flooding or earthquake event must appropriately mitigate the effects of vacant land in accordance with the underlying zoning rules.

c. 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

d. Feilding Saleyards

External additions and alterations and new buildings constructed at the Feilding Saleyards must comply with the development standard for the underlying Outer Business Zone in Clause 10.4.7.

### 4.4.3 Discretionary Activities

The following shall be discretionary activities in all zones:

- i) Clearing, spraying, felling or burning vegetation (except plant pests) in Category A or B places listed in Appendix 1A (Wetlands etc).<sup>MWRC</sup>
- ii) Drainage, reclamation or excavation of Category B places listed in Appendix 1A. This rule shall not apply to water level management permitted by Rule A2 2.3.1 A) i).<sup>MWRC</sup>
- iii) Constructing permanent structures for birdwatching etc within Category A or B places listed in Appendix 1A.
- iv) Clearing, spraying, felling, burning or otherwise damaging areas listed as Category B in Appendices 1B, or 1C. (Significant Indigenous Forest/Vegetation, and Outstanding Natural Features).<sup>MWRC</sup>
- v) Extracting dead or damaged trees within areas listed as Category A in Appendix 1B (Significant Indigenous Forest/Vegetation).

- vi) Selectively felling trees within areas listed as Category B in Appendix 1B, provided that the sustainable management provisions of the Forests Act 1949 are met.
- vii) Allowing domestic animals to graze areas listed as Category B in Appendix 1B.
- viii) Felling, damaging or cutting branches or roots of trees listed in Appendix 1D (other than pruning permitted by Rule A2 2.3.1 A) iv)).
- ix) External additions and alterations to any Category B significant historic built heritage
- x) Any activity, specified in 4.5.1 above, that does not comply with one or more of the standards in Rules 4.5.2 a-d
- xi) Partial or complete demolition of any Category B significant historic built heritage
- xii) Relocation on the same site, of any Category A or B significant historic built heritage
- xiii) Relocation to another site, of any Category B significant historic built heritage
- xiv) Seismic strengthening that does not meet the performance standards for a permitted activity

#### 4.4.4 Assessment of discretionary activities

In determining whether to grant a resource consent and what conditions to impose, the Council will, in addition to the objectives and policies of Chapter 4 – Historic Heritage, assess any application in terms of the following assessment criteria:

- a. Whether the application demonstrates compliance with any relevant design guidelines
- b. Whether the application will result in any adverse effects on streetscape character.

#### 4.4.5 Non-complying Activities

The following shall be non-complying activities in all zones:

- i) Drainage, reclamation or excavation of Category A places listed in Appendix 1A (Wetlands etc). This rule shall not apply to water level management permitted by Rule A2 2.3.1 A) (i).<sup>MWRC</sup>
- ii) Clearing, spraying, felling, burning or otherwise damaging, including by stock damage, any areas listed as Category A in Appendices 1B, or 1C, (Significant Indigenous Forest/Vegetation, and Outstanding Natural Features).<sup>MWRC</sup>
- iii) Partial or complete demolition of Category A significant historic built heritage
- iv) Relocation of any Category A significant historic built heritage to another site.

- v) External additions and alterations to any Category A significant historic built heritage
- vi) Any activity that is not specifically provided for as a permitted, restricted discretionary, or discretionary activity is a non-complying activity.
- vii) Disturbance of graves or grave markers in the cemeteries listed in Appendix 1F.

**Schedule 4a -****Significant historic built heritage -  
Feilding Town Centre**

<b>Map ref.</b>	<b>Building</b>	<b>Address</b>	<b>Building rank</b>	<b>Significant historic heritage values</b>
<b>B1</b>	Former NZ Farmer's Motor Co. Ltd.	79-81 Kimbolton Road and 14 MacArthur Street, Feilding	A	Nationally significant for historic, social, architectural and technology values.
<b>B2</b>	Former Colonist's Land And Loan Company	1 MacArthur Street, Feilding	A	Regionally significant for historical, architectural and group heritage values.
<b>B3</b>	Feilding Community Centre	21 Stafford Street, Feilding	A	Nationally significant for historical architectural and group heritage values.
<b>B4</b>	Feilding Totalisator	47 South Street, Feilding	A	National significance for social historical, cultural, architectural and technological values
<b>B5</b>	Feilding Civic Centre	84 Aorangi Street, Feilding	B	Locally significant for social and architectural heritage values.
<b>B6</b>	McKinnon's	39-41 Fergusson Street, Feilding	B	Locally significant for historical, architectural and group heritage values.
<b>B7</b>	Former Bank of NZ building	52 Fergusson Street, Feilding	B	Locally significant for social, architectural and landmark heritage values.
B8	Gracie Building	57 Fergusson Street, Feilding	B	Regionally significant for historical, architectural, group and landmark heritage values.
B9	Craft Shoppe/Hair Options	60 and 62 Fergusson Street, Feilding	B	Locally significant for group heritage values.
B10	Dominion Building	71 Fergusson Street, Feilding	B	Regionally significant for architectural and group heritage values.

