

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-14

~~Maewa (Growth Precinct 4)~~

GRZ-11	~~Effects 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-12	~~The potential fragmentation and lack of connectivity through subdivision and the prevalence of cul-de-sacs creating poor urban design outcomes.~~
GRZ-13	~~Ensuring that development improves the health, safety and resilience of communities.~~
GRZ-14	~~The location and design of housing and <i>accessory buildings</i> ensures high onsite amenity and effective use of private open space.~~
GRZ-15	~~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-16	~~The scale, character and intensity of the <i>effects of non-residential activities</i> in the residential zone and compatibility with <i>residential activities</i>.~~

[DELETED PCI]

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~~ <i>residential units</i> , but with scope for other forms of housing which provide a range of different lifestyle options. [PCI]
	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 droving 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</i> (SUB-APP1).
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)</i> Structure Plan.
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~~ <i>residential unit</i> , on sites of over 350m ² (<i>net site area</i>). [PCI]
GRZ-R2	Two ~~dwelling~~ <i>residential units</i> on sites of over 700m ² (<i>net site area</i>). [PCI]
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 ~~dwelling~~ <i>residential unit</i> on a <i>site</i> of 250m ² - 350m ² (<i>net site area</i>). [PCI]
GRZ-R16	Two ~~dwelling~~ <i>residential units</i> on a <i>site</i> of 500m ² - 700m ² (<i>net site area</i>). [PCI]
GRZ-R17	More than two ~~dwelling~~ <i>residential units</i> on any <i>site</i> . [PCI]
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 *Council* 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~~ <i>Residential units</i> on sites under 350m ² , and More than Two Units on a Site (GRZ-R14 to GRZ-R19, and SETZ-R30 to SETZ-R32) [PCI]	
	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 ~~dwelling~~ <i>residential units</i> , in terms of promoting a difference from other ~~dwellings~~ <i>residential units</i> existing or proposed nearby. [PCI]

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

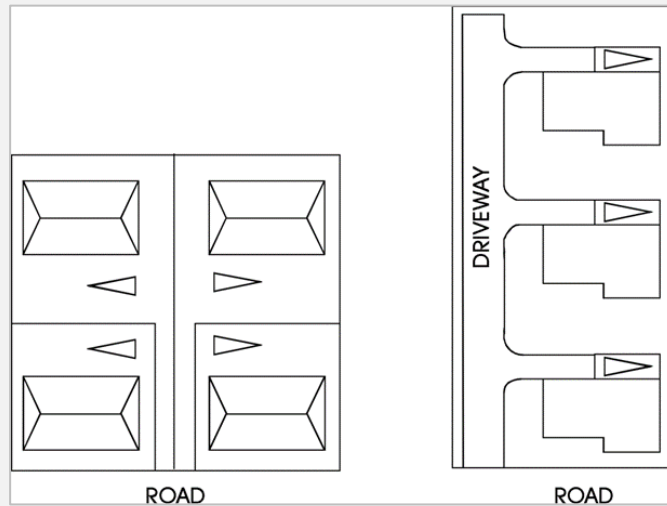


Figure 28 – Examples of inappropriate development

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 *buildings* having regard to their potential effect on flood water flows.

GRZ-RC4.2

The minimum floor level of *buildings*. Non-accessory *buildings* should be designed so as not to be entered by a 100-year flood (i.e. a flood event with a 1% annual probability of occurring).

GRZ-RC4.3

The location and design of vehicular access to the *building*.

Standards for Permitted and Controlled Activities

~~Dwellings~~ Residential units and Accessory Buildings [PCI]

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~~ residential unit shall be made in calculating *site coverage*. [PCI]

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).

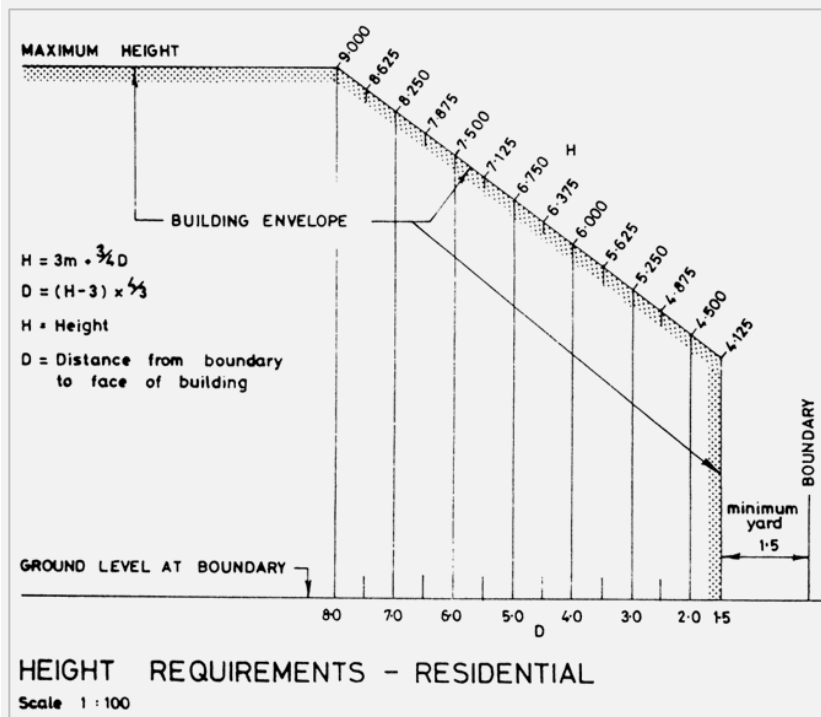


Figure 29 – Height requirements - Residential

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).

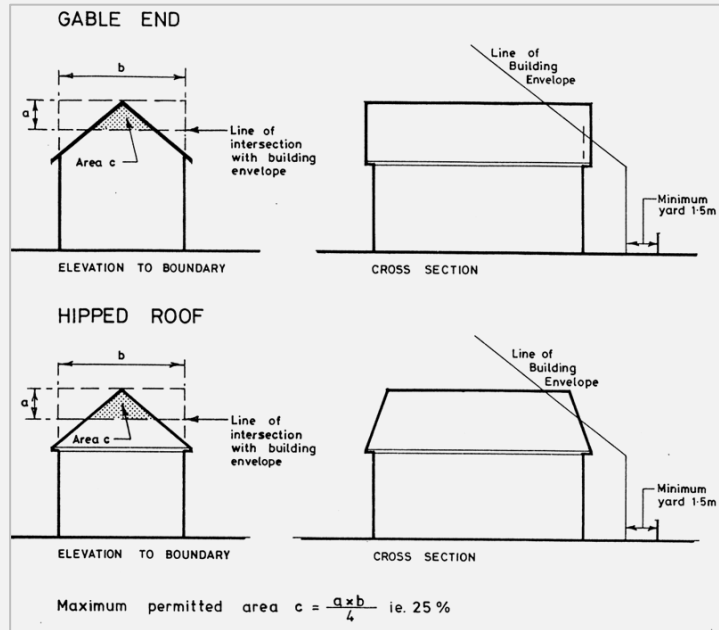


Figure 30 – Building Envelope Protrusions

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

	GRZ-ST3.3	Rear Yards - 3m for ~~dwelling~~ <u>residential units</u> , 1m for <i>accessory buildings</i> . [PCI]
	GRZ-ST3.4	Yards for Rear Sites - 3m for ~~dwelling~~ <u>residential units</u> , 1m for <i>accessory buildings</i> . [PCI]
	GRZ-ST3.5	Setbacks from <i>Road</i> / Rail Crossings, 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~~ <u>residential unit</u> shall have an outdoor <i>living court</i> . This court shall be: [PCI]
	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 ~~dwelling~~ <u>residential unit</u> . [PCI]
	GRZ-ST4.1.d	Oriented east, north or west of the ~~dwelling~~ <u>residential unit</u> . [PCI]
	GRZ-ST4.1.e	For the exclusive use of the ~~dwelling~~ <u>residential unit</u> and free of access to other units, driveways, manoeuvring areas, parking spaces and <i>accessory buildings</i> . [PCI]
	GRZ-ST4.2	In the case of ~~dwelling~~ <u>residential units</u> 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. [PCI]
GRZ-ST5	Outdoor Service Courts	
	GRZ-ST5.1	Each ~~dwelling~~ <u>residential unit</u> 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. [PCI]
	GRZ-ST5.2	Part of the <i>service court</i> may be combined with the <i>service court</i> of other ~~dwelling~~ <u>residential units</u> on the <i>site</i> , if a more useful service area will result. [PCI]

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 Separation Distances Between *Buildings On The Same Site*

GRZ-ST11.1 Between *accessory buildings* serving separate ~~dwelling~~ *residential units* - 1.8m (Figure 31) Except that any two or more *accessory buildings* serving separate ~~dwelling~~ *residential units* may be joined by a common party wall (Figure 32). [PCI]

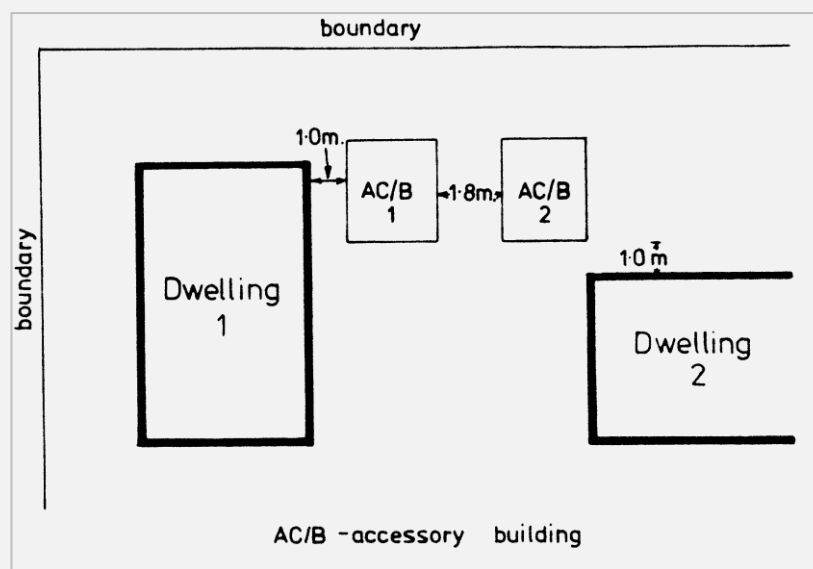


Figure 31 – Separation distances between accessory buildings serving separate dwellings residential units [PCI]

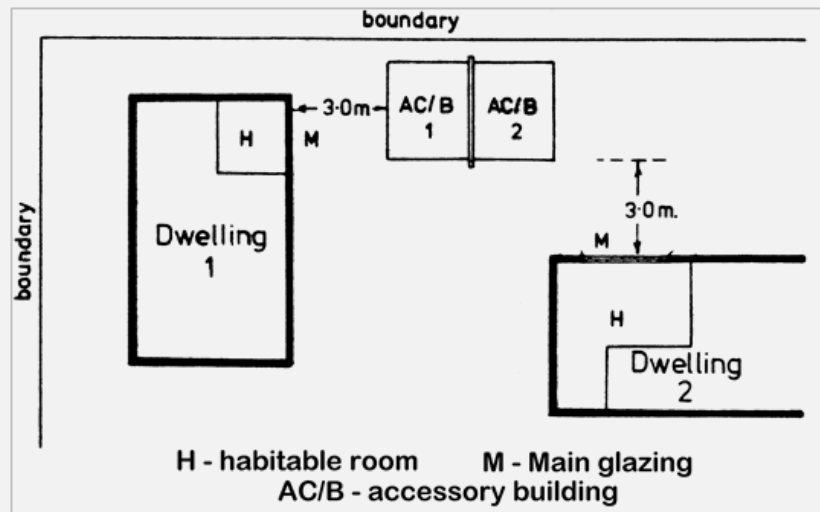


Figure 32 – Accessory buildings joined by common party wall

GRZ-ST11.2 Between *accessory building* and related dwelling residential 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). [PCI]

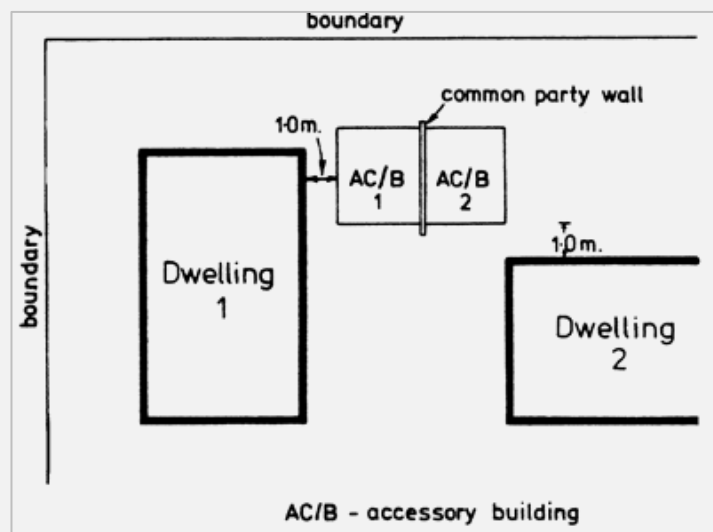
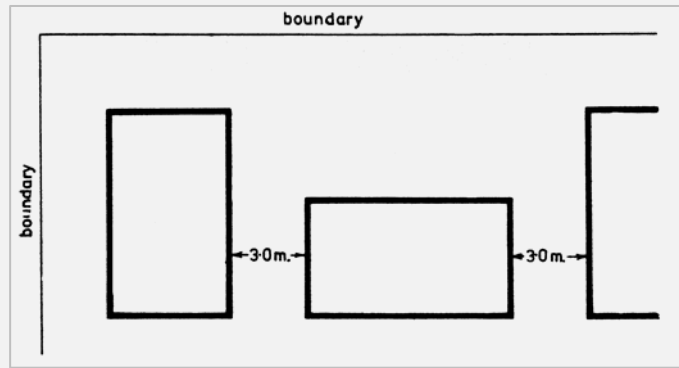


Figure 33 – Separation between accessory building and related dwelling residential unit [PCI]

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

Figure 34 - Minimum separation distance between any two ~~dwelling~~ residential units [PCI]**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~~ residential unit. [PCI]

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~~ residential unit. [PCI]

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 ~~dwelling~~ <i>residential unit</i> . [PCI]
		GRZ-ST15.1.e	Be at least 25m ² in area.
GRZ-ST16	Outdoor <i>Service Courts</i>		
	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 ~~dwelling~~ <i>residential unit</i> , the minimum area shall be 10m ² per unit and the minimum width shall be 3 metres. [PCI]	
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>~~ <i>residential unit</i> . [PCI]
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.
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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> .
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	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 Residential</i>~~ units and residential accommodation not otherwise permitted by Rules GRZ-R1 to GRZ-R20. [PCI]
~~Assessment Criteria (AC):~~ ~~The matters set out in GEN-AC1 to GEN-AC25 will be taken into account in assessing discretionary activities. [DELETED PCI]~~	

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

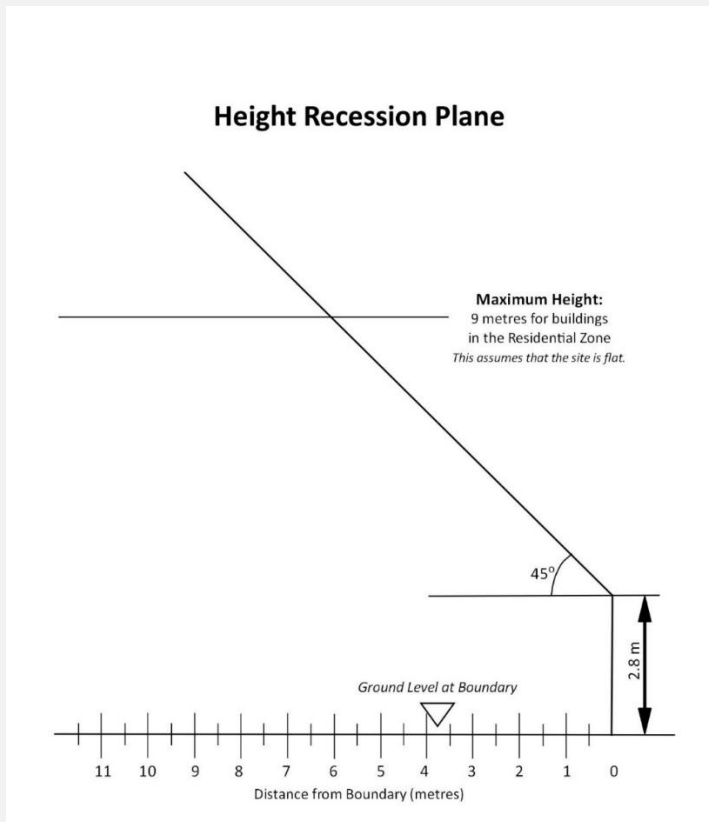
The following activities are *Permitted Activities* within *Maewa (Growth Precinct 4)*, provided that they comply with the standards GRZ-MAE-ST1 – GRZ-MAE-ST11 below:

GRZ-MAE-R1	One <i>residential unit</i> on a <i>site</i> .
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				
	<table border="1"> <tr> <td>GRZ-MAE-ST2.1</td> <td>Maximum <i>Height</i> - 9m</td> </tr> <tr> <td>GRZ-MAE-ST2.2</td> <td>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).</td> </tr> </table>	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).
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 *height* 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 *building* above the *height* recession plane does not exceed 1/3 of the gable end *height*.

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).

	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 Manawātū Whanganui Regional Council for flood information on the Makino (Mangakino) Stream.	
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.
	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.	

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

GRZ-MAE-ST12	Boundaries with public spaces and <i>road</i> frontage: 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 fence has continuous vertical or horizontal gaps of at least 50mm width
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between fence material(s) for half the fence. Refer to Figure 36 below for what is considered to be visually permeable.

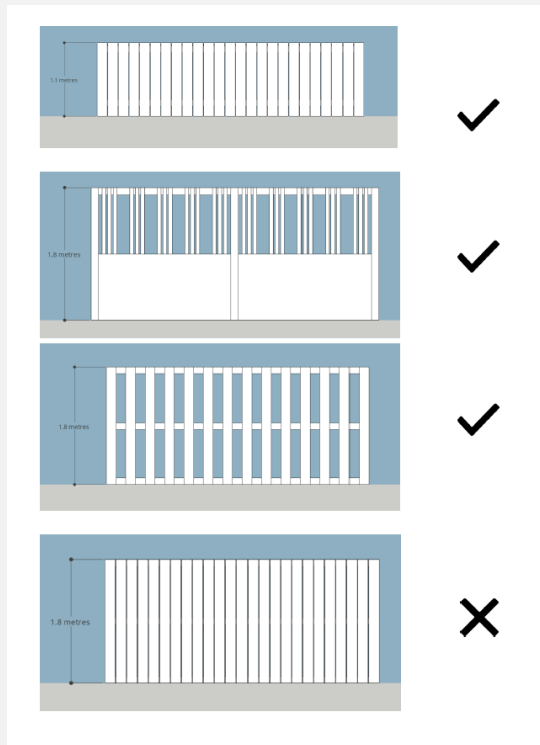


Figure 36 – Examples of visually permeable fencing

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 Manawātū 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 <i>gross floor area</i>
GRZ-MAE-R6	Playing fields, gardens, lawns, children’s play areas, walkways and cycleways.
GRZ-MAE-R7	Carparking areas
GRZ-MAE-R8	<i>Earthworks</i> 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	<i>Yards</i> - A setback of 4.5m from all <i>site</i> boundaries.
GRZ-MAE-ST23	<i>Height</i> - The maximum <i>height</i> for any <i>building</i> 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.	
	Matters of Discretion: For these activities, the <i>Council</i> has restricted its discretion to considering the following matters:	
	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 General Residential Zone.
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> .
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GRZ-MAE-R11	<i>Retirement village</i> .
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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>
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GRZ-MD13	Design, scale and appearance of <i>buildings</i> and structures
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GRZ-MD14	<i>Site</i> layout and access arrangements
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GRZ-MD15	Onsite landscaping
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GRZ-MD16	Privacy across boundaries and within the development
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GRZ-MD17	The safe and efficient operation of the roading networks, and internal circulation, parking, loading and manoeuvring areas
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GRZ-MD18	Residential character and <i>amenity values</i> including onsite amenity
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GRZ-MD19	Lighting
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GRZ-MD20	Access
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GRZ-MD21	Natural hazards, including stormwater management
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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 <i>site coverage</i> of 40% applies to development of the <i>site</i> .
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GRZ-MAE-ST26	Building Envelope	
	GRZ-MAE-ST26.1	Maximum <i>height</i> 9m
	GRZ-MAE-ST26.2	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 (see Figure 37).
	Height Recession Plane Maximum Height: 9 metres for buildings in the Residential Zone <i>This assumes that the site is flat.</i> 45° 2.8 m Ground Level at Boundary Distance from Boundary (metres)	
	The <i>height</i> recession plane in GRZ-ST26.2 does not apply to:	

Figure 37 – Height recession plane

	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</i> , aerials or chimneys
		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	<i>Yards</i>		
	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 corner <i>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.
	<i>Outdoor Living Court</i>		

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-residential activities:	
	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 *service station*.

