



Plan Change 45 - Feilding Growth

Operative effective 30 April 2015

Amendments to District Plan – Plan Change 45

Amendment 1 (Section 4.4, Residential Zone)

Delete the last paragraph of the Explanation to Objective LU 12 as follows:

The Council's approach to providing for the future expansion of Feilding's residential areas is set out in Part 5.3.8 (Page 53). This is complemented by a provision for possible development of rural house allotments (down to 4000 m² in size) as a discretionary activity around much of the town's perimeter. (Refer Appendix 5A, Page 217).

Amendment 2 (Objective 5.3.8 Urban Growth)

Amend Objective 5.3.8, Policy (a), (b), (c) and (d) the Explanation and Method as follows:

~~S 8) To avoid, remedy or mitigate the adverse effects of urban growth associated with existing townships in the District.~~

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

Policies

- a) ~~To ensure~~ Ensuring that any proposal for extension of the Residential or Village zoning of the District's existing townships takes into account:
- i) Any increased risk to people and property from natural hazards, including the possibility of sea level rise in the case of Himatangi Beach and Tangimoana.
 - ii) The potential impact of urban growth on the natural character, qualities and features of the coastal environment.
 - iii) Any significant and permanent adverse impact upon the life-supporting capacity of the District's soil resource, or on options for its future use, which would arise from converting the land concerned to urban use.
 - iv) The need for new growth areas around existing townships to be provided with utility services, at the developers expense, so that water supply and effluent and stormwater disposal issues and energy networks are addressed. (Refer Also: Part 7.3, Page 67)
 - v) The efficient use and development of natural and physical resources, such as land, energy and the transport network, including the degree to which infill development is possible in the existing Residential or Village zone.
 - vi) The neighbourhood amenities and level of access to facilities which are likely to be available to residents in the new urban growth areas.
 - vii) The need to avoid ribbon development along arterial routes for traffic safety and efficiency reasons.
 - viii) Any significant adverse impacts upon the rural area, including its character and amenity, any significant habitats of indigenous fauna, and its intrinsic, ecological, or heritage values or cultural significance.
 - ix) The presence of any existing land uses which may not be compatible with a new residential neighbourhood. ~~eg the Industrial zones adjoining Longburn, and the Manfeild autocourse next to Feilding~~

- b) Identifying land suitable for new urban development, and where existing infrastructure requires upgrading to provide for new urban development, defer and stage this development until the required upgrading of infrastructure has occurred.
- c) Providing for subdivision and development in the Growth Precincts in Feilding in accordance with Structure Plans and the Subdivision Design Guide to achieve the following outcomes:
- i) development is well integrated and coordinated;
 - ii) development recognises and responds to the topographical and physical features of the land
 - iii) short and anticipated long term growth demands are met;
 - iv) good connections are made with existing infrastructure and transportation networks, taking account of the capacity limitations of those networks and any potential requirements for upgrading capacity to meet future demands;
 - v) certainty is provided on the location and pattern of development, including key roading linkages and infrastructure to meet future requirements;
 - vi) a range of residential densities are provided, including larger lots which can be intensified in the longer term;
 - vii) a logical roading network delivers strategic Collector Roads between existing and future urban areas and a street network of Local Roads that provide accessible residential areas;
 - viii) efficient utility services are provided, including reticulated waste water, water supply, and stormwater networks and energy networks, that are in accordance with identified growth demands;
 - ix) neighbourhood focal points (such as local parks, shops or community facilities) provide meeting points and centres for individual neighbourhoods within a precinct;
 - x) open space networks that comprise stormwater attenuation networks, a range of recreation opportunities, stream side esplanade reserves, and where appropriate, environmental protection corridors;
 - xi) areas identified as high risk for flooding and potential seismic hazards are avoided; and
 - xii) subdivision and development is designed and located to avoid adverse effects on, and from, the operation, access, maintenance or upgrade of the National Grid.
- e)d) Preventing urban greenfield development in the rural environment outside of the identified Growth Precincts around Feilding, and subdivision and development not in accordance with the desired outcomes of the Structure Plans.

Explanation

~~The above objective and policies aim to identify the constraints to urban growth, in terms of potential adverse effects. Council's Feilding Urban Growth Strategy produced in 2005 identified six areas around the perimeter of the town which could be developed for residential purposes in a manner consistent with those constraints. The six areas concerned represent the urban growth path for the town over the next 50 years. The land is to be re-zoned residential according to demand, in stages of around 400-500 potential sections at a time. The re-zoning will be supported by Council's commitment to provide the infrastructural services necessary for each stage in a logical and programmed manner.~~

~~This does not however mean that Council will not consider other applications to re-zone particular pieces of land on Feilding's fringe from Rural to Residential. The Urban Growth Strategy accepts that there may be areas other than those identified that lend themselves to an urban future. Such applications, like any proposal to increase the Village zoning of the District's townships, will be assessed against the District Plan's policies and objectives, particularly S8 above and related policies.~~

Objective S8 recognises new urban growth areas for Feilding and the provision for urban growth in other villages in the district. Residential and industrial growth projections signal a continuation of demand across the district, with a concentration in Feilding. To provide for additional housing and industrial demand across the district, two approaches to growth are set out in the above policies.

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

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

Criteria approach

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

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

~~It is important for the future amenities of any new growth area that it be located next to the existing urban area so that it can quickly become part of a functional neighbourhood. A situation of isolated residential streets separated from the rest of the town must be avoided.~~

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

~~(Refer: Objectives LU 7 and S1, Pages 14 and 46). The Regional Policy Statement addresses this issue by stating that:~~

~~“In providing for urban development the social economic and environmental costs of development are to be considered by taking into account (a number of matters including) the retention of options for the future use of Class I and II land”.~~

~~In dealing with this issue the practicality of instead using other less productive land will be important.~~

~~Having outlying satellite suburbs of Feilding, each providing its own utility services, is one option for growth in the longer term. Such suburbs would need to have at least 3,000 people to support a reasonable range of neighbourhood facilities. They are not favoured since they would take many~~

~~years to reach that point. In the meantime the energy and other costs of relying on Feilding's facilities would be undesirable.~~

Policy (a)(iv) refers to the provision of utility services (water supply, effluent and stormwater disposal). It is essential that any extensions to townships with sewers are also provided with utility services. Whether connection to the town system or a completely new system is proposed, an agreement will need to be reached between Council and the developer about the costs of extending and connecting to utility services. (Refer: Part 7.3, Page 67).

~~Policy (a)(v) recognises that land use, energy consumption and provision of transport are interrelated. Minimising transport and energy costs in connection with urban growth areas, (eg the cost of residents travelling to and from the town centre), needs to be taken into account in considering any growth areas, for Feilding. So does the potential noise impact of Manfeild autocourse upon any new residential areas. Any new sections near Manfeild may be subject to consent notices alerting buyers to the presence of the circuit.~~

~~Policy (a)(vi) acknowledges the It is importance t for the future of access to amenities of any in new growth areas. An extension of that it be located next to the an existing urban area, where amenities are already provided, will enable new growth areas to more quickly so that it can quickly become part of a functional neighbourhood. A situation of isolated residential streets separated from the rest of the town must be avoided.~~

~~This Plan's controls for rural zones allow for subdivision of house allotments down to around 4000 m² as a discretionary activity around part of Feilding and most of the District's Villages. (Refer Policy 5.3.3 b), Page 48). This type of development is not however expected to cause a problem for any later full urban subdivision of the land concerned.~~

Directive Approach

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

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

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

Vetting nodal applications

~~Council should always look at the capacity for growth within the existing urban boundary. Infill development is an efficient use of resources. (Refer: Objective S9 d), Page 55). Kimbolton and Halcombe have a relatively low density and have the potential to cater for significant development by way of infill. Bunnythorpe has a sizable area of land between Maple Street and Kairanga-Bunnythorpe Road which has been earmarked for residential growth for over a decade. Considerable potential for infill also still exists in Feilding.~~

District Plan Methods

~~District Plan Rules C2 and D1 1.5 (Pages 153 and 163).~~

Structure Plans and Subdivision Design Guide

Deferred zoning where infrastructure provision is not currently available

Considering applications for Plan Changes to extend urban zoning.

Other Methods

Policies on new connections to Council services.

Amendment 3 (Objective 5.3.9 Urban Neighbourhoods)

Amend Objective 5.3.9, Policy (a) and (b), the Explanation and Method as follows:

5.3.9 URBAN NEIGHBOURHOODS

Objective 5.9) To ~~promote~~ develop useful, attractive and sustainable urban neighbourhoods where:

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

(Issues 3, 4, 9 and 13)

(Refer also: Objectives HV1, LU 7, LU 12, EWA 1 and U 1, Pages 7, 14, 23, 77 and 81).

Policies

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

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

- b) *Encouraging infill subdivisions, within servicing constraints, with reference to suitability of the contour of the land, and where the shape and size of the subject lot enables good quality living environments to result as described in the Subdivision Design Guide.*
- c) *For subdivisions in any of the Feilding Growth Precincts, to require subdivision designs and layouts which implement the relevant Structure Plan, the roading hierarchy and road type in Appendix 2B and incorporate the guiding principles of the Subdivision Design Guide (Appendix 10).*

Explanation

Subdivision design and the physical works undertaken at subdivision time have a large and permanent effect upon the form and character of an urban area. Street patterns, reserve locations, shop sites, walkways, road widths and surfaces, land contour and retention of trees are decided at the subdivision stage.

Structure Plan Growth Precincts are spatially planned in individual Structure Plans. The Structure Plans provide a spatial plan comprising the density expectations, transport links, open space areas and neighbourhood focal points. The transport links include the indicative location of Collector Roads and main Local Roads to ensure connectivity throughout a Precinct, and to its surrounds.

The Subdivision Design Guide provides more guidance on developing the subdivisions to meet the urban neighbourhood expectations set out in Objective S9 and the principles set out in the Feilding Framework Plan.

Objective S9 is also relevant for greenfield subdivision and development outside the Feilding township.

~~*Once a subdivision is done it may be difficult to find suitable land for activities such as schools which require a sizeable area of land. It is more effective to identify these needs at an early stage and make provision for them in the subdivision design. Demand often doesn't become obvious until a neighbourhood is almost fully developed and has reached the threshold population needed to support shops or other facilities. The Plan needs to*~~

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

FIGURE 4 – Future Urban Growth Path for Feilding

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

District Plan Methods

- *“Concept plan” requirements to show future stages of “greenfields” developments. (Rule C2 2.5 B), Page 158).*
- *Development and implementation of Structure Plans Growth Precincts 1-3.*
- *Subdivision Design Guide to assist applicants, Council officers and decision makers design and assess proposals for greenfield subdivision.*

Other Methods

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

Amendment 4 (Objective 5.3.10 Urban Allotments)

Amend Objective 5.3.10, Policy (a), the Explanation and Method as follows:

5.3.10 URBAN ALLOTMENTS

Objective

S 10) *To ensure create urban lots that ~~the~~ have a size and shape that enables of each urban allotment is appropriate urban use. (Issue 5)*

Policy

a) ~~To require~~ Requiring subdividers to prove that small urban allotments (ie under 500 m² in area) have sufficient useable room to be developed under the Plan for a permitted land use, having regard to the building regulations and the Plan's performance standards.

b) Encouraging flexibility for future intensification of new large residential allotments (ie 2,000m² in area, and greater), so they can be effectively developed in the future to a standard residential density (800m²) and with a good quality of urban environment resulting, including road frontage.

Explanation

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

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

District Plan Methods

District Rules C2 2.1.1, 2.1.2 and C2 2.3.1, Pages 153 and 154.

Other Methods

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

Amendment 5 (Section B1, Residential Zone)

Add a new Section B1A introducing a Residential (Deferred) Zone as follows:

RULE B1 – RESIDENTIAL (DEFERRED) ZONE

- (a) Until such time that deferred status is uplifted, the rules of the Rural Zone shall apply within any land shown as Residential (Deferred) Zone on the planning maps, except that Rule B1 1.3.5 F) (Special Yard Requirements) shall apply.
- (b) Residential (Deferred) Zone will cease to have effect and the Residential Zone provisions will apply along with changes to the relevant District Plan zoning maps following the passing of a Council resolution that there is adequate reticulated water, stormwater and wastewater provided by the Council or to the satisfaction of the Council to the subject area of land.