B11	Keith Smith Jeweller	86 Fergusson Street, Feilding	B	Locally significant for architectural heritage values.
B12	Fergusson Buildings	93 Fergusson Street, Feilding	B	Regionally significant for architectural and group heritage values.
B13	Leader And Watt Building	97 Fergusson Street, Feilding	B	Regionally significant for architectural and group heritage values.
B14	Turner's Gifts And Luggage	101 Fergusson Street, Feilding	B	Regionally significant for architectural and group heritage values.
B15	Turner's Gifts And Luggage	103 Fergusson Street, Feilding	B	Regionally significant for architectural and group heritage values.
B17	Feilding Club	25 Kimbolton Road, Feilding	B	Regionally significant for historical and architectural heritage values.
B18	White house	33 Kimbolton Road, Feilding	B	Regionally significant for social, historical and architectural heritage values.
B19	Old Rangitikei Club (Little Kiwi)	35 Kimbolton Road, Feilding	B	Locally significant for historical and architectural heritage values.
B20	New World	39-41 Kimbolton Road, Feilding	B	Locally significant for historical, social and architectural values.
B22	Feilding Jockey Club	71 Kimbolton Road, Feilding	B	Locally significant for historical and architectural heritage values.
B23	Bin Inn Building	85 Kimbolton Road, Feilding	B	Locally significant for historical and architectural heritage values.
B24	Feilding Court house	91 Kimbolton Road, Feilding	B	Regionally significant for historical and architectural heritage values.
B25	Carthew's Building (Pharmacy)	1 Manchester Square, Feilding	B	Regionally significant for historical, architectural and group heritage values.
B26	Cooper Rapley Building (Visique)	4 Manchester Square, Feilding	B	Regionally significant for historical, architectural and group heritage values.

B27	Former Post Office/ My Farm	8 Manchester Square, Feilding	B	Locally significant for social and architectural values.
B28	Feilding Hotel	9 Manchester Square, Feilding	B	Regionally significant for historical and architectural heritage values.
B29	Aylmer Building	10 & 11 Manchester, Feilding Square	B	Regionally significant for historical and architectural heritage values.
B30	Feilding Saleyards	42 Manchester Street, Feilding	B	A site of high regional significance for social and historical values.
B31	Lawries building/Ray White	47 Manchester Street, Feilding	B	Locally significant for historical and architectural heritage values.
B32	Denbigh Hotel	50 Manchester Street, Feilding	B	Regionally significant for historical and architectural heritage values.
B33	Spillard's	52 Manchester Street, Feilding	B	Regionally significant for historical, architectural and group heritage values.
B34	Spillard's	54-56 Manchester Street, Feilding	B	
B35	Spillard's	58 Manchester Street, Feilding	B	
B36	Williamson Building	60-62 Manchester Street, Feilding	B	Regionally significant for historical, architectural and group heritage values.
B37	JDs Linens (Williamson Building)	68 Manchester Street, Feilding	B	Regionally significant for historical, architectural and group heritage values.
B38	The Shed	70 Manchester Street, Feilding	B	Regionally significant for historical, architectural and group heritage values.
B39	Lotto Shop	72 Manchester Street, Feilding	B	Regionally significant for historical and architectural heritage values.
B40	Striped Marlin/Wild at Heart	75-77 Manchester Street, Feilding	B	Regionally significant for historical and architectural heritage values.
B41	Focal Point Cinema	81 Manchester Street, Feilding	B	Significant for local historical heritage values but little authenticity.

B42	Romney House	22-26 Stafford Street, Feilding	B	Locally significant for social, architectural and landmark heritage values.
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NB Text in grey refers to provisions of the Operative Manawatu District Plan and will be reviewed through subsequent plan changes.

## 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, dwellings 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 District-wide 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 dwellings 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 dwellings 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 dwellings 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.