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)

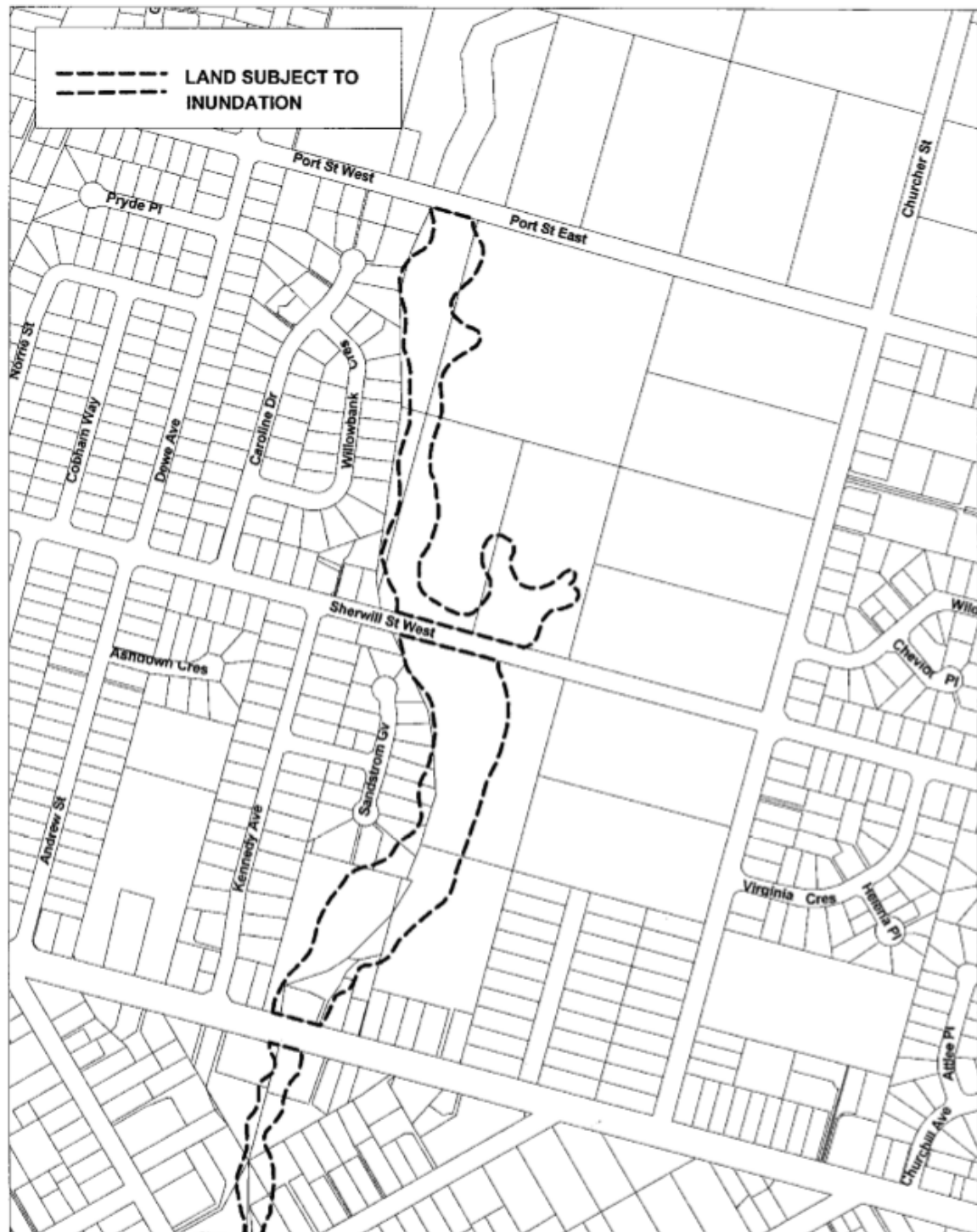


Figure 40 – Northern Feilding, land subject to inundation (refer to GRZ-R19)



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 residential unit*, from a high floor area to *site* area ratio (e.g. with a two storied *dwelling residential unit*), 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

[DELETED PCI]

AREA SPECIFIC MATTERS

SETZ – SETTLEMENT ZONE

Issues

GEN-14

[DELETED PCI]

Objectives

SETZ-01	To maintain and develop the unique character and separate identity of the District’s smaller settlements, namely Kimbolton, Apiti, Halcombe, Bunnythorpe, Longburn, Sanson, Rongotea, Himatangi Beach and Tangimoana. This distinctive “village” character is different from Palmerston North and Feilding, and results from elements such as:	
	SETZ-01.1	A low density of residential development with larger section sizes and more open space.
	SETZ-01.2	Different <i>road</i> formation standards with less concrete and asphalt and more grass and shrubs.
	SETZ-01.3	Closer access to, and similarities with, the countryside.
SETZ-02	To maintain or enhance the residential amenity within those communities, which includes:	
	SETZ-02.1	A mixture of residential, commercial, service, industrial and community activities is achieved while protecting and enhancing the amenities of the village as a place to live.
	SETZ-02.2	Access to adequate sunlight for residents’ homes and properties, without prolonged shadowing from <i>buildings</i> , trees or structures on other <i>sites</i> .

SETZ-O2.3	Residents are not subjected to fumes, smoke or odour problems.
SETZ-O2.4	A level of aural and visual privacy consistent with small township living, with a quiet neighbourhood at night (NOISE-O2).
SETZ-O2.5	A green, well-treed appearance and open <i>streetscape</i> , with planting on streets and in public places wherever possible, and with ample room for planting on private sections and front <i>yards</i> .
SETZ-O2.6	Most vehicle parking being provided <i>on-site</i> rather than on the street.
SETZ-O2.7	Residents have access to public open space and to recreational and social opportunities, e.g. places of assembly, <i>education facilities</i> and community services. Adequate access is provided to these places for people with disabilities.
SETZ-O2.8	The township generally has a tidy appearance.
SETZ-O2.9	Neighbourhood streets cater for pedestrians and local traffic rather than encouraging through-traffic. Street design promotes traffic safety and recognises that walking and cycling are important methods of transport.
SETZ-O2.10	Problems associated with dogs and other wandering, dangerous or noisy animals are kept to a minimum. Stock droving does not occur through the centre of the village.
SETZ-O2.11	Recognising that some of the villages are <i>sited</i> near broad-impact land uses.
SETZ-O2.12	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 (GEN-O5).
SETZ-O2.13	Buildings and structures in Rongotea South Development Area are located and designed to manage the risk of natural hazards.

Policies

SETZ-P1	To ensure that new and existing development does not adversely affect the character and amenity of the Settlement <i>Zone</i> .
SETZ-P2	To assist in improving the visual appearance of the District's settlements.
SETZ-P3	To improve traffic safety within the communities, particularly those which have arterial routes running through them.
SETZ-P4	To ensure that the housing density sought in the unsewered townships takes the possible cumulative effect of domestic effluent disposal into account.
SETZ-P5	To ensure that non- <i>residential activities</i> are compatible with the township concerned, and have acceptable impacts in terms of noise, traffic generation, parking requirements, potential danger, and visual appearance.
SETZ-P6	To avoid where possible, or mitigate the adverse visual effects of activities that are inherently unsightly, or are detracting from the visual amenities of the <i>zone</i> .
SETZ-P7	Require development within Rongotea South Development Area to provide appropriate permeable surface areas to minimise the effects of flooding.
SETZ-P8	To manage the risk of stormwater inundation within Rongotea South Development Area by requiring low impact stormwater design solutions and minimum floor levels (if required).
SETZ-P9	To encourage an active street and reserve frontage within Rongotea South Development Area through design controls for yards and fencing.

Rules

NB: Words italicised have a specific definition contained in the Definitions Chapter.

Some of the activities listed below may also require consent from the *Regional Council*.

Permitted Activities (PER)

SITES WITHOUT IDENTIFIED FRONTAGE

The following shall be *permitted activities* within the Settlement Zone, on *sites* without identified frontage shown on the Planning Maps, provided that they comply with SETZ-ST1 - SETZ-ST22:

SETZ-R1	One ~~<i>dwelling</i>~~ <i>residential</i> unit. [PCI]
SETZ-R2	<i>Home occupations.</i>
SETZ-R3	Housing for the elderly.
SETZ-R4	<i>Education facilities</i> and day care centres.
SETZ-R5	Places of Assembly with less than 150m ² <i>gross floor area</i> .
SETZ-R6	Reserves, and associated toilets, changing rooms and implement sheds.
SETZ-R7	Grazing, horticulture and orchards.
SETZ-R8	Specialist Services.
SETZ-R9	<i>Accessory buildings</i> , except within 4.5m of a <i>road</i> boundary.
SETZ-R10	Libraries.
SETZ-R11	<i>Signs</i> which comply with SIGN-R1, SIGN-R2, and SIGN-ST1 to SIGN-ST3.

SETZ-R12	Formation of vehicle crossings onto roads. NB: Consent from the <i>road</i> controlling authority is required for vehicle crossings onto Limited Access Roads.
SETZ-R13	<i>Earthworks</i> which comply with EW-R1, EW-R2, and EW-ST1 to EW-ST9.
SETZ-R14	Residential Care Homes.

SITES WITH IDENTIFIED FRONTAGE

The following shall be *permitted activities* within the Settlement Zone, on *sites* with identified frontage shown on the Planning Maps, provided that they comply with SETZ-ST1 - SETZ-ST22.

SETZ-R15	The activities in SETZ-R1 to SETZ-R14
SETZ-R16	Shops
SETZ-R17	Places of Assembly
SETZ-R18	<i>Offices</i>
SETZ-R19	<i>Commercial Services</i>
SETZ-R20	<i>Light Industry</i>
SETZ-R21	Premises for the sale of boats, caravans, <i>motor vehicles</i> and farm equipment
SETZ-R22	Marae
SETZ-R23	Hospitals and Homes for the Aged
SETZ-R24	Travellers Accommodation
SETZ-R25	<i>Boarding</i> houses
SETZ-R26	Hotels and Taverns

SETZ-R27	Restaurants
SETZ-R28	<i>Service Stations</i>
SETZ-R29	<i>Motor Caravan Sites</i>

Controlled Activities (CON)

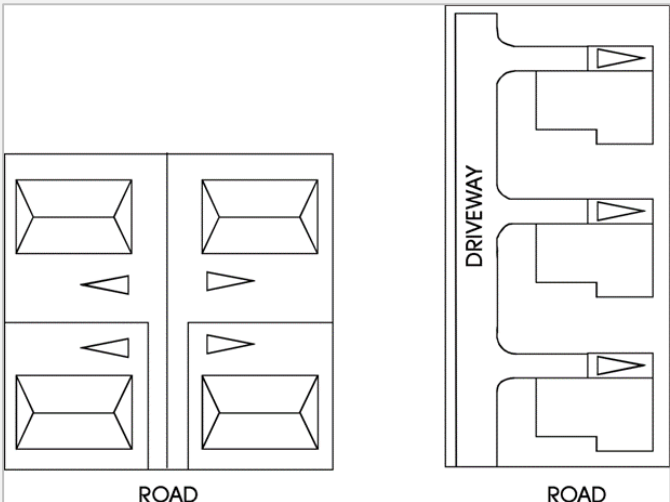
The following shall be *controlled activities* within the Settlement Zone, provided that they comply with SETZ-ST1 to SETZ-ST22.

SETZ-R30	Two or more ~~dwelling~~ <u>residential units</u> on the same site. [PCI]
SETZ-R31	<i>Accessory buildings</i> within 4.5m of a <i>road</i> boundary.
SETZ-R32	<i>Motor Caravan Sites</i> on sites without identified frontage shown on the Planning Maps.

Reservation of Control

The matters over which *Council* has reserved control and in respect of which conditions may be imposed are in SETZ-RC1 to SETZ-RC5.

SETZ-RC1	<i>Relocated buildings</i> – Refer to matters of control provided for in REL-R1.				
SETZ-RC2	<i>Accessory Buildings</i> on <i>Front Yards</i> (GRZ-R14 to GRZ-R19, and SETZ-R30 to SETZ-R32)				
	<table> <tr> <td>SETZ-RC2.1</td><td>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.</td></tr> <tr> <td>SETZ-RC2.2</td><td>The construction, materials and painting of exterior surfaces, together with screen planting.</td></tr> </table>	SETZ-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.	SETZ-RC2.2	The construction, materials and painting of exterior surfaces, together with screen planting.
SETZ-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.				
SETZ-RC2.2	The construction, materials and painting of exterior surfaces, together with screen planting.				
SETZ-RC3	~~Dwellings~~ <u>residential units</u> on sites under 350m ² , and More than Two Units on a Site (GRZ-R14 to GRZ-R19, and SETZ-R30 to SETZ-R32) [PCI]				

	SETZ-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.
	SETZ-RC3.2	Arrangement of <i>yard</i> space, including the use of zero lot lines, common open space and room for trees and landscaping.
	SETZ-RC3.3	The orientation, roof pitch and style, and footprint of the ~~dwelling~~ <i>residential units</i> , in terms of promoting a difference from other ~~dwellings~~ <i>residential units</i> existing or proposed nearby. [PCI]
The illustrations in Figure 43 below show the type of development which would <u>not</u> be appropriate: 		
Figure 43 – Examples of inappropriate development		
SETZ-RC4	Multiple ~~Dwellings~~ <i>Residential Units</i> on Parcels of Māori Land (GRUZ-R30).	
	SETZ-RC4.1	Adequate disposal of domestic effluent, including the standard and method of disposal.
	SETZ-RC4.2	The extent to which the proposal complies with the Plan's requirements for other ~~dwellings~~ <i>residential units</i> in the General Rural zone. [PCI]
SETZ-RC5	<i>Motor Caravan Sites</i> (SETZ-R32)	
	SETZ-RC5.1	Location and screening of motor caravan parking.

Standards for Permitted and Controlled Activities

~~Dwelling~~ Residential units and housing for the elderly [PCI]

The permitted and controlled *residential activities* listed in SETZ-R1 to SETZ-R32 and *accessory buildings* shall comply with the following standards:

SETZ-ST1	Density control			
	SETZ-ST1.1	Maximum density - 1 ~~dwelling~~ <u>residential</u> unit per 500m ² net site area in sewered areas. [PCI]		
	SETZ-ST1.2	Maximum density - 1 ~~dwelling~~ <u>residential</u> unit per 800m ² net site area in unsewered areas. [PCI]		
	SETZ-ST1.3	Maximum site coverage - 35%.		
		Note: Where garage accommodation is not shown as part of the proposed site development an allowance of 18m ² per ~~dwelling~~ <u>residential</u> unit shall be made in calculating site coverage. [PCI]		
	SETZ-ST1.4	Rongotea South Development Area		
		Area A	Area B	Area C
	Maximum Density	1 ~~dwelling~~ <u>residential</u> unit per 500m ²	1 ~~dwelling~~ <u>residential</u> unit per 750-1000m ²	1 ~~dwelling~~ <u>residential</u> unit per 1500m ²
	Building coverage	40%	35%	25%
	Permeable area	45%	50%	65%
SETZ-ST2	Building Envelope			
	SETZ-ST2.1	Maximum <i>Height</i> - 9m		

SETZ-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 44).

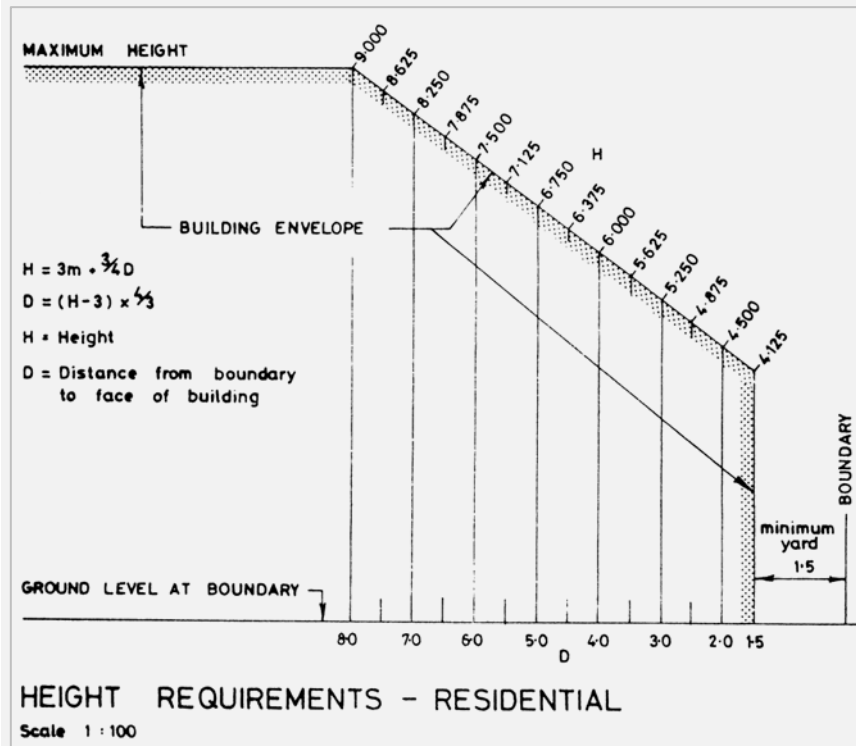


Figure 44 – Height requirements

SETZ-ST2.3

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

SETZ-ST2.3.a

The eaves, or overhang in the case of a gable end, up to 0.6m

SETZ-ST2.3.b

Those parts of *buildings* excluded from the definition of *height* (Definitions Chapter).