Amendment 6

Amend Rule A1, 1.2.3 Subdivision Consent Applications by adding new information requirements for subdivisions in the Feilding Growth Precincts as follows:

1.2.3 Subdivision Consent Applications

- A) All applications shall be in the proper form and should include:
- i) The information required under Section 219 of the Act, namely:
...
 - g) The extent to which connections to electricity, gas and telecommunication networks are available to service the needs of the development and/or subdivision
 - iv) For subdivisions proposals within a Growth Precinct:
 - a) Applications must have supporting information and assessment to demonstrate how the proposed subdivision design and layout accords with the relevant Structure Plan (Appendix 9A-C).
 - b) An evaluation against the Subdivision Design Guide (Appendix 10) demonstrating that the guiding principles have been provided for in the proposed subdivision.

Note: The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health may also apply and a consent may be required under those provisions.

Amendment 7

Amend Rule A1, 1.2.6 Notification and Service of Applications by adding a new clause to subclause B as follows:

1.2.6 Notification and Service of Applications

- B) Notice of any application for resource consent does not need to be served on affected persons in the following circumstances:
- ...

- ii) *The application is for a restricted discretionary activity subdivision consent, except for any subdivision under Rule C1.2.1 A) vi) applies or subdivision which do not comply with Rule C2.2.4.1H) due to failure to meet Rule B3 3.3.1 D) in respect of separation from a dwelling or a potential dwelling on another site or*
 - vi) The application is for a restricted discretionary activity subdivision consent under Rule C1 1.2(v) which complies with all relevant subdivision standards except the stormwater neutrality standard under Rule C2 2.1.1F.

Amendment 8

Amend Rule A1, 1.3.2 Reservation of Control – Controlled Activity Subdivision Applications by adding consecutive roman numerals after (xiii) as follows:

1.3.2 Reservation of Control – Controlled Activity Subdivision Applications

- A) *The matters in respect of which Council has reserved its control are:*
 - i) *Provision of water supply, and disposal of water, wastewater and stormwater, where the design and capacity of any reticulated system reflects the new and anticipated future demand and requirements.*
 - ii) *The number, location and formation of vehicle crossings.*
 - iii) *Provision of a connected street network, with appropriate use of street hierarchy and design type, including ~~the~~ width, length, drainage and formation of driveways and rights-of-way access.*
 - iv) *The matters specified in Section 220 of the Act.*
 - v) *The size, shape and arrangement of allotments, in relation to road frontages, and location of proposed boundaries.*
 - vi) *The creation of appropriate easements.*
 - vii) *Payment of financial contributions including reserves contribution.*
 - viii) *Providing, forming, naming and signposting new roads.*
 - ix) *Preservation of existing vegetation.*
 - x) *Provision of open space including the retirement of steep land, gully systems, connections/links with other areas, esplanade reserves and strips, and local reserves.*
 - xi) *Suitability of proposed allotments for subsequent buildings and future use, including the separation of proposed building sites from high voltage electricity transmission lines.*
 - xii) *Impact of subdivision upon future management of natural areas and heritage places.*
 - xiii) *Requiring a consent notice to be placed on the titles of newly subdivided allotments which have no further subdivision potential under this Plan, to alert potential purchasers to that fact.*
 - xiv) Accordance with any relevant Structure Plan and the adherence to the principles set out in the Subdivision Design Guide.
 - xv) Provision of a network of cycleways and walkways to the extent that these service the subdivision and connect with the surrounding environment.

- xiv) Provision of buffers or other measure to delineate the boundary between urban and rural environments and provide separation between potentially incompatible activities.
 - xvii The extent to which connections to electricity, gas and telecommunication networks are available to service the needs of the development and/or subdivision.
 - xviii Avoidance or mitigation of flood hazards, including the assessment of the level of flood hazard risk from the waterbody and what mitigation measures are required, such as setback distances, minimum floor levels or specified building platforms.
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Amendment 9

Amend Rule A1, 1.3.3 Reservation of Control – Restricted Discretionary Activities by adding consecutive subclauses after (J) as follows:

1.3.3 Reservation of Control – Restricted Discretionary Activity

- F) Where it is proposed to subdivide land to create new allotments within the National Grid Corridor or within an area measured 20 metres either side of the centre point of a high voltage (110kV or higher) transmission line, the subdivision design should have particular regard to the following matters:
 - i) The extent to which the subdivision design mitigates the effects of the lines through the location of roads and reserves under the route of the line; and
 - ii) The ability for continued maintenance and inspections of transmission lines; and
 - iii) The minimisation of risk or injury and/or property damage from such lines; and
 - iv) The extent to which potential adverse visual effects are mitigated through the location of building platforms; and
 - v) The outcome of any consultation with the affected utility operator; and
 - vi) The extent to which any earthworks and the construction of any subsequent buildings will comply with the NZ Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001); and
 - viii) The nature and location of any proposed vegetation to be planted in the vicinity of transmission lines.

- M) In assessing applications for subdivisions within any of the Growth Precincts that do not comply with the stormwater neutrality standard (Rule C2 2.1.1 E), Council has restricted its discretion to:
 - i) The extent of post development run-off generated by the development;
 - ii) The measures used to avoid, remedy and mitigate stormwater runoff from entering the overall Feilding stormwater network;
 - iii) The availability of stormwater detention areas or conveyance opportunities on surrounding land.

- N) In assessing applications for earthworks that do not comply with Rule B1 1.3.5 F iii) a), Council has restricted its discretion to:
 - i) Any effects on the National Grid;
 - ii) Volume, area and location of the works, including temporary activities such as stockpiles.
 - iii) Time of works.
 - iv) Site remediation.
 - v) The use of mobile machinery near the National Grid.

Amendment 10

Amend Rule A1, 1.3.4 Assessment of Discretionary Activity Applications by adding a consecutive subclause after (xxviii), and consequential renumbering as follows:

1.3.4 Assessment of Discretionary Activity Applications

A) *In assessing discretionary activities Council will have regard to matters including the following:*

i) *...*

xxix) *In relation to subdivisions within any of the Growth Precincts, that do not comply with the minimum and maximum lot size and/or minimum lot frontage standard in (Rule C2 2.1.1A), the*

a) *The extent of non-compliance*

b) *The design and outcome of the proposed residential block layout and local street network, including:*

- *The recognition of the topographic and physical features of the site and surrounds;*
- *The provision of open space including retirement of steep hillsides, gully systems, esplanade reserves and local purpose reserves;*
- *The use of residential density that integrates into the landscape.*
- *The extent of through roads within the subdivision and linkages within the Urban Growth Precinct; and*
- *The level of accessibility for future lot owners;*

c) *The character and amenity anticipated by the subdivision design using positive features of established urban areas.*

d) *The ability of larger lots (2,000m² and greater) to be further subdivided in the future to a size, shape and form that creates good quality outcomes.*

f) *The provision of infrastructure and roading networks, for the current and anticipated future demand, including future intensification if larger lots are created.*

Amendment 11

Amend Rule B1, 1.1.1 A) Residential zone – Permitted activities by amending xiii to include the following wording:

xiii) Earthworks ancillary to permitted activities or to approved controlled, restricted discretionary or discretionary activities. NB: for specific earthworks provisions in the National Grid Yard, refer to Rule B1 1.3.5.

Amendment 12

Amend Rule B1, 1.2.1 C) Residential zone – Controlled activities by amending vi) to include the following wording:

vi) Setbacks from Road / Rail Crossings, the Makino Stream and the Oroua River, and the National Grid Yard shall apply - Refer Rule B1 1.3.5, Page 115.

Amendment 13

Amend Rule B1, 1.3.5 Special Yard Requirements by adding a consecutive subclause after E and consequential renumbering as follows:

- F) Within the National Grid Yard in Growth Precinct 1 (Appendix 9A), the following shall apply:
- i) The following buildings and structures are permitted, provided that they comply with the conditions set out under Clause (ii) below:
- a. any building which is a Network Utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid;
- b. fences and structures;
- c. any farm buildings (including horticulture activities) except for any milking/dairy shed, commercial glasshouses, pens housing animals or building associated with intensive farming);
- d. official sign required by law or provided by any statutory body in accordance with its powers under any law; and
- ii) All buildings and structures permitted by i) above shall comply with the following conditions:
- a) be located a minimum of 12m from the outer visible edge of a National Grid support structure (tower). All fences must be located a minimum of 5m from the support structure, network utility structure, road sign or safety sign; and
- b) must not exceed 2.5m in height or 10m² in area; and
- c) must achieve a minimum vertical clearance of 10m below the lowest point of the conductor (wires) associated with any National Grid line; or demonstrate compliance with the requirements of NZECP34:2001.
- d) For existing buildings used for sensitive activities, any additions and alterations must not result in an increase in height or building footprint.
- e) All fences must be 2.5m in height or less.
- iii) Any earthworks undertaken:
- a) by a Network Utility Operator, or
- b) as part of agricultural or domestic cultivation, or

- c) sealing or resealing of a road, footpath, driveway or farm track.
- iv) Any other earthworks shall be permitted, where the following conditions are met:
- a) any earthworks do not exceed a depth (measured vertically) of 300mm within a distance measured 12 metres from the outer visible edge of any National Grid tower; and
- b) any earthworks do not create an unstable batter that will affect a transmission support structure; and
- c) any earthworks do not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34:2001.

Note: Vegetation to be planted within the National Grid corridor must be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

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

Amendment 14

Amend Rule B11.4 – Restricted Discretionary activities by amending A) to include the following wording:

- A) Except where otherwise specified by Rule B1 1.6, any permitted activity or controlled activity specified above which does not comply with any of the relevant standards in Rules B1 1.3.1 to 1.3.6 above shall be a restricted discretionary activity.

Amendment 15

Insert a new Rule B1 1.6 – Non-Complying Activities to include the following wording:

1.6 Non-Complying Activities

1.6.1 List of Activities

A. The following activities shall be non-complying activities within the National Grid Yard in Growth Precinct 1 (Appendix 9A):

- a) any building or structures that are not identified as a permitted activity under Rule B1 1.3.5 F);
- b) any earthworks that do not comply with Rule B1 1.3.5 F) iii) b) or Rule B1 1.3.5 F) iii) c);
and
- c) the establishment of any new sensitive activity.

Amendment 16

Insert a new Rule B1A – Deferred residential Zoning to include the following wording:

The Deferred Residential Zoning applying to any land, or parcels of land, within the Growth Precinct 1 (Appendix 9A), Growth Precinct 2 (Appendix 9B), and Growth Precinct 3 (Appendix 9C) will be removed and replaced with the Residential Zone so that all Residential Zone provisions apply to that land (together with consequential changes to the relevant District Planning maps), on the passing of

a Council resolution that there is an adequate reticulated water, stormwater and wastewater network either provided by the Council, or to the satisfaction of the Council, in respect of that land.

Provided that no Council resolution may be made in respect of any land in Growth Precinct 1, Growth Precinct 2 or Growth Precinct 3 until the following cumulative requirements are met:

- (a) The Council has reviewed, notified and made operative the Hazards chapter of the Plan, in accordance with RMA, Schedule 1 after 1 August 2014; and
- (b) The land subject to a 1 in 200 year flood event is identified in the Structure Plan for Growth Precinct 1, 2 and 3 as the case may be in respect of that land after 1 August 2014; and
- (c) The Deferred Residential Zone is not uplifted for any land within 100 metres of the KiwiRail Rail Corridor in Growth Precinct 3 until such time as the General and Utilities Chapter of the Plan has been reviewed, notified and made operative after 1 August 2014.

Amendment 17

Add a new Appendix 2B1 to contain the Road Cross-Sections. The Appendix is immediately after the Appendix 2B Roading Hierarchy.

APPENDIX 2B1 - FEILDING URBAN GROWTH ROAD CROSS SECTIONS

Refer Rule C2, 2.1.1

Diagram(s) illustrating the road type and cross sections.