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 Received in the Inner Business Zone

All activities shall be conducted so as to ensure that noise from the site shall not exceed the following noise limits, at any point within the boundary of any other site in the Business zone:

At any time	65 dBA L <sub>10</sub>
10.00pm to 7:00 am the following day	85 dBA L <sub>max</sub>

i. Noise Received in Residential Zones

All activities shall be conducted so as to ensure that noise from the **site** shall not exceed the following noise limits, at any point within the boundary of any Residential zone:

7.00am to 10:00 pm	50 dBA L <sub>10</sub>
10.00pm to 7:00 am the following day	40 dBA L <sub>10</sub> and 60 dBA L <sub>max</sub>

j. Measurement

Sound levels shall be measured in accordance with New Zealand Standard NZS 6801:1991 Measurement of Sound, and assessed in accordance with NZS 6802:1991 Assessment of Environmental Sound.



#### k. Parking

Sites outside the area shown in Appendix 4C shall provide car parking in accordance with Rule A2 2.4 (Page 100).

#### l. Visibility at Railway Crossings

At all road/rail level crossings the areas shown in Appendix 2F (Page 202) shall be kept clear of buildings and of other obstructions which might block sight lines.

#### m. Access to Arterial Routes and Intersecting Roads.

i) Vehicle crossings constructed to the arterial routes defined in Appendix 2B (Pages 192 and 193) shall meet the following standards:

a. The minimum sight distance to and from the vehicle crossing shall comply with the criteria in Appendix 2C.

b. The location of the crossing shall comply with Appendix 2C.

ii) Vehicle crossings constructed to roads which intersect with the arterial routes defined in Appendix 2B shall be sited in accordance with Appendix 2C.

NB- Constructing vehicle crossings may also require the approval of the road controlling authority.

#### n. Glare

i) Exterior lighting shall be directed away from public places and adjoining premises and shall avoid any spill of light which might distract motorists.

ii) Metal cladding or fences shall not be left in such a condition that the reflection of sunlight would cause traffic danger.

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

##### A) Signs Affecting Safety

i. Signs shall not detrimentally affect traffic safety or traffic control by creating a visual obstruction or by causing confusion to motorists.

ii. Signs shall not reduce or obstruct the conspicuity of official signs or traffic signals.

iii. Signs shall not be structurally unsound or unsafe.

iv. Any illuminated signs shall not be flashing, animated or trivision.

v. Signs shall not involve revolving lights, lasers or aerial signs.

##### B) Signs on Roads

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

- i. Official signs
  - ii. Official Information boards
  - iii. No more than one sign placed on the footpath per business premise. Such signs shall not exceed 0.8 square metres in area and shall only be placed adjacent to the kerbline outside the premises which they advertise.
  - iv. 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.
- NB- Signs on roads also need approval from the road controlling authority.

#### C) Signs on Private Property

- i. The only signs permitted on sites adjoining SH54, are:
  - a. Temporary signs permitted by Rule A2 2.2. (Page 97).
  - 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
- ii. On sites which do not adjoin SH54, any sign which complies with A) above shall be a permitted activity.

#### 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

- o 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.

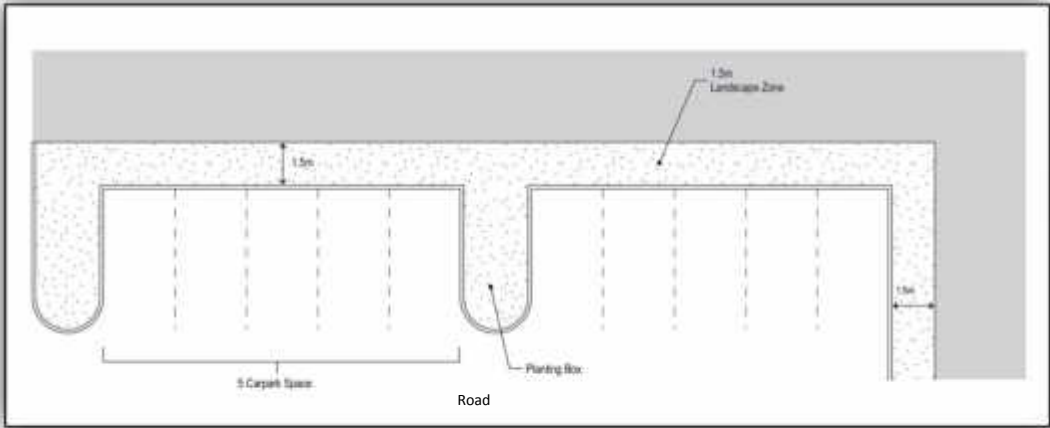


Figure 2 Outer Business landscaping example

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 Received in the Business Zone

All activities shall be conducted so as to ensure that noise from the site shall not exceed the following noise limits, at any point within the boundary of any other site in the Business Zone:

At any time	65 dBA $L_{10}$
10.00pm to 7:00 am the following day	85 dBA $L_{max}$

#### i. Noise Received in Residential Zones

All activities shall be conducted so as to ensure that noise from the site shall not exceed the following noise limits, at any point within the boundary of any Residential Zone:

7.00am to 10:00 pm	50 dBA $L_{10}$
10.00pm to 7:00 am the following day	40 dBA $L_{10}$ and 60 dBA $L_{max}$

#### j. Measurement

Sound levels shall be measured in accordance with New Zealand Standard NZS 6801:1991 Measurement of Sound, and assessed in accordance with NZS 6802:1991 Assessment of Environmental Sound.