SETZ-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 on

Figure 45), multiplied by the distance between the *building envelope* and the ridge (shown as *a* on Figure 45)

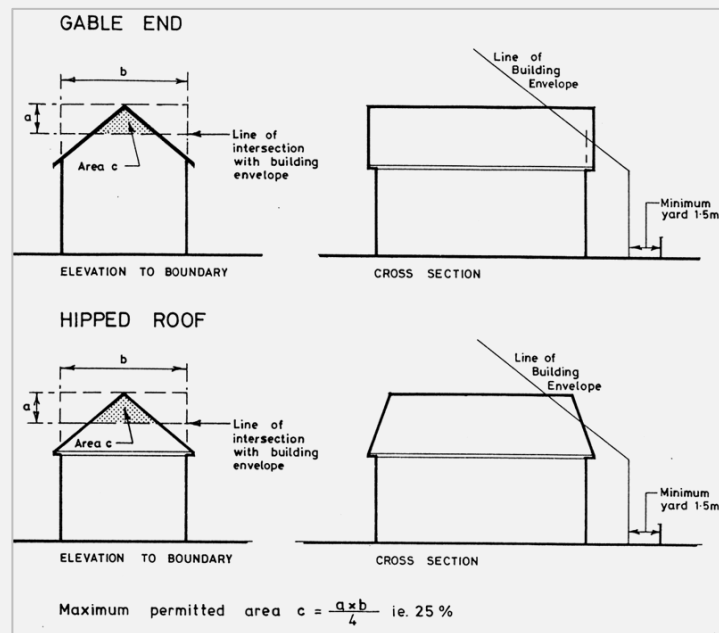


Figure 45 - Building envelope protrusions

SETZ-ST3

Yards

SETZ-ST3.1

Front yards

SETZ-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*.

SETZ-ST3.1.b

4.5m for other *buildings*.

SETZ-ST3.2

Side Yards - 3m and 1.5m provided that in respect of *sites* where vehicular access to the rear is provided elsewhere or garaging is built as part of the *dwelling residential unit* the 3m *yard* may be reduced to 1.5m. Side yards for *accessory buildings* shall be 1m. [PCI]

SETZ-ST3.3

Rear Yards - 3m for *dwelling residential units*, 1m for *accessory buildings*. [PCI]

	SETZ-ST3.4	<i>Yards for rear sites</i> - 3m for ~~dwelling~~ <u>residential units</u> , 1m for <i>accessory buildings</i> . [PCI]
	SETZ-ST3.5	<i>Buildings</i> shall be kept at least 5m clear of the top edge of any public drain or watercourse.
	SETZ-ST3.6	Rongotea South Development Area
	SETZ-ST3.6.a	Front opening garage – 6m
	SETZ-ST3.6.b	<i>Accessory buildings</i> – 3 metres from the boundary with any road unless it is a garage or carport facing the road and having direct access from the road, in which case the minimum separation distance shall be 6 metres.
SETZ-ST4	<i>Outdoor Living Courts</i>	
	SETZ-ST4.1	Every ground floor ~~dwelling~~ <u>residential unit</u> shall be provided with an outdoor <i>living court</i> . Such courts shall be:
	SETZ-ST4.1.a	At least 36m ² in area.
	SETZ-ST4.1.b	Capable of containing a circle 6m in diameter.
	SETZ-ST4.1.c	Located adjacent to the <i>main living area</i> of the ~~dwelling~~ <u>residential unit</u> .
	SETZ-ST4.1.d	Oriented east, north or west of the ~~dwelling~~ <u>residential unit</u> .
	SETZ-ST4.1.e	For the exclusive use of the ~~dwelling~~ <u>residential unit</u> and free of access to other units, driveways, manoeuvring areas, parking spaces and <i>accessory buildings</i> . [PCI]
	SETZ-ST4.2	In the case of ~~dwelling~~ <u>residential units</u> 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. [PCI]
SETZ-ST5	<i>Outdoor Service Courts</i>	

	SETZ-ST5.1	Each <i>dwelling residential unit</i> shall have an outdoor <i>service court</i> adjoining either the unit or its outdoor <i>living court</i> . <i>Service courts</i> shall be at least 20m ² in area, of least width 3m, and free of driveways and manoeuvring areas.
	SETZ-ST5.2	Part of the <i>service court</i> may be combined with the <i>service court</i> of other <i>dwelling residential units</i> on the <i>site</i> , if a more useful service area will result. [PCI]
SETZ-ST6	Parking – Refer to TR-ST3	
SETZ-ST7	Visibility at Railway Crossings - Compliance with TR-ST1, and TR-APP5	
SETZ-ST8	Visual Amenities - No activity shall involve keeping more than one <i>derelict vehicle</i> within view of neighbouring properties or a public place.	
SETZ-ST9	Proximity of Driveways and Garaging - No <i>habitable room</i> 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 <i>dwelling residential unit</i> . [PCI]	
SETZ-ST10	Access - Compliance with TR-ST1.	
SETZ-ST11	Glare - Compliance with TR-ST2.	
SETZ-ST12	Fences within the Rongotea South Development Area – Compliance with GRZ-MAE-R3.	

Non-Residential Activities

The permitted and controlled non-*residential activities* specified above (including *home occupations*) shall comply with the following standards:

SETZ-ST13	Yards	
	SETZ-ST13.1	<i>Sites</i> with identified frontages shown on the Planning Maps - 3m from any <i>site</i> without identified frontage.
	SETZ-ST13.2	<i>Sites</i> with other frontages – - front <i>yard</i> 4.5m, - all other <i>yards</i> 3m.

	SETZ-ST13.3	<i>Buildings</i> shall be kept at least 5m clear of the top edge of any public drain or watercourse.
	SETZ-ST13.4	Motor Caravans/campervans/caravans on <i>Motor Caravan Sites</i> without identified frontage shown on the Planning Maps shall not be parked within 20m of any boundary of the <i>site</i> .
SETZ-ST14	Site Coverage	
	SETZ-ST14.1	On <i>sites</i> with identified frontage shown on the Planning Maps - 75%
	SETZ-ST14.2	Other <i>sites</i> - 35%
SETZ-ST15	Height	
	SETZ-ST15.1	Maximum <i>height</i> 9m.
	SETZ-ST15.2	No <i>building</i> shall exceed a <i>height</i> equal to 3m plus three quarters of the shortest horizontal distance between that part of the <i>building</i> and the nearest <i>site</i> boundary (Figure 44 above).
SETZ-ST16	Parking - Compliance with TR-ST3.	
SETZ-ST17	Visibility at Railway Crossings - Compliance with TR-ST1 and TR-APP5.	
SETZ-ST18	Access - Compliance with TR-R2 and TR-APP5.	
SETZ-ST19	Noise - Compliance with NOISE-ST1 to NOISE-ST4.	
SETZ-ST20	Visual Amenities - No activity shall involve storing more than one <i>derelict vehicle</i> within view of neighbouring properties or a public place.	
SETZ-ST21	Glare - Compliance with TR-ST2.	
SETZ-ST22	Signs - Compliance with SIGN-R1, SIGN-R2, and SIGN-ST1 to SIGN-ST3.	

Restricted Discretionary Activities (RDIS)

SETZ-R33

Any *permitted* or *controlled activity* specified above which does not comply with any of the relevant standards in SETZ-ST1 to SETZ-ST22 shall be a *restricted discretionary activity*.

Matters of Discretion (MD):

The matters set out in SETZ-MD1 to SETZ-MD2 will be taken into account in assessing *restricted discretionary activities*.

SETZ-MD1

In assessing applications for *restricted discretionary activities* Council has reserved its control over matters related to the effect of allowing non-compliance with the particular performance standard (or standards) which the proposal has failed to meet. Conditions may be imposed to avoid, remedy or mitigate the effects of non-compliance.

SETZ-MD2

In assessing applications which have become *restricted discretionary activities* due to non-compliance with the Plan's performance standards, but which otherwise would have been *controlled activities*, Council has also reserved its control over the matters in GEN-RC1 to GEN-RC5 which relate to that type of *controlled activity*.

Discretionary Activities (DIS)

NO IDENTIFIED FRONTAGE

The following shall be *discretionary activities* in the Settlement Zone on sites which do not have identified frontage shown on the Planning Maps:

SETZ-R34

Places of Assembly with 150m² *gross floor area* or more

SETZ-R35

Marae

SETZ-R36	Hospitals and Homes for the Aged
SETZ-R37	Travellers' Accommodation
SETZ-R38	<i>Boarding Houses</i>
SETZ-R39	Hotels and Taverns
SETZ-R40	Shops
SETZ-R41	<i>Offices</i>
SETZ-R42	<i>Commercial Services</i>
SETZ-R43	<i>Light Industry</i>
SETZ-R44	<i>Service Stations</i>
SETZ-R45	Restaurants
SETZ-R46	~~<i>Dwelling Residential</i>~~ units and residential accommodation not otherwise permitted by SETZ-R1 to SETZ-R33. [PCI]

IDENTIFIED FRONTAGE

The following shall be discretionary activities in the Settlement Zone on *sites* which have identified frontage shown on the Planning Maps:

SETZ-R47	Panel-beating, Fibre-glassing and Spray-painting.
SETZ-R48	~~<i>Dwelling Residential</i>~~ units and residential accommodation not otherwise permitted by SETZ-R1 to SETZ-R33. [PCI]

Assessment Criteria:

The matters set out in GEN-AC1 to GEN-AC25 will be taken into account in assessing ~~discretionary activities~~. [DELETED PCI]

Non-Complying Activities (NC)

SETZ-R49

Any activity which is not categorised by this chapter as being a *permitted*, *controlled*, *restricted discretionary*, or *discretionary* shall be a *non-complying activity*.

Explanation

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

A common theme for the smaller settlements is that their village character is valued. Residents have chosen not to live in a large town. Himatangi Beach and Tangimoana in particular are viewed as places of retreat. Residents want a bit of space around them and like the quality of life, which is difficult to define but includes having "nice people" in the community. Each settlement should develop in ways which don't compromise the character which people value. The Plan's policies for outward spread of each township are set out in SUB-O8, SUB-P24 to SUB-P27. This is complemented by a provision for possible development of rural house allotments (down to 4000m² in size) as a *discretionary activity* around the perimeter of most of the Villages. (SUB-P6)

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

Quite a wide range of non-residential uses are provided for in the Settlement zones, particularly in the established "village centres" which have been marked with "identified frontage" on the Planning Maps. This level of flexibility reflects the service nature of the District's townships and the impracticality of having a number of "spot" zones.

Some of the Villages are located close to broad impact land uses such as industrial plants or airfields, and this has an impact on the level of amenities which those townships have. Council will aim to provide information through the Plan to make land users aware of these effects, e.g. the noise contours around Ohakea Air Base shown on Figure 46.

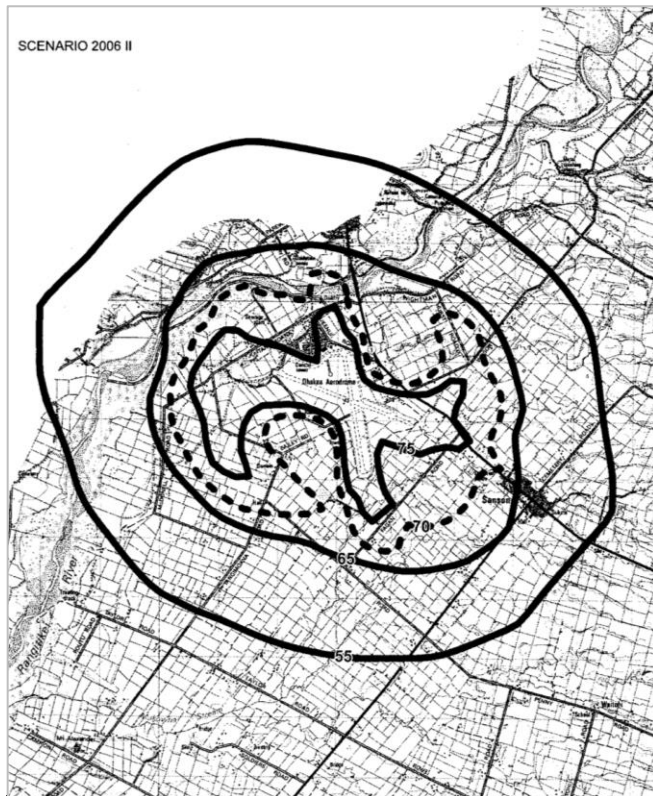


Figure 46 – Ohakea Airbase – Calculated Noise Contours (dBA Ldn)

Methods

District Plan Methods

- SETZ-R1 to SETZ-R49.
- Abatement notices and enforcement orders.
- Plan rules setting the maximum density of development in each township (SETZ-ST1) and defining any limitations to its future growth.

Other Methods

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

AREA SPECIFIC MATTERS

GRUZ – General Rural Zone

Objectives

GRUZ-O1	To promote sustainable use of the District’s land and related resources, particularly by:	
	GRUZ-O1.1	Safeguarding the qualities of the District’s soils which contribute to their life supporting capacity, including soil depth, soil structure, water holding capacity, organic matter and soil fauna (Refer also SUB-O1).
	GRUZ-O1.2	Maintaining options for future generations to use, develop or protect the soil resource. (Refer also SUB-O1).
	GRUZ-O1.3	Managing the <i>effects</i> of urban communities and urban growth upon the <i>environment</i> , including upon the soil resource (Refer also SUB-O8, SUB-O9, INF-O5).
GRUZ-O2	To maintain and where appropriate enhance the rural character and amenity of the District’s rural areas, which includes: (Refer also GEN-O3, GRUZ-O4)	
	GRUZ-O2.1	A predominance of primary production and other rural activities.
	GRUZ-O2.2	A landscape within which the natural <i>environment</i> (including <i>farming</i> and forestry landscapes) predominates over the built one.
	GRUZ-O2.3	The environmental contrast and clear distinction between town and country.
	GRUZ-O2.4	The natural quality of the District’s <i>indigenous forest</i> areas, rivers, lakes, wetlands and coastal strip.

	GRUZ-O2.5	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 in the open.
GRUZ-O3		To ensure that rural ~~dwellings~~ <i>residential unit</i> and properties enjoy a level of rural amenity consistent with the presence of primary production and other rural activities in the <i>zone</i> (Refer also GEN-O5). [PCI]
GRUZ-O4		To minimise conflict between potentially incompatible activities in the rural <i>zone</i> , for example between rural houses and activities such as primary production and rural industries (Refer also GEN-O1, GEN-O2).

Policies

GRUZ-P1	To avoid damage to the soil resource from land uses which might result in chemical contamination, excavation, erosion or soil compaction.
GRUZ-P2	To help achieve more sustainable use of potentially unstable hill country and sand country.
GRUZ-P3	To help improve the current state of knowledge about which land use practices are “unsustainable” on various types of country.
GRUZ-P4	To minimise the quantity of versatile land which is effectively lost for reasons such as it being put under large expanses of <i>buildings</i> and pavement, or being put into urban use.
GRUZ-P5	To assist in reducing the effects which unsustainable land use practices may have upon other properties.
GRUZ-P6	To ensure that new and existing development does not adversely affect the existing character and amenity of the General Rural <i>Zones</i> .
GRUZ-P7	To recognise that <i>amenity values</i> vary within the <i>zone</i> , and ensure that any nuisance generated by existing activities is mitigated.

GRUZ-P8	To avoid the adverse <i>effects</i> on the rural <i>environment</i> which could result if some historical subdivisions and paper towns were to have houses built on them.
GRUZ-P9	To enhance the rural <i>environment</i> by using selected spare areas of road reserve for tree planting, provided that the adverse <i>effects</i> referred to in TR-P1.5 are avoided.
GRUZ-P10	To avoid where possible, or mitigate the adverse visual <i>effects</i> of activities that are inherently unsightly, or are detracting from the visual amenities of the <i>zone</i> .
GRUZ-P11	To recognise that rural residents will need to accept that some adverse <i>effects</i> may result from normal primary production and other rural activities from time to time.
GRUZ-P12	To avoid, remedy or mitigate the adverse <i>effects</i> of broad-impact land uses as far as practical, while recognising that the <i>effects</i> of such activities cannot, by their very nature be confined within the <i>site</i> concerned.
GRUZ-P13	To ensure that the potential use of nearby properties is not unduly constrained by the establishment of a new broad-impact land use.
GRUZ-P14	To ensure that the presence of existing land uses and their right to continue is recognised by those who purchase or use land within the area affected by those land uses.
GRUZ-P15	To avoid or mitigate the adverse <i>effects</i> of mineral exploration, extraction and processing operations, while recognising the importance of minerals as a natural resource.
GRUZ-P16	To mitigate the adverse <i>effects</i> of <i>intensive farming</i> activities.
GRUZ-P17	To ensure that <i>buildings</i> and pens which house animals from time to time, are adequately separated from adjoining properties.

Rules

Permitted Activities (PER)

NB – Words italicised below have a specific definition contained in the Interpretation - Definitions Chapter.

Some of the activities listed below, particularly those marked with “*MWRC*” may also require consent from the *Regional Council*.

The following shall be *permitted activities* in the General Rural Zones, provided that they comply with the standards GRUZ-ST1 to GRUZ-ST21:

GRUZ-R1	<i>Farming and Farm Buildings.</i>				
GRUZ-R2	Planting, tending and harvesting forests, woodlots, specialised tree crops, or shelter belts. <i>MWRC</i>				
GRUZ-R3	Veterinary Clinics and Veterinary Hospitals, except if <i>sited</i> in the Air Noise Area.				
GRUZ-R4	Catteries.				
GRUZ-R5	<i>Pig Farming</i> , provided that the activity does not involve: <table> <tr> <td>GRUZ-R5.1</td><td>More than two breeding sows, of which no more than 10 of the progeny can be retained beyond the weaner stage of eight weeks of age, or</td></tr> <tr> <td>GRUZ-R5.2</td><td>More than 12 growing pigs only, up to the bacon weight stage.</td></tr> </table>	GRUZ-R5.1	More than two breeding sows, of which no more than 10 of the progeny can be retained beyond the weaner stage of eight weeks of age, or	GRUZ-R5.2	More than 12 growing pigs only, up to the bacon weight stage.
GRUZ-R5.1	More than two breeding sows, of which no more than 10 of the progeny can be retained beyond the weaner stage of eight weeks of age, or				
GRUZ-R5.2	More than 12 growing pigs only, up to the bacon weight stage.				
GRUZ-R6	One ~~<i>dwelling</i>~~ <i>residential unit</i> on sites which have the following minimum area (except if <i>sited</i> within the Air Noise Area identified in NOISE-APP1): [PCI] <table> <tr> <td>GRUZ-R6.1</td><td>General Rural Zone – Specific Control Area - 8ha</td></tr> <tr> <td>GRUZ-R6.2</td><td>General Rural Zone - 4ha</td></tr> </table>	GRUZ-R6.1	General Rural Zone – Specific Control Area - 8ha	GRUZ-R6.2	General Rural Zone - 4ha
GRUZ-R6.1	General Rural Zone – Specific Control Area - 8ha				
GRUZ-R6.2	General Rural Zone - 4ha				

GRUZ-R7	One ~~dwelling~~ <i>residential unit</i> on each allotment subdivided under this Plan, except if <i>sited</i> in the Air Noise Area, if that allotment was demonstrated to have a suitable ~~dwelling~~ <i>residential unit site</i> in terms of SUB-ST24. [PCI]
GRUZ-R8	One ~~dwelling~~ <i>residential unit</i> on each allotment subdivided under a previous District Plan, and which incorporated a potential house <i>site</i> , except if the ~~dwelling~~ <i>residential unit</i> would be <i>sited</i> within the Air Noise Area. [PCI]
GRUZ-R9	A second ~~dwelling~~ <i>residential unit</i> on <i>sites</i> which have the following minimum areas (except if <i>sited</i> within the Air Noise Area). [PCI]
GRUZ-R9.1	General Rural Zone – Specific Control Area - 16ha
GRUZ-R9.2	General Rural Zone - 8ha
GRUZ-R10	One <i>Family Flat</i> except if <i>sited</i> within the Air Noise Area.
GRUZ-R11	Craft Workshops and Studios, except if <i>sited</i> in the Air Noise Area.
GRUZ-R12	<i>Home Occupations</i> , except if <i>sited</i> in the Air Noise Area.
GRUZ-R13	Retail sales from craft workshops and studios, from <i>home occupations</i> , and of farm produce, on <i>sites</i> without frontage to Arterial Routes, except if <i>sited</i> in the Air Noise Area (TR-APP1).
GRUZ-R14	<i>Education Facilities</i> and Day Care centres, except if <i>sited</i> within the Air Noise Area.
GRUZ-R15	Formation of vehicle crossings onto <i>roads</i> . NB: Consent from the <i>road</i> controlling authority is required for vehicle crossings onto Limited Access Roads.
GRUZ-R16	Cemeteries, and crematoria, except if <i>sited</i> in the Air Noise Area.
GRUZ-R17	Effluent ponds for on-farm waste treatment. ^{MWRC}
GRUZ-R18	Parks, reserves, open space and scenic reserves, except if <i>sited</i> in the Air Noise Area.