Amendment 18

Amend Rule C1 – Status of Subdivisions by adding a new rule to the 1.2 Restricted Discretionary Activities by amending iv) and adding a consecutive subclause after iv) and consequential renumbering as follows:

- iv) Any subdivision of land which provides a building site within 20m either side of the centre point of a high voltage (110kV or higher) transmission line, except that this rule will not apply to any subdivision where rule C1 1.2.1 A) vi) applies.
- v) Any subdivision within a Growth Precinct (Appendix 9 A-C) that does not comply with the stormwater neutrality standard in rule C2 2.1.1 E).
- vi) Any subdivision within a Growth Precinct (Appendix 9A-C) that does not comply with the wastewater disposal standard in Rule C2 2.1.1 G).
- vii) Any subdivision of land within the National Grid Corridor that is also within Growth Precinct 1 (Appendix 9A) and that complies with the standard in Rule C2 2.1.1 F).

Amendment 19

Amend Rule C1 – Status of Subdivision by adding a new rule to the 1.3 Discretionary Activities by adding consecutive subclauses after v) and consequential renumbering as follows:

- vi) Any subdivision within a Growth Precinct (Appendix 9A-C) that does not comply with the minimum lot sizes and/or minimum lot frontage standard in Rule C2 2.1.1 (A).
- vii) Any subdivision within a Growth Precinct that is not in accordance with the requirements specified in a relevant Structure Plan (Appendix 9A-C).
- viii) Any subdivision within a Growth Precinct (Appendix 9A-9C) that does not comply with the flood hazard standard in Rule C2 2.1.1 H).

Amendment 20

Adding a new Rule 1.3A – Non-Complying Activities – as follows:

- A) The following subdivisions shall be non-complying activities:
- i) Any subdivision of land within the National Grid Corridor that is also within Growth Precinct 1 (Appendix 9A) that does not comply with the standard in Rule C2 2.1.1 (F).

Amendment 21

Amend Rule C2 Zone Standards, 2.1 Standards – Residential Zone by adding new subdivision standards to 2.1.1 Greenfields Subdivision. These new standards are to only apply to subdivisions proposals in the any of the three Feilding growth areas as follows:

2.1.1 Greenfields Subdivisions

- ~~A) Minimum lot size shall be 500m² net site area.~~
- A) Any subdivision shall comply with the relevant minimum lot size and frontage widths as set out in Table 1 below for the existing Residential Zone and areas shown within the Growth Precincts:

Table 1

Area	Minimum Lot Size (Net Site Area)	Minimum Frontage Width for each lot
Existing Residential	500m ²	-
Growth Precinct – Density 1	2000m ²	40.0m
Growth Precinct – Density 2	800m ²	25.0m

- ~~B) Access and roading design and construction shall comply with the standards contained within NZS 4404:2010 Land Development. Where common access to six or more allotments is to be provided, this access must be a new legal road, to be formed to Council standards. Any entrance strip which provides legal access to a rear site shall have a minimum width of:~~
- ~~i) 3.5m where the number of sites is not greater than four. If visibility is restricted along the entrance strip, or if the entrance strip exceeds 75m in length, spaces visible from one to another shall be provided to enable vehicles to pass.~~
- ~~ii) 7m where the number of sites is greater than four.~~
- ~~C) Where common access to eight or more residential allotments is to be provided, this access must be a new legal road, to be formed to Council's standards.~~
- C) Shape factor - each site shall be capable of containing an 18m diameter circle.
- D) Any subdivision proposals shall be designed in accordance with the requirements specified in the relevant Structure Plan (Appendix 9A, 9B,9C).
- E) Any subdivision shall include a stormwater system design that achieves stormwater neutrality at the following scales:
- i) Over the area of land that is the subject of the subdivision proposal.

- ii) Over the Urban Growth Precinct in which the subdivision proposal is located.
- F) Any subdivision of land within the National Grid Corridor shall identify a building platform to be located outside the National Grid Yard.
- G) Any subdivision that includes a lot smaller than 5,000m² must be connected to reticulated wastewater services.
- H) Any subdivision containing a waterbody shall include:
- i) consideration and assessment of flood hazard effects; and
- ii) measures to ensure that effects of flooding from the waterbody area avoided or mitigated.

Amendment 22 – Rule E Definitions

New terms below::

- 92A. **Stormwater neutrality** 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.
- 16A **Deferred Residential Zoning** 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.
- 55A **National Grid** means the assets used or owned by Transpower NZ Limited.
- 55B **National Grid Corridor** means the area measured either side of the centreline of above ground Nation Grid lines as follows: 32m for the 110kV National Grid lines on towers LOCATED WITH Growth Precinct 1 (Appendix 9A)(NB - see diagram under definition of National Grid Yard)
- 55C **National Grid Yard** means: 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. (Diagram to be included in the definition - see a copy of submission)
- 84A **Sensitive activities** 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.
- 33A. A **growth precinct** means the area identified in the Structure Plan Growth Precinct 1-3 in Appendix 9A-9C.

Amended definition

32 **Greenfields** means land in the Residential zone or areas within the growth precinct structure plan in Appendix 9A-9C that has not previously been subdivision for urban purposes

Amendment 23

Add three new Appendices to contain the Structure Plans for the Feilding Growth Precincts (1 – 3) as attached with Precinct 1 identifying the electricity transmission network;

The new Appendices to be added after the last Operative District Plan Appendix (7B) as follows:

APPENDICES

APPENDIX ~~8A~~ 9A FEILDING STRUCTURE PLAN – PRECINCT 1: (Ranfurly Road / Awahuri Road)

APPENDIX ~~8B~~ 9B FEILDING STRUCTURE PLAN – PRECINCT 2: (Ranfurly Road / Halcombe Road)

APPENDIX ~~8C~~ 9C FEILDING STRUCTURE PLAN – PRECINCT 3: (Halcombe Road / Lethbridge Road)

Amendment 24

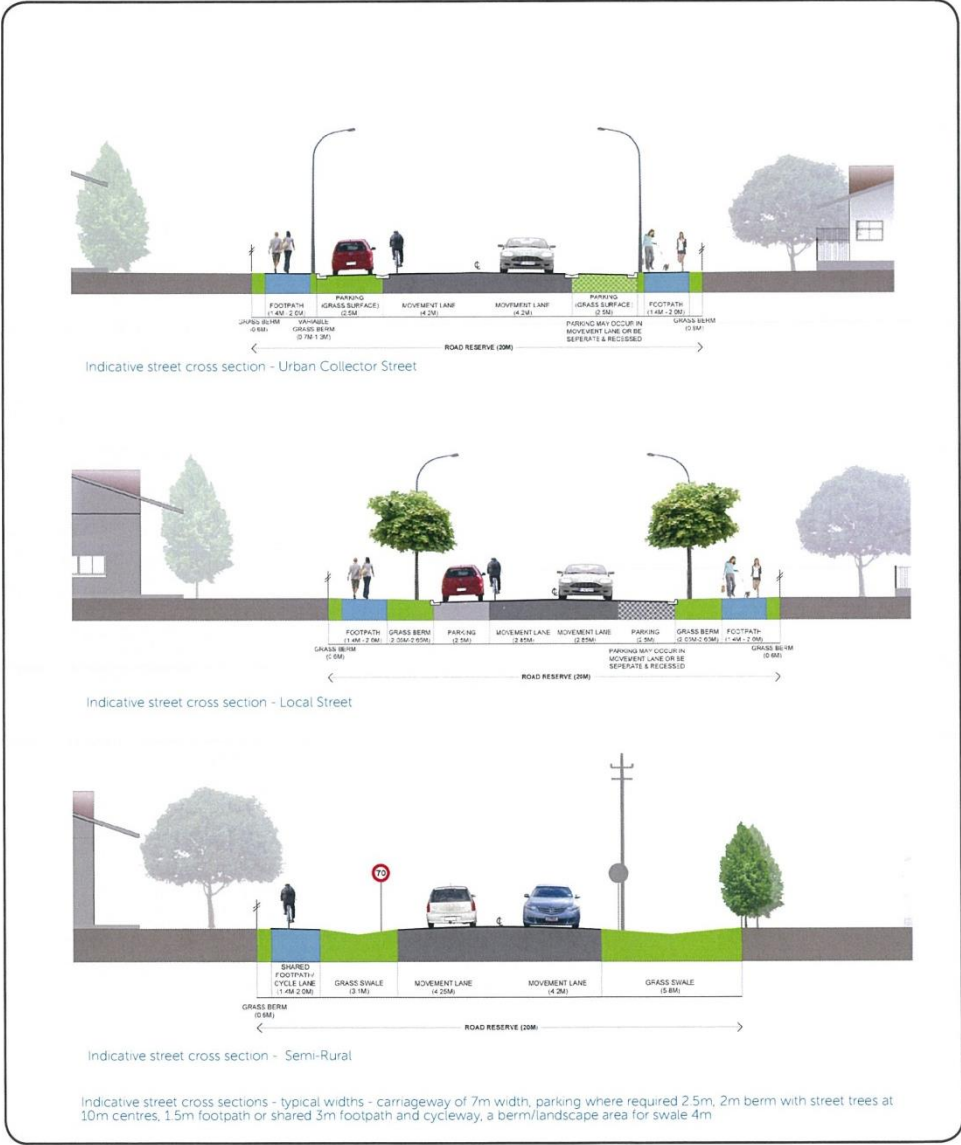
Add a new Appendix for the Subdivision Design Guide.

Amendment 25

Amend the District Plan Maps 11, 15, 25, 27, 29 & 33 and rezone land from “Rural” to “Residential” or “Rural” to “Residential (Deferred)” as shown on maps attached.

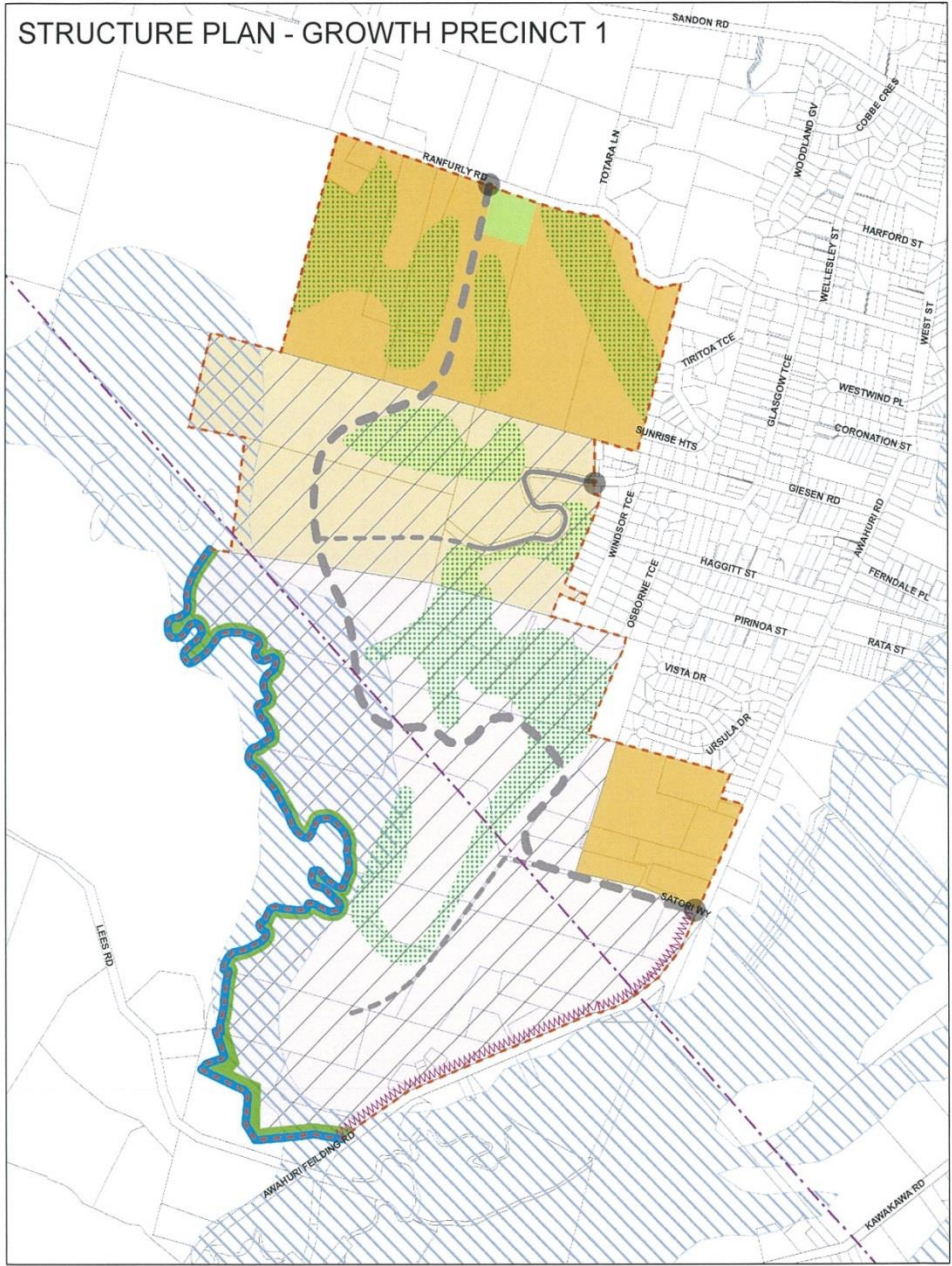
Amend the District Plan Map 33 to identify the electricity transmission network.