#### k. Parking

Sites outside the area shown in Appendix 4C shall provide car parking in accordance with Rule A2 2.4 (Page 100).

#### l. Visibility at Railway Crossings

At all road/rail level crossings the areas shown in Appendix 2F (Page 202) shall be kept clear of buildings and of other obstructions which might block sight lines.

#### m. Access to Arterial Routes and Intersecting Roads.

- i) Vehicle crossings constructed to the arterial routes defined in Appendix 2B (Pages 192 and 193) shall meet the following standards:

a. The minimum sight distance to and from the vehicle crossing shall comply with the criteria in Appendix 2C.

b. The location of the crossing shall comply with Appendix 2C.

- ii) Vehicle crossings constructed to roads which intersect with the arterial routes defined in Appendix 2B shall be sited in accordance with Appendix 2C.

NB- Constructing vehicle crossings may also require the approval of the road controlling authority.

#### n. Glare

- i) Exterior lighting shall be directed away from public places and adjoining premises and shall avoid any spill of light which might distract motorists.
- ii) Metal cladding or fences shall not be left in such a condition that the reflection of sunlight would cause traffic danger.

#### o. Signs in the Business Zone

##### A) Signs Affecting Safety

- i. Signs shall not detrimentally affect traffic safety or traffic control by creating a visual obstruction or by causing confusion to motorists.
- ii. Signs shall not reduce or obstruct the conspicuity of official signs or traffic signals.
- iii. Signs shall not be structurally unsound or unsafe.
- iv. Any illuminated signs shall not be flashing, animated or trivision.
- v. Signs shall not involve revolving lights, lasers or aerial signs.

##### B) Signs on Roads

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

- i. Official signs
- ii. Official Information boards
- iii. No more than one sign placed on the footpath per business premise. Such signs shall not exceed 0.8 square metres in area and shall only be placed adjacent to the kerbline outside the premises which they advertise.
- iv. 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.

NB- Signs on roads also need approval from the road controlling authority.

##### C) Signs on Private Property

- i. The only signs permitted on sites adjoining SH54, are:
  - a. Temporary signs permitted by Rule A2 2.2. (Page 97).
  - 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
- ii. On sites which do not adjoin SH54, any sign which complies with A) above shall be a permitted activity.

- 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:

- o scale
- o building form (design and materials)
- o location
- o traffic generation, site access and parking
- o noise
- o 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:

- o 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*

# 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

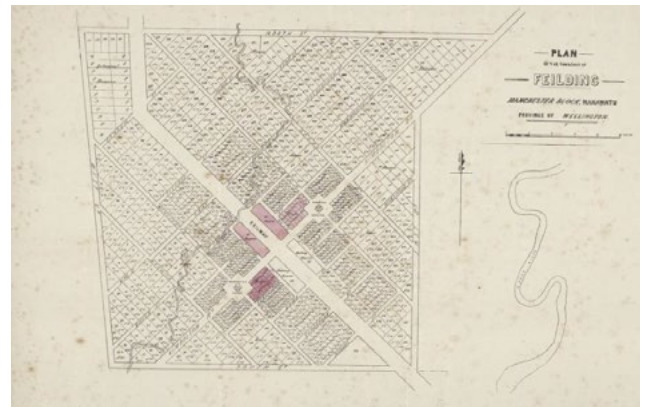
The town of Feilding was founded in 1874 and is named after Colonel William Henry Adelbert Feilding. Colonel Feilding was a director of the London-based Emigrants and Colonists Aid Corporation Ltd. Set up to assist people out of work to immigrate to New Zealand. He came to New Zealand to negotiate the 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 (1909)

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
- *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
- *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



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



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

## 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.

**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;

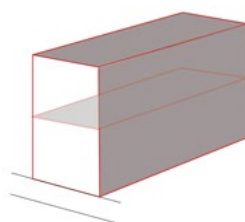
**BF3** Continuity - Buildings are to extend across the full width of the site frontage to ensure that the street's 'built' edge is continuous (with the exception of walking access connections as noted in BF 7);