GRUZ-R19	Mineral exploration, prospecting or extraction activities, if the amount of material extracted from each <i>site</i> does not exceed 1000 cubic metres per year.
GRUZ-R20	Extraction of more than 1000 cubic metres of sand and /or gravel per year from a river beach, if the <i>site</i> of the extraction is further than 500 metres from the nearest ~~dwelling~~ <u>residential unit</u> . ^{MWRC} [PCI]
GRUZ-R21	<i>Accessory buildings.</i>
GRUZ-R22	Other <i>buildings</i> ancillary to the primary permitted use of the <i>site</i> .
GRUZ-R23	<i>Signs</i> which comply with SIGN-R1, SIGN-R2 and SIGN-ST1 – SIGN-ST3.
GRUZ-R24	<i>Earthworks</i> ancillary to <i>permitted activities</i> or to approved <i>controlled, restricted discretionary or discretionary activities</i> .
GRUZ-R25	<i>Motor Caravan Sites</i> , except if <i>sited</i> in the Air Noise Area.
GRUZ-R26	Clearance, modification or harvesting of <i>indigenous vegetation</i> if it qualifies as a permitted activity under HH-APP4. ^{MWRC} NB: This rule shall not apply to the heritage places listed in HH-APP1 or HH-APP2. Rules on the modification of these places are instead contained in the Historic Heritage Chapter.
GRUZ-R27	Residential Care Homes, except if <i>sited</i> in the Air Noise Area
GRUZ-R28	<i>Milking sheds</i>
GRUZ-R29	<i>Pens housing animals</i>

Controlled Activities (CON)

The following shall be *controlled activities* in the General Rural Zones, provided that they comply with the standards GRUZ-ST1 -GRUZ-ST21:

GRUZ-R30	Erection of more than one ~~dwelling~~ <u>residential unit</u> on a parcel of <i>Māori land</i> , except if <i>sited</i> within the Air Noise Area. [PCI]
GRUZ-R31	<i>Pig Farming</i> not otherwise specified as a <i>permitted activity</i> , if the separation distances in GRUZ-APP1 can be met.

Reservation of Control (RC)

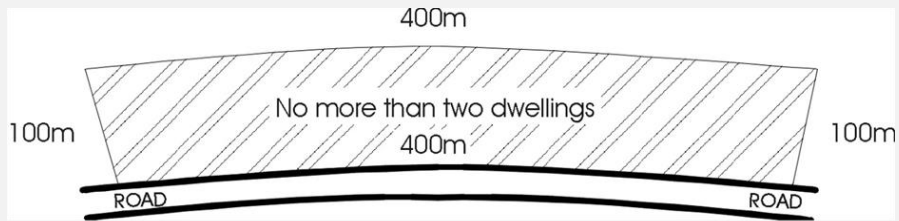
The matters over which *Council* has reserved its control and in respect of which conditions may be imposed are set out in GRUZ-RC1 to GRUZ-RC3:

GRUZ-RC1	<i>Relocated buildings</i> – Refer to matters of control provided for in REL-R1.
GRUZ-RC2	Multiple ~~Dwellings~~ <u>residential units</u> on Parcels of Māori Land (GRUZ-R30) [PCI]
GRUZ-RC2.1	Adequate disposal of domestic effluent, including the standard and method of disposal.
GRUZ-RC2.2	The extent to which the proposal complies with the Plan's requirements for other ~~dwellings~~ <u>residential units</u> in the General Rural Zone. [PCI]
GRUZ-RC3	<i>Pig Farming</i> (GRUZ-R31)
GRUZ-RC3.1	Landscaping and screening around piggery <i>buildings</i>
GRUZ-RC3.2	Mitigation of <i>effects</i> upon nearby properties, including potential odour nuisance.

Standards for Permitted and Controlled Activities

The *permitted* and *controlled activities* specified above shall comply with the following standards:

GRUZ-ST1	Height	
	GRUZ-ST1.1	Maximum <i>height</i> 20m.
	GRUZ-ST1.2	No <i>building</i> shall exceed a <i>height</i> equal to 3m plus three quarters of the shortest horizontal distance between that part of the <i>building</i> and the nearest <i>site</i> boundary.
	GRUZ-ST1.3	No part of any <i>building</i> , structure, <i>mast</i> , tree or other object shall penetrate any of the climb surfaces, transitional surfaces, horizontal surfaces or conical surfaces associated with Palmerston North Airport or Feilding Aerodrome. These surfaces are shown in GRUZ-APP2. Where two or more surfaces intersect, the lower shall apply.
	NB: Special <i>height</i> controls also apply in the vicinity of Ohakea Airfield (Refer DES-APP3):	
GRUZ-ST2	Yards and Separation Distances	
	GRUZ-ST2.1	~~Dwelling~~ <u>Residential</u> Units – Nodal Areas [PCI] Front <i>yards</i> 25m, other <i>yards</i> 12m
	GRUZ-ST2.2	~~Dwelling~~ <u>Residential</u> Units in areas other than <i>Nodal Areas</i> [PCI] Front <i>yards</i> 25m, other <i>yards</i> 20m
	GRUZ-ST2.3	<i>Accessory Buildings</i> less than 4m in <i>height</i> and with a <i>gross floor area</i> no greater than 60m ² – Front <i>yards</i> 10m, other <i>yards</i> 1.5m.
	GRUZ-ST2.4	<i>Milking sheds</i> and <i>pens housing animals</i> (either permanently or temporarily), including <i>pig farming</i> :
		GRUZ-ST2.4.a From any General Residential Zone or Settlement zone - 100m.
		GRUZ-ST2.4.b Front <i>yards</i> - 10m
		GRUZ-ST2.4.c Other <i>yards</i> - 30m.

	GRUZ-ST2.5	All other <i>buildings</i> (including <i>Farm buildings</i>) – Front <i>yards</i> 10m, other <i>yards</i> 5m.
	GRUZ-ST2.6	<i>Buildings</i> shall be kept at least 10m clear of the top edge of any public drain or watercourse.
	GRUZ-ST2.7	No pig wallow shall be permitted to develop within 100 metres of any boundary of the <i>site</i> .
	GRUZ-ST2.8	Motor Caravans/campervans/caravans on <i>Motor Caravan Sites</i> shall not be parked within 20m of any boundary of the <i>site</i> .
	GRUZ-ST2.9	No silage pit or silage stack shall be <i>sited</i> within 100m of any ~~dwelling~~ <i>residential unit</i> on another property that is located in a General Residential or Settlement <i>Zone</i> or a <i>nodal area</i> . [PCI]
GRUZ-ST3	Separation of ~~Dwellings~~ <i>Residential Units</i> Along Roads [PCI]	
	GRUZ-ST3.1	No ~~dwelling~~ <i>residential unit</i> shall result in, or add to, a situation of more than two existing or potential houses within the area defined by any 400 metre section of <i>road</i> and a line 100 metres from and parallel to that section of <i>road</i> . (Refer to Figure 47 below).
	 The diagram shows a cross-section of a road and the area immediately surrounding it. A horizontal line at the bottom represents the 'ROAD'. Above the road, a shaded trapezoidal area is defined by a top horizontal line and two slanted lines that extend upwards from the road. The top horizontal line is labeled '400m'. The two slanted lines are each labeled '100m' at their top ends. Inside the shaded area, the text 'No more than two dwellings' is written. A horizontal line segment within the shaded area is also labeled '400m'.	
	Figure 47 – Separation of ~~Dwellings~~ <i>residential units</i> along Roads [PCI]	
	GRUZ-ST3.2	~~Dwellings~~ <i>Residential units</i> further than 100m from any road, or on the opposite side of the road concerned, shall not be counted for the purposes of this rule. [PCI]
	GRUZ-ST3.3	Potential ~~dwellings~~ <i>residential units</i> shall be assigned to any allotment which does not currently have a ~~dwelling~~ <i>residential unit</i> upon it, and to allotments on proposed or approved subdivision plans. [PCI]

	GRUZ-ST3.4	Properties which have frontage to more than one <i>road</i> shall comply with this rule in respect of all of the roads concerned.
	GRUZ-ST3.5	This rule shall not apply to ~~dwelling~~ <i>residential units</i> located within nodal areas. [PCI]
GRUZ-ST4	Separation Of ~~Dwelling~~ <i>Residential Units</i> In The Pohangina Valley [PCI]	
	GRUZ-ST4.1	No ~~dwelling~~ <i>residential</i> unit within the Pohangina Valley, as shown on the Planning Maps, shall be <i>sited</i> within 250 metres of any existing or potential ~~dwelling~~ <i>residential</i> unit on another <i>site</i> . [PCI]
	GRUZ-ST4.2	For the purposes of this rule, potential ~~dwelling~~ <i>residential units</i> shall be assigned to any allotment which does not currently have a ~~dwelling~~ <i>residential unit</i> upon it, and to allotments on approved plans of subdivision. For the purposes of measuring the distance between such potential ~~dwelling~~ <i>residential units</i> and proposed ~~dwelling~~ <i>residential units</i> , the potential ~~dwelling~~ <i>residential unit site</i> shall be any part of the allotment concerned which complies with this Plan's performance standards for ~~dwelling~~ <i>residential units</i> , and which has been demonstrated to be free of natural hazards. [PCI]
	GRUZ-ST4.3	This rule shall not apply to proposed ~~dwelling~~ <i>residential unit</i> sites within the Pohangina <i>nodal area</i> (i.e. within 1km of the Pohangina hall), or to ~~dwelling~~ <i>residential units</i> on allotments on plans of subdivision approved prior to 21 July 2001. [PCI]
GRUZ-ST5	Separation From <i>Pig Farming</i> Operations No ~~dwelling~~ <i>residential unit</i> shall be <i>sited</i> within 500 metres of any <i>building</i> housing pigs which is part of a <i>Pig Farming</i> operation which houses more than 500 growing pigs on <i>site</i> , or more than 50 sows plus progeny. [PCI] NB: <i>Pig Farming</i> operations which met these criteria as of 1 July 2000 are listed in GRUZ-APP1.	
GRUZ-ST6	Shelter Belts and Tree Planting	
	GRUZ-ST6.1	Without the written consent of the adjoining landowner concerned, no shelter belt, woodlot or tree plantation shall be permitted to grow to over 4 metres in <i>height</i> :

		GRUZ-ST6.1.a	Within 5m of any <i>northerly boundary</i> of the <i>site</i> , or within 10m of any other boundary of the <i>site</i> except a <i>road</i> boundary, or
		GRUZ-ST6.1.b	Within 30m of any rural ~~<i>dwelling</i>~~ <i>residential unit</i> on another property, or [PCI]
		GRUZ-ST6.1.c	Within 30m of any property zoned General Residential or Settlement
	GRUZ-ST6.2	No shelter belt, woodlot or tree plantation shall cause shading of any part of any ~~<i>dwelling</i>~~ <i>residential unit</i> on another property: [PCI]	
		GRUZ-ST6.2.a	At 10am on any day between October 26 and March 22
		GRUZ-ST6.2.b	At noon on any day between August 27 and April 17
		GRUZ-ST6.2.c	At 2pm on any day between September 10 and March 29
		(The above times are NZ Standard Times not Daylight Savings Times)	
	GRUZ-ST6.3	GRUZ-ST6.1.b and GRUZ-ST6.2 shall not apply to ~~<i>dwelling</i>~~ <i>residential units</i> which were built after the shelter belt, woodlot or tree plantation concerned was planted. [PCI]	
	GRUZ-ST6.4	Without the consent of the roading authority, no vegetation which might obstruct vehicle sight lines shall be permitted to grow within 30 metres of the centre of any intersection.	
	GRUZ-ST6.5	No plantation forest shall be permitted to grow within 50 metres of the edge of any <i>wetland</i> listed in HH-APP1, if that <i>wetland</i> is in the coastal area shown on the Planning Maps.	
	GRUZ-ST7	Fencing of Properties	
		GRUZ-ST7.1	Where any activity involves keeping male entire adult cattle or male entire horses in a paddock or enclosure which adjoins another property, those boundaries shall have a live electric

		wire in addition to, or attached to, the boundary fence, e.g. on outriggers. For the purposes of this standard “adult cattle” are defined as those which are at least one year old.
	GRUZ-ST7.2	This rule shall not apply to <i>road</i> boundaries or to situations where the adjoining landowner concerned has given their written consent to a different standard of fence (or to no fence) being provided.
	GRUZ-ST7.3	Where any activity involves keeping more than ten goats, or any goats used for breeding, on any <i>site</i> within 5 kilometres of the Ruahine Forest Park, all those goats shall be formally identified in accordance with the Animal Identification Act 1993 and shall be contained within an area fenced in accordance with the Second Schedule to the Fencing Act 1978.
GRUZ-ST8	Roading Impacts	
	GRUZ-ST8.1	Suitable areas shall be provided on the <i>site</i> for stockpiling, logging and loading operations associated with forest harvesting. No such operations shall be undertaken on the <i>road</i> reserve without the consent of the roading authority.
	GRUZ-ST8.2	No activity shall result in the generation of heavy traffic movements which involve the following:
		GRUZ-ST8.2.a The weight of the loads concerned exceeding any weight restrictions on the bridges or culverts which are to be used.
		GRUZ-ST8.2.b The length of the loads concerned requiring the vehicle to utilise the <i>road</i> shoulder, water table or <i>road</i> verge when negotiating bends.
		GRUZ-ST8.2.c The timing of the vehicle movements in relation to prevailing ground conditions resulting in damage to the structural integrity of the <i>road</i> carriageway, or
		GRUZ-ST8.2.d The frequency of loads and spacing between them resulting in damage to the structural integrity of the <i>road</i> carriageway.

	NB: The onus will be on the landowner and operator of the activity to consult with the roading authority at an early stage to determine whether their proposals are compatible with the roading network in terms of the following activities. <i>Council</i> is not obliged to upgrade any <i>road</i> and may seek contributions from the landowner in such cases (FIN-P14 to FIN-P20).		
GRUZ-ST9	Effluent Disposal and Effluent Ponds		
	GRUZ-ST9.1	Adequate provision shall be made for disposal of any solid or liquid effluent (including effluent ponds if necessary), and for the hygienic storage of waste matter.	
	GRUZ-ST9.2	All effluent ponds shall have an adequate stock-proof fence, with a secure gate.	
	GRUZ-ST9.3	All effluent ponds shall meet the following minimum separation distances:	
		GRUZ-ST9.3.a	From any property zoned General Residential or Settlement - 300m
		GRUZ-ST9.3.b	From any <i>road</i> boundary - 55m
		GRUZ-ST9.3.c	From any other boundary - 80m
GRUZ-ST10	Sales Area No retail sales area is to be located closer than 50m to the <i>road</i> from which access is gained.		
GRUZ-ST11	Noise - Compliance with standards NOISE-ST1 – NOISE-ST4.		
GRUZ-ST12	Air Noise Control		
	GRUZ-ST12.1	In the Outer Control Area identified in NOISE-APP1, all <i>buildings</i> must be constructed in compliance with:	
		GRUZ-ST12.1.a	NOISE-SCHED1 (<i>Schedule P</i>) in respect of all direct <i>sound transmission paths</i> from the outside of the <i>building</i> to the inside of any classroom, lecture room, or any other such room used for communal activities.

		GRUZ-ST12.1.b	NOISE-SCHED2 (<i>Schedule Q</i>) in respect of all direct <i>sound transmission paths</i> from the outside of the <i>building</i> to the inside of any bedroom.
	GRUZ-ST12.2	In the Inner Control Area identified in NOISE-APP1, all <i>buildings</i> must be constructed in compliance with:	
		GRUZ-ST12.2.a	NOISE-SCHED1 (<i>Schedule P</i>) in respect of all direct <i>sound transmission paths</i> from the outside of the <i>building</i> to the inside of any <i>habitable room</i> (other than a bedroom)
		GRUZ-ST12.2.b	NOISE-SCHED2 (<i>Schedule Q</i>) in respect of all direct <i>sound transmission paths</i> from the outside of the <i>building</i> to the inside of any classroom or lecture room, and any other such room used for communal activities
		GRUZ-ST12.2.c	NOISE-SCHED3 (<i>Schedule R</i>) in respect of all direct <i>sound transmission paths</i> from the outside of the <i>building</i> to the inside of any bedroom.
	GRUZ-ST12.3	Where a proposed <i>building</i> is not to be insulated as prescribed by the relevant applicable Schedule for the Control Area in which it is located, it shall be permitted if it:	
		GRUZ-ST12.3.a	Is to be insulated to the standard required by the relevant applicable schedule including a 5dBA safety margin, (Refer to Definitions of Schedules P, Q and R).
		GRUZ-ST12.3.b	Is certified by an acoustical consultant as meeting that standard, including the 5dB safety margin.
GRUZ-ST13	Parking - Compliance with TR-ST3.		
GRUZ-ST14	Visibility at Railway Crossings - Compliance with TR-ST1, and TR-APP5		
GRUZ-ST15	Access - Compliance with TR-R2 and TR-ST1.		

GRUZ-ST16	Farm Loading Ramps:		
	GRUZ-ST16.1	Farm loading ramps shall be designed so that vehicles using the ramp do not have to reverse onto or off an arterial route, or park on any part of the carriageway of any arterial route while loading or unloading.	
	GRUZ-ST16.2	The minimum sight distance from any farm loading ramp which is designed so that vehicles using it have to park on any part of a non-arterial route, shall be 110m. If this sight distance is not available, the landowner shall provide advance warning to approaching traffic that the loading or unloading is taking place.	
GRUZ-ST17	Glare - Compliance with TR-ST2.		
GRUZ-ST18	Visual Amenities - No activity shall involve keeping more than one <i>derelict vehicle</i> within view of neighbouring properties or a public place.		
GRUZ-ST19	Family Flats -		
	GRUZ-ST19.1	Maximum <i>Gross Floor Area</i> : 70m ² or less (excluding attached garaging/carport up to 18m ² and any sized decks and verandahs).	
	GRUZ-ST19.2	Separation Distance: Shall be located within 30 metres of the main ~~dwelling~~ <i>residential unit</i> on the same <i>site</i> . [PCI]	
	GRUZ-ST19.3	Access: Shall share the same access as the main ~~dwelling~~ <i>residential unit</i> on the same <i>site</i> . [PCI]	
GRUZ-ST20	Signs - Compliance with SIGN-ST1 to SIGN-ST3.		
GRUZ-ST21	Signs - On private property in the General Rural or Flood Channel <i>Zones</i> , the only <i>signs</i> permitted are:		
	GRUZ-ST21.1	A sign not exceeding 1m ² in area for any public purpose or in connection with and on the same <i>site</i> as any of the following activities:	
		GRUZ-ST21.1.a	Reserves.