APPENDIX 2B1 – FEILDING URBAN GROWTH ROAD CROSS SECTIONS Refer Rule C2 2.1.1



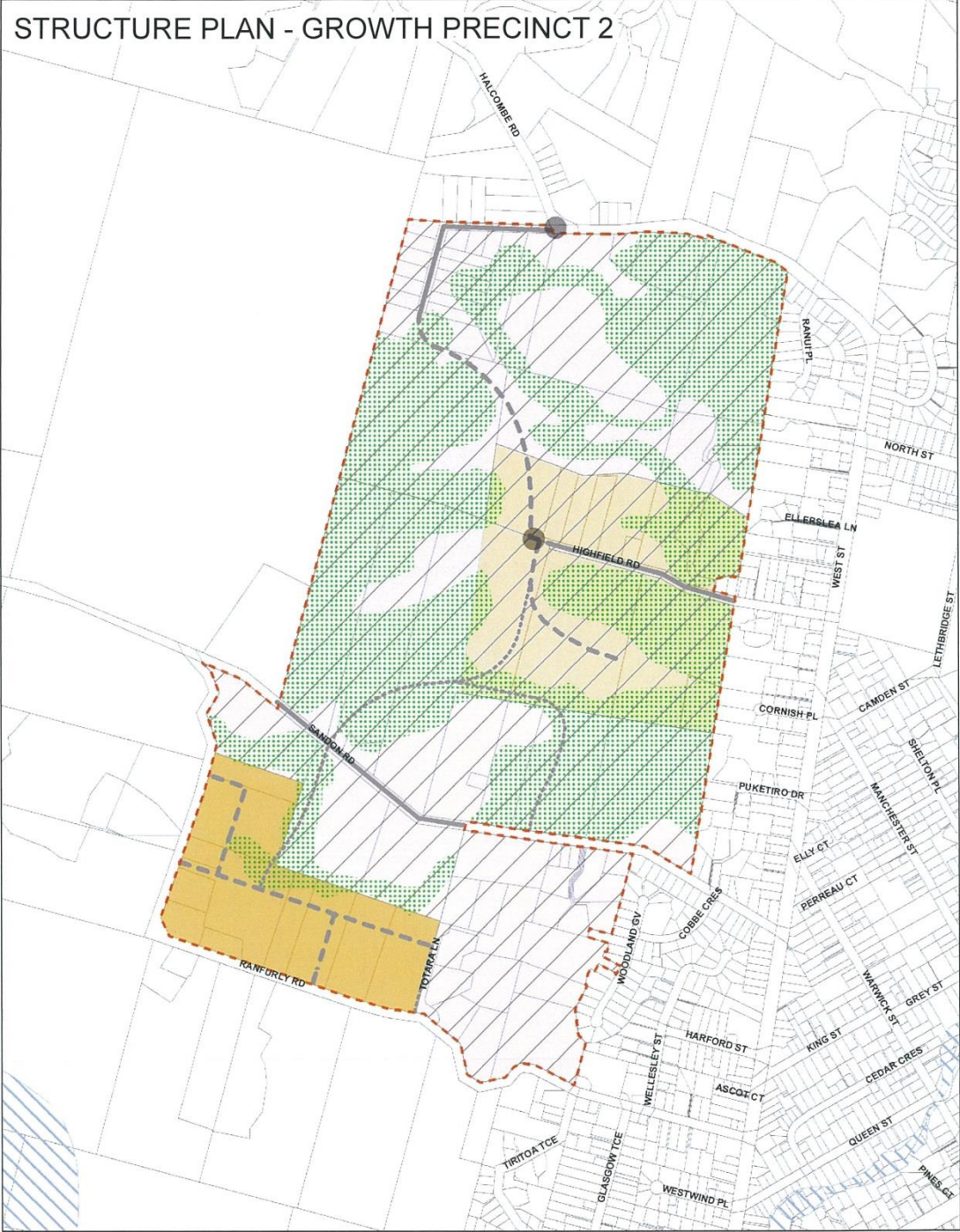
APPENDIX 9A STRUCTURE PLAN GROWTH PRECINCT 1

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APPENDIX 9B STRUCTURE PLAN GROWTH PRECINCT 2

W09117_Precinct_2_Structure_Plan_A3



Legend

- Connection Point
- Precinct Boundary
- Stream
- Collector Road
- Local Road
- Footpath
- Existing Road
- Esplanade Reserve
- Open Space / Slope
- Deferred Residential Zoning 1 minimum > 2000sqm
- Deferred Residential Zoning 2 minimum 800sqm
- Density 1 minimum > 2000 sqm
- Density 2 minimum 800 sqm
- Flood Channel 2



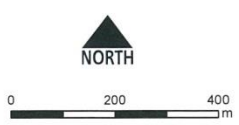
APPENDIX 9C STRUCTURE PLAN GROWTH PRECINCT 3

W09117_Precinct_3_Structure_Plan_A3

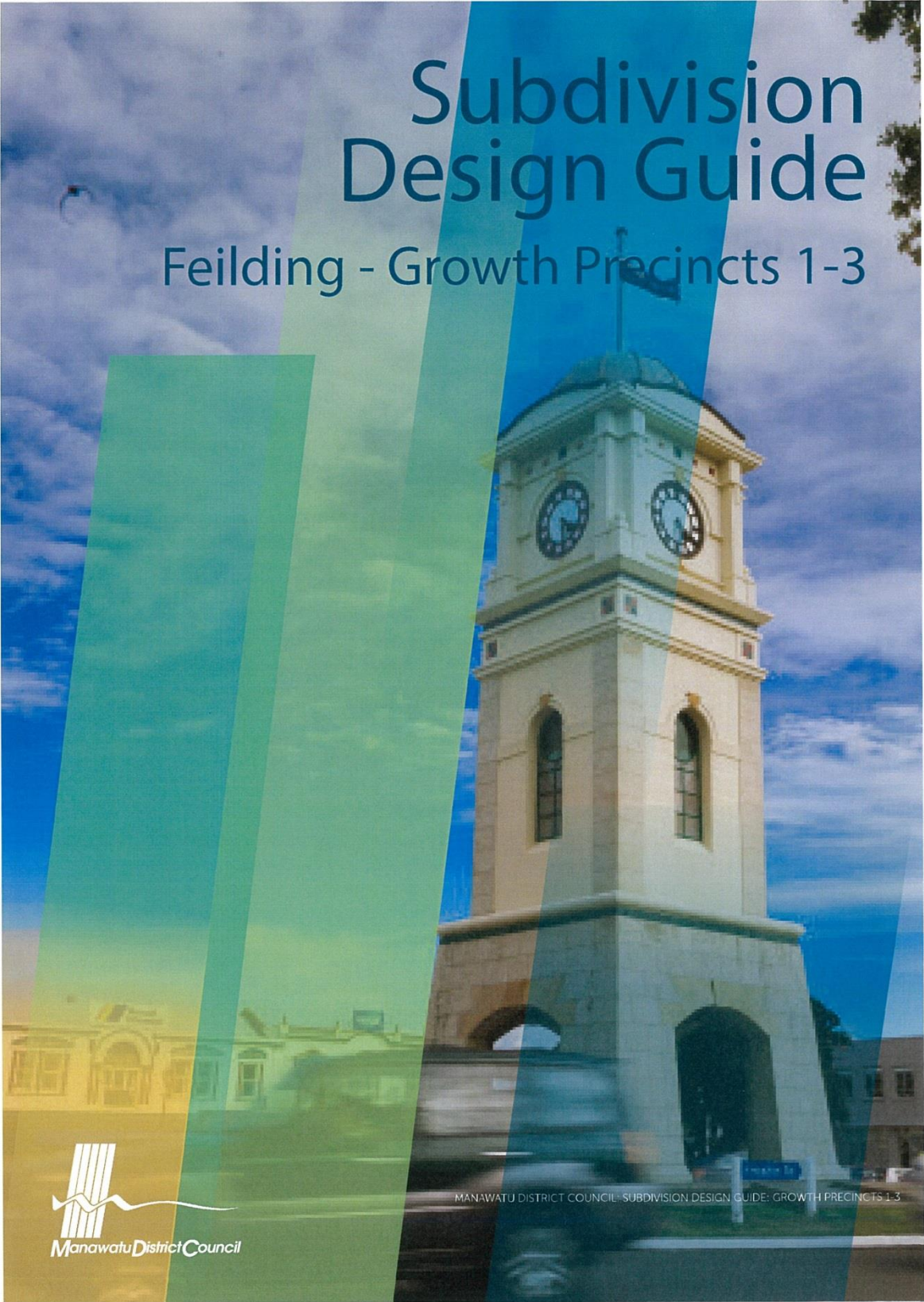


Legend

Connection Point	Collector Road	Deferred Residential Zoning 1 minimum > 2000sqm
Precinct Boundary	Local Road	Deferred Residential Zoning 2 minimum 800sqm
10m wide planted buffer	Footpath	Density 1 minimum > 2000sqm
Stream	Existing Road	Density 2 minimum 800 sqm
	Esplanade Reserve	Flood Channel 2
	Open Space / Slope	
	Local Purpose Reserve and Future Local Shops	



APPENDIX 10: SUBDIVISION DESIGN GUIDE



Subdivision Design Guide

Feilding - Growth Precincts 1-3



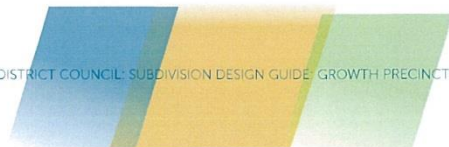
MANAWATU DISTRICT COUNCIL - SUBDIVISION DESIGN GUIDE: GROWTH PRECINCTS 1-3

Subdivision Design Guide

Feilding - Growth Precincts 1-3

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01 Introduction

The introduction to the Subdivision Design Guide provides an explanation as to its purpose, relationship to the District Plan and design process.

Subdivision Design Guide Purpose

The purpose of this guide is to give developers and subdivision designers a design process and guidelines on best practice subdivision and infrastructure design.

This guide sets out best practice design principles and illustrates their application in subdivision and infrastructure planning and design within the Feilding Growth areas known as Growth Precincts 1-3 (refer Diagram 1).

The Design Guide provides a set of outcomes and guidelines to inform landowners, developers, potentially affected people and the wider community about subdivision expectations within the Feilding Growth areas.

District Plan Relationship

The Design Guide works in conjunction with the rules and standards in the Manawatu District Plan including the Structure Plans that provide a spatial plan for each of the Growth Precincts.

