

AREA SPECIFIC MATTERS

GRZ – General Residential Zone

Introduction

Maintaining and enhancing the mixed residential character and amenity of Feilding’s General Residential Zone is a key focus of the District Plan. Feilding has a variety of housing and lot density, open space, and *community facilities* all within easy access of the town centre.

Issues

Refer also: GEN-I4

Maewa (Growth Precinct 4)

GRZ-I1	<i>Effects</i> of residential development on natural and physical resources, including the vibrancy of the town centre, infrastructure, wastewater, water supply, stormwater, and the safety and efficiency of the roading network.
GRZ-I2	The potential fragmentation and lack of connectivity through subdivision and the prevalence of cul-de-sacs creating poor urban design outcomes.
GRZ-I3	Ensuring that development improves the health, safety and resilience of communities.
GRZ-I4	The location and design of housing and <i>accessory buildings</i> ensures high <i>onsite</i> amenity and effective use of private open space.
GRZ-I5	The importance of open spaces, permeable areas and vegetation in residential areas and the positive contribution trees and vegetation make to residential <i>amenity values</i> .
GRZ-I6	The scale, character and intensity of the <i>effects</i> of <i>non-residential activities</i> in the residential zone and compatibility with <i>residential activities</i> .

Objectives

Refer also GEN-O1, GEN-O2, and GEN-O5.

General Residential Zone

GRZ-O1	To maintain or enhance the residential character of Feilding’s General Residential <i>zones</i> , and the amenities of its residents, which includes:
GRZ-O1.1	A mainly low-density residential appearance, dominated by detached dwellings, but with scope for other forms of housing which provide a range of different lifestyle options.
GRZ-O1.2	A safe <i>environment</i> free of potentially hazardous installations. (HS-O1)
GRZ-O1.3	A green, well-treed appearance and open <i>streetscape</i> , with landscaping wherever possible on streets and in public areas, and with ample room for planting on private sections and front <i>yards</i> .
GRZ-O1.4	Adequate access to sunlight for homes and properties, without prolonged shadowing from <i>buildings</i> trees or structures on other <i>site</i> .
GRZ-O1.5	Residents are not subjected to fumes, smoke, or odour problems from other properties.
GRZ-O1.6	A level of aural and visual privacy consistent with suburban living, with a quiet neighbourhood at night. (NOISE-O2)
GRZ-O1.7	Neighbourhood streets cater for pedestrians and local traffic rather than encouraging through-traffic. Heavy vehicles are seldom seen in neighbourhood streets. The design of residential areas promotes traffic safety and walking or cycling as modes of transport. (SUB-O9)

GRZ-O1.8	Problems associated with dogs and other wandering, dangerous or noisy animals are kept to a minimum. Stock driving does not occur through town.
GRZ-O1.9	Residents have good access to public open space, and to social, recreational and appropriate employment opportunities in the residential <i>zone</i> , e.g. places of assembly, <i>education facilities</i> and community services. Adequate access to these places is provided for people with disabilities. (SUB-O9).
GRZ-O1.10	Residential streets generally have a tidy appearance.
GRZ-O1.11	Any impacts of non- <i>residential activities</i> on the residential <i>environment</i> are avoided, remedied or mitigated, particularly in terms of noise, traffic generation, parking requirements, outdoor storage space, potential danger and visual appearance.
GRZ-O1.12	A high level of amenity and avoidance of those activities that can detract from this including unfinished or derelict <i>buildings</i> , piles of junk and car bodies being stored outside

Maewa (Growth Precinct 4)

GRZ-MAE-O1	To maintain or enhance the mixed residential character and amenity of Feilding’s General Residential <i>Zone</i> , including the neighbourhood amenities for its residents.
GRZ-MAE-O2	To promote development within <i>Maewa (Growth Precinct 4)</i> that creates an attractive, healthy and safe place to live.
GRZ-MAE-O3	To control the <i>effects</i> of commercial and non- <i>residential activities</i> on the character and amenity of the residential <i>environment</i> within <i>Maewa (Growth Precinct 4)</i> .
GRZ-MAE-O4	To ensure that any <i>multi-unit residential development</i> and retirement living achieves high quality residential amenity.

Policies

General Residential Zone

GRZ-P1	To ensure that new and existing development does not adversely affect the character and amenity of the General Residential Zone.
GRZ-P2	To recognise the benefits which <i>home occupations</i> can have, so long as any adverse <i>effects</i> on the <i>environment</i> are kept to a minimum.
GRZ-P3	To recognise that residential properties near Town Centre, Mixed Use, Commercial or General Industrial zones may experience permitted adverse <i>effects</i> resulting from activities in those zones.
GRZ-P4	To avoid where possible, or mitigate the adverse visual <i>effects</i> of activities which are inherently unsightly or are detracting from the visual amenities of the zone.

Maewa (Growth Precinct 4)

GRZ-MAE-P1	To maintain the low density residential development pattern of Feilding.
GRZ-MAE-P2	To achieve a high quality residential <i>streetscape environment</i> through providing for trees on berms and in public areas, and room for planting on residential lots.
GRZ-MAE-P3	To ensure all residential lots have adequate access to sunlight for homes and outdoor living areas without prolonged shading from <i>buildings</i> and structures.
GRZ-MAE-P4	To enable development in general accordance with the <i>Maewa (Growth Precinct 4) Structure Plan (SUB-APP1)</i> .
GRZ-MAE-P5	To minimise adverse visual <i>effects</i> on adjoining residential properties through controls on the <i>height</i> and scale of <i>buildings</i> .

GRZ-MAE-P6	To encourage an active street frontage through design controls for new <i>residential units</i> , garages and fencing, whereby garages do not dominate the <i>streetscape</i> .
GRZ-MAE-P7	To ensure <i>buildings</i> and structures in <i>Maewa (Growth Precinct 4)</i> are located and designed to manage the risk of natural hazards.
GRZ-MAE-P8	To require development to provide appropriate <i>permeable surface</i> areas to minimise the <i>effects</i> of stormwater flooding.
GRZ-MAE-P9	To ensure development achieves sustainable connectivity that enables people to easily and effectively move around by driving, walking and cycling as demonstrated by the <i>Maewa (Growth Precinct 4) Structure Plan</i> .
GRZ-MAE-P10	To manage the risk of stormwater inundation by requiring low impact stormwater design solutions, minimum floor levels and by ensuring all lots have adequate pervious surface.
GRZ-MAE-P11	To restrict commercial and non <i>residential activities</i> in the General Residential Zone which are unsightly or otherwise detract from the <i>amenity values</i> and ambience of the General Residential Zone.
GRZ-MAE-P12	To control the <i>effects</i> of the scale and character of commercial and non- <i>residential activities</i> and <i>buildings</i> within the General Residential Zone.
GRZ-MAE-P13	To avoid the establishment of activities which create adverse <i>effects</i> on the amenity and ambience of the residential <i>environment</i> .
GRZ-MAE-P14	To ensure outdoor storage spaces are screened from public viewpoints.
GRZ-MAE-P15	To encourage comprehensively designed higher density development that is attractive to residents, responsive to housing demands, achieves high quality urban design and <i>onsite</i> amenity, is integrated and sympathetic with the amenity of the surrounding residential area and provides a positive contribution to <i>Maewa (Growth Precinct 4)</i> .

GRZ-MAE-P16	To ensure <i>residential units</i> have living areas that are located and orientated to optimise sun exposure, natural lighting and views to public spaces.
GRZ-MAE-P17	To discourage <i>habitable rooms</i> that face south only.
GRZ-MAE-P18	To require private and public areas to be differentiated and defined, while ensuring <i>buildings</i> retain reasonable visual privacy and daylighting for all adjacent <i>residential units</i> and properties.
GRZ-MAE-P19	To ensure higher density development incorporates open space and landscaping that is well planned and designed to deliver high levels of residential amenity and well located, good quality open spaces.
GRZ-MAE-P20	To ensure individual <i>residential units</i> or multi <i>residential units</i> on a <i>site</i> are clearly expressed and entrances are signalled and readily visible from the street or entranceways.

Rules

General Residential Zone (Excluding Maewa (Growth Precinct 4))

Permitted Activities (PER)

The following shall be *permitted activities* in the General Residential Zone, including activities ancillary thereto, provided that they comply with the standards in GRZ-ST1 - GRZ-ST35.

GRZ-R1 One *dwelling* unit, on *sites* of over 350m² (*net site area*).

GRZ-R2 Two *dwelling* units on *sites* of over 700m² (*net site area*).

GRZ-R3	One or two housing for the elderly units.
GRZ-R4	Specialist services if no more than two persons not resident on the <i>site</i> are involved in operating the service.
GRZ-R5	<i>Home occupations.</i>
GRZ-R6	<i>Education facilities</i> and day care centres.
GRZ-R7	Places of assembly with less than 150m ² <i>gross floor area</i> .
GRZ-R8	Reserves and ancillary <i>buildings</i> with less than 150m ² <i>gross floor area</i> .
GRZ-R9	<i>Accessory buildings</i> , except within 4.5m of a <i>road</i> boundary.
GRZ-R10	<i>Signs</i> which comply with SIGN-R1 and SIGN-R2.
GRZ-R11	Formation of vehicle crossings onto roads. NB: Consent from the <i>road</i> controlling authority is required for vehicle crossings onto Limited Access Roads.
GRZ-R12	<i>Earthworks</i> which comply with EW-R1, EW-R2, and EW-ST1 to EW-ST9.
GRZ-R13	Residential Care Homes.

Controlled Activities (CON)

The following shall be controlled activities in the General Residential *Zone*, provided they comply with the standards GRZ-ST1 to GRZ-ST35.