		GRUZ-ST21.1.b	Places of assembly.
		GRUZ-ST21.1.c	Museums and educational institutions.
		GRUZ-ST21.1.d	Hospitals and homes for the aged.
		GRUZ-ST21.1.e	Travellers accommodation.
	GRUZ-ST21.2	Temporary <i>Signs</i> permitted by SIGN-ST1 – SIGN-ST3.	
	GRUZ-ST21.3	Traffic <i>signs</i> , or <i>signs</i> denoting the name of the <i>road</i> , number of the premises or the location of, timetable, or other details of any utility or public facility.	
	GRUZ-ST21.4	A sign not exceeding 0.5m ² in area bearing only the name of the premises, the professions of occupiers, and the name, occupation and hours of attendance of people using the premises. If more than one sign is displayed on one <i>site</i> the total area of <i>signs</i> shall not exceed 1.5m ² .	
	GRUZ-ST21.5	A sign not exceeding 1m ² for any permitted use which requires the erection of such a sign, or for the sale of produce grown on the premises.	

Restricted Discretionary Activities (RDIS)

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

GRUZ-R32	Any <i>permitted activity</i> or <i>controlled activity</i> specified above which does not comply with any of the relevant standards in GRUZ-ST1 to GRUZ-ST21.
GRUZ-R33	Clearance, modification or harvesting of <i>indigenous vegetation</i> if it qualifies as a <i>restricted discretionary activity</i> under HH-APP4.

NB: This rule shall not apply to the heritage places listed in HH-APP1 or HH-APP2 of the Plan. Rules on the modification of these places are instead contained in the Historic Heritage Chapter.

Matters of Discretion (MD):

Applications for *restricted discretionary activities* shall be assessed against the matters set out in GRUZ-MD1 to GRUZ-MD6:

GRUZ-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.						
GRUZ-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 GRUZ-RC1 to GRUZ-RC3 which relate to that type of <i>controlled activity</i> .						
GRUZ-MD3	In relation to new <i>buildings</i> within the Inner Control Area or the Outer Control Area (NOISE-APP1) <table> <tr> <td>GRUZ-MD3.1</td><td>The degree to which the adverse <i>effects</i> of aircraft noise will be mitigated through <i>building</i> construction methods which meet the noise insulation rating for <i>Schedule P</i>, <i>Schedule Q</i> or <i>Schedule R</i> (NOISE-SCHED1, NOISE-SCHED2 or NOISE-SCHED3) as applicable, including a 5dB safety margin.</td></tr> <tr> <td>GRUZ-MD3.2</td><td>The health, safety and amenities of occupiers of the <i>building</i> in relation to airport noise.</td></tr> <tr> <td>GRUZ-MD3.3</td><td>The potential <i>effect</i> of residential or communal use of the <i>building</i> upon the continued operation and efficiency of Palmerston North Airport, by way of pressure for curtailment of aircraft operations.</td></tr> </table>	GRUZ-MD3.1	The degree to which the adverse <i>effects</i> of aircraft noise will be mitigated through <i>building</i> construction methods which meet the noise insulation rating for <i>Schedule P</i> , <i>Schedule Q</i> or <i>Schedule R</i> (NOISE-SCHED1, NOISE-SCHED2 or NOISE-SCHED3) as applicable, including a 5dB safety margin.	GRUZ-MD3.2	The health, safety and amenities of occupiers of the <i>building</i> in relation to airport noise.	GRUZ-MD3.3	The potential <i>effect</i> of residential or communal use of the <i>building</i> upon the continued operation and efficiency of Palmerston North Airport, by way of pressure for curtailment of aircraft operations.
GRUZ-MD3.1	The degree to which the adverse <i>effects</i> of aircraft noise will be mitigated through <i>building</i> construction methods which meet the noise insulation rating for <i>Schedule P</i> , <i>Schedule Q</i> or <i>Schedule R</i> (NOISE-SCHED1, NOISE-SCHED2 or NOISE-SCHED3) as applicable, including a 5dB safety margin.						
GRUZ-MD3.2	The health, safety and amenities of occupiers of the <i>building</i> in relation to airport noise.						
GRUZ-MD3.3	The potential <i>effect</i> of residential or communal use of the <i>building</i> upon the continued operation and efficiency of Palmerston North Airport, by way of pressure for curtailment of aircraft operations.						
GRUZ-MD4	~~Dwellings~~ <u>Residential units</u> and subdivision <i>sites</i> in the Pohangina Valley which do not comply with GRUZ-ST4 shall be assessed in terms of: [PCI] <table> <tr> <td>GRUZ - MD4.1</td><td>The adverse visual <i>effect</i> which any future ~~dwellings~~ <u>residential units</u>, and associated driveways and boundary plantings, would have upon the landscape of the Pohangina Valley through factors such as: [PCI]</td></tr> </table>	GRUZ - MD4.1	The adverse visual <i>effect</i> which any future ~~dwellings~~ <u>residential units</u> , and associated driveways and boundary plantings, would have upon the landscape of the Pohangina Valley through factors such as: [PCI]				
GRUZ - MD4.1	The adverse visual <i>effect</i> which any future ~~dwellings~~ <u>residential units</u> , and associated driveways and boundary plantings, would have upon the landscape of the Pohangina Valley through factors such as: [PCI]						

	GRUZ - MD4.1.a	The visual prominence of the <i>site</i> .
	GRUZ - MD4.1.b	Impact on the integrity of the horizontal line of the Valley’s open river terraces.
	GRUZ - MD4.1.c	Compromising the open spaces and vistas which are an integral part of the Valley’s character.
	GRUZ - MD4.2	The ability for these <i>effects</i> to be mitigated or remedied.
	GRUZ - MD4.3	The likely impact upon the amenities of existing and future residents of the Valley of permitting a smaller separation distance.
GRUZ-MD5	In assessing applications for keeping goats within 5km of the Ruahine Forest Park (GRUZ-ST7.3) <i>Council</i> has restricted the exercise of its discretion to:	
	GRUZ-MD5.1	The ability to confine goats upon the <i>site</i>
	GRUZ-MD5.2	The potential <i>effect</i> of goats escaping upon the natural values of the Ruahine Forest Park.
	GRUZ-MD5.3	The location of the goat keeping within the property
GRUZ -MD6	In assessing applications for clearance, modification or harvesting of <i>indigenous vegetation</i> (GRUZ-R33 and NH-R18) <i>Council</i> has restricted the exercise of its discretion to the potential impact of the proposed activity upon:	
	GRUZ - MD6.1	Areas of significant <i>indigenous vegetation</i> and significant habitats of indigenous fauna
	GRUZ - MD6.2	The intrinsic values of ecosystems.

Discretionary Activities (DIS)

Rural Zones - Except Nodal Areas

The following shall be *discretionary activities* in the General Rural Zone, except in *nodal areas*:

GRUZ-R34	Aircraft landing areas, aerodromes and associated facilities.
GRUZ-R35	~~Dwelling~~ <i>Residential</i> units and residential accommodation not otherwise permitted by GRUZ-R1 to GRUZ-R30 except if <i>sited</i> in the Air Noise Area. [PCI]
GRUZ-R36	Golf courses, showgrounds, racecourses, gun clubs, motorsport activities and recreation areas not otherwise specified as a <i>permitted activity</i> .
GRUZ-R37	Hospitals and homes for the aged, except if <i>sited</i> in the Air Noise Area. ^{MWRC}
GRUZ-R38	Hotels and taverns, except if <i>sited</i> in the Air Noise Area. ^{MWRC}
GRUZ-R39	<i>Intensive farming</i> .
GRUZ-R40	Lodges, hunting, tour party and recreational bases except if <i>sited</i> in the Air Noise Area. ^{MWRC}
GRUZ-R41	Marae, except if <i>sited</i> in the Air Noise Area. ^{MWRC}
GRUZ-R42	<i>Pig farming</i> not otherwise specified as a <i>permitted or controlled activity</i> . ^{MWRC}
GRUZ-R43	Places of assembly and libraries, except if <i>sited</i> in the Air Noise Area.
GRUZ-R44	Mineral exploration, prospecting or extraction activities, not otherwise permitted by GRUZ-R1 to GRUZ-R29. ^{MWRC}
GRUZ-R45	Restaurants, reception rooms and <i>tourist facilities</i> , except if <i>sited</i> in the Air Noise Area.
GRUZ-R46	Retail sales from craft and workshop studios, from <i>home occupations</i> , and of farm produce, on <i>sites</i> with frontage to the arterial routes defined by TR-APP1, except if <i>sited</i> in the Air Noise Area.

GRUZ-R47	Rural industries, farm contractors depots, and rural transport operators.	
GRUZ-R48	Saleyards.	
GRUZ-R49	<i>Signs</i> on private property which provide advance warning to motorists of retail sales outlets, restaurants or <i>tourist facilities</i> in the General Rural Zone, provided that:	
	GRUZ-R49.1	The <i>signs</i> are located no further than 1km from the business concerned if both are located on the same <i>road</i> .
	GRUZ-R49.2	The <i>signs</i> are located no further than 5km from the business concerned if the business is down a side <i>road</i> .
GRUZ-R50	Travellers' accommodation, except if <i>sited</i> in the Air Noise Area.	
GRUZ-R51	Landfills.	
GRUZ-R52	Alterations and additions to any of the following <i>buildings</i> or activities on <i>sites</i> within the Air Noise Area (NOISE-APP1) provided that the <i>building</i> or activity was lawfully established prior to 1 August 1998:	
	GRUZ-R52.1	~~Dwellings~~ <i>Residential units</i> and residential accommodation, including relocated ~~dwellings~~ <i>residential units</i> . [PCI]
	GRUZ-R52.2	<i>Family Flats</i> .
	GRUZ-R52.3	<i>Education Facilities</i> and Day Care Centres.
	GRUZ-R52.4	Travellers' Accommodation.
	GRUZ-R52.5	Marae.
	GRUZ-R52.6	Hotels and Taverns.
	GRUZ-R52.7	Hospitals and Homes for the Aged.
	GRUZ-R52.8	Places of Assembly and Libraries.

	GRUZ-R52.9	Lodges, hunting, tour party and recreational bases.
	GRUZ-R52.10	Restaurants, Reception Rooms and <i>Tourist Facilities</i> .
	GRUZ-R52.11	Any other existing <i>buildings</i> used for regular accommodation and Communal Activities.
GRUZ-R53	Coastal protection /river control structures located within 50m of Mean High Water Springs. ^{MWRC}	

Nodal Areas

The following shall be *discretionary activities* in the *nodal areas* of the General Rural Zone:

GRUZ-R54	~~Dwelling~~ <i>Residential</i> units and residential accommodation not otherwise permitted by GRUZ-R1 to GRUZ-R30. {PCI}
GRUZ-R55	Golf courses, showgrounds, racecourses and recreation areas not otherwise specified as a <i>permitted activity</i> .
GRUZ-R56	Hospitals and homes for the aged. ^{MWRC}
GRUZ-R57	Hotels and taverns ^{MWRC} .
GRUZ-R58	Lodges, hunting, tour party and recreational bases. ^{MWRC}
GRUZ-R59	Marae. ^{MWRC}
GRUZ-R60	Places of assembly and libraries.
GRUZ-R61	Restaurants, reception rooms and <i>tourist facilities</i> .
GRUZ-R62	Retail sales from craft and workshop studios, from <i>home occupations</i> , and of farm produce, on <i>sites</i> with frontage to the arterial routes defined by TR-APP1.
GRUZ-R63	Farm contractor's depots, and rural transport operators.
GRUZ-R64	Saleyards.

GRUZ-R65	Signs on private property which provide advance warning to motorists of retail sales outlets, restaurants or <i>tourist facilities</i> in the General Rural Zone, provided:	
	GRUZ-R65.1	The <i>signs</i> are located no further than 1km from the business concerned if both are located on the same <i>road</i> .
	GRUZ-R65.2	The <i>signs</i> are located no further than 5km from the business concerned if the business is down a side <i>road</i> .
GRUZ-R66	Travellers' accommodation.	

Assessment Criteria:

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

Non-Complying Activities (NC)

GRUZ-R67	Any activity which is not categorised by this chapter as being a <i>permitted, controlled, restricted discretionary, discretionary, or prohibited activity</i> shall be a <i>non-complying activity</i> .
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Prohibited Activities (PR)

The following shall be prohibited activities in the General Rural Zones, if *sited* in the Air Noise Area (NOISE-APP1).

These activities have been expressly prohibited and no resource consent shall be granted.

GRUZ-R68	Veterinary Clinics and Veterinary Hospitals.
GRUZ-R69	~~Dwelling~~ <u>Residential</u> units and residential accommodation, including relocated ~~dwellings~~ <u>residential units</u> . [PCI]

GRUZ-R70	<i>Family Flats</i> or Guest Houses.
GRUZ-R71	Craft Workshops and Studios.
GRUZ-R72	<i>Home Occupations</i> .
GRUZ-R73	Retail sales from craft and workshop studios, from <i>home occupations</i> , and of farm produce.
GRUZ-R74	<i>Education Facilities</i> and Day Care centres.
GRUZ-R75	Cemeteries and crematoria.
GRUZ-R76	Parks, reserves, open space and scenic reserves.
GRUZ-R77	Hospitals and homes for the aged.
GRUZ-R78	Hotels and taverns.
GRUZ-R79	Lodges, hunting, tour party and recreational bases.
GRUZ-R80	Marae.
GRUZ-R81	Places of assembly and libraries.
GRUZ-R82	Restaurants, reception rooms and <i>tourist facilities</i> .
GRUZ-R83	Travellers' accommodation.
GRUZ-R84	Communal activities.
GRUZ-R85	Motor Caravan Rallies.
GRUZ-R86	<i>Motor Caravan Sites</i> .

GRUZ-APP1 – Separation Distances for Pig Farming Activities

Refer GRUZ-R31

Table 5 - Minimum separation distance in metres for Pig Farming Activities

Location	Minimum Separation Distance in Metres	
	Up to 2000 Pigs	Over 2000 Pigs
From any General Residential or Settlement Zone	2000m	$P \times 1.0^*$
From any Mixed Use, Town Centre, Commercial, General Industrial or Open Space Zone, or place of assembly	1500m	$P \times 0.75^*$
From any ~~dwelling~~ residential unit on another site [PCI]	500m	$P \times 0.25^*$
From any road boundary of the site	410m	$(P \times 0.25^*) - 90$
From any other boundary of the site	430m	$(P \times 0.25^*) - 70$

(* P = Number of Pigs)

EXAMPLE:

If the proposal was to establish a piggery with 2500 pigs, (i.e. $P = 2500$) the relevant buffer distances would be:

From any General Residential or Settlement Zone	2500×1.0	= 2500 metres
From any ~~dwelling~~ residential unit on another site [PCI]	2500×0.25	= 625 metres
From any road boundary of the site	$2500 \times 0.25 = 625\text{m} - 90\text{m}$	= 535 metres
From any other boundary of the site	$2500 \times 0.25 = 625\text{m} - 70\text{m}$	= 555 metres

NB: It is considered appropriate for *Pig farming* activities which meet these separation distances to become established as *controlled activities*, i.e. where *Council* is obliged to grant consent and where there is no third-party involvement from potentially-affected neighbours. *Pig farming* proposals as a discretionary activity may be approved with substantially smaller buffer distances, and the provisions of the Pork *Industry Board's* Code of Practice will be used as a guideline in this respect. ~~{GEN-AC17}~~ [DELETED PCI]

List of Substantial Existing Piggeries

(GRUZ-ST5)

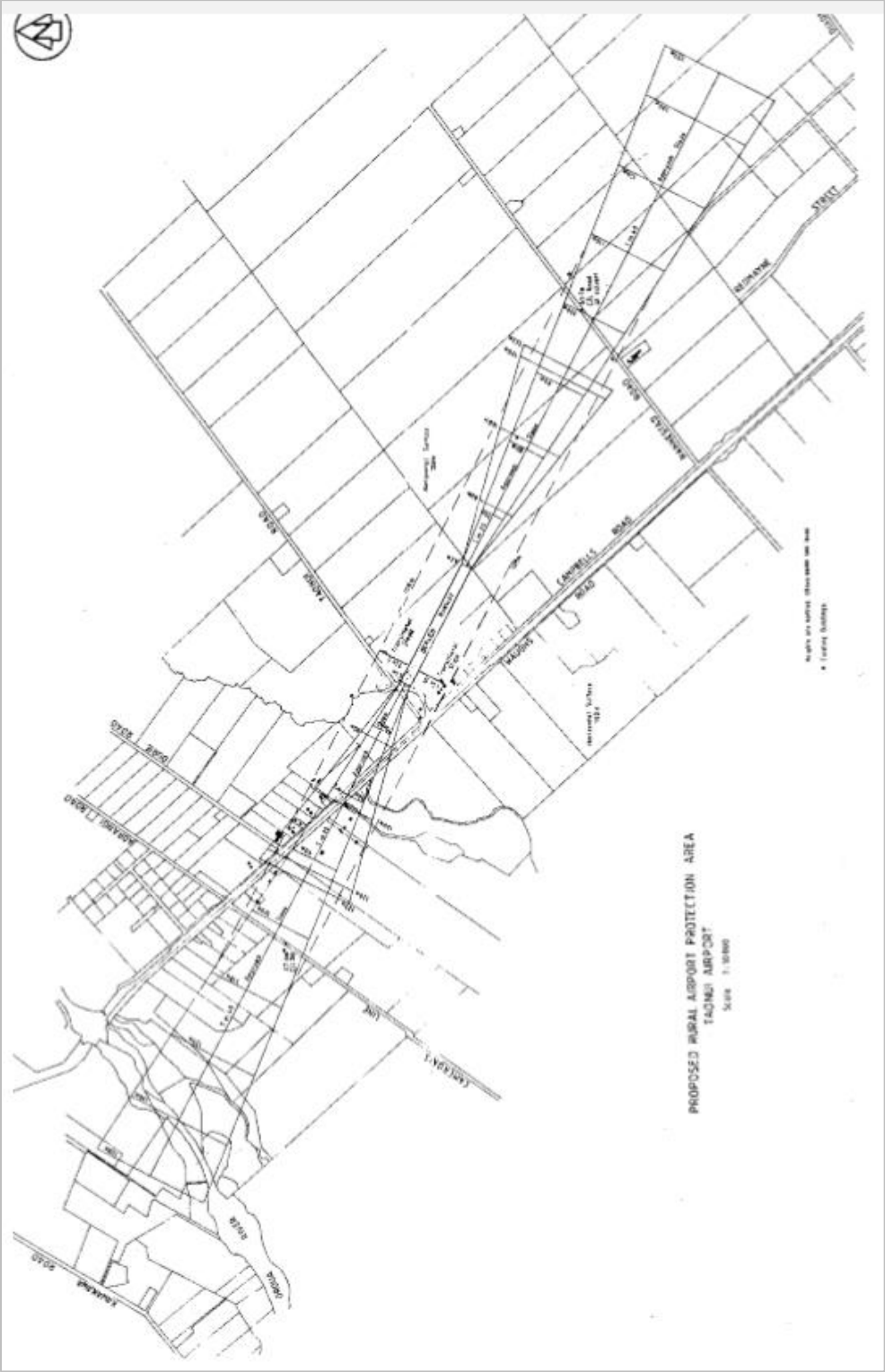
The following piggeries had more than 500 growing pigs or 50 sows plus progeny, on *site* as of 1 August 2000:

- Managh Piggery - Te Rakehou *Road*
- Hearsey Piggery - Cloverlea *Road*
- Wilkes Piggery - SH56 Tiakitahuna

These piggeries are also shown on Planning Maps 10 and 19.