How it Should be Used

The Design Guide should be used by subdivision designers (be that landowners, surveyors, planners, engineers or others) from the earliest stages of the design process. It will be used by the Council in its assessment and decision making on applications under the District Plan for resource consents for subdivisions.

The Design Guide does not seek to impose rules on new development, or prescribe specific design solutions. Rather, it offers a flexible framework within which developers and surveyors can work. The Design Guide identifies key subdivision design principles to assist the integration of new subdivision development into the surrounding area and to enhance the character of the area.

Developers are encouraged to look beyond the minimum standards and consent requirements of the District Plan and engineering requirements and to explore opportunities that will enhance and create a better urban environment, for now and which will last well into the future.

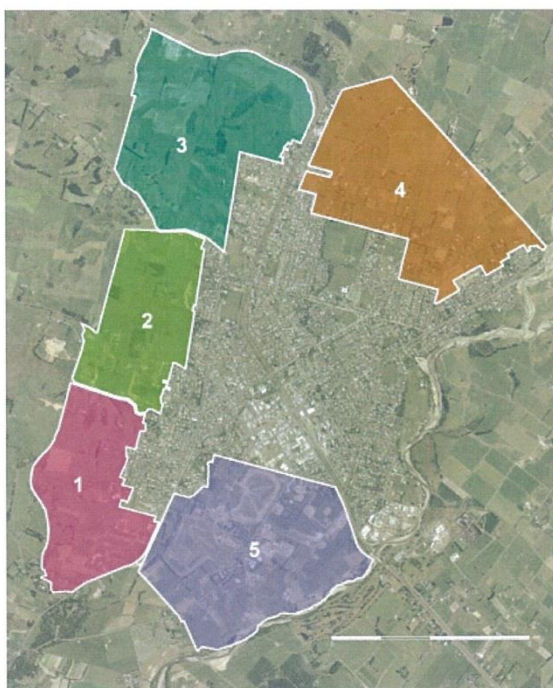


Diagram 1 showing locations and extent of Growth Precincts 1-5

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 Diagram 2.

Diagram 2 illustrates the best approach to addressing design effectiveness and process efficiencies. Applicants and their advisers should consider this process when considering development.

Each of the process steps is described below as actions – these are not intended to be prescriptive, but are common to best practice subdivision design processes.

1. Research

- Be familiar with your site of interest and collect as much information as you can – aerial photos, cadastral plans, titles, any historical information about buildings, previous land uses, hazards such as flooding or slips, large trees, underground or overhead services etc.
- Read the Design Guide to understand what the Council is considering are important in subdivision design. This includes all outcomes, guidelines and landscape advisory notes.
- Look at the District Plan to see what the resource consent requirements are for both subdivision and land uses.
- In the District Plan there is a Structure Plan map. Look at this and locate your property of interest and see what the context is. Also look at any connections that need to be made, slope or open space areas, or buffers for example.
- Consider the professional assistance (eg surveyor, engineer, planner) you may need – each of these have professional institutes and have lists of people in our area to contact.

2. Communicate

- Meet with a Council officer to discuss your ideas. It may be that several different officers (eg to help with infrastructure enquiries, or roading) will need to assist. It may also be beneficial to have an initial meeting and then follow-up meetings as ideas evolve.
- Consider your neighbours' interests. Do you know them and what their plans are? There may be mutual benefits to you and your neighbours if there are road connections to be made for example.
- Council may need to process your subdivision application through a publicly notified process. It is usually good practice to at least know your neighbours' interests prior to that process as often there can be ways of adjusting subdivisions to reduce or eliminate any issues.



Diagram 2



3. Assess

- There may be areas of the site that are constrained in some way eg by slope, proximity to incompatible uses, flooding hazard. Assess the site with a view to mapping and addressing these constraints.
- Assess the site and map for opportunities in the same way. There may be good views, flatter land, good connection points for streets or paths and proximity to a natural feature like a river for example.
- Overlay these constraints and opportunities on a map to see where the best locations for development areas are.
- If you are using a professional like a surveyor or planner they should do this with/for you. It is very useful to have this as background to support your subdivision application.

4. Design Options

- The position of streets and paths will be influential to the layout for lots and these will also be the likely position for infrastructure. An engineer or surveyor will usually need to be involved in this process.
- It would be advisable to see the Council again with a few options and get officers advice and comments. They will have some thoughts on how well the options satisfy the Design Guide intentions and District Plan rules and Structure Plans.

5. Document

- There are specific requirements that need to be satisfied when applying for a resource consent. Council will advise you of their information needs at your first meeting. 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 more time and may add to processing costs for your application.
- Include in the documentation the information and research gathered, including photographs.
- The process of documentation is usually undertaken by a professional as they know the Council requirements and can provide an appropriate level of assessment.
- Submit the documentation to Council.

Outcomes

The outcomes sought by the application of the Design Guide for subdivision in the growth areas around Feilding are set out below. The subdivision and development outcomes sought are benefits in the form of:

- 1 An efficient design and consenting process which derives from early Council engagement and the clarity of Council's expectations as expressed by the guidelines.
- 2 Subdivision design that is responsive to existing on site constraints and opportunities.
- 3 Responsive house lot layouts which recognise the context of the area, or other potential development in the area which could generate conflicts between activities.
- 4 Developments which express the town's rural character and therefore have an identity and character which is unique to Feilding.
- 5 Efficient and cost effective infrastructure provision from clearer 'structure planning' for roads and other services that tie into Council's asset planning.
- 6 Good 'connectivity' within and between new development areas and the existing Feilding township which makes it easy and cost effective for people to move around by driving as well as walking and cycling.
- 7 Streets which are sized to suit the traffic use as well as encouraging walking and cycling. This will result in infrastructure which is cost effective and more attractive to live with and use than large wide unused roads.
- 8 Attractive entrances to the town of Feilding that derive from buffer planting on key entry roads.
- 9 Residential areas where houses all have a street frontage to encourage a healthy and safe community. Also areas where there are multiple opportunities for people to interact and passive surveillance of and from people using the street.
- 10 Safe and good quality open spaces which result from their careful siting, sizing, planting and the passive surveillance gained from adjoining land uses.
- 11 Amenity value of recreation and movement derived from parks, rivers and other open spaces connected as a network.
- 12 Cost effective and sustainable stormwater management through the provision of open stormwater swales in road design and on-site detention of peak flows.
- 13 Future proofing for the needs of future generations through the design of subdivisions to enable increased numbers of houses if required and small local commercial centres when the catchment is sufficient to support them.
- 14 Reduced risk of effects from natural hazards through designing carefully for sloping land areas or areas with flood potential.

Content

The guidelines for Growth Precincts 1-3 focus on the provision of residential land uses.

The guide as it applies to Growth Precincts 1-3 has sections which address:

- Context
- Street and Path Connections
- Density and Lot Layout
- Open Space and Natural Features
- Natural Hazards and Resilience
- Stormwater Management
- Utility Services Networks

For each of those sections there are up to 10 guidance points. The nature of subdivision design is that all of the points across all of the sections are interrelated and need to be considered together. The guidelines are illustrated with photographs and diagrams which are intended to be indicative only.

The Feilding Framework Plan

As background to these Design Guidelines and the District Plan provisions as they apply to the growth areas in Growth Precincts 1-3, Council prepared a Feilding Framework Plan. This Framework Plan examined different forms of existing urban development in the town to understand what forms are most effective for the living environments. The Framework Plan also considered future growth projections and set out key principles of good urban design. An intended outcome from these guidelines is the achievement of those principles.

The Framework Plan also provided long term spatial plans for each of the Growth Precincts that give indicative concepts for how the development could ultimately be provided for over time. The Framework Plan provides an indicative concept for testing infrastructure feasibility, potential yield of lot numbers, residential amenity opportunities, suitability of areas for development and for the purposes of costing of infrastructure.

Development Contributions

In terms of the costs of enabling the development within the Growth Precincts through the provision of infrastructure, Council has determined that this infrastructure will be provided for as part of the Development Contributions Policy. The Structure Plans identify as 'deferred' those parts of the growth areas not considered necessary to meet projected demand over the long term. Services will not be provided to the deferred areas, but Council may consider subdivision applications within those deferred areas if the subdivider makes provision for those services independently of Council.

02 Context

The characteristics of the area around the land to be subdivided will vary from place to place. In order for the subdivision to integrate, connect and take advantage of those characteristics and mitigate any potential adverse effects that may arise from development, the design should be consistent with the following guidelines:

- C1 Consider the long-term future of the area around the subdivision and respond in design layout.
- C2 Consider the external and internal opportunities and constraints for the subdivision area as a deliberate part of the subdivision design process.
- C3 Ensure that at the rural interface, the subdivision design recognises the potential for adverse effects from incompatibility between residential amenity or activities and rural activities. For example, by positioning lots to enable an open space and/or planted buffer to be incorporated.
- C4 Consider that Feilding has a rural-town character and the subdivision design can take advantage of this distinctive attribute in the design of roads, or placement of building sites or open spaces. For example, it may be possible to direct roads to gain views towards rural land or house sites to get a rural aspect.
- C5 Consider the natural landforms in the wider landscape in the subdivision design. For example gaining long views out to hills or gaining the benefits of visual and open space amenity of the two rivers.
- C6 Ensure that subdivision design responds to the local climatic conditions. For example, organise lots so that buildings and outside areas can be positioned to have good sunlight access and shelter (be that from trees or building design) from prevailing winds.
- C7 Ensure that connection points for vehicles and walking/cycling and the adjacent areas (existing or zoned for growth) are provided for with the aim of enabling direct movement to local amenities. For example, the town centre.



Example of Framework Plan

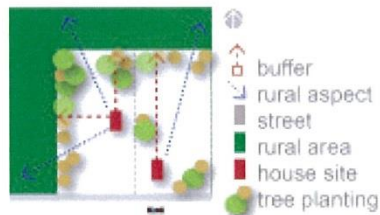


Diagram showing buffer and view opportunities



Example of rural aspect



Example of amenity of rivers

03 Street and Path Connections

The streets and path connections within the growth precincts of Feilding are important for moving people and goods between local destinations, and as public spaces that contribute to the visual and social amenity of the place. The Structure Plans identify the main streets (collectors and some local roads) which are intended to ensure connectivity between land in different ownerships. A more detailed street network (with frequent connections) is required to produce well connected residential subdivisions and the neighbourhoods these form. In order for these connections from subdivision to deliver on both function and amenity, the design should be consistent with the following guidelines:

- SP1 Ensure the street network shown on the Structure Plans is provided for in the first instance. Build on this connectivity, making sure street connections are integrated with the existing residential areas and can be extended to deferred zones in the future.
- SP2 Ensure the street type reflects the future anticipated role in the district network and as indicated on the Structure Plans. For example, only part of a street may need to be formed in the initial subdivision, but it may need to be added to in the future.
- SP3 Ensure that streets and paths are sized for the volume of their vehicle or pedestrian use, including vehicle type. Roads and streets that are too wide are an inefficient use of land, which generate larger stormwater runoff drainage needs, uncomfortably proportioned spaces and higher traffic speeds. For example, the collector and local road cross sections provide a generic guide.