GRZ-R14	<i>Accessory buildings</i> within 4.5m of a <i>road</i> boundary.
GRZ-R15	One <i>dwelling</i> unit on a <i>site</i> of 250m ² - 350m ² (<i>net site area</i>).

GRZ-R16	Two <i>dwelling</i> units on a <i>site</i> of 500m ² - 700m ² (<i>net site area</i>).	
GRZ-R17	More than two <i>dwelling</i> units on any <i>site</i> .	
GRZ-R18	More than two housing for the elderly units on any <i>site</i> .	
GRZ-R19	<i>Buildings</i> on land identified as subject to inundation in GRZ-APP1.	
Reservation of Control (RC)		
The matters over which <i>Council</i> has reserved its control and in respect of which conditions may be imposed are set out in GRZ-RC1 to GRZ-RC4:		
GRZ-RC1	<i>Relocated buildings</i> – Refer to matters of control provided for in REL-R1.	
GRZ-RC2	<i>Accessory Buildings on Front Yards</i> (GRZ-R14 to GRZ-R19, and SETZ-R30 to SETZ-R32)	
	GRZ-RC2.1	The design and appearance of the <i>buildings</i> . They should blend harmoniously with the main <i>building</i> in order to maintain the residential character of the neighbourhood.
	GRZ-RC2.2	The construction, materials and painting of exterior surfaces, together with screen planting.
GRZ-RC3	Dwellings on <i>sites</i> under 350m ² , and More than Two Units on a <i>Site</i> (GRZ-R14 to GRZ-R19, and SETZ-R30 to SETZ-R32)	
	GRZ-RC3.1	Separation and design of houses for visual and aural privacy, including screening, the bulk of proposed <i>buildings</i> in relation to neighbouring properties, and the location of open space and glazing.
	GRZ-RC3.2	Arrangement of <i>yard</i> space, including the use of zero lot lines, common open space and room for trees and landscaping.
	GRZ-RC3.3	The orientation, roof pitch and style, and footprint of the <i>dwelling</i> units, in terms of promoting a difference from other dwellings existing or proposed nearby.

The illustrations in Figure 28 below show the type of development which would not be appropriate:

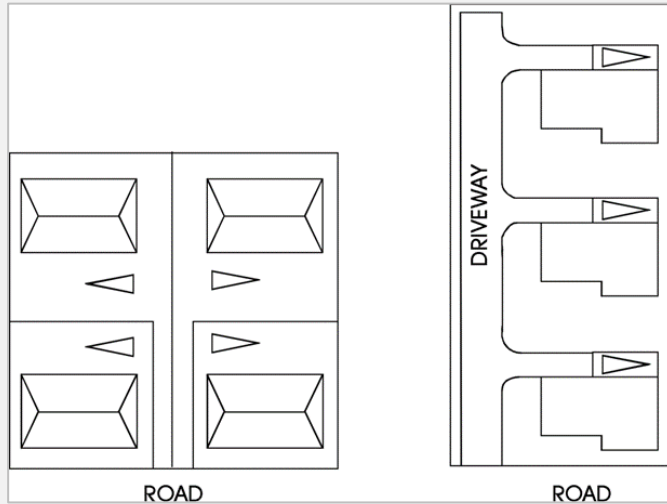


Figure 28 – Examples of inappropriate development

GRZ-RC4

Buildings on Land Subject to Inundation and *Buildings* in the Flood Channel Zones. (GRZ-R14 to GRZ-R19, NH-R12 to NH-R16)

(*Building* consent may be granted subject to Section 36 of the *Building Act* 1991).

GRZ-RC4.1	The design, construction, and location of <i>buildings</i> having regard to their potential effect on flood water flows.
GRZ-RC4.2	The minimum floor level of <i>buildings</i> . <i>Non-accessory buildings</i> should be designed so as not to be entered by a 100-year flood (i.e. a flood event with a 1% annual probability of occurring).
GRZ-RC4.3	The location and design of vehicular access to the <i>building</i> .

Standards for Permitted and Controlled Activities

Dwellings and Accessory Buildings

GRZ-ST1 Site Coverage – Maximum *site coverage* 35%.

Where garage accommodation is not shown as part of the proposed *site* development an allowance of 18m² per *dwelling* unit shall be made in calculating *site coverage*.

GRZ-ST2

Building Envelope

GRZ-ST2.1 Maximum *Height* - 9m

GRZ-ST2.2 No part of any *building* shall exceed a *height* equal to 3m plus three quarters of the shortest horizontal distance between that part of the *building* and the nearest *site* boundary. (Figure 29 below).

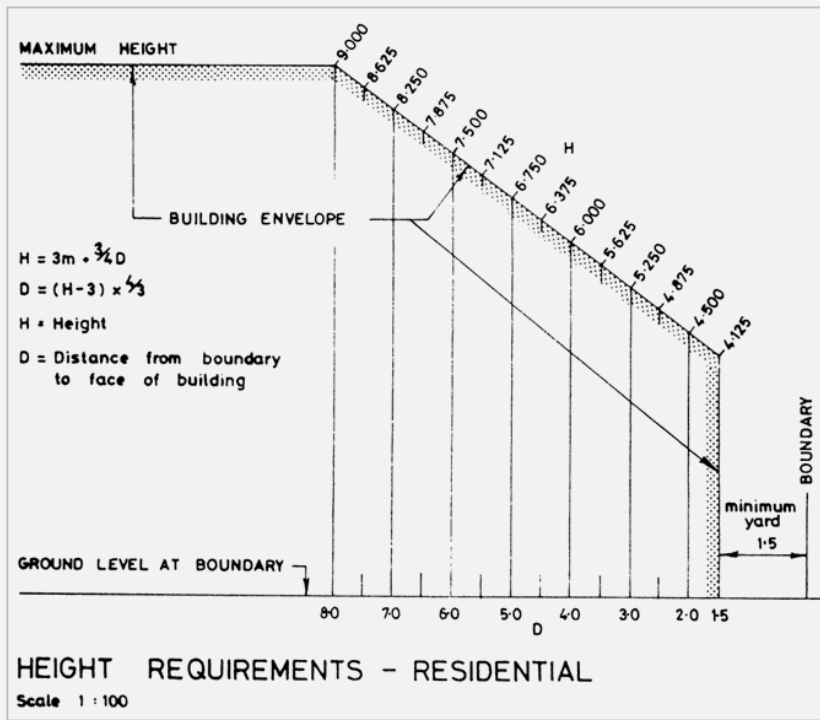


Figure 29 – *Height* requirements - Residential

GRZ-ST2.3 Except that the following parts of a *building* may penetrate beyond the *building* envelope produced by GRZ-ST2.1 and GRZ-ST2.2 above:

GRZ-ST2.3.a The eaves, or overhang in the case of a gable end, up to 0.6m.

GRZ-ST2.3.b Those parts of *buildings* excluded from the definition of “*height*” (Definitions Chapter).

GRZ-ST2.3.c

The upper portion of any roof or gable end, if the total area of that part of the *building* above the *building* envelope does not exceed 25% of the area produced by the total width of that part of the *building* (Shown as b in Figure 30), multiplied by the distance between the *building* envelope and the ridge (Shown as a in Figure 30).

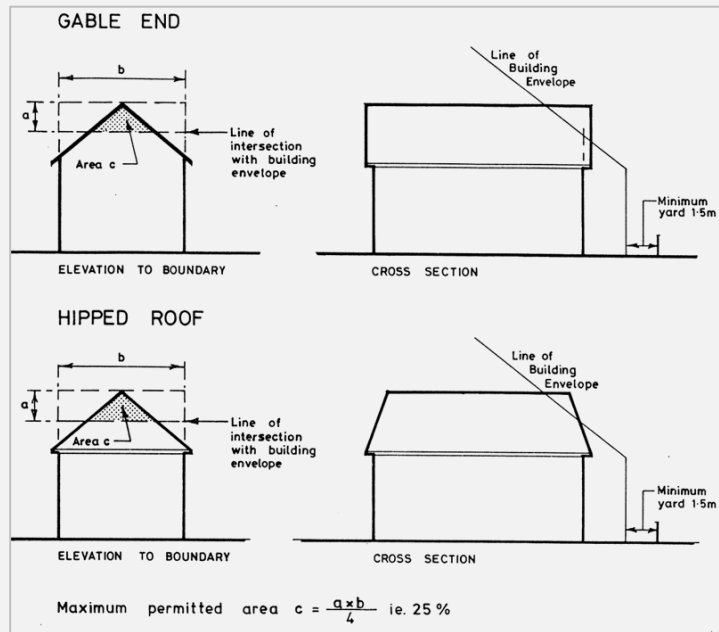


Figure 30 – Building Envelope Protrusions

GRZ-ST3

Yards

GRZ-ST3.1

Front yards

GRZ-ST3.1.a

1.2m for *accessory buildings* within 4.5m of a *road* boundary, provided that not more than 30% of the *road* frontage shall be occupied by the *building*.

GRZ-ST3.1.b

4.5m for other *buildings*.

GRZ-ST3.2

Side yards - 3m and 1.5m for dwellings, provided that if vehicular access to the rear of the *site* is provided elsewhere or garaging is built as part of the *dwelling* unit the 3m *yard* may be reduced to 1.5m. *Side yards* for *accessory buildings* shall be 1m.