[illegible]

MANAWATŪ DISTRICT PLAN (reformatted 2024)



Explanation

~~Sustainable use of soil resources~~

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

The Act requires the Plan to promote sustainable use of soil resources, i.e. to manage them with future use and future generations in mind. The soil is one of the key resources upon which all life depends. As stated in GRUZ-P1 permanent damage to the soil resource must be avoided. There is a large “grey area” concerning what uses are sustainable for various types of land. The best approach is to try to make land uses more sustainable rather than trying to define a precise dividing line between “sustainable” and “unsustainable”.

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

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

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

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

Objective GRUZ-O1 recognises that all land is an important resource, and that as well as preventing soil degradation, it is important to keep open a wide range of options for its future use. We do not know what sort of new land uses may crop up in the future. There may be some types of soil (e.g. wine producing gravels) which aren't seen as important now, but might be later on. The average lot size mechanism is one tool which the Plan uses to try and retain options for all land in terms of fragmentation through subdivision. (Refer to SUB-O5).

GRUZ-P4 refers to versatile land, which in this Plan means Class I and II land except for Class IIs2. Class I and II land is defined in the Land Use Capability (LUC) classification of the NZ Land Resource Inventory. There are 8 classes, ranging from Class I land which has very few limitations

to use and can be used for a wide range of productive purposes, to Class VIII which has extreme limitations and is unsuited to any use except catchment protection planting.

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

Versatile land is a special resource for a number of reasons. It can be used for the widest range of potential uses of any land. It can be used for intensive production without the need for extensive artificial inputs such as fertiliser. It is therefore an important resource, for example, for any future low-energy organic production methods. There is also only a small amount of versatile land, (nationally and locally) compared to the other land classes. This is shown in Table 6 below. For example the Manawatū District has half as much Class I land (14,350ha) as the entire South Island (28,900 ha). Lastly, versatile soils have the greatest potential capacity for supporting life. Safeguarding the life-supporting capacity of soil is part of the definition of sustainable management in Section 5 of the Act.

Table 6 – LUC Classes in Manawatū District Compared to New Zealand. Data from Landcare Research, May 1998.

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

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

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

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

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

This Plan’s rules treat versatile land differently in only three ways. Firstly the impact on high quality soils is one of the factors which needs to be taken into account when looking at proposed urban expansion. (Refer SUB-O8). Secondly that impact also needs to be considered when assessing a *discretionary activity* (GEN-AC1 to GEN-AC25). Thirdly the versatile land has a different average lot size control for subdivision compared to the rest of the District – 8ha vs 4ha. (SUB-O1).

Rural Character and Amenities

Policy GRUZ-P6 reflects the fact that industrial, commercial and tourist operations as well as new housing have the potential to adversely affect the character of the rural *environment*, particularly in the areas of highest demand around Palmerston North and Feilding. The impact of the density of new housing in the General Rural Zones is managed through average lot size controls and a rule which limits ribbon development of houses along and close to rural roads. (GRUZ-ST3).

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

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

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

The Plan recognises that there are some activities (mainly industries) which need to be located in rural areas due to their *effects* upon towns or vice versa. One example is landfills. As noted in GRUZ-P12 however, the first aim with “broad impact” operations is always to reduce their *effects* “at source”. GRUZ-P12 reflects the fact that there are parts of the rural zones which currently have different levels of amenity compared to the rest, due for example to the presence of a broad impact land use such as an airport or industrial complex.

Special management has been afforded to the rural area around Palmerston North Airport for noise attenuation reasons. Special controls restrict the establishment of residential land uses, and those involving the congregation of people, within a defined air noise area (NOISE-O2, NOISE Explanation section). These controls also have the added benefit of reducing the risk of injury to people from aircraft accidents near the end of the runway.

GRUZ-P8 refers to the many small “historical” land titles which exist throughout the District, including some “paper towns”. If each of these titles is built on, new rural residential enclaves could develop which have *effects* which conflict with GRUZ-O2, and SUB-O1 to SUB-O5. This Plan’s approach is to assess each title against the rural density sought by the subdivision rules, and if it would meet that density, a house can be built. The Plan does however support the development of smallholdings around some specific localities (SUB-P6).

There are many “spare” areas of legal *road* throughout the District, e.g. where the *road* verges are very wide. GRUZ-P9 recognises that planting those areas in trees would be a better use of resources and may improve the amenities of the countryside. The locations for such plantings have to be chosen carefully, to avoid any adverse *effects* upon neighbours and *road* safety.

GRUZ-P10 recognises that visual impacts resulting from land use activities, particularly those termed “eyesores”, can be a real problem. If *sited* prominently or if grouped together in one place, they can have a serious *effect* on environmental quality. The Plan enables *Council* to place screening requirements on activities like auto wreckers which are inherently unsightly, or to decline consent for such proposals. Individual problems can also be dealt with by way of abatement notices or enforcement orders.

The Plan has taken landscape *effects* into account when putting land uses into the permitted, controlled and discretionary categories (e.g. structures become discretionary if over 20m in *height*). The activities which are least likely to fit into the neighbourhood will usually need land use consent, and *Council* can therefore individually vet their landscape *effects*. While Objective GRUZ-O2 and related policies concern the amenities and landscape of the whole District, The NFL – Natural Features and Landscapes chapter introduces policies and rules for specific places which have been identified as outstanding natural features and landscapes.

Potential conflict between rural and land uses

Managing the *effects* of land uses upon each other is one of the core roles of District Plans. Objectives GRUZ-O3 and GRUZ-O4 above relate to *effects* on neighbouring properties and residents, rather than on rural character and landscapes.

The term “broad-impact land use” in policies GRUZ-P12 and GRUZ-P13 refers to those activities which tend to have an *effect* upon neighbours *sited* hundreds of metres away. Examples are gun clubs, motocross tracks and rendering plants. Broad-impact uses often seek a location in rural zones due to a perceived incompatibility with *urban areas*.

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

Special management has been afforded to the rural area around Palmerston North Airport for noise attenuation reasons. (Refer to NOISE-O2 and the NOISE Chapter Explanation section). These controls also have the added benefit of reducing the risk of injury to people from aircraft accidents near the end of the runway.

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

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

Virtually the only mineral extraction within the District in terms of GRUZ-P15 involves sand, gravel and aggregate quarrying. Quarrying in the hill and sand country, and gravel extraction from riverbeds will be covered by *Regional Council Plans*, for soil conservation and river management reasons. The District Plan complements these by requiring consents for extraction in areas within *Council’s* jurisdiction, so that *effects* on neighbours and the surrounding area can be addressed. These include dust, noise, vibration and heavy traffic movements. Prospecting and small-scale excavations have a relatively minor *effect* and are therefore permitted in the Rural zones. Some river beach extractions also have a minor *effect* due to their relative isolation.

Processing of gravel will be regarded as an industrial activity. Short term use of a portable crushing plant is however permitted as a temporary activity (Refer TEMP-R1).

Intensive farming is defined in the Definitions Chapter. It can involve potential odour problems, noise, and large quantities of effluent. The problems arise largely from the intensive way in which the animals are kept. The same animals run on pasture would have a similar impact to horses or cattle. The Plan aims to control the scale of *intensive farming* and its proximity to neighbours. Accordingly small-scale operations, and *buildings* which occasionally hold animals, are *permitted activities* if they meet specific *yard* requirements. Larger operations will be regarded as *discretionary activities*, and will be assessed on their merits. Separation distances may be substantially reduced if “low-nuisance” designs and management systems are used. The issue of effluent disposal is governed by the *Regional Council*. This Plan is however still concerned with waste disposal issues, since land use consent should not be granted if effluent disposal cannot be properly taken care of.

Some land uses that are *discretionary activities* in the rest of the Rural Zone may be more appropriate as *non-complying activities* in *nodal areas*. Activities like *intensive farming*, landfills, and [PC64] rural industries are potentially incompatible with the rural residential housing that can be expected to develop in such areas over time.

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

Methods

District Plan Methods

- GEN-AC1 to GEN-AC25, GRUZ-R1 to GRUZ-R86
- Land use consent conditions, including bonds for relocated dwellings *residential units*.
- Separation distances
- Abatement notices or enforcement orders

Other Methods

- ~~Involvement in research projects aimed at establishing what land uses are sustainable for different land types.~~
- ~~Involvement in education initiatives aimed at promoting more compatible use of the District's land resource.~~
- ~~Land and Water Regional Plan.~~
- ~~Action as roading authority for District roads, to control signs.~~
- ~~Amenity tree planting where appropriate.~~
- ~~Industry standards and guidelines.~~
- ~~Land and Water Regional Plan.~~

[DELETED PCI]

AREA SPECIFIC MATTERS

Commercial Zone (COMZ)

Introduction

The Commercial Zone is applicable only to sites not rezoned Town Centre (previously Inner Business) or Mixed Use (previously Outer Business) as a result of PC46.

Issues

Refer: GEN-14

{DELETED PCI}

Objectives

COMZ-O1	To promote the efficient use and development of existing physical resources within Feilding’s Commercial <i>Zone</i> .
COMZ-O2	To avoid or mitigate the adverse <i>effects</i> of Commercial <i>zone</i> activities upon residents and upon people using the <i>Zone</i> .
COMZ-O3	To accommodate <i>retail activities</i> which would be enabling for the communities of Feilding and its wider environs so as to reinforce the function of the Feilding Town Centre.

Policies

COMZ-P1	To help make the Commercial Zones more attractive, vibrant and user-friendly places.
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COMZ-P2	To ensure that people working and doing business in the zones are not subjected to undue nuisance.
COMZ-P3	To ensure that residents of Commercial <i>Zones</i> have a level of amenity which recognises that some permitted adverse <i>effects</i> may arise from other activities in the <i>zone</i> .

Permitted Activities (PER)

The following shall be *permitted activities* provided that they comply with the standards in COMZ-ST1 to COMZ-ST10 below:

COMZ-R1	Shops.
COMZ-R2	<i>Offices.</i>
COMZ-R3	Hotels and taverns.
COMZ-R4	Restaurants.
COMZ-R5	Places of assembly.
COMZ-R6	Reserves.
COMZ-R7	<i>Commercial services</i> and printing.
COMZ-R8	Specialist services.
COMZ-R9	<i>Accessory buildings.</i>
COMZ-R10	Libraries.
COMZ-R11	<i>Signs</i> which comply with SIGN-R1, SIGN-R2, and SIGN-ST1 to SIGN-ST3.

COMZ-R12	<i>Earthworks</i> which comply with EW-R1, EW-R2, and EW-ST1 to EW-ST9.
COMZ-R13	Premises for the sale of <i>motor vehicles</i> , boats, caravans and farm equipment.
COMZ-R14	<i>Service stations</i> .
COMZ-R15	Car parking and parking <i>buildings</i> .
COMZ-R16	<i>Light Industry</i> .
COMZ-R17	Formation of vehicle crossings onto <i>roads</i> .

Controlled Activities (CON)

The following shall be *controlled activities*:

COMZ-R18	Residential accommodation.
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Reservation of Control (RC)

The matters over which *Council* has reserved its control and in respect of which conditions may be imposed are set out in COMZ-RC1 to COMZ-RC3:

COMZ-RC1	<i>Relocated buildings</i> – Refer to matters of control provided for in REL-R1.
COMZ-RC2	~~Dwellings~~ <u>Residential units</u> on sites under 350m ² , and More than Two Units on a Site (GRZ-R14 to GRZ-R19, and SETZ-R30 to SETZ-R32) [PCI]
COMZ-RC2.1	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.
COMZ-RC2.2	Arrangement of <i>yard</i> space, including the use of zero lot lines, common open space and room for trees and landscaping.
COMZ-RC2.3	The orientation, roof pitch and style, and footprint of the ~~dwelling~~ <u>residential</u> units, in terms of promoting a difference

from other dwellings residential units existing or proposed nearby. [PCI]

The illustrations in Figure 50 below show the type of development which would not be appropriate:

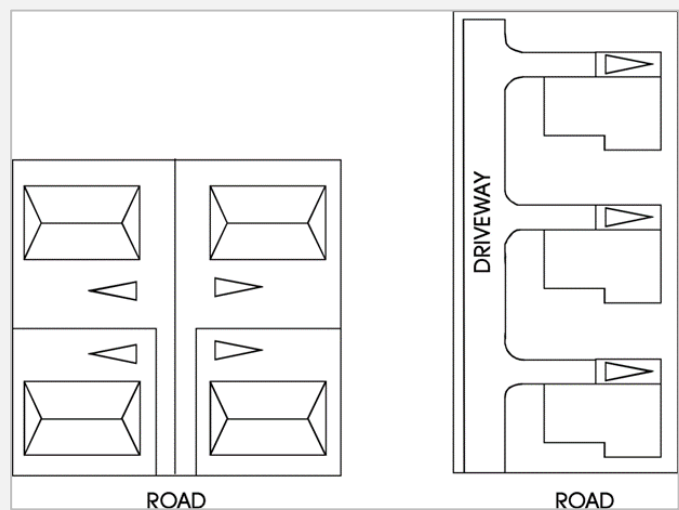


Figure 50 – Examples of inappropriate development

COMZ-RC3

Residential and Caretakers Accommodation (COMZ-R18)

- COMZ-RC3.1**

Noise mitigation measures. The siting and construction of the accommodation shall ensure that noise received at any boundary shall be reduced by 20 dB when received in any living room and by 30 dB when received in any room used for sleeping. In the absence of forced ventilation or air-conditioning these reductions shall be achieved with any exterior windows open. This requirement does not apply to noise received at boundaries with *sites* zoned General Residential or Settlement.
- COMZ-RC3.2**

Prior to considering the application, *Council* may require an acoustic design report to be prepared by a suitably qualified and experienced person, demonstrating compliance with COMZ-RC3.1 above.

Standards for Permitted and Controlled Activities

The *permitted* and *controlled activities* specified in COMZ-R1 to COMZ-R18 shall comply with the following standards:

COMZ-ST1	Height	
	COMZ-ST1.1	Maximum <i>Height</i> - 9m.
	COMZ-ST1.2	No part of any <i>building</i> on any <i>site</i> in the <i>zone</i> shall exceed a <i>height</i> of 3m plus three quarters of the shortest horizontal distance to the nearest residentially-zoned boundary (Refer Figure 51).

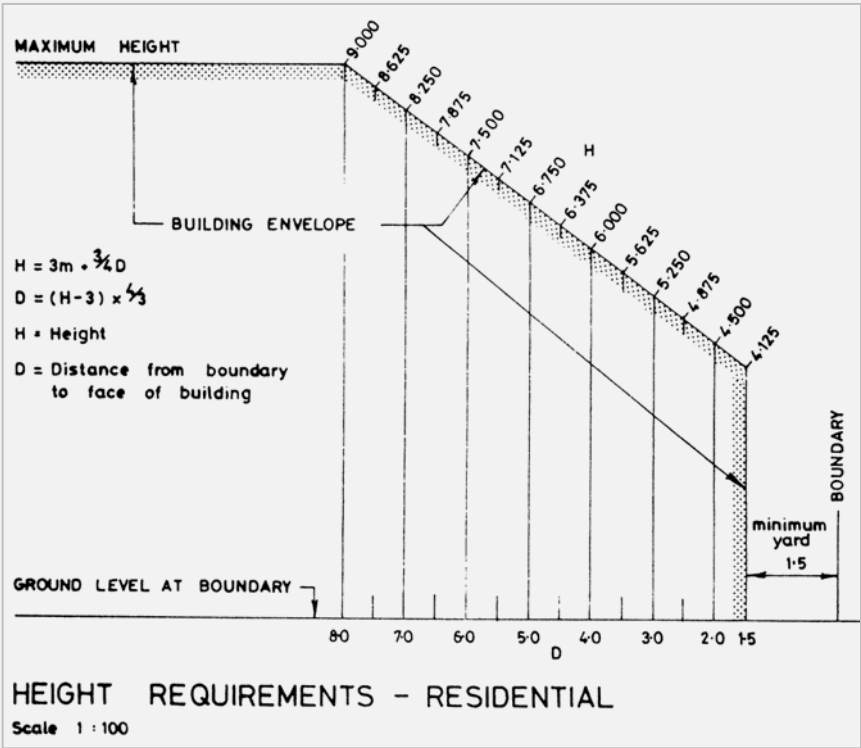


Figure 51 – Height requirements

COMZ-ST2	Yards – All yards - 4.5m from any <i>site</i> zoned General Residential.
COMZ-ST3	Screening - Any boundary with an adjoining <i>site</i> zoned General Residential shall be fenced to a <i>height</i> of 1.5m with a solid screen wall or fence unless the parties agree to an alternative form of screening.

COMZ-ST4	Residential accommodation - shall comply with the requirements of GRZ-ST1 to GRZ-ST35, relating to the type of accommodation proposed.	
COMZ-ST5	Noise - Compliance with NOISE-ST1 to NOISE-ST4.	
COMZ-ST6	Visibility at Railway Crossings - Compliance with TR-ST1 and TR-APP5.	
COMZ-ST7	Access - Compliance with TR-ST1.	
COMZ-ST8	Glare - Compliance with TR-ST2.	
COMZ-ST9	Visual Amenities - No activity shall involve keeping more than one <i>derelict vehicle</i> within view of neighbouring properties or a public place.	
COMZ-ST10	Signs	
	COMZ-ST10.1	Compliance with SIGN-R1, SIGN-R2, and SIGN-ST1 to SIGN-ST3.
	COMZ-ST10.2	Signs located above the footpath or carriageway, provided that no part of such <i>signs</i> shall be less than 2.5m above the footpath or 5.5m above the carriageway.
	COMZ-ST10.3	The only <i>signs</i> permitted on <i>sites</i> adjoining SH54, are:
	COMZ-ST10.3.a	<i>Temporary signs</i> permitted by SIGN-R2.
	COMZ-ST10.3.b	Traffic <i>signs</i> , or <i>signs</i> showing the number of the premises or the location, timetable or other details of any utility or public facility
	COMZ-ST10.3.c	One pole sign not exceeding 3m ² for any permitted use of the premises.
	COMZ-ST10.3.d	<i>Signs</i> written on or affixed to a <i>building</i>

Restricted Discretionary Activities (RDIS)

The following shall be *restricted discretionary activities* in the Commercial Zone:

COMZ-R19

Any *permitted activity* or *controlled activity* specified above which does not comply with any of the relevant standards in COMZ-ST1 to COMZ-ST10.

Matters of Discretion:

Applications for *restricted discretionary activities* shall be assessed against the matters set out in COMZ-MD1 to COMZ-MD2

COMZ-MD1

In assessing applications for *restricted discretionary activities* Council has reserved its control over matters related to the *effect* of allowing non-compliance with the particular performance standard (or standards) which the proposal has failed to meet. Conditions may be imposed to avoid, remedy or mitigate the *effects* of non-compliance.

COMZ-MD2

In assessing applications which have become *restricted discretionary activities* due to non-compliance with the Plan's performance standards, but which otherwise would have been *controlled activities*, Council has also reserved its control over the matters in COMZ-RC1 to COMZ-RC3 which relate to that type of *controlled activity*.

Discretionary Activities (DIS)

The following shall be *discretionary activities* in the Commercial zone:

COMZ-R20

Any *industry* other than high-impact industries

Assessment Criteria:

The matters set out in GEN-AC1 to GEN-AC25 will be taken into account in considering applications for the above *discretionary activities*. [DELETED PCI]

Non-Complying Activities (NC)

COMZ-R21

Any activity which is not categorised by this chapter as being a *permitted*, *controlled*, *restricted discretionary*, or *discretionary* shall be a *non-complying activity*.