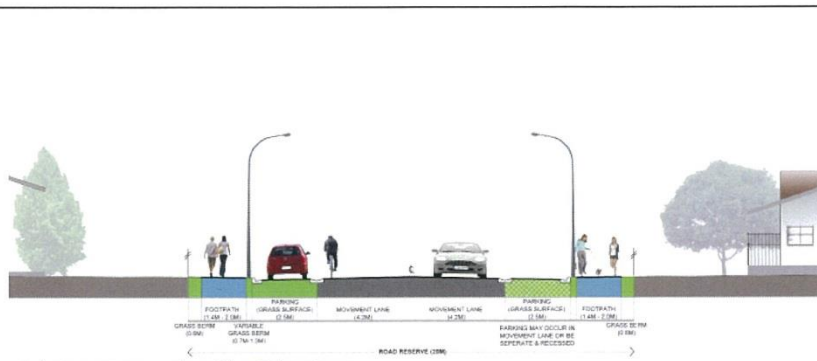
good



poor



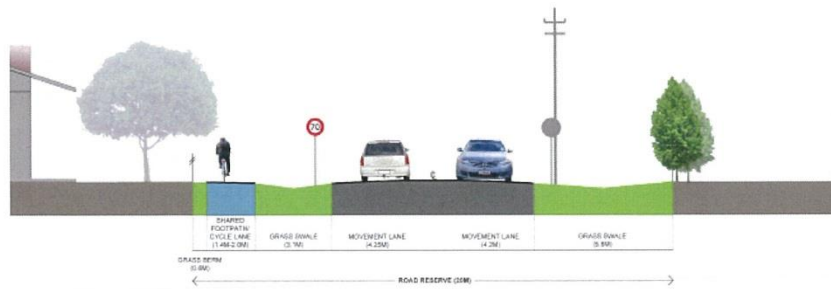
The residential good example has the same road reserve width as the poor example. The good example has more amenity - grassed berm and street trees which give it a friendly scale. The poor example is very hard and the road area is over sized for the level of use by vehicles.



Indicative street cross section - Urban Collector Street



Indicative street cross section - Local Street



Indicative street cross section - Semi-Rural

Indicative street cross sections - typical widths - carriageway of 7m width, parking where required 2.5m, 2m berm with street trees at 10m centres, 1.5m footpath or shared 3m footpath and cycleway, a berm/landscape area for swale 4m

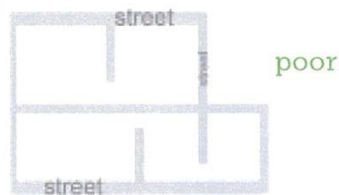
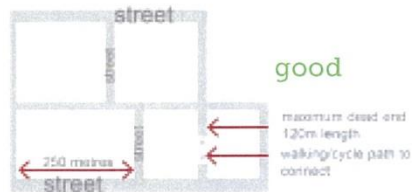
SP4 Ensure that there is good connections between streets. This enables a network that promotes efficient vehicle, walking and cycling movements.

SP5 Ensure that 'dead end streets' or cul-de-sacs are only used where the topography limits the ability to connect streets to others – in Growth Precincts 1-3 there may be these situations. If these dead end streets are proposed for residential areas they should be no longer than 120m in length and preferably have a walking/cycle path connection from the end to another street.

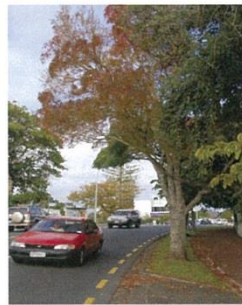
SP6 Where a public street is not being provided (such as for a small number of lots) and private Right of Way access is being proposed ensure that all private way access is designed to have the same amenity considerations as a street including sufficient width for a path and trees.

SP7 Ensure that streets are designed to include cycling and walking paths with street tree planting in a grassed berm between the road and path. This provides visual amenity and a comfortable separation between activities. For example, the collector and local road cross sections provide a generic guide.

SP8 Ensure that where topographical constraints limit vehicle street connections, that a network of walking and cycle paths of a safe and comfortable size are provided. For example, between hill development areas or from hill development areas down to existing areas below.



Street network diagram - good connectivity and poor connectivity



Example shows path separated from road but still visible to provide passive surveillance

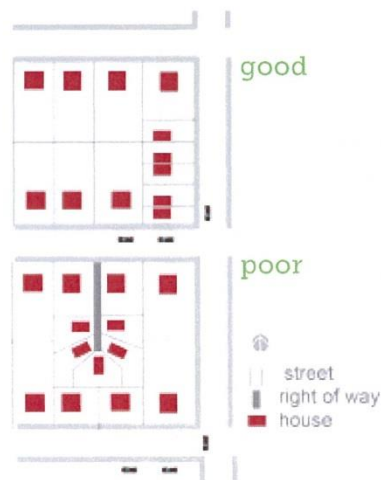


Example shows path connection that can connect between two topographically steep areas

04 Density and Lot Layout

The design of subdivisions, including the placement of streets (which forms the shape of blocks) and lots, is highly influential on the resultant quality of development once houses and other buildings are located there. Street layouts are described in Street and Path Connections above. To ensure the resultant density and layout of the development from subdivision delivers a quality place to live, the design should be consistent with the following guidelines:

- DL1 Ensure that all lots have frontage to a street (or a private way) with a width that is sufficient to enable the house to 'front' the street (or private way). No rear lots should be created.
- DL2 Ensure that for a cul-de-sac street, there is a maximum length of 120m and no more than 20 houses accessed from it. This will ensure that long lengths of disconnected 'dead end' streets are not prevalent in the subdivision design.
- DL3 Ensure that lots that have a boundary to an off road path, open space, river, or park are designed for the house to 'front' to that path, open space, stream or park with windows to a main living space. For example, orientating the local street alongside the path, open space, or stream to encourage house orientation towards it.
- DL4 Consider the provision of a range of lot sizes within the subdivision to provide for diversity in the house types and sizes to recognise the range of housing needs within Feilding.
- DL5 Ensure that larger (ie 2000m² or larger) lot layouts enable a future house to be positioned on that lot (or a further subdivision of that lot). For example, ensure a wide enough street frontage for a new house in the future.



Lot layout diagram - good example shows frontages for all and a two sizes of lots. poor example shows no frontage to small lots at rear.



Example shows frontage of residential properties to a park opposite - the street between the park and residential lots allows the good frontage.

DL6 Ensure that the slope of the land, including those areas identified on the Structure Plans as Open Space/Slope Areas, is considered in the lot configuration. It is noted that the identified areas are indicative only (ie there maybe other areas outside those shown) and are typically for areas with a slope of greater than 12 degrees. Development on land with a slope of up to 30 degrees may be possible, but erosion potential increases with slope. The guideline is to provide a house site and access that does not require large scale earthworks in the form of large height cuts. For example, buildings may have pile foundations or lots are provided at larger sizes so houses can avoid being built on steeper sloping land (refer also to the Horizons One Plan provisions).

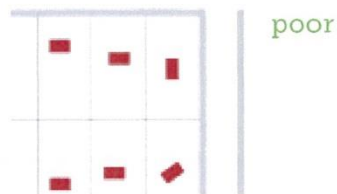
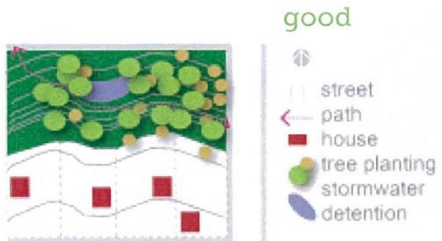


Diagram shows good arrangement of lots and house sites for the larger lot areas to enable later additional density. The poor example shows house sites not well located in terms of providing for future houses.

DL7 Consider the natural land forms in Growth Precincts 1-3 in the positioning of lot boundaries and roads to avoid straight-line boundary fences or roads that cut unnaturally across the landscape. For example, arrange to follow contours or along gullies.



DL8 Ensure that Open Space/Slope Areas shown on the Structure Plan are considered as part of the subdivision stormwater management network. For example, providing for short term detention of water, overland flow paths or conveyance to watercourses, or soakage.

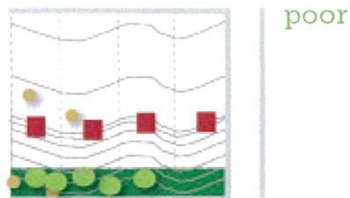


Diagram shows good arrangement of lots away from steeper land, less potential for fence lines cutting across contour, maintenance of vegetated slopes, ability to detain stormwater flow and a walking path link. The poor layout will require significant earthworks to create house locations and access, removes vegetation and will increase stormwater runoff.

05 Open Space and Natural Features

Growth Precincts 1-3 include hillside land which is steep sloping and/or has existing vegetation which contributes to the visual amenity backdrop of Feilding. These hillside areas also contribute to the District's ecological values, as well as stormwater runoff and erosion mitigation.

With the transition of currently rural land to residential uses in the Growth Precincts, there is also a need to consider the range of both formal and informal recreational and social needs of the people that will become resident and work there. In order for the resultant development from subdivision to benefit from the open space and natural features, as well as deliver a quality place to live, the subdivision design should be consistent with the following guidelines:

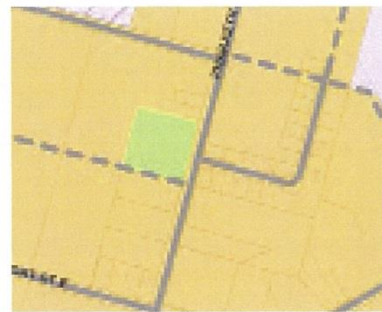
ON1 Ensure that public open space is provided for within the growth areas that will provide a local purpose reserve area for residents of the area. The Structure Plans have nominated a location for these in each of the higher density Growth Precincts as required. Other public open space areas may be provided – for example smaller 'pocket parks' can add to the amenity of a new residential area provided these parks are well positioned, sized and shaped.

ON2 Ensure that public open space is located where it will have surveillance from houses, work places, passing vehicles or walkers/cyclists and is designed to be visually permeable from those streets and paths. For example, ensure that no fences are built, clear stemmed trees are used to form edges to the space to allow people to see out of and into the park, from surrounding streets.

ON3 Ensure that within the nominated locations for open spaces on the Structure Plans, that the subdivision layout provides for future local centre business (typically small local shops). Also ensure future development does not obscure the open space behind. For example, by the placement of roads to gain shop frontages and allowing for parking on the street.



Good example has small street between open space and house front - this allows for low/no fences, provide passive surveillance. The poor example has park at back of house - this leads to fences being built



Structure Plans show locations for larger open spaces and locations for local shops in the future.

- ON4 Ensure that open space is provided for in association with river corridors, gullies, and sloping land for conservation purposes, and as appropriate, for public access and recreation purposes. In some circumstances it is recognised that open space will be private.
- ON5 Ensure that public open spaces, such as those associated with the river corridors, gullies or on steeper slopes, are formed as a network of spaces that allow for active modes of movement (such as walking, cycling, jogging)
- ON6 Ensure that the provision and planting of buffer areas, shown on the Structure Plans, are designed to reflect their role as entry areas to the town and are comprised of large sized street trees that are either underplanted or able to be mown beneath.
- ON7 Ensure that the Crime Prevention through Environmental Design (CPTED) principles are provided for in the subdivision design of open spaces. These can be found on Council's website.

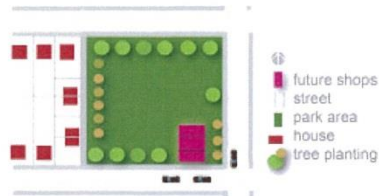


Diagram shows a new neighbourhood park with provision in future for shops. Note the small street at the park edge and smaller lots for houses to face the park



Example shows pathway beside waterbody in natural open space setting (photo Simon Devitt)



Example shows buffer planting of large street trees and underplanting of lower shrubs

06 Natural Hazards and Resilience

The growth areas of Feilding are located both on sloping and flat land where two watercourses (Makino Stream and Oroua River) flow. The natural hazards identified include flooding, liquefaction and erosion on the sloping areas. In order for the resultant development from subdivision to respond to these hazards and generate a resilient urban form, the subdivision design should be consistent with the following guidelines:

- NR1 Ensure that the Open Space/Slope Areas, as shown on the Structure Plans, are recognised and provided for in the layout of the subdivision to maintain some sloping land as open space (refer to Open Space and Natural Features Guidelines). This helps to reduce erosion from runoff and peak flows into water courses in flood.
- NR2 Ensure that stormwater runoff from roads, driveways and building roofs is managed (refer to Stormwater Guidelines) to minimise discharge peak flows. For example, the use of detention capacity in open spaces, rainwater tanks for each house lot, and swales in streets (refer to Streets and Path Connections Guidelines).
- NR3 Ensure appropriate consideration is given to Horizons Regional Council flood hazard mapping, Building Act 2004, and any other relevant Regulations and Codes. Additional site investigations in the Growth Precincts may be required to address these matters.
- NR4 Ensure that infrastructure resilience is considered in subdivision design. For example, by interconnected street access, alternative service (eg water or power) provision, and non-mechanised infrastructure systems.