	GRZ-ST3.3	Rear Yards - 3m for dwellings, 1m for <i>accessory buildings</i> .
	GRZ-ST3.4	Yards for Rear Sites - 3m for dwellings, 1m for <i>accessory buildings</i> .
	GRZ-ST3.5	Setbacks from <i>Road / Rail Crossings</i> , the Makino Stream and the Oroua River, and the <i>National Grid Yard</i> shall apply (GRZ-ST29 to GRZ-ST34)
GRZ-ST4	Outdoor Living Courts	
	GRZ-ST4.1	Every ground floor dwelling unit shall have an outdoor <i>living court</i> . This court shall be:
	GRZ-ST4.1.a	At least 36m ² in area.
	GRZ-ST4.1.b	Capable of containing a circle 6m in diameter.
	GRZ-ST4.1.c	Located adjacent to the <i>main living area</i> of the <i>dwelling</i> .
	GRZ-ST4.1.d	Oriented east, north or west of the <i>dwelling</i> .
	GRZ-ST4.1.e	For the exclusive use of the <i>dwelling</i> and free of access to other units, driveways, manoeuvring areas, parking spaces and <i>accessory buildings</i> .
GRZ-ST4.2	In the case of <i>dwelling</i> units exclusively above ground floor level at least 36m ² of land on the <i>site</i> shall be set aside for outdoor living associated with each unit.	
GRZ-ST5	Outdoor Service Courts	
	GRZ-ST5.1	Each <i>dwelling</i> unit shall have an outdoor <i>service court</i> adjoining either the unit or its outdoor <i>living court</i> . Such a court shall be not less than 20m ² in area, of least width 3m, and free of driveways and manoeuvring areas.
	GRZ-ST5.2	Part of the <i>service court</i> may be combined with the <i>service court</i> of other <i>dwelling</i> units on the <i>site</i> , if a more useful service area will result.

GRZ-ST6	Access - Compliance with TR-R2 and TR-ST1.
GRZ-ST7	Parking - Compliance with TR-ST3.
GRZ-ST8	Visual Amenities - No activity shall involve keeping more than one <i>derelict vehicle</i> within view of neighbouring properties or a public place.
GRZ-ST9	Glare - Compliance with TR-ST2.

Additional standards applying to multi-unit residential developments

(These are used in assessing *infill* subdivisions and apply to any subsequent development of *infill sites*)

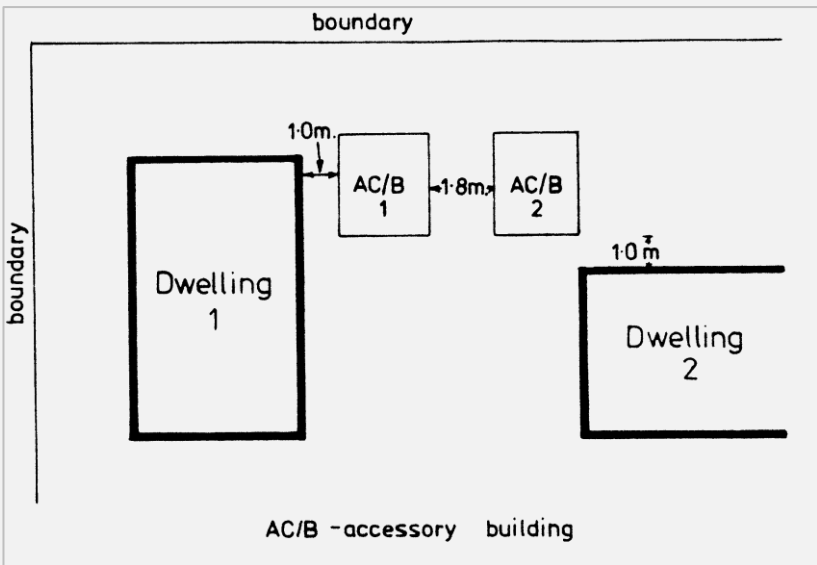
GRZ-ST10	The standards set out in GRZ-ST1 to GRZ-ST9 above shall apply.
GRZ-ST11	<p>Separation Distances Between <i>Buildings</i> On The Same Site</p> <p>GRZ-ST11.1 Between <i>accessory buildings</i> serving separate <i>dwelling</i> units - 1.8m (Figure 31) Except that any two or more <i>accessory buildings</i> serving separate <i>dwelling</i> units may be joined by a common party wall (Figure 32).</p>  <p style="text-align: center;">AC/B - accessory building</p>

Figure 31 – Separation distances between accessory buildings serving separate dwellings

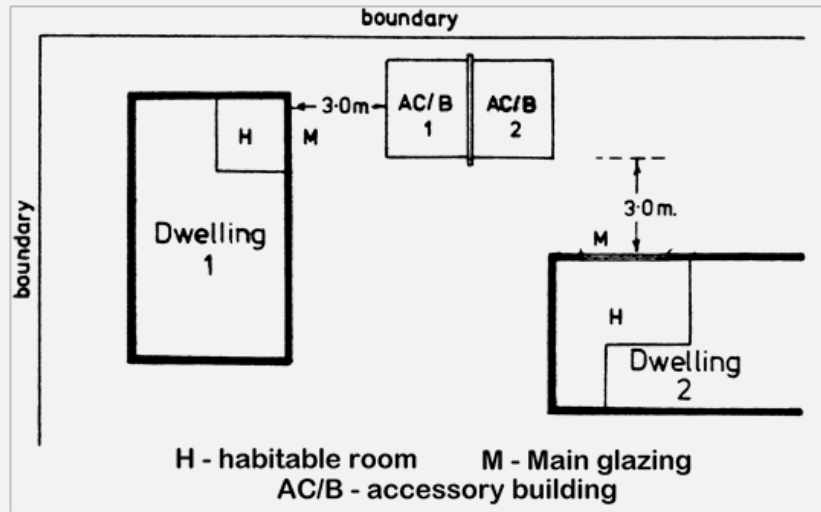


Figure 32 – Accessory buildings joined by common party wall

GRZ-ST11.2 Between *accessory building* and related *dwelling unit* - 1m. Provided that the minimum separation distance between any *accessory building* and the main glazing to a *habitable room* shall be 3m (Figure 33).

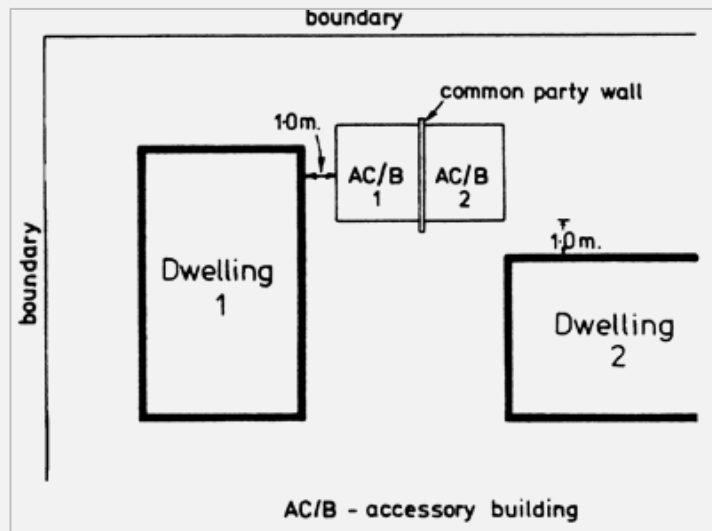


Figure 33 – Separation between accessory building and related dwelling unit

GRZ-ST11.3 Except in the case of *dwelling* units which are attached to each other, the minimum required separation distance between any two *dwelling* units shall be 3m (Figure 34).

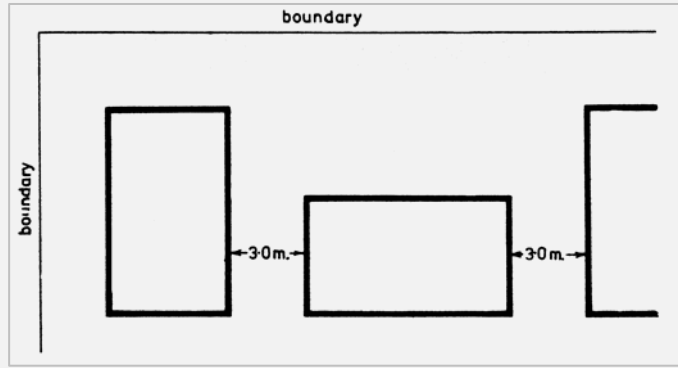


Figure 34 - Minimum separation distance between any two dwelling units

GRZ-ST12

Driveways and Garaging

GRZ-ST12.1 No *habitable room* shall be closer than 1.5m to a right-of-way, driveway, garage or similar area intended to carry or house vehicles associated with another *dwelling unit*.

GRZ-ST12.2 Minimum width of shared access - 3m.

Standards applying to Housing for the Elderly

GRZ-ST13 **Density** - Not less than 180m² of land per *dwelling unit*.

GRZ-ST14 **Siting** - Housing for the elderly shall comply with the requirements for *multi-unit residential development* except that GRZ-ST11 shall not apply.

GRZ-ST15 **Outdoor Living Courts**

GRZ-ST15.1 Each unit shall have an outdoor *living court*. Such a court shall:

GRZ-ST15.1.a Be free of access to other units, driveways, manoeuvring areas, parking spaces, and *accessory buildings*.

		GRZ-ST15.1.b	Relate to the main glazing of the <i>main living area</i> .
		GRZ-ST15.1.c	Be capable of containing a circle 5.0m in diameter.
		GRZ-ST15.1.d	Be oriented east, north or west of the <i>dwelling</i> .
		GRZ-ST15.1.e	Be at least 25m ² in area.
GRZ-ST16	Outdoor Service Courts		
	GRZ-ST16.1	Every three units shall be provided with an outdoor <i>service court</i> adjacent to the units of not less than 20m ² in area and at least 3m wide, free of driveways, manoeuvring areas, parking spaces and access to other units.	
	GRZ-ST16.2	Where separate <i>service courts</i> are provided for each <i>dwelling</i> , the minimum area shall be 10m ² per unit and the minimum width shall be 3 metres.	
GRZ-ST17	Parking – Refer to TR-ST3.		