Explanation

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

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

Methods

District Plan Methods

- Commercial Zone Chapter.

Other Methods

- Traffic management tools to discourage heavy and through traffic, and to make the area more pedestrian friendly.
- Providing sufficient conveniently located parking and other services.
- Bylaws which support the above.

[DELETED PCI]

AREA SPECIFIC MATTERS

Mixed Use Zone (MUZ)

Introduction

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

The Feilding town centre is separated into two distinct zoning areas to provide for a range of activities to meet the needs of the community while retaining the unique character and identity of Feilding: the Town Centre *Zone* and Mixed Use *Zone*.

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

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

Issues

MUZ-11	The desire to maintain the boutique-scale and unique character in the heart of the town centre.
MUZ-12	To ensure new <i>buildings</i> achieve good urban design and are complementary to the design and character of existing <i>buildings</i> .
MUZ-13	To provide for a wide range of activities recognising the role of Feilding as a rural service centre.
MUZ-14	To ensure that the scale and intensity of proposed activities are appropriate for the Town Centre and Mixed Use <i>Zones</i> .

MUZ-15	To provide for <i>large format retail</i> development that does not detract from the design and character of the existing town centre core.
MUZ-16	The need to retain a compact, well designed town centre and avoid the unplanned sprawl of business activities into residential and industrial areas.
MUZ-17	The need to manage any potential <i>reverse sensitivity effects</i> at the Town Centre and Mixed Use Zones/General Residential Zone interface.

[DELETED PCI]

Objectives

MUZ-O1	To encourage and provide for a range of compatible activities that recognise Feilding's role as a rural centre and retain the existing <i>amenity values</i> of the town centre.
MUZ -O2	To retain the high concentration of <i>buildings</i> with significant historic heritage values that create the character and identity of Feilding.
MUZ -O3	To ensure development in the Mixed Use and Town Centre <i>Zones</i> achieves a high level of amenity and active street frontages.

Policies

MUZ-P1	To provide for <i>buildings</i> with larger footprints in the Mixed Use <i>Zone</i> .
MUZ-P2	To restrict <i>Large Format Retail activities</i> to a specific location within the Mixed Use <i>Zone</i> .
MUZ-P3	To ensure that any potential adverse <i>effects</i> from activities in the Mixed Use and Town Centre <i>Zones</i> are managed to avoid, remedy or mitigate adverse <i>effects</i> in the Mixed Use and Town Centre <i>Zones</i> and on

	residentially-zoned land adjacent to the Mixed Use and Town Centre Zones.
MUZ-P4	To encourage the retention of the existing street facades of <i>buildings</i> with significant heritage values where these <i>buildings</i> are proposed to be demolished.
MUZ-P5	To ensure <i>additions and alterations</i> to existing <i>buildings</i> , and construction of new <i>buildings</i> do not compromise the context, setting and <i>streetscape</i> values of the existing town character and <i>buildings</i> with significant heritage values, through managing <i>building</i> bulk and <i>height</i> .
MUZ-P6	To require <i>building</i> design that is high quality and complementary to the surrounding <i>environment</i> .
MUZ-P7	To avoid featureless walls by requiring window and door openings on the street edge to ensure active street frontages.
MUZ-P8	To require ornamentation and other detailing to complement the <i>building</i> style.
MUZ-P9	To ensure signage is limited to identifying the business location and/or the product or service provided on the <i>site</i> and is complementary to the <i>building</i> style which it relates.
MUZ-P10	To encourage the landscaping and screening of <i>sites</i> to enhance the amenity of the Mixed Use and Town Centre Zones.

Rules

Permitted Activities (PER)

The following are *permitted activities* in the Mixed Use Zone provided that they comply with the standards MUZ-ST1 –MUZ-ST15:

MUZ-R1	The construction of any new <i>building</i> associated with a <i>permitted activity</i>
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MUZ-R2	Internal and external <i>additions and alterations</i> to an existing <i>building</i>
MUZ-R3	<i>Ancillary activities</i>
MUZ-R4	Car parking
MUZ-R5	<i>Commercial services</i>
MUZ-R6	<i>Community facilities</i>
MUZ-R7	<i>Education facilities</i>
MUZ-R8	<i>Entertainment facilities</i>
MUZ-R9	<i>Funeral parlour</i>
MUZ-R10	<i>Large format retail</i> within the specified <i>Large Format Retail</i> overlay (see Figure 53 for detail)
MUZ-R11	<i>Light Industry</i>
MUZ-R12	<i>Maintenance and minor repair</i> of <i>buildings</i>
MUZ-R13	<i>Motor vehicle</i> sales and services
MUZ-R14	Partial or complete demolition of any <i>building</i> where the work is required to make the <i>site</i> safe after an accidental fire, flooding or earthquake event
MUZ-R15	<i>Retail activities</i>
MUZ-R16	<i>Rural and Animal Services</i>
MUZ-R17	Saleyards (located at All DP 3797, All DP 6178, Lots 145,152,153,154, Pt Lot 146 DP 19)
MUZ-R18	<i>Seismic strengthening</i>
MUZ-R19	<i>Visitor accommodation</i>

Standards for Permitted Activities

For the Mixed Use Zone, the *permitted activities* specified in MUZ-R1 to MUZ-R19 must comply with the following standards:

MUZ-ST1	Height - The maximum permitted <i>height</i> for any <i>building</i> in the Mixed Use Zone is 9m.	
MUZ-ST2	Yards - All <i>buildings</i> adjoining land zoned General Residential must comply with a setback for all <i>yards</i> of 4.5m.	
MUZ-ST3	Building footprint - <i>Buildings</i> in the Mixed Use Zone must not exceed a <i>building footprint</i> of 800m ² .	
MUZ-ST4	Building frontages - Publicly visible <i>building</i> façades must include doors, windows, <i>building</i> modulation or other architectural detail for no less than 60% of the total façade measured from one <i>site</i> boundary to another.	
MUZ-ST5	Screening - Any <i>site</i> boundary with an adjoining General Residential zoned <i>site</i> shall be screened to a <i>height</i> of 2m with a solid wall or planted with dense vegetation growing to 2m in <i>height</i> . Any planting must be regularly maintained. Any plants that perish must be replaced immediately.	
MUZ-ST6	Landscape and Screen Planting	
	MUZ-ST6.1	Every 5 car park spaces provided must be separated by a 2m x 2m landscaping box with planting that is maintained.
	MUZ-ST6.2	Where 20 or more car parking spaces are provided, all parks must be bound by a 1.5m wide <i>landscape strip</i> that must be planted with low shrubs and groundcover below 0.75m in <i>height</i> and regularly maintained. Any plants that perish must be replaced immediately.

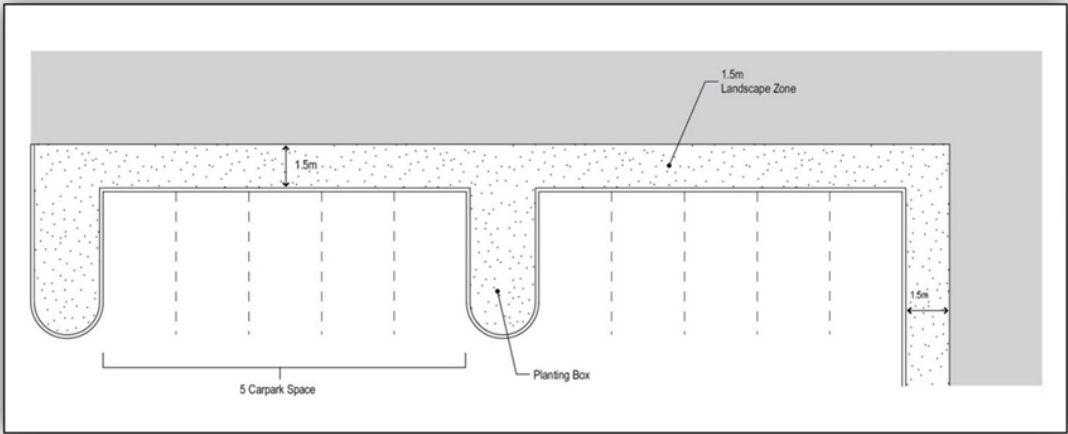
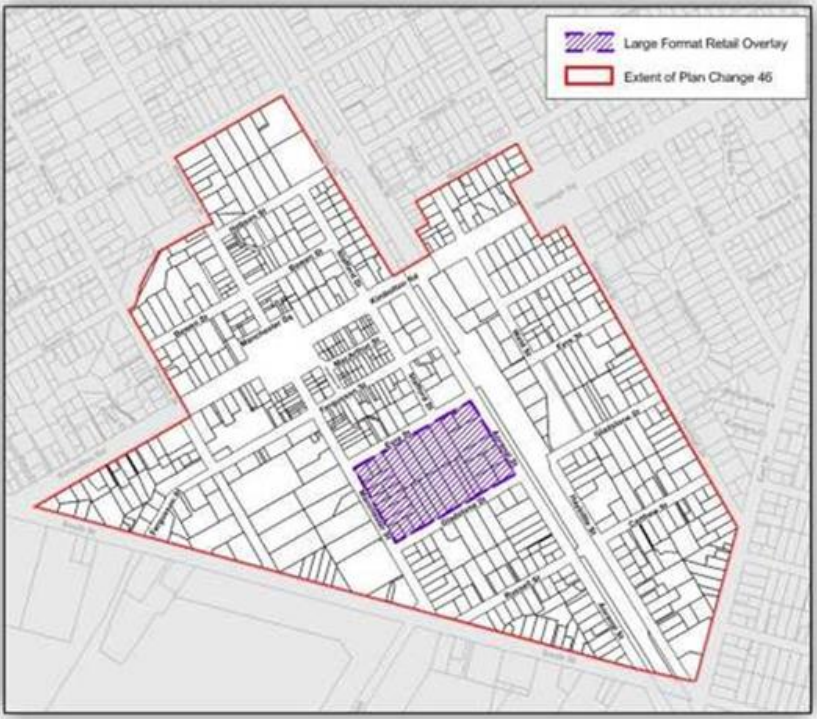


Figure 52 – Mixed Use landscaping example

MUZ-ST7	Outdoor Storage - Any outdoor storage area must be screened from view by either a closed board fence or wall of not less than 2m in <i>height</i> or dense planting capable of growing to 2m in <i>height</i> . Any planting must be regularly maintained. Any plants that perish must be replaced immediately.	
MUZ-ST8	Noise - compliance with NOISE-ST1 to NOISE-ST4	
MUZ-ST9	Parking - compliance with TR-ST3.	
MUZ-ST10	Visibility at Railway Crossings - compliance with TR-R2 and TR-APP5	
MUZ-ST11	Access - compliance with TR-R2 and TR-ST1.	
MUZ-ST12	Glare - compliance with TR-ST2.	
MUZ-ST13	Signs in the Mixed Use Zone:	
	MUZ-ST13.1	Compliance with SIGN-R1, SIGN-R2, and SIGN-ST1 to SIGN-ST3
	MUZ-ST13.2	Signs located above the footpath or carriageway, provided that no part of such <i>signs</i> shall be less than 2.5m above the footpath or 5.5m above the carriageway.

MUZ-ST14	Large Format Retail overlay	
	MUZ-ST14.1	The <i>gross floor area</i> of any <i>building</i> within the <i>Large Format Retail Overlay</i> must be 2000m ² or larger
	MUZ-ST14.2	The <i>road frontage(s)</i> of all <i>sites</i> within the <i>Large Format Retail Overlay</i> that are not occupied by <i>site</i> access must be landscaped and maintained for a depth of at least 2m.
	MUZ-ST14.3	All vehicle access to <i>sites</i> from State Highway 54/Aorangi Street, must be left turn in, left turn out only.
 Figure 53 – Large Format Retail Overlay		
MUZ-ST15	Seismic strengthening is a <i>permitted activity</i> only where the strengthening work does not:	
	MUZ-ST15.1	Result in structural alterations to the external appearance of the <i>building</i>

	MUZ-ST15.2	Result in any existing openings (doors and/or windows) being obstructed
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Restricted Discretionary Activities (RDIS)

The following are *restricted discretionary activities* in the Mixed Use Zone:

MUZ-R20

Any activity specified in MUZ-R1 to MUZ-R19 above that does not comply with one or more of the standards in MUZ-ST1 to MUZ-ST13.

Matters of Discretion

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

MUZ-MD1	scale
MUZ-MD2	<i>building</i> form (design and materials)
MUZ-MD3	location
MUZ-MD4	traffic generation, <i>site</i> access and parking
MUZ-MD5	noise
MUZ-MD6	screening/storage/landscaping

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 the Mixed Use Zone, assess any application in terms of the following assessment criteria:

MUZ-AC1	Whether the application will result in any adverse <i>effects</i> on <i>amenity values</i> of neighbouring properties or the character of the Mixed use Zone
MUZ-AC2	Whether the application remains consistent with the intention of the standard(s) it infringes.
MUZ-AC3	The extent to which there will be adverse <i>effects</i> where an application does not meet two or more standards.

MUZ-R21	Demolition of any <i>building</i>	
	Matters of Discretion: For this activity, the <i>Council</i> has restricted its discretion to the following matters:	
	MUZ-MD7	mitigation of adverse visual <i>effects</i> from vacant land
	Assessment Criteria: In determining whether to grant a resource consent and what conditions to impose, the <i>Council</i> will, in addition to the objectives and policies of the Mixed Use <i>Zone</i> , assess any application in terms of the following assessment criteria:	
	MUZ-AC4	The extent to which the proposed mitigation will minimise adverse visual <i>effects</i> from vacant land

Discretionary Activities (DIS)

The following shall be *discretionary activities* in the Mixed Use *Zone*:

MUZ-R22	<i>Accessory buildings</i>
MUZ-R23	<i>Assisted living accommodation</i>
MUZ-R24	~~Dwellings~~ <i>Residential units</i> [PCI]
MUZ-R25	<i>Home occupations</i>
MUZ-R26	<i>Industry</i>
MUZ-R27	<i>Seismic strengthening</i> that does not meet the performance standards for a <i>permitted activity</i>
MUZ-R28	<i>Service Stations</i>
MUZ-R29	<i>Supermarkets</i>

MUZ-R30	<i>Tourist facilities</i>
MUZ-R31	<i>Visitor accommodation</i>

Non-Complying Activities (NC)

MUZ-R32	Any activity in the Mixed Use Zone that is not specifically provided for as a <i>permitted, restricted discretionary, or discretionary activity</i> is a <i>non-complying activity</i> .
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AREA SPECIFIC MATTERS

Town Centre Zone (TCZ)

Introduction

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

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

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

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

TCZ-APP1 Feilding Town Centre Design Guide accompanies this chapter and has been developed to provide design direction and standards for development within the Feilding town centre.

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

Issues

TCZ-I1	The desire to maintain the boutique-scale and unique character in the heart of the town centre.
TCZ-I2	To ensure new <i>buildings</i> achieve good urban design and are complementary to the design and character of existing <i>buildings</i> .
TCZ-I3	To provide for a wide range of activities recognising the role of Feilding as a rural service centre.
TCZ-I4	To ensure that the scale and intensity of proposed activities are appropriate for the Town Centre and Mixed Use Zones.
TCZ-I5	To provide for <i>large format retail</i> development that does not detract from the design and character of the existing town centre core.
TCZ-I6	The need to retain a compact, well designed town centre and avoid the unplanned sprawl of business activities into residential and industrial areas.
TCZ-I7	The need to manage any potential <i>reverse sensitivity effects</i> at the Town Centre and Mixed Use Zones/General Residential Zone interface.
TCZ-I8	The need to manage any potential adverse <i>reverse sensitivity effects</i> where dwellings <u>residential units</u> are provided within the Town Centre Zone.
TCZ-I9	The occurrence of vacant land in the Town Centre Zone resulting from the demolition of <i>buildings</i> .

[DELETED PCI]

Objectives

TCZ-O1	To encourage and provide for a range of compatible activities that recognise Feilding's role as a rural centre and retain the existing <i>amenity values</i> of the town centre.
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TCZ-O2	To retain the high concentration of <i>buildings</i> with significant historic heritage values that create the character and identity of Feilding.
TCZ-O3	To ensure development in the Mixed Use and Town Centre <i>Zones</i> achieves a high level of amenity and active street frontages.
TCZ-O4	To ensure, where <i>building</i> demolition is necessary for public safety, that any resulting vacant land does not detract from the character and amenity of the Town Centre <i>Zone</i> .

Policies

TCZ-P1	To require activities in the Town Centre <i>Zone</i> to be of a form and scale which fits with the existing surroundings.	
TCZ-P2	To require any ~~dwellings~~ <u>residential units</u> in the Town Centre <i>Zone</i> to be located above ground floor level and have appropriate acoustic insulation. [PCI]	
TCZ-P3	To manage any potential <i>reverse sensitivity effects</i> of ~~dwellings~~ <u>residential units</u> in the Town Centre <i>Zone</i> by requiring appropriate privacy, sunlight and acoustic mitigation. [PCI]	
TCZ-P4	To ensure that any potential adverse <i>effects</i> from activities in the Mixed Use and Town Centre <i>Zones</i> are managed to avoid, remedy or mitigate adverse <i>effects</i> in the Mixed Use and Town Centre <i>Zones</i> and on residentially-zoned land adjacent to the Mixed Use and Town Centre <i>Zones</i> .	
TCZ-P5	To require all new development in the Town Centre <i>Zone</i> be designed to complement and where possible, retain the existing town centre character by including the following features:	
	TCZ-P5.1	Be built to the front and side <i>site</i> boundaries to ensure a continuous built edge.
	TCZ-P5.2	Maintain a rectangular shape with tall proportions that includes a ground floor, upper floor and parapet that hides the roofline behind.

	TCZ-P5.3	Include facades with recessed and projected bays or other architectural detail to create vertical division
	TCZ-P5.4	To require facades to be finished in a colour to complement the <i>streetscape</i> , highlight architectural features and enhance the form of the <i>building</i>
	TCZ-P5.5	To require clear glazed front windows on the ground floor.
	TCZ-P5.6	To require windows above ground floor level to be located symmetrically.
	TCZ-P5.7	To require main entrance doors to be oriented to the street, recessed and glazed with a solid base stall board.
	TCZ-P5.8	Incorporate skyline features such as parapets, cornices, classical gable elements or similar features to create visual interest.
TCZ-P6	To encourage the retention of the existing street facades of <i>buildings</i> with significant heritage values where these <i>buildings</i> are proposed to be demolished.	
TCZ-P7	To ensure <i>additions and alterations</i> to existing <i>buildings</i> , and construction of new <i>buildings</i> do not compromise the context, setting and <i>streetscape</i> values of the existing town character and <i>buildings</i> with significant heritage values, through managing <i>building</i> bulk and <i>height</i> .	
TCZ-P8	To require <i>building</i> design that is high quality and complementary to the surrounding <i>environment</i> .	
TCZ-P9	To avoid featureless walls by requiring window and door openings on the street edge to ensure active street frontages.	
TCZ-P10	To require ornamentation and other detailing to complement the <i>building</i> style.	
TCZ-P11	To ensure signage is limited to identifying the business location and/or the product or service provided on the <i>site</i> and is complementary to the <i>building</i> style which it relates.	

TCZ-P12	To encourage the landscaping and screening of <i>sites</i> to enhance the amenity of the Mixed Use and Town Centre <i>Zones</i> .
TCZ-P13	To encourage the prompt redevelopment of <i>sites</i> where a <i>building</i> is completely demolished.
TCZ-P14	Where immediate redevelopment of a <i>site</i> is not possible, the <i>site</i> must be landscaped, grassed or sealed and maintained to create a pleasant open space until a new <i>building</i> is constructed.