The Structure Plan identify approximately the sloping areas - these are face or gullies. The photograph show a gully which runs out towards the floodplain from the hill Precincts



The Feilding town sits on a flood plain. It is important to plan new development to recognise hazards and to minimise the extent to which new development may exacerbate them

07 Stormwater Management

Feilding has known stormwater management and flooding issues. Additional urbanisation can exacerbate this issue. The provision of extensive stormwater infrastructure adds to the cost of development. The use of "low impact" design techniques for stormwater management has the potential to be cost effective and minimise stormwater discharges. The subdivision design should be consistent with the following guidelines:

SM1 Ensure that subdivision design for stormwater run-off from the subdivision area is considered in the context of the whole Growth Precinct and considered as a network – for example shared detention systems or network linkages with adjacent areas.

SM2 Ensure that stormwater neutrality is achieved in the subdivision. For example, through provision of a combination of open space areas, detention areas, swales, and other on-site management techniques.

If the following stormwater management techniques are utilised, stormwater neutrality may be achieved within a subdivision:

- i) Providing 16m³ of property level onsite stormwater tank storage which discharges via orifice control to 10m of 'french' drain or soakaway drain within each property; and
- ii) Roadside open drains to collect road runoff, directed to detention ponds located at subcatchment level to attenuate flows; and
- iii) Providing detention ponds with sufficient capacity to retain the road stormwater runoff.

Alternatively, the developer will need to apply a robust alternative method of stormwater management which limits any increases in flows to the Makino Stream and Oroua River to:

- i) A maximum impermeable area of less than 1,00m² per subdivision (including cumulative stages of the subdivision) contributing to the Makino Stream without mitigation; and
- ii) Pre-development levels in the 1% annual exceedance probability (AEP) plus climate change flood to 2090 to the Oroua River.

SM3 Ensure that stormwater networks being provided for as part of street design are incorporated into the subdivision design. For example, the collector and local road cross-sections provide a generic guide.

SM4 Consider the benefit to stream water quality from stormwater management by minimising hard surface areas (such as parking, driveways, roads etc) and the use of swales and detention areas that gives runoff some settlement and filtering time prior to discharge

SM5 Consider the management of roof rainwater and its potential for collection and use for garden watering.



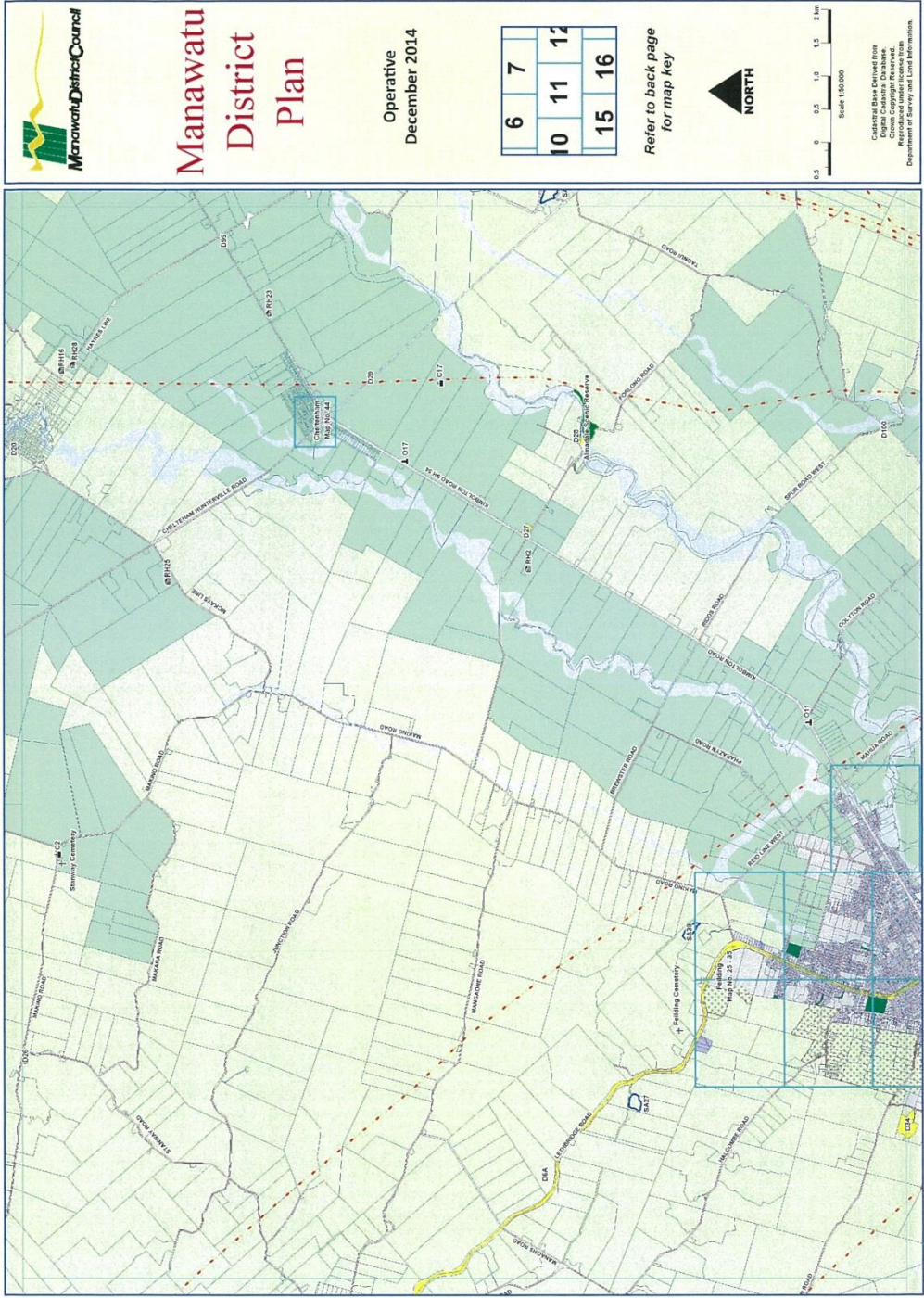
Examples show the network process, clockwise from top left - collection of stormwater at source - to rainwater tanks from roofs and to swales from roads, the direction of that runoff to a filtering area and then its discharge finally through a re-vegetated local stream to the receiving water course

08 Utility Services Networks

The Feilding growth precincts are intended to be more urban than rural in character. Being adjacent to the existing urban area the growth precincts can readily be connected with utility service extensions for waste water, water supply, stormwater and power, telephone and other utilities. Council plans the supply of its utility assets and any upgrading of capacity according to estimated demand and where this occurs in the network. In order for the design of utilities to be efficient and cost effective, the subdivision design should be consistent with the following guidelines:

- US1 Ensure that the utility provision as part of subdivision design coordinates with Council's wider network design provision.
- US2 Ensure the utility provision is planned for on a Growth Precinct wide basis to provide for maximum efficiencies in the cost of implementation. This planning may include larger capacity infrastructure to provide for future connections.
- US3 Ensure that utility provision is for reticulated services including for waste water unless residential lots are larger than 5000m² in which case these may be able to be serviced on site (refer to Horizons One Plan).
- US4 Ensure provision of utilities by the subdivider/ developer where growth precincts are proposed to be advanced ahead of Council's asset planning and in the deferred areas of development as shown in Structure Plans.