Standards applying to Home Occupations and Non-Residential Activities

GRZ-ST18	Site Coverage - Education facilities and day care centres - maximum <i>site coverage</i> 35%.	
GRZ-ST19	Height - All <i>buildings</i> shall comply with GRZ-ST2.	
GRZ-ST20	Yards -	
	GRZ-ST20.1	Primary and Secondary Schools: Front <i>yards</i> 4.5m, other <i>yards</i> 6m.

	GRZ-ST20.2	Pre School and Day Care Centres: Front <i>yards</i> 4.5m, other <i>yards</i> 3m.
	GRZ-ST20.3	Places of Assembly: All <i>yards</i> 6m.
	GRZ-ST20.4	<i>Buildings</i> on Reserves: All <i>yards</i> 4.5m.
	GRZ-ST20.5	Any <i>accessory building</i> used for a <i>home occupation</i> shall comply with the <i>yard</i> requirements in GRZ-ST3 provided that on front <i>sites</i> or corner <i>sites buildings</i> for <i>home occupations</i> shall be located behind the front line of the <i>dwelling</i> unit.
GRZ-ST21		Retailing - Only goods manufactured, grown or processed on the <i>site</i> may be retailed from the <i>site</i> .
GRZ-ST22		Storage and Display - No equipment, raw materials, finished or partly processed products, or rubbish associated with a <i>home occupation</i> shall be stored or displayed outdoors.
GRZ-ST23		Hours of Operation - <i>Home occupations</i> may operate only between the hours of 7 am and 10 pm.
GRZ-ST24		Noise - Compliance with NOISE-ST1 to NOISE-ST4.
GRZ-ST25		Parking - Compliance with TR-ST3.
GRZ-ST26		Visual Amenities - No activity shall involve keeping more than one <i>derelict vehicle</i> within view of neighbouring properties or a public place.
GRZ-ST27		Glare - Compliance with TR-ST2.
GRZ-ST28		Access - Compliance with TR-ST1.

Special Yard Requirements

GRZ-ST29	No <i>building</i> shall be erected within 20m of the top of the bank of the Oroua River or Kiwitea Stream.
-----------------	---

GRZ-ST30	No <i>building</i> shall be erected within 10m of the top of the bank of the Makino Stream.	
GRZ-ST31	No excavation, alteration or construction that alters the level of the land or may impede the flow of water shall be undertaken:	
	GRZ-ST31.1	Within 20m of the banks of the Oroua River or Kiwitea Stream or
	GRZ-ST31.2	Within 10m of the banks of the Makino Stream.
	This rule applies not only to excavations and filling but also to walls, retaining walls and semi-watertight fences	
GRZ-ST32	The precise location of the top of any bank will be determined by <i>Council</i> in consultation with the <i>Regional Council</i> .	
GRZ-ST33	At all <i>road/rail</i> level crossings the areas shown in TR-APP5 shall be kept clear of <i>buildings</i> and of other obstructions which might block sight lines.	
GRZ-ST34	Within the <i>National Grid Yard</i> in <i>Growth Precinct 1</i> (SUB-APP3), the following shall apply:	
	GRZ-ST34.1	The following <i>buildings</i> and structures are permitted, provided that they comply with the conditions set out under GRZ-ST34.2:
	GRZ-ST34.1.a	any <i>building</i> which is a <i>Network Utility</i> within a transport corridor or any part of electricity infrastructure that connects to the <i>National Grid</i> ;
	GRZ-ST34.1.b	fences and structures;
	GRZ-ST34.1.c	any <i>farm buildings</i> (including horticulture activities) except for any milking/dairy shed, commercial glasshouses, <i>pens housing animals</i> or <i>building</i> associated with <i>intensive farming</i>);
	GRZ-ST34.1.d	<i>official sign</i> required by law or provided by any statutory body in accordance with its powers under any law; and
GRZ-ST34.2	All <i>buildings</i> and structures permitted by GRZ-ST34.1 above shall comply with the following conditions:	

		GRZ-ST34.2.a	be located a minimum of 12m from the outer visible edge of a <i>National Grid</i> support structure (tower). All fences must be located a minimum of 5m from the support structure, <i>network utility</i> structure, <i>road sign</i> or <i>safety sign</i> ; and	
		GRZ-ST34.2.b	must not exceed 2.5m in <i>height</i> or 10m ² in area; and	
		GRZ-ST34.2.c	must achieve a minimum vertical clearance of:	
			GRZ-ST34.2.c i	10m below the lowest point of the conductor (wires) associated with any <i>National Grid</i> line; or
			GRZ-ST34.2.c ii	demonstrate compliance with the requirements of NZECP34:2001.
		GRZ-ST34.2.d	For existing <i>buildings</i> used for <i>sensitive activities</i> , any <i>additions and alterations</i> must not result in an increase in <i>height</i> or <i>building footprint</i> .	
		GRZ-ST34.2.e	All fences must be 2.5m in <i>height</i> or less.	
GRZ-ST35	Signs - Compliance with SIGN-R1, SIGN-R2, and SIGN-ST1 to SIGN-ST3.			

Restricted Discretionary Activities (DIS)

GRZ-R20	Except where otherwise specified by GRZ-R34, any <i>permitted activity</i> or <i>controlled activity</i> specified above which does not comply with any of the relevant standards in GRZ-ST1 to GRZ-ST35 above shall be a <i>restricted discretionary activity</i> .
----------------	--

Matters of Discretion	
In assessing applications for <i>restricted discretionary activities</i> Council has reserved its discretion to the following matters:	
GRZ-MD1	In assessing applications for <i>restricted discretionary activities</i> Council has reserved its control over matters related to the <i>effect</i> of allowing non-compliance with the particular performance standard (or standards) which the proposal has failed to meet. Conditions may be imposed to avoid, remedy or mitigate the <i>effects</i> of non-compliance.
GRZ-MD2	In assessing applications which have become <i>restricted discretionary activities</i> due to non-compliance with the Plan's performance standards, but which otherwise would have been <i>controlled activities</i> , Council has also reserved its control over the matters in GRZ-RC1 to GRZ-RC4 which relate to that type of <i>controlled activity</i> .

Discretionary Activities (DISC)

The following shall be *discretionary activities* in the General Residential Zone:

GRZ-R21	Travellers' accommodation.
GRZ-R22	<i>Boarding</i> houses.
GRZ-R23	Places of assembly with a <i>gross floor area</i> of 150m ² or more.
GRZ-R24	Marae.
GRZ-R25	Hospitals, and homes for the aged.
GRZ-R26	Pantry shops not exceeding 100m ² <i>gross floor area</i> .
GRZ-R27	Garden centres.

GRZ-R28	Restaurants.
GRZ-R29	Libraries.
GRZ-R30	<i>Specialist services</i> if three or more persons not resident on the <i>site</i> are engaged in operating the service.
GRZ-R31	<i>Service Stations</i> , on <i>sites</i> with frontage to an arterial route.
GRZ-R32	<i>Dwelling</i> units and residential accommodation not otherwise permitted by Rules GRZ-R1 to GRZ-R20.

Assessment Criteria (AC):

The matters set out in GEN-AC1 to GEN-AC25 will be taken into account in assessing *discretionary activities*.

Non-Complying Activities (NC)

GRZ-R33	The following activities shall be <i>non-complying activities</i> within the <i>National Grid Yard</i> in Growth Precinct 1 (Figure 18, SUB-APP3):	
	GRZ-R33.1	Any <i>building</i> or structures that are not identified as a permitted activity under GRZ-ST34.
	GRZ-R33.2	The establishment of any new sensitive activity.
GRZ-R34	Any <i>other</i> activity which is not categorised by this chapter as being a <i>permitted, controlled, restricted discretionary, or discretionary activity</i> shall be a <i>non-complying activity</i> .	

Rules - Maewa (Growth Precinct 4)

Rules in this section apply to *Maewa (Growth Precinct 4)* and the section needs to be read in conjunction with Infrastructure, Transport, Noise, Earthworks, Signs, Temporary Activities, Relocated Buildings, and Boarding, Breeding and Training Kennels.