**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;

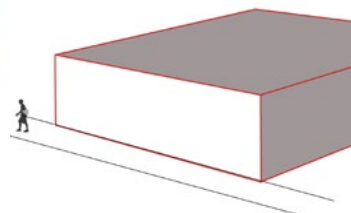
**BF5** Openings - Buildings are to have door and window openings to the street, not blank walls [refer also to Facades for details];

**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

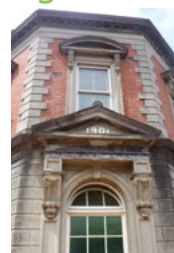


The Darragh building (example on the left) is a good example to show that although built as one block, the rectangular shapes are visually clear and there is a frequency or rhythm of tenancies along the street. In contrast the poor example (right) has no breaks in its long horizontal form, has blank 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

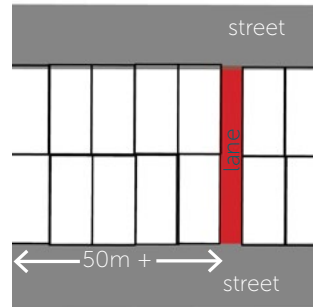
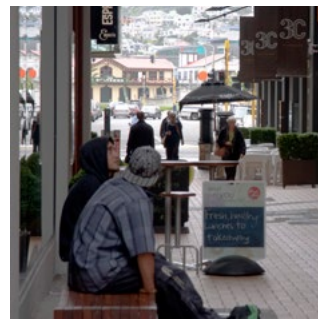


Diagram in plan view - no less than 50m continuous built street frontage between walking lanes.

**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);

good



poor



**BF9** Modulation - Building facades are to show vertical divisions by the use of bays formed by projecting and recessive elements.

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;



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

**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;



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)

**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;



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;

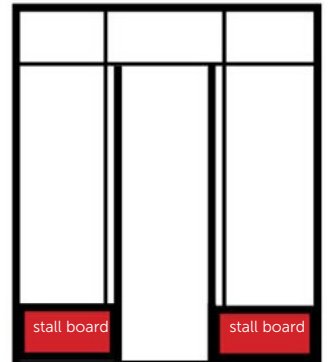
F6 Detail and ornament - Building facades are to include ornamentation and detailing which complements the building style;

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



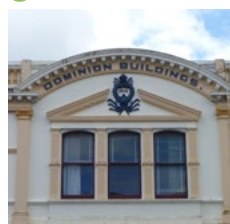
The two examples (above) show a combination of modern materials (plastered concrete, tiles and brick) to create visual interest - the colours and detail are comparable to traditional materials. The modern example on the right uses colour in materials to highlight traditional vertical and horizontal form 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.

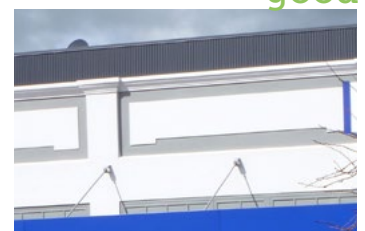
good



good



good



poor



The examples (above left) show detailing in facades - typically a name or date features, 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;



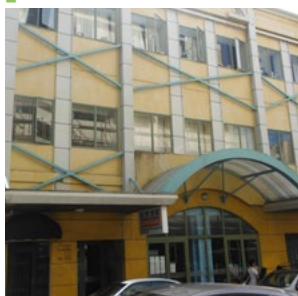
**SR2** External strengthening - If external strengthening has to be used avoid the street facade if possible, or at least do not obscure features such as windows or modulation; and

**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;

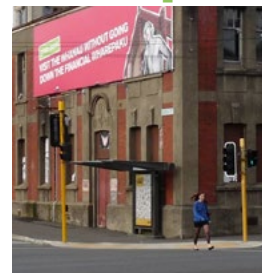
**S3** Location - Signs are to be located on a verandah fascia or under the verandah. Signs on facades above verandah height are not to project above the building parapet or out from the frontage. Signs should not obscure windows or doors; and

**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;

**P2** Trees and planting - Surface car parking areas are to include trees and low level planting (1 tree per 5 parking spaces);

**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.

poor



good

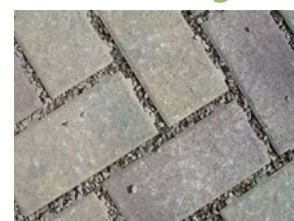


The example above (left) is poor because it is one large asphalt surface area. The example above (right) is good because it has the parking area interspersed with trees and low level planting which provides visual relief, shade and shelter for pedestrians as well as reducing heat gain in vehicles.

good



good



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.

poor



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.

# 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