District Plan Maps 11, 15, 25, 27, 29, and 33





Manawatu District Plan

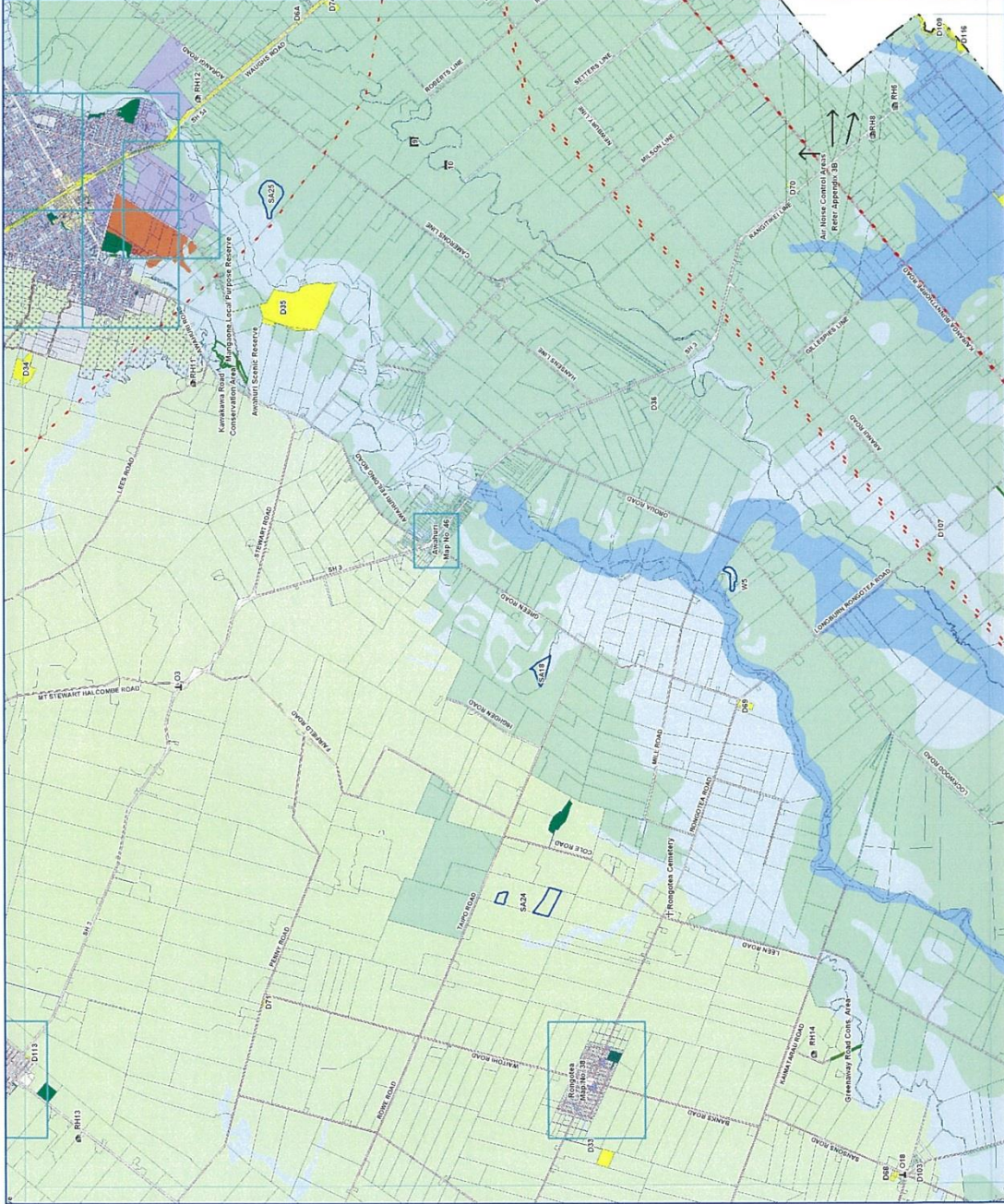
Operative December 2014

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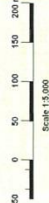
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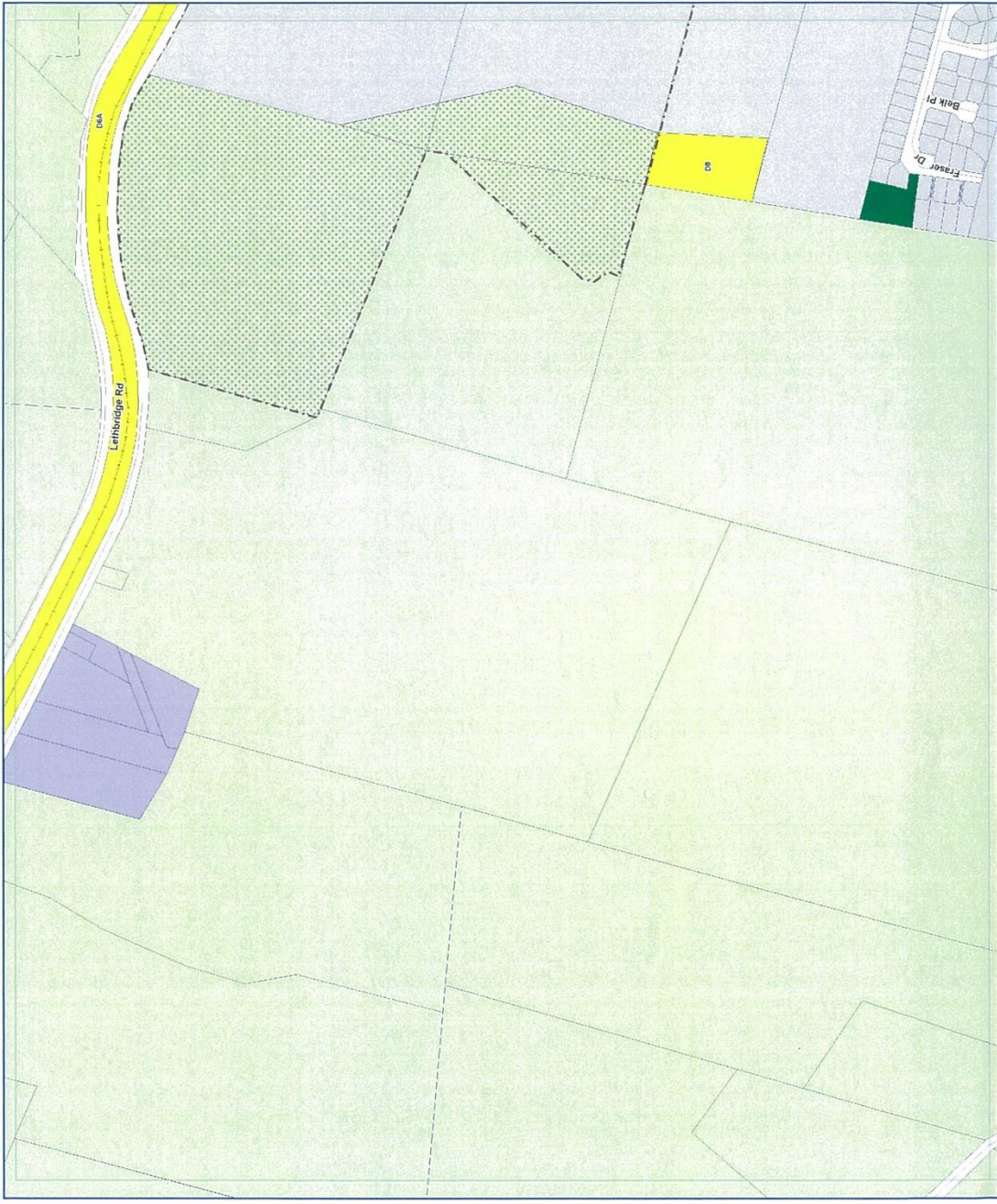
Feilding

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Manawatu District Plan

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Feilding

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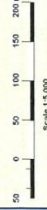
Manawatu District Plan

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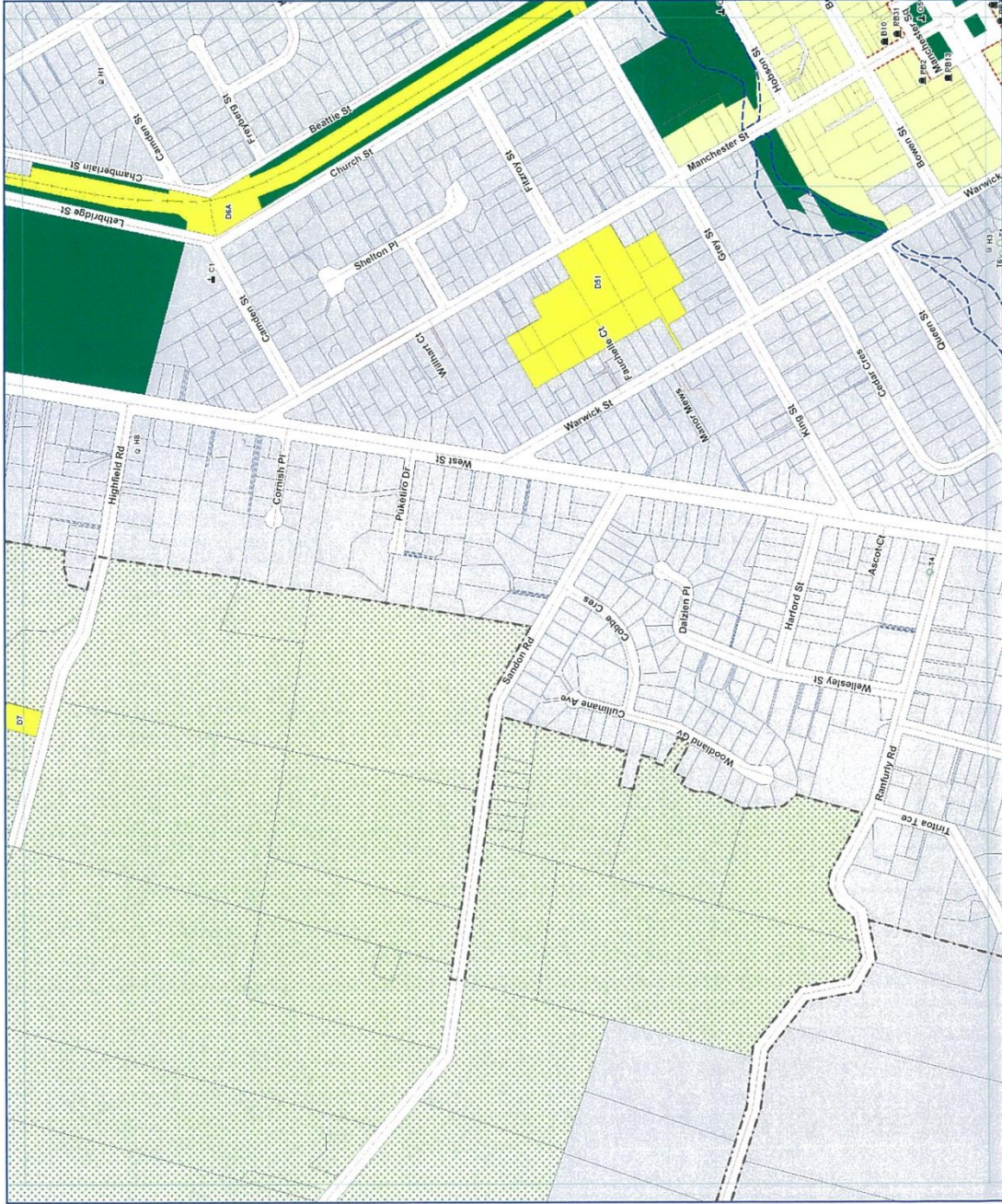
Feilding

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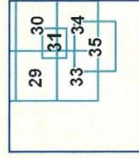




Manawatu District Plan

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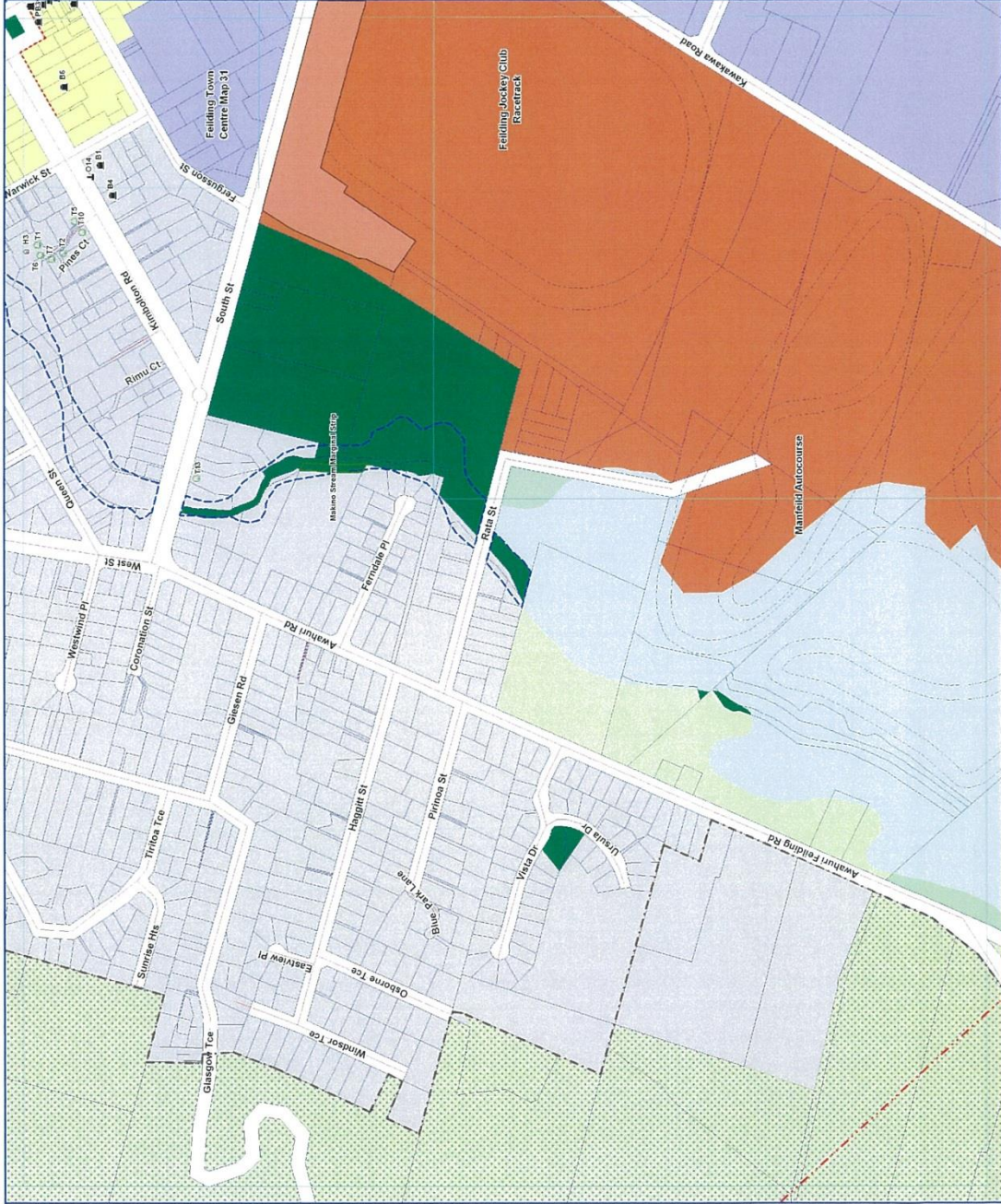
Feilding







































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Map Key	
	Rural 1
	Rural 2
	Village
	Residential
	Deferred Residential Zoning
	Structure Plan Growth Precincts
	Industrial
	Recreation
	Business
	Flood Channel 1
	Flood Channel 2
	Special Development Zone
	Manfeild Park Zone
Control Areas Refer Appendix 6A	
	Area Subject to Inundation
Designations Refer Appendix 7A	
	D18 Designations (D)

Heritage Places Refer Appendix 1A - 1F	
	Natural Areas (SA) (W) (OF)
	Protected Trees (T)
	Historic Commercial Buildings (B)/(PB)
	Historic Houses (H)/(RH)
	Objects/Memorials (O)
	Marae (M)
	Historic Churches/Community Buildings (C)
	Archaeological Sites
	Cemeteries
	Piggery
	Conservation Areas
Other	
	Identified Frontage
	District Boundary
	Formed Roads
	Unformed Roads
	Pohangina Valley
	Coastal Vegetation Area
	Coastal Area
	Transmission Lines
	Pohangina Views
	

Updated December 2014