Permitted Activities (PER) – *Maewa (Growth Precinct 4)*: Residential Units and Accessory Buildings

The following activities are *Permitted Activities* within *Maewa (Growth Precinct 4)*, provided that they comply with the standards GRZ-MAE-ST1 – GRZ-MAE-ST11 below:

GRZ-MAE-R1	One <i>residential unit</i> on a site.
-------------------	--

GRZ-MAE-R2	<i>Accessory buildings</i> .
-------------------	------------------------------

Standards for Permitted Activities – *Maewa (Growth Precinct 4)*: Residential Units and Accessory Buildings

The *permitted activities* specified in GRZ-MAE-R1 and GRZ-MAE-R2 above for *Maewa (Growth Precinct 4)* must comply with the following standards:

GRZ-MAE-ST1	Site Coverage: Maximum <i>building site coverage</i> of 35%.
--------------------	---

GRZ-MAE-ST2	Building Envelope
--------------------	--------------------------

GRZ-MAE-ST2.1	Maximum <i>Height</i> - 9m
----------------------	----------------------------

GRZ-MAE-ST2.2	All parts of a <i>building</i> must be contained within a 45 degree plane commencing at 2.8 metres above ground level inclined inwards at right angles in plan (Figure 35 below).
----------------------	---

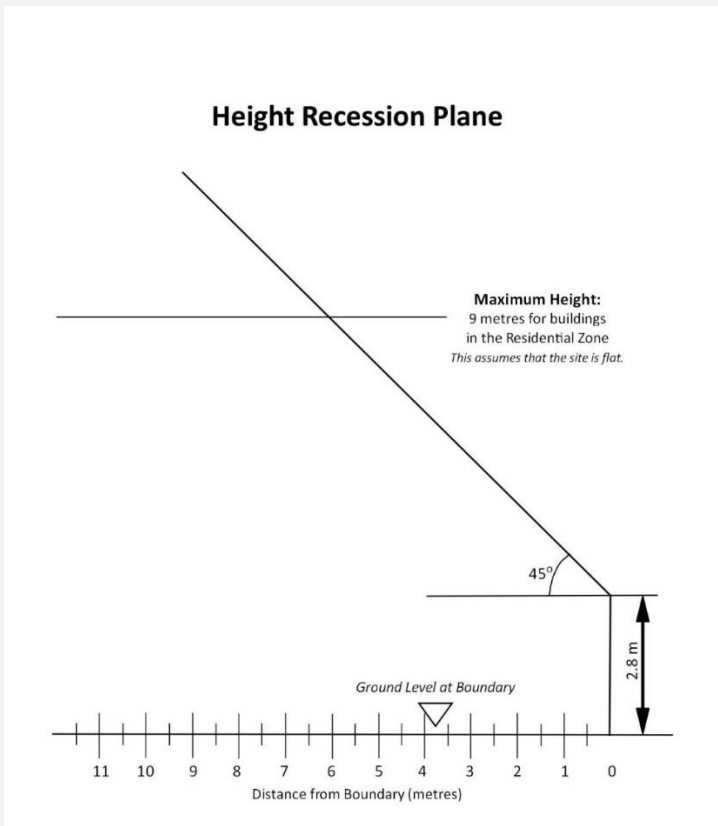


Figure 35 - Height recession plane.

GRZ-MAE-ST2.3	The <i>height</i> recession plane in GRZ-ST3 above does not apply to:	
	GRZ-MAE-ST2.3.a	Eaves
	GRZ-MAE-ST2.3.b	Solar panels and water heaters
	GRZ-MAE-ST2.3.c	Antennas, aerials or chimneys
	GRZ-MAE-ST2.3.d	Gable roof ends, if the total area of that part of the <i>building</i> above the <i>height</i> recession plane does not exceed 1/3 of the gable end <i>height</i> .

GRZ-MAE-ST3 **Minimum Floor Levels** - Floor levels must be above the flood and stormwater inundation level predicted for a 0.5% annual exceedance probability (1 in 200 year) flood event, plus 350mm freeboard for habitable *residential units* (including attached garages).

	<p>Guidance Note: Council has a model for stormwater that can be used to predict minimum floor levels for areas within <i>Maewa (Growth Precinct 4)</i>. Liaison with Council’s Land Development Manager is recommended. Refer to Manawatū Whanganui Regional Council for flood information on the Makino (Mangakino) Stream.</p>		
GRZ-MAE-ST4	Yards		
	GRZ-MAE-ST4.1	The following <i>yard</i> setbacks apply to all <i>residential units</i> :	
		GRZ-MAE-ST4.1.a	Front and rear setback: 3m
		GRZ-MAE-ST4.1.b	Front opening garage: 6m
		GRZ-MAE-ST4.1.c	Side boundary: 3m one side and 1.5m the other side.
	Where the <i>residential unit</i> is on a corner <i>site</i> , one <i>road</i> frontage is to be nominated as the frontage.		
	GRZ-ST4.2	The following <i>yard</i> setbacks apply to all <i>accessory buildings</i> :	
		GRZ-MAE-ST4.2.a	Side and rear boundary: 1.5m
		GRZ-MAE-ST4.2.b	Between other <i>buildings</i> on the <i>site</i> : 1m
		GRZ-MAE-ST4.2.c	3 metres from the boundary with any <i>road</i> unless it is a garage or carport facing the <i>road</i> and having direct access from the <i>road</i> , in which case the minimum separation distance shall be 6 metres.
GRZ-MAE-ST4.3	No new <i>residential unit</i> or <i>accessory buildings</i> are erected within 10 metres of the landward edge of the Makino (Mangakino) Stream.		
<p>Guidance Note: If no frontage is nominated through a subdivision consent for corner <i>sites</i>, the location of the proposed access will determine the frontage for the purposes of GRZ-ST4.</p>			

GRZ-MAE-ST5	Outdoor Living Courts: All <i>residential units</i> shall have an outdoor <i>living court</i> :		
	GRZ-MAE-ST5.1	At least 36m ² in area.	
	GRZ-MAE-ST5.2	That is capable of containing a circle 6m in diameter.	
	GRZ-MAE-ST5.3	Accessible directly from the <i>main living area</i> .	
	GRZ-MAE-ST5.4	Orientated east, north or west of the <i>residential unit</i> .	
	GRZ-MAE-ST5.5	The outdoor <i>living court</i> cannot comprise:	
		GRZ-MAE-ST5.5.a	part of the outdoor <i>living court</i> of another <i>residential unit</i> ;
GRZ-MAE-ST5.5.b		driveways, manoeuvring areas, and car parking spaces; or	
	GRZ-MAE-ST5.5.c	<i>accessory buildings</i> .	
GRZ-MAE-ST6	Permeable Surface Area		
	GRZ-MAE-ST6.1	50% of the <i>net site area</i> must be maintained as a <i>permeable surface</i> . This includes decks provided the surface material of the deck allows water to drain through to a <i>permeable surface</i> .	
	GRZ-MAE-ST6.2	Low Impact stormwater sensitive design solutions or devices must be implemented and maintained to treat <i>road</i> and hard stand runoff areas ancillary to any <i>residential unit</i> or <i>accessory building</i> consistent with <i>Council's</i> Engineering Standards.	
GRZ-MAE-ST7	Access - Compliance with TR-R2 and <i>Council's</i> Engineering Standards.		
GRZ-MAE-ST8	Parking - Compliance with TR-ST3.		

GRZ-MAE-ST9	Visual Amenity - No more than one <i>derelict vehicle</i> shall be kept within view of neighbouring property or a public place.
GRZ-MAE-ST10	Earthworks - Compliance with EW-R1 and EW-R2, and EW-ST1 to EW-ST9.
GRZ-MAE-ST11	Fencing - Compliance with GRZ-R3.

Guidance Notes:

1. *Earthworks* are also regulated by the Manawatū-Whanganui *Regional Council* and a resource consent may be required under the rules of the One Plan.
2. Refer also the New Zealand Fire Service firefighting water suppliers code of practice SNZ PAS 4509:2008. This code identifies what is required for the Fire and Emergency New Zealand to have access to sufficient water for firefighting purposes.

Permitted Activities (PER) – Maewa (Growth Precinct 4):**Fencing**

GRZ-MAE-R3	Fencing in <i>Maewa (Growth Precinct 4)</i> is a <i>permitted activity</i> provided standards GRZ-MAE-ST12 to GRZ-MAE-ST13 are met.
------------	---

Standards for Permitted Activities – Maewa (Growth Precinct 4):**Fencing**

GRZ-MAE-ST12	<p>Boundaries with public spaces and road frontage:</p> <p>A fence on a property boundary to any <i>road</i>, public walkway or reserve must be no higher than 1.1m in <i>height</i> if not visually permeable, or no more than 1.8m in <i>height</i> if visually permeable. Visually permeable is achieved when the</p>
--------------	---

fence has continuous vertical or horizontal gaps of at least 50mm width between fence material(s) for half the fence. Refer to Figure 36 below for what is considered to be visually permeable.

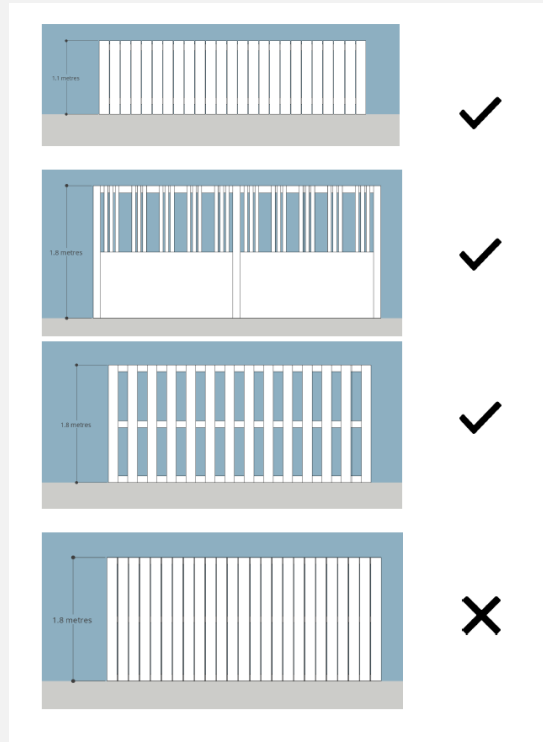


Figure 36 – Examples of visually permeable fencing

GRZ-MAE-ST13

Side Boundary Fence:

A side boundary fence must not exceed 1.1 metres in *height* for a distance of 3 metres into the property from the *road* boundary when next to the driveway. After 3 metres the fence must not exceed 1.8 metres in *height*.

Permitted Activities (PER) – Maewa (Growth Precinct 4):

Non-Residential Activities

The following activities are *permitted activities* within Maewa (Growth Precinct 4), provided that they comply with GRZ-MAE-ST14 – GRZ-MAE-ST21:

GRZ-MAE-R4

Home occupations.

Standards for Permitted Activities – *Maewa (Growth Precinct 4)*:

Non-Residential Activities

The *permitted activities* specified in GRZ-MAE-R4 within *Maewa (Growth Precinct 4)* must comply with GRZ-MAE-14 to GRZ-MAE-21:

GRZ-MAE-ST14	Permitted Activity Performance Standards – Compliance with GRZ-MAE-ST1 to GRZ-MAE-ST11.
GRZ-MAE-ST15	Minimum Floor Levels – Floor levels for <i>non-residential activities</i> must be above the flood and stormwater inundation level predicted for a 0.5% annual exceedance probability (AEP) (1 in 200 year) flood event, plus 350mm freeboard.
GRZ-MAE-ST16	Number of staff – <i>Home occupations</i> shall only involve people who reside at the house. No staff are permitted.
GRZ-MAE-ST17	Site and Floor Area – No more than 40m ² of the <i>residential unit</i> or <i>accessory building</i> (including <i>gross floor area</i> and external storage areas) may be used for the activity.
GRZ-MAE-ST18	Hours of Operation – <i>Non-residential activities</i> within the General Residential Zone may only operate between 7am and 7pm (Monday to Saturday).
GRZ-MAE-ST19	Retailing – Only goods manufactured and grown on the <i>site</i> may be retailed or distributed from the <i>site</i> .
GRZ-MAE-ST20	Storage and Display – No equipment, raw materials, finished or partly processed products or rubbish shall be stored or displayed outdoors, or visible from a public space.
GRZ-MAE-ST21	Noise – Compliance with NOISE-ST1 to NOISE-ST4.

Permitted Activities (PER) – Maewa (Growth Precinct 4):

Recreation Activities

The following activities are a permitted activity where undertaken by or on behalf of Manawatū District Council, provided they comply with performance standards GRZ-MAE-ST22 to GRZ-MAE-ST24:

GRZ-MAE-R5	Toilets and changing rooms (not including social facilities) less than 150m ² gross floor area
GRZ-MAE-R6	Playing fields, gardens, lawns, children’s play areas, walkways and cycleways.
GRZ-MAE-R7	Carparking areas
GRZ-MAE-R8	Earthworks which comply with EW-R1, EW-R2, and EW-ST1 to EW-ST9

Standards for Permitted Activities – Maewa (Growth Precinct 4):

Recreation Activities

GRZ-MAE-ST22	Yards - A setback of 4.5m from all site boundaries.
GRZ-MAE-ST23	Height - The maximum height for any building shall be 9m.
GRZ-MAE-ST24	Noise - Compliance with NOISE-ST1 to NOISE-ST4.

Restricted Discretionary Activities (RDIS) – *Maewa* (*Growth Precinct 4*)

Activities Not complying with Relevant Standards

The following activities are *restricted discretionary activities* within *Maewa* (*Growth Precinct 4*):

GRZ-MAE-R9	Any <i>permitted activity</i> that does not comply with and any of the relevant standards in GRZ-MAE-ST1 – GRZ-MAE-ST24.
	<p>Matters of Discretion:</p> <p>For these activities, the <i>Council</i> has restricted its discretion to considering the following matters:</p>
GRZ-MAE-MD1	The safe, efficient and integrated operation of the roading network
GRZ-MAE-MD2	Location, design and appearance of the <i>residential unit</i> or <i>accessory building</i>
GRZ-MAE-MD3	Residential character and <i>amenity values</i> including <i>onsite amenity</i>
GRZ-MAE-MD4	Visual amenity <i>effects</i> on adjoining residential properties and surrounding <i>streetscape</i>
GRZ-MAE-MD5	Parking
GRZ-MAE-MD6	Landscaping
GRZ-MAE-MD7	Access
GRZ-MAE-MD8	Noise
GRZ-MAE-MD9	Fencing
GRZ-MAE-MD10	<i>Council's essential infrastructure</i>
GRZ-MAE-MD11	Natural hazards including stormwater management.

Assessment Criteria:

In determining whether to grant a resource consent and what conditions to impose, the Council will, in addition to the objectives and policies of *Maewa (Growth Precinct 4)* and the *General Residential Zone*, and Infrastructure, Transport, Noise, Earthworks, Signs, Temporary Activities, Relocated Buildings and Boarding, Breeding and Training Kennels, assess any application in terms of the following assessment criteria:

GRZ-MAE-AC1	The degree of non-compliance with the particular performance standards that the proposal fails to meet.
GRZ-MAE-AC2	Whether the application will result in any adverse <i>effects</i> on the <i>amenity values</i> of neighbouring properties or the character of the <i>General Residential Zone</i> .
GRZ-MAE-AC3	The extent to which noise, hours of operation, and other <i>environmental</i> disturbance on surrounding residential neighbours can be avoided or mitigated.
GRZ-MAE-AC4	The extent to which additional traffic generated impacts on the safe and efficient operation of the roading network.
GRZ-MAE-AC5	To ensure the activity is in character with or complementary to the surrounding residential neighbourhood.
GRZ-MAE-AC6	Whether the proposed landscaping maintains or enhances the ambience and <i>amenity values</i> of the surrounding residential area.
GRZ-MAE-AC7	The extent to which the <i>site</i> and <i>building</i> design mitigates any increase in peak stormwater run-off and peak stormwater flow due to the reduction in <i>permeable surfaces</i> .
GRZ-MAE-AC8	Whether the existing <i>Council essential infrastructure</i> network has sufficient capacity for the proposed development.
GRZ-MAE-AC9	The extent to which fencing enables passive surveillance onto public spaces.
GRZ-MAE-AC10	The extent to which the dominance of fencing at the public interface is minimised.

Restricted Discretionary Activities (RDIS) – *Maewa (Growth Precinct 4)*

Retirement Living and Multi-Unit Residential Development

GRZ-MAE-R10	Development involving two or more <i>residential units</i> on a <i>site</i> .
-------------	---

GRZ-MAE-R11	<i>Retirement village</i> .
-------------	-----------------------------

Matters of Discretion (MD)

For GRZ-MAE-R10 and GRZ-MAE-R11, the *Council* has restricted its discretion to considering the following matters:

GRZ-MD12	Amenity <i>effects</i> on surrounding residential <i>environment</i> and <i>streetscape</i>
----------	---

GRZ-MD13	Design, scale and appearance of <i>buildings</i> and structures
----------	---

GRZ-MD14	<i>Site</i> layout and access arrangements
----------	--

GRZ-MD15	<i>Onsite</i> landscaping
----------	---------------------------

GRZ-MD16	Privacy across boundaries and within the development
----------	--

GRZ-MD17	The safe and efficient operation of the roading networks, and internal circulation, parking, loading and manoeuvring areas
----------	--

GRZ-MD18	Residential character and <i>amenity values</i> including <i>onsite</i> amenity
----------	---

GRZ-MD19	Lighting
----------	----------

GRZ-MD20	Access
----------	--------

GRZ-MD21	Natural hazards, including stormwater management
----------	--

Assessment Criteria (AC)

For GRZ-MAE-R10 and GRZ-MAE-R11, in determining whether to grant a resource consent and what conditions to impose, the Council will, in addition to the objectives and policies of *Maewa (Growth Precinct 4)* and the General Residential Zone, Infrastructure, Transport,

Noise, Earthworks, Signs, Temporary Activities, Relocated Buildings and Boarding, Breeding and Training Kennels, assess any application in terms of the following assessment criteria:

GRZ-MAE-AC11	How new development relates to the patterns of the <i>height</i> and width of primary <i>building</i> forms, predominant roof types and pitches in the surrounding residential areas.
GRZ-MAE-AC12	The extent to which <i>building</i> materials are sympathetic to the surrounding residential <i>environment</i> .
GRZ-MAE-AC13	Whether the development allows views of the street and communal spaces within the development, including views of outdoor carparking spaces from the <i>residential unit</i> .
GRZ-MAE-AC14	The extent to which significant planting and trees are retained, and neighbourhood amenity character is reinforced with the type and species of new planting.
GRZ-MAE-AC15	The degree to which fences are sufficiently low to provide for visual connection between the <i>residential unit</i> and street and allow safe vehicle access across the footpath.
GRZ-MAE-AC16	The degree to which carports and garages are visually compatible with and of a similar standard to the development as a whole.
GRZ-MAE-AC17	The degree to which large, highly visible retaining walls are avoided or screened with appropriate planting.
GRZ-MAE-AC18	Whether the <i>site</i> and <i>building</i> design mitigates any increase in peak stormwater run-off and peak stormwater flow due to the reduction in <i>permeable surfaces</i> .
GRZ-MAE-AC19	Whether the proposal is consistent with <i>Council's</i> Engineering Standards.
GRZ-MAE-AC20	The extent to which the proposal provides each <i>residential unit</i> with reasonable visual privacy and daylight.

Standards for Restricted Discretionary Activities – *Maewa (Growth Precinct 4)*

Retirement Living and Multi-Unit Residential Development

GRZ-MAE-ST25 *Site Coverage* – A maximum *site coverage* of 40% applies to development of the *site*.

GRZ-MAE-ST26 *Building Envelope*

GRZ-MAE-ST26.1 Maximum *height* 9m

GRZ-MAE-ST26.2 All parts of a *building* must be contained within a 45 degree plane commencing at 2.8 metres above ground level inclined inwards at right angles in plan (see Figure 37).

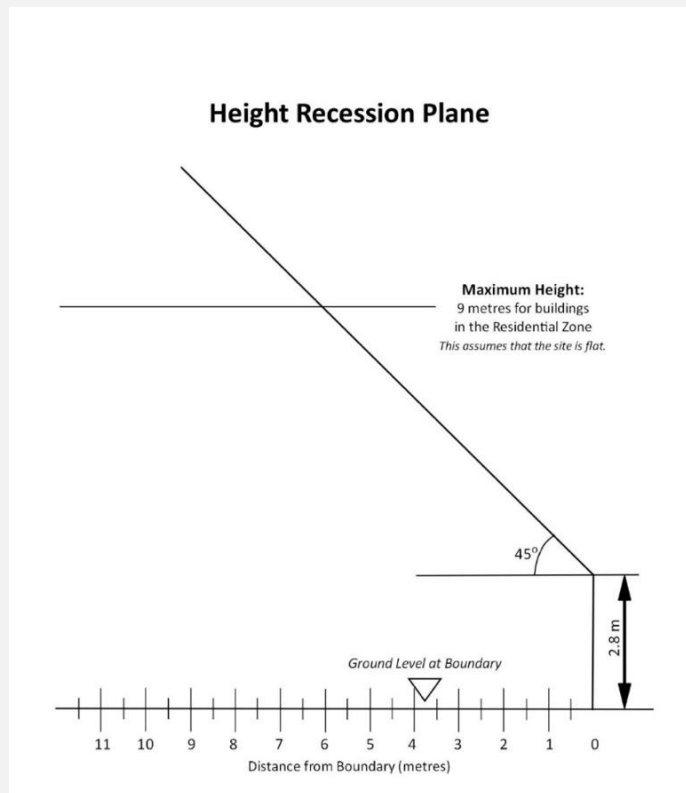


Figure 37 – *Height* recession plane

The *height* recession plane in GRZ-ST26.2 does not apply to:

	GRZ-MAE-ST26.3	GRZ-MAE-ST26.3.a	Eaves
		GRZ-MAE-ST26.3.b	Solar panels and water heaters
		GRZ-MAE-ST26.3.c	<i>Antennas, aerials or chimneys</i>
		GRZ-MAE-ST26.3.d	Gable roof ends, if the total area of that part of the <i>building</i> above the <i>height</i> recession plane does not exceed 1/3 of the gable end <i>height</i> .
GRZ-MAE-ST27	Yards		
	GRZ-MAE-ST27.1	The following <i>yard</i> setbacks apply to all <i>residential units</i> :	
		GRZ-MAE-ST27.1.a	Front and rear setback: 3m
		GRZ-MAE-ST27.1.b	Front opening garage: 6m
		GRZ-MAE-ST27.1.c	Side boundary: 3m one side and 1.5m the other side.
	Where the <i>residential unit</i> is on a <i>corner site</i> , one <i>road</i> frontage is to be nominated as the frontage.		
	GRZ-MAE-ST27.2	The following <i>yard</i> setbacks apply to all <i>accessory buildings</i> :	
		GRZ-MAE-ST27.2.a	Side and rear boundary: 1.5m
		GRZ-MAE-ST27.2.b	Between other <i>buildings</i> on the <i>site</i> : 1m
		GRZ-MAE-ST27.2.c	3 metres from the boundary with any <i>road</i> unless it is a garage or carport facing the <i>road</i> and having direct access from the <i>road</i> , in which case the minimum separation distance shall be 6 metres.
Outdoor Living Court			

GRZ-MAE-ST28	GRZ-MAE-ST28.1	Each <i>residential unit</i> must be provided with a private outdoor <i>living court</i> within the <i>site</i> which can meet the following requirements:
	GRZ-MAE-ST28.1.a	At least 30m ² in area that is free of driveways, parking spaces, <i>buildings</i> and manoeuvring areas.
	GRZ-MAE-ST28.1.b	Is able to accommodate a circle of 4 metres in diameter
	GRZ-MAE-ST28.1.c	Is accessible directly from the <i>main living area</i> for a length of not less than 2 metres
	GRZ-MAE-ST28.1.d	Is orientated to the west, north or east of the <i>residential unit</i> .
GRZ-MAE-ST29	Separation distances between <i>residential units</i> and <i>buildings</i> on the same <i>site</i>	
	GRZ-MAE-ST29.1	1.8 metres between each <i>accessory building</i> serving separate <i>residential units</i> , except where the <i>accessory building</i> is joined by a common party wall.
	GRZ-MAE-ST29.2	1 metre between an <i>accessory building</i> and a <i>residential unit</i> , except for <i>habitable rooms</i> which must be 3m between an <i>accessory building</i> and a <i>residential unit</i> .
	GRZ-MAE-ST29.3	1.5m between a <i>residential unit</i> and right of way or driveway.
	GRZ-MAE-ST29.4	3m between <i>residential unit</i> , except where the <i>residential unit</i> is joined by a common party wall
GRZ-MAE-ST30	Access - Compliance with TR-R2 and <i>Council's</i> Engineering Standards.	
GRZ-MAE-ST31	Parking - Compliance with TR-ST3.	
GRZ-MAE-ST32	Permeable surface - Compliance with GRZ-ST6.	

GRZ-MAE-ST33	Lighting - All exterior lighting must not result in light spill to neighbouring properties.
GRZ-MAE-ST34	Fencing - Compliance with GRZ-MAE-ST12 and GRZ-MAE-ST13.

Guidance Note:

Refer also to the New Zealand Fire Service firefighting water supplies code of practice SNZ PAS 4509:2008. This Code identifies what is required for the Fire and Emergency New Zealand to have access to sufficient water for fire-fighting purposes.

Discretionary Activities (DIS) – Maewa (Growth Precinct 4)

Activities not provided for

GRZ-MAE-R12	Any <i>residential activity</i> not otherwise specified as <i>Permitted, Restricted Discretionary</i> or <i>Non-Complying Activity</i> , or is not specifically provided for in this Plan.
GRZ-MAE-R13	Any commercial or non- <i>residential activity</i> that is not otherwise specified as <i>Permitted, Restricted Discretionary</i> or <i>Non-Complying Activity</i> .

Assessment Criteria (AC)

In determining whether to grant a resource consent and what conditions to impose, the Council will, in addition to the objectives and policies of *Maewa (Growth Precinct 4)*, General Residential Zone, Infrastructure, Transport, Noise, Earthworks, Signs, Temporary Activities, Relocated Buildings, and Boarding, Breeding and Training Kennels, assess any application in terms of the following assessment criteria:

GRZ-MAE-AC21	The extent to which the <i>effects</i> of noise, hours of operation and other <i>environmental</i> disturbance on surrounding residential neighbourhoods are avoided, or can be remedied or mitigated.
GRZ-MAE-AC22	To avoid, remedy or mitigate the visual impacts of any activities, and to preserve the character and amenity of the residential <i>environment</i> .

GRZ-MAE-AC23	Whether the Noise Management Plan prepared by an acoustical consultant identifies noise management measures to avoid, remedy or mitigate adverse <i>effects</i> of noise, including best practicable options adopted to minimise sound emissions.
GRZ-MAE-AC24	The extent to which the additional traffic generated impacts on the safe and efficient operation of the roading network, internal circulation, parking, manoeuvring and access provisions.
GRZ-MAE-AC25	The extent to which appropriate landscaping elements and plantings have been incorporated to enhance the character, ambience and <i>amenity values</i> of the adjoining residential neighbourhood.
GRZ-MAE-AC26	The extent to which <i>onsite</i> planting will reduce the activities visual intrusion on the adjacent properties and break up areas of hard surfacing such as fence lines and paved areas.

Standards for Commercial and Non-Residential Activities – Maewa (Growth Precinct 4)

GRZ-MAE-ST35	The following information must be submitted to <i>Council</i> on lodgement of an application under GRZ-MAE-R13 for commercial and non- <i>residential activities</i> :	
	GRZ-MAE-ST35.1	A noise <i>effects</i> assessment prepared by a suitably qualified acoustic expert; and
	GRZ-MAE-ST35.2	A traffic impact assessment prepared by a suitably qualified traffic engineer or traffic planner.
GRZ-MAE-ST36	Outdoor storage areas - Any outdoor storage area must be screened and not visible when viewed from any adjacent residential property, public <i>road</i> or open space.	

Non-Complying Activities (NC) – Maewa (Growth Precinct 4)

The following activities are *Non-Complying Activities* within Maewa (Growth Precinct 4):

GRZ-R14	Any Industrial Activity, including a <i>service station</i> .
----------------	---

GRZ-APP1 – Land subject to inundation

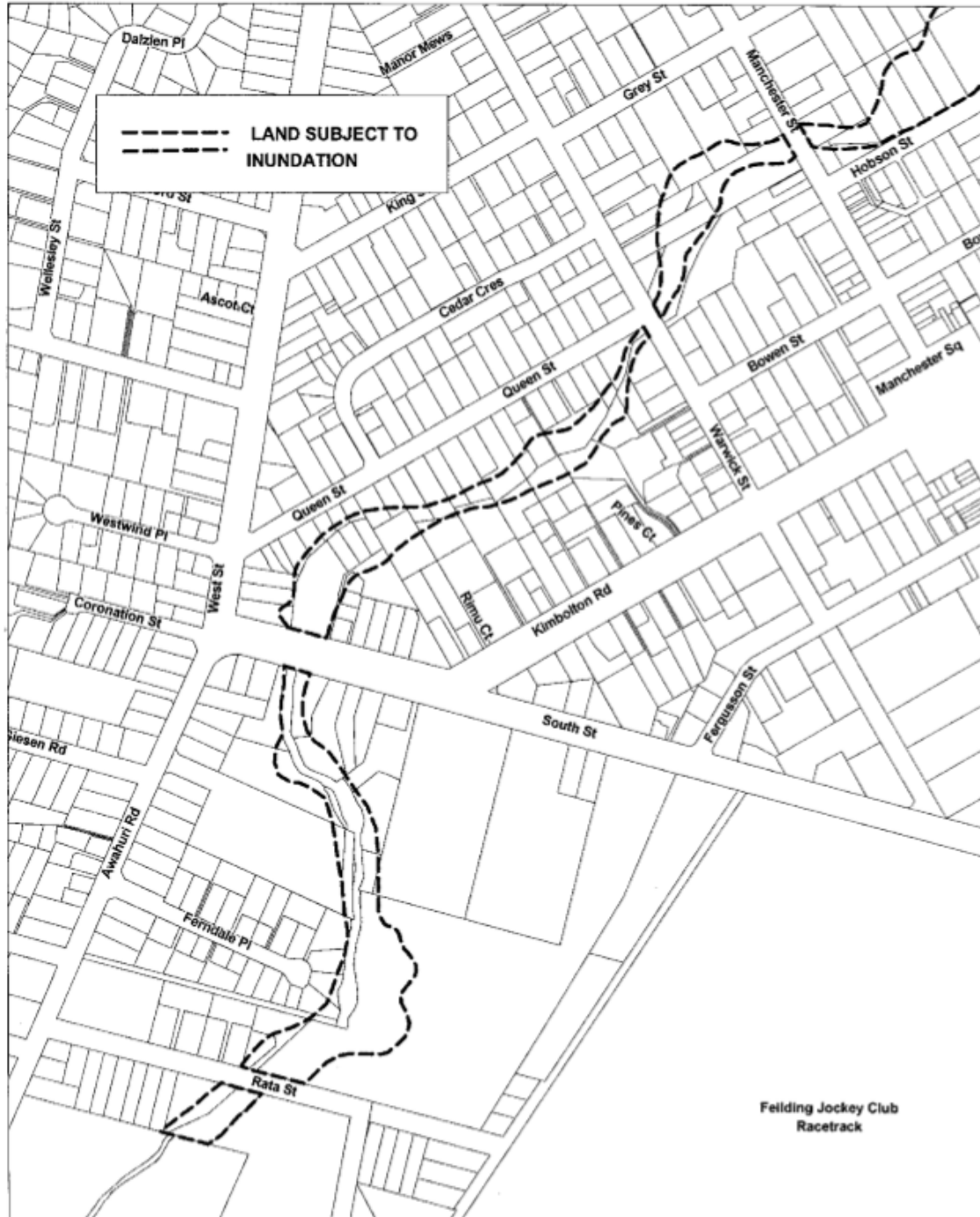


Figure 38 – Southern Feilding, land subject to inundation (refer to GRZ-R19)



Figure 39 – Central Feilding, land subject to inundation (refer to GRZ-R19)

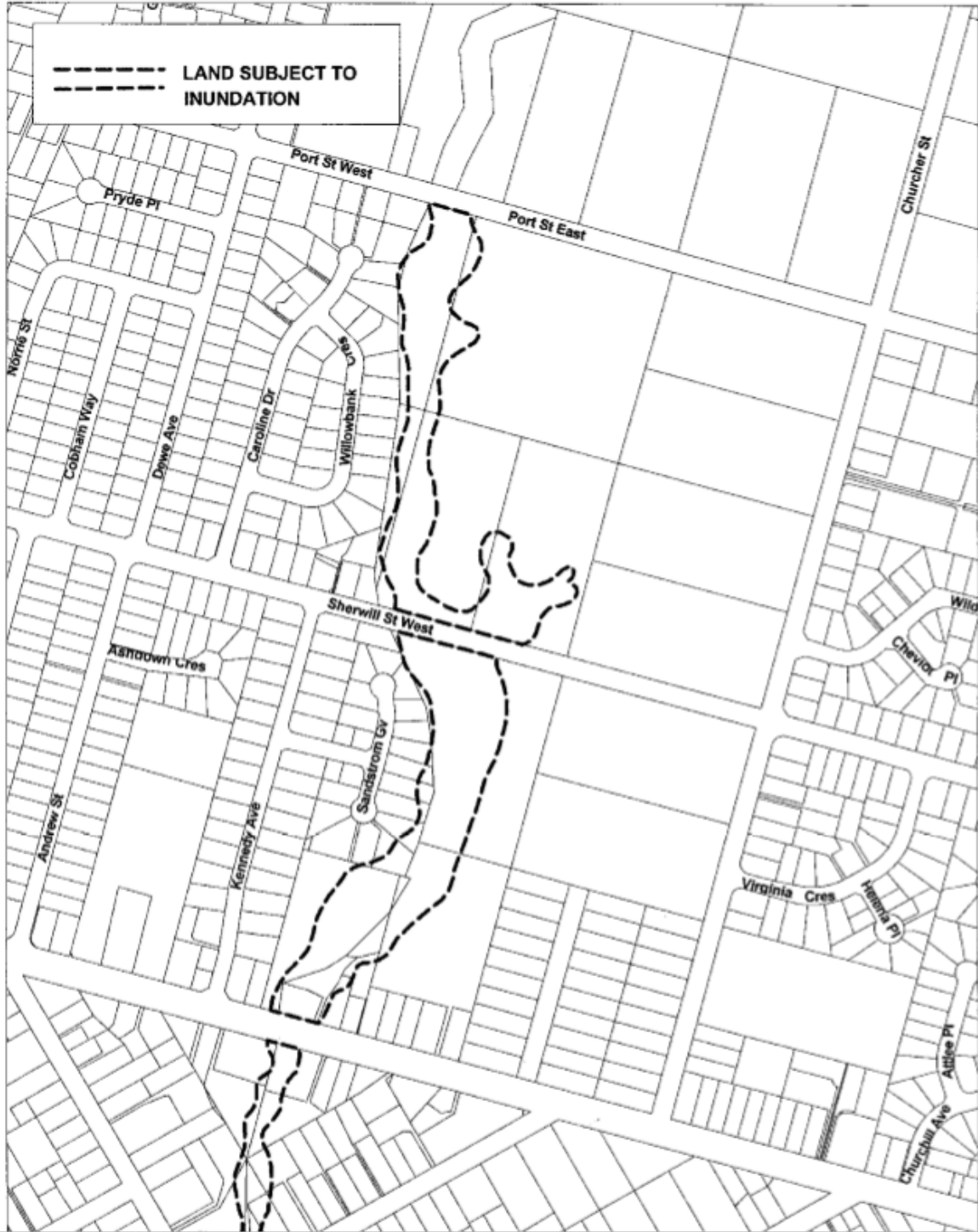


Figure 40 – Northern Feilding, land subject to inundation (refer to GRZ-R19)



Figure 41 – Oroua River and Kiwitea Stream, land subject to inundation (refer to GRZ-R19)

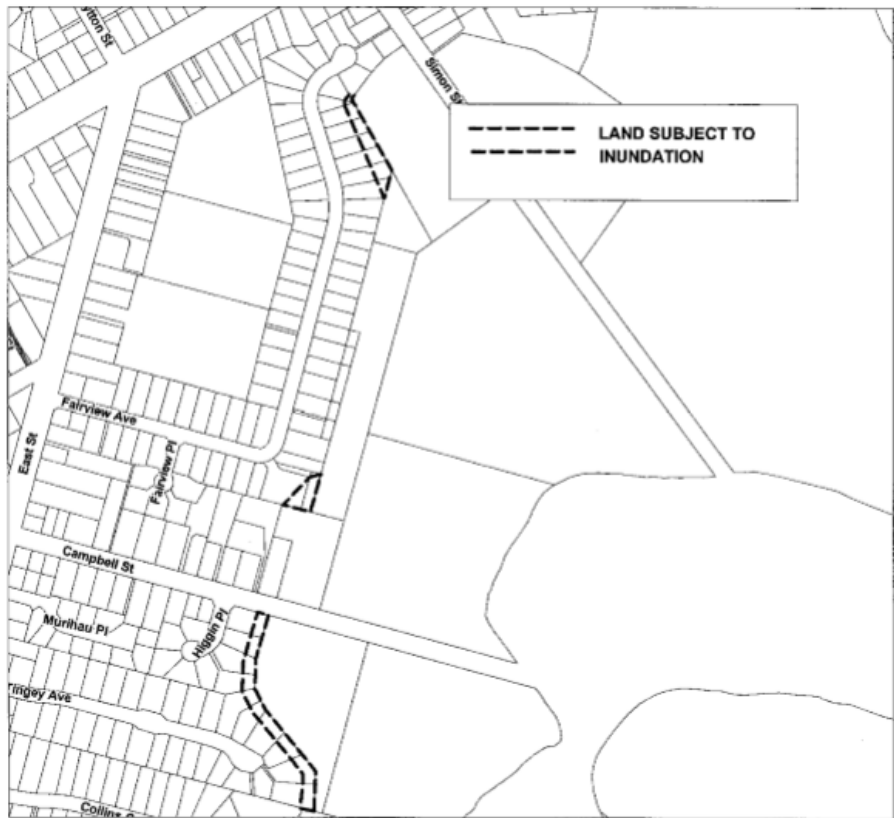


Figure 42 – Oroua River and Kiwitea Stream, land subject to inundation (refer to GRZ-R19)

Explanation (General Residential Zone)

Objective GRZ-O1 outlines the *environmental* outcomes which should be fostered. The controls applied by the previous District Schemes have produced a reasonable result in terms of residential amenity. This Plan therefore retains the effective rules from the past.

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

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

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

Methods

District Plan Methods

- General Residential Zone Chapter
- Abatement notices and enforcement orders

Other Methods

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