Permitted Activities (PER)

The following are *permitted activities* in the Town Centre *Zone* provided that they comply with the standards TCZ-ST1 to TCZ-ST15:

TCZ-R1	Alterations and additions to the interior of any existing <i>building</i>
TCZ-R2	<i>Commercial services</i>
TCZ-R3	<i>Community facilities</i>
TCZ-R4	One ~~dwelling~~ <u>residential unit</u> per <i>site</i> , where located above ground floor level [PCI]
TCZ-R5	<i>Entertainment facilities</i>
TCZ-R6	<i>Maintenance and minor repair of buildings</i>
TCZ-R7	Partial or complete demolition of any <i>building</i> where the work is required to make the <i>site</i> safe after an accidental fire, flooding or earthquake event.
TCZ-R8	<i>Retail activities</i>
TCZ-R9	<i>Seismic strengthening</i>

TCZ-R10

Visitor accommodation, where located above ground floor level.

Standards for *Permitted Activities*

For the Town Centre Zone, the *permitted activities* specified in TCZ-R1 to TCZ-R10 must comply with TCZ-ST1 to TCZ-ST15.

TCZ-ST1	Height - The maximum <i>height</i> for any <i>building</i> in the Town Centre Zone is 9m.	
TCZ-ST2	Yards	
	TCZ-ST2.1	All <i>buildings</i> , adjoining land zoned General Residential, must comply with a setback for all <i>yards</i> of 4.5m.
	TCZ-ST2.2	All other <i>buildings</i> must be built to the front and side boundaries of the <i>site</i> .
TCZ-ST3	Screening - Any <i>site</i> boundary with an adjoining General Residential zoned <i>site</i> shall be screened to a <i>height</i> of 1.5m with a solid wall or closed board fence.	
TCZ-ST4	Building Frontages - The street frontage(s) of all <i>buildings</i> must:	
	TCZ-ST4.1	include a ground floor, upper floor and parapet or other skyline feature that hides the roofline behind.
	TCZ-ST4.2	be constructed with recessed and projected bays or other architectural detail to create vertical division in the façade.
	TCZ-ST4.3	be constructed of materials and be of an external colour that is complementary to the <i>streetscape</i> and surrounding <i>buildings</i> .
	TCZ-ST4.4	contain clear glazed windows for at least 70% of the total ground floor front wall area.
	TCZ-ST4.5	have symmetrically located windows above ground floor level.

TCZ-ST4.6	have ground level <i>building</i> entrances that are recessed and with solid base stall boards of between 300-600mm in <i>height</i>.				
TCZ-ST4.7	clearly display the date (year) of the construction of the <i>building</i>.				
TCZ-ST5	Verandah Cover - All <i>buildings</i> fronting the red line identified on Figure 54 below must provide a verandah and supporting poles along the full width of the <i>building</i>. The verandah must be set back 0.5m from the kerb line and must be of a <i>height</i> that relates to adjacent verandahs to ensure continuity of cover. The map shows a street grid in a town center. A red line outlines the 'Proposed Verandah Area', which includes several blocks of buildings. A black line outlines the 'Extent of PC46', which is a larger area surrounding the red line. The map includes street names such as Grey St, Brown St, Manchester St, and Eye St. A legend in the top right corner identifies the red line as the 'Proposed Verandah Area' and the black line as the 'Extent of PC46'. Figure 54 - Verandah Area				
TCZ-ST6	Signage - Any signage erected in the Town Centre <i>Zone</i> must: <table border="1"> <tr> <td data-bbox="394 1617 599 1715"> TCZ-ST6.1 </td><td data-bbox="599 1617 1315 1715"> Be limited to identifying the business location and/ or the product or service provided on the <i>site</i> </td></tr> <tr> <td data-bbox="394 1715 599 1814"> TCZ-ST6.2 </td><td data-bbox="599 1715 1315 1814"> Be of a style, size and colour that is complementary to the <i>building</i> style </td></tr> </table>	TCZ-ST6.1	Be limited to identifying the business location and/ or the product or service provided on the <i>site</i>	TCZ-ST6.2	Be of a style, size and colour that is complementary to the <i>building</i> style
TCZ-ST6.1	Be limited to identifying the business location and/ or the product or service provided on the <i>site</i>				
TCZ-ST6.2	Be of a style, size and colour that is complementary to the <i>building</i> style				

	TCZ-ST6.3	Be located on or beneath the verandah fascia.
TCZ-ST7	Vehicle Access to sites - For <i>sites</i> located within the verandah area, vehicle access to the <i>site</i> must be from the rear of the property to ensure a continuous <i>building</i> façade is achieved.	
TCZ-ST8	Noise - compliance with NOISE-R1.	
TCZ-ST9	Parking - compliance with TR-ST3.	
TCZ-ST10	Visibility at Railway Crossings - compliance with TR-ST1 and TR-APP5.	
TCZ-ST11	Access - compliance with TR-R2, and TR-ST1.	
TCZ-ST12	Glare - compliance with TR-ST2.	
TCZ-ST13	Signs - compliance with SIGN-R1, SIGN-R2, and SIGN-ST1 – SIGN-ST3.	
	TCZ-ST13.1	The only <i>signs</i> permitted on any part of a legal <i>road</i> in the Town Centre <i>zone</i>, are: <i>Signs</i> located above the footpath or carriageway, provided that no part of such <i>signs</i> shall be less than 2.5m above the footpath or 5.5m above the carriageway.
TCZ-ST14	~~Dwellings~~ <u>Residential Units</u> and Visitor Accommodation - must meet the following standards: [PCI]	

	TCZ-ST14.1	Noise insulation - Any <i>habitable room</i> in a <i>building</i> used by a <i>noise sensitive activity</i> within the Town Centre Zone shall be protected from noise arising from outside the <i>building</i> by ensuring the <i>external sound insulation level</i> achieves the following minimum performance standards: Bedrooms: $D_{nT,w} + C_{tr} > 30$ dB Other Habitable Spaces: $D_{nT,w} + C_{tr} > 25$ dB Compliance with these performance standards will be achieved by ensuring bedrooms and other <i>habitable rooms</i> are designed and constructed in a manner that accords with an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design as proposed will achieve compliance with the above performance standard.
	TCZ-ST14.2	Ventilation - Where bedrooms with openable windows are proposed, a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. For the purposes of this requirement, a bedroom is any room intended to be used for sleeping. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.
TCZ-ST15	<i>Seismic strengthening</i> - where the strengthening work does not:	
	TCZ-ST15.1	Result in structural alterations to the external appearance of the <i>building</i>
	TCZ-ST15.2	Result in any existing openings (doors and/or windows) being obstructed

Restricted Discretionary Activities (RDIS)

The following are *restricted discretionary activities* in the Town Centre Zone:

TCZ-R11

Any activity specified in TCZ-R1 to TCZ-R10 that does not comply with one or more of the standards in TCZ-ST1 to TCZ-ST13.

Matters of Discretion

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

TCZ-MD1	Scale and location
TCZ-MD2	<i>Building</i> form (design and materials)
TCZ-MD3	Traffic and pedestrian safety
TCZ-MD4	Noise
TCZ-MD5	Continuation of <i>streetscape</i> character
TCZ-MD6	Signage

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 the Town Centre Zone, assess any application in terms of the following assessment criteria:

TCZ-AC1	Whether the application will result in any adverse <i>effects</i> on <i>amenity values</i> of neighbouring properties or the character of the Town Centre Zone
TCZ-AC2	Whether the application remains consistent with the intention of the standard(s) it infringes.
TCZ-AC3	Whether the application will result in any adverse <i>effects</i> on <i>streetscape</i> character
TCZ-AC4	The extent to which there will be adverse <i>effects</i> where an application does not meet two or more standards.

TCZ-R12

The construction of any new *building*

	Matters of Discretion:	
	The <i>Council</i> has restricted its discretion to considering the following matters:	
	TCZ-MD7	Demonstrated compliance with the Feilding Town Centre Design Guidelines (TCZ-APP1)
	TCZ-MD8	Scale and location
	TCZ-MD9	<i>Building</i> form (design and materials)
	TCZ-MD10	Relationship to adjacent <i>buildings</i>
	TCZ-MD11	Design and appearance of verandah
	TCZ-MD12	Contribution to <i>streetscape</i> character
	TCZ-MD13	Signage
TCZ-R13	External additions or alterations to an existing <i>building</i>	
	Matters of Discretion	
	For this activity, the <i>Council</i> has restricted its discretion to the following matters:	
	TCZ-MD14	Demonstrated compliance with the Feilding Town Centre Design Guidelines (TCZ-APP1)
	TCZ-MD15	Scale and location
	TCZ-MD16	<i>Building</i> form (design and materials)
	TCZ-MD17	Relationship to adjacent <i>buildings</i>
	TCZ-MD18	Design and appearance of verandah
	TCZ-MD19	Contribution to <i>streetscape</i> character
	TCZ-MD20	Signage
TCZ-R14	Demolition of any <i>building</i>	
	Matters of Discretion	
	For this activity, the <i>Council</i> has restricted its discretion to the following matters:	

	TCZ-MD21	Mitigation of adverse visual <i>effects</i> from vacant land.
	Assessment Criteria: In determining whether to grant a resource consent and what conditions to impose, the <i>Council</i> will, in addition to the objectives and policies of the Town Centre Zone, assess any application in terms of:	
	TCZ-AC5	The extent to which the proposed mitigation will minimise adverse visual <i>effects</i> from vacant land.
TCZ-R15	Formation of vehicle crossings onto <i>roads</i>	
	Matters of Discretion: For this activity, the <i>Council</i> has restricted its discretion to the following matters:	
	TCZ-MD22	Traffic and pedestrian safety
	TCZ-MD23	Continuity of the <i>streetscape</i> character
	Assessment Criteria: The <i>council's</i> assessment will include consideration of:	
	TCZ-AC6	Whether the vehicle crossing will result in adverse <i>effects</i> on <i>streetscape</i> .
	TCZ-AC7	Whether the vehicle crossing will result in pedestrian safety concerns.
	TCZ-AC8	The extent to which the traffic generated by the activity adversely affects the safety and capacity of the adjacent <i>road</i> network.

Discretionary Activities (DIS)

The following shall be *discretionary activities* in the Town Centre Zone:

TCZ-R16	<i>Education facilities</i>
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TCZ-R17	<i>Seismic strengthening</i> that does not meet the performance standards for a <i>permitted activity</i>
TCZ-R18	<i>Tourist facilities</i>
TCZ-R19	<i>Visitor accommodation</i> , not provided for as a <i>permitted activity</i> .

Non-Complying Activities (NC)

TCZ-R20	Any activity in the Town Centre Zone that is not specifically provided for as a <i>permitted, restricted discretionary, or discretionary activity</i> is a <i>non-complying activity</i> .
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TCZ-APP1 Feilding Town Centre Design Guidelines

Feilding Town Centre Design Guidelines

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01 Introduction

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

Purpose

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

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

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



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

District Plan Relationship

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

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

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

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

How should the Design Guidelines be used?

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

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

Design Process

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

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

1. Research

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



Diagram 2.



2. Communicate

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

3. Assess

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



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

4. Design options

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

5. Document

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



Feilding Totalisator, 47 South Street (constructed 1917)

02 Context

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

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

Introduction

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

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

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

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

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

History

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

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

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

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

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



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



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



Photograph of Post Office (1908)

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

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

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



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



Aerial photograph of Feilding (1975)

Building Styles

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

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

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

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

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



Feilding Community Centre, 21 Stafford Street (constructed 1910)

Heritage Buildings

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

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

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

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

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

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



Photograph of 52 Fergusson Street - Modern Style (1965)



Photograph of 93 Fergusson Street - (1910)

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



Photograph of 5 Goodbehere Street - (1901)



Photograph of 14 MacArthur Street - (1907)



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



Photograph of 8 Manchester Street - (1949)

- *Manchester Square (Carthews building)*, built between 1887 and 1902, good example of Free Classical, built as shops with offices above for Mayor William Carthew
- *81 Manchester Street (Focal Point)*, built 1893, good example of Simplified Classical, R Hannah and Co were the first tenants
- *50 Manchester Street (Denbigh Hotel)*, built between 1874 and 1910, good example of Italianate, built as an hotel
- *10-11 Manchester Square (Aymler building - Feilding Information Centre and MP of Rangitikei office)*, built 1906, good example of Free Classical
- *22-26 Stafford Street (Romney House)*, built in 1964, built for the national head office of the Romney March Sheepbreeders Association, based in Feilding between 1905 and 2007, a good example of Modern Movement architecture
- *21 Stafford Street (Feilding Community Centre)*, built in 1907, good example of Edwardian Free Classical and is unique as the first community centre in New Zealand
- *39-41 Fergusson Street (McKinnons building)* built in 1923, a locally rare example of an Arts and Crafts style building
- *25 Kimbolton Road (Feilding Club)* built in 1897, representative example of a Victorian Club building
- *47 Manchester Street (Lawries building)* built in 1917, significant as the first branch of the NZ Farmers Co-operative Distributing Co, now PGG Wrightson
- *75-77 Manchester Street (Wild at Heart/Striped Marlin)* built in 1916, unusual neo-classical inspired Art Nouveau style building
- *91 Kimbolton Road (Feilding Court House)* built in 1909, significant for its historical associations, original design and contribution to the streetscape
- *71 Kimbolton Road (former Feilding Jockey Club - John Key Law House)* built in 1916, locally significant for historical associations with local horse racing and former Mayor Edmund Goodbehere
- *42 Manchester Street (Feilding Livestock Centre)* high regional significance for social and historical values
- *47 South Street (Feilding Totalisator)* built in 1917, national significance for social, historical, cultural, architectural and technological values
- *14 MacArthur Street/79-81 Kimbolton Road (former NZ Farmers Motor Co)* built in 1907-1912, associated with the earliest vehicle use in the Manawatu



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



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

Changes to scheduled heritage buildings

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

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

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

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

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

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

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

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

Restoration of original colour schemes is encouraged.

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

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

When additions are proposed, these should:

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

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

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

Existing Built Character

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

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

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

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

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

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

It is this built character that the design guidelines seek to reflect in new construction or adaptation of existing buildings.

03 Built Form

Built form means the principal shapes and positioning of buildings on their sites. The built form determines the character of the street as public space. The character of the Feilding town centre's streets benefit from the containment and typically continuous frontages provided by two storey buildings which line up on the footpath boundary.

BF1 Shape - Buildings are to be rectangular shaped - taller than they are wide. Several rectangular shaped buildings can be joined to make a block, or a block built as one, but the shapes should remain visually clear;

BF2 Location to front - Buildings are to be positioned so their front walls abut the footpath boundary;

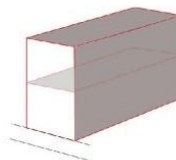
BF3 Continuity - Buildings are to extend across the full width of the site frontage to ensure that the street's 'built' edge is continuous (with the exception of walking access connections as noted in BF 7);

BF4 Roofs - Building roof forms are to have a medium to low angled pitch of 35 degrees or less (not including verandahs) and are not curved;

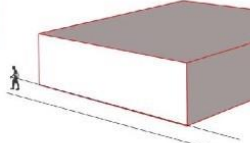
BF5 Openings - Buildings are to have door and window openings to the street, not blank walls [refer also to Facades for details];

BF6 External corner expression - Buildings on external corners are to be visually emphasised with architectural elements such as taller forms, or parapets, cornice, pediment or similar features that wrap around the building;

good



poor



Individual buildings should be taller than they are wide, or if joined as a block, expressed as separate forms. Two storey buildings rather than one storey buildings give better containment to the street space. Long low building shapes with no horizontal breaks should be avoided. As described in the photograph below (left) there is a 'rhythm' of tenancies along a typical town centre street that generates a diversity and flexibility in business offerings, and an interesting, attractive environment that attracts people to the town.

good



poor



The Darragh building (example on the left) is a good example to show that although built as one block, the rectangular shapes are visually clear and there is a frequency or rhythm of tenancies along the street. In contrast the poor example (right) has no breaks in its long horizontal form, has blank walls with no windows, is built back from the footpath boundary and is not appropriate in the town centre.

good



good



poor



The corner is expressed well, with a taller element (example left) and the shape of the building and cornice detail (example centre). The poor example (right) has no elements that highlight the corner and has blank walls at street level.

BF7 Walking access lanes - Buildings should be built the full width of the site (refer to BF 3). The exception is if there is a need for a walking lane that connects street to street, or to rear parking. The maximum width for these lanes is 5 metres and they are to be straight. Building edges to the lane are to have ground level openings (windows/doors) and/or other surface treatment (e.g use of materials with texture, sculptural elements, recessive and projecting elements). There is to be no less than 50 metres of continuous built street frontage between each lane.

good

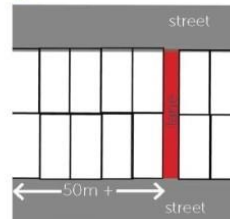


Diagram in plan view - no less than 50m continuous built street frontage between walking lanes.

BF8 Vertical expression - Building facades are to show a vertical hierarchy of a base (ground floor), a middle (upper floor) and a top (parapet, cornice, pediment);

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

good



poor



Lanes are to have visual interest in terms of material use, activities that front to them, windows and doors - they present an opportunity for a more public space that is sheltered, smaller scale and offers a different experience than streets.

good



Vertical hierarchy of a base, middle and top is expressed in the size and shape of openings and balconies.

good



The good example above shows modulation created by a series of structural bays - highlighted in the dark colour in this instance. The bay 'modules' continue up the building to the top.



In plan view, modulation can be seen as a series of bay modules formed by projecting and recessive elements.

04 Facades

The facade is the face of a building which is exposed to a street. Streets are public spaces where the town centre's buildings are seen and interacted with. Accordingly the qualities of these facades are influential to the way in which people perceive and experience the town centre.

F1 Openings - Buildings are to have symmetrically located windows above ground level and main doors at ground level orientated to the street (i.e not the side or back). Buildings that have more than one frontage (i.e corner) are to include windows and doors on both edges if there is an appropriate length of frontage;

F2 Visual permeability - Windows and doors in the facade are to be frequent - the ground floor window area (which can include glazed doors) is to be no less than 70% of the total ground floor wall area. The glazing is not to be blocked out with opaque or reflective film, or other treatment that obscures the visual connection from the outside into the building;

F3 Verandah - Buildings are to have a verandah attached that extends over the footpath and the full length of the building frontage. The verandah is to be supported by posts on the outside line of the kerb, have a fascia depth of no more than 450mm, and not obscure windows or architectural details. Bullnose verandah styles are acceptable, but awnings are not. Verandahs should complement the building style to which it is attached;

F4 Parapets/ skyline - New buildings are to incorporate skyline features such as parapets, cornices, classical gable elements, column caps and flagpoles or similar features to create visual interest on the skyline;



The facade of the Feilding Hotel is a good example as its openings are placed symmetrically, and as a corner building it has doors to both frontages



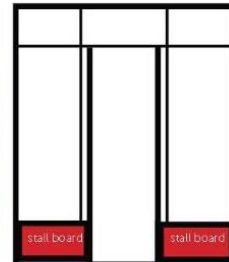
The frontage of the example above (left) has insufficient (none) window area (as well as being unsuitable given its lack of corner treatment). The example right has good window area, but this is 'blocked out' with opaque film (as well as having an inappropriate facade cladding material)



The verandahs of the BNZ building (left) are good as they extend the width of the footpath and are supported by posts. Although a modern interpretation, the BNZ example also shows a parapet line and extended vertical structural features at the corners. The building entrance is emphasised with a change in verandah height. The example on the right is poor as it has no verandah and has no parapet features.

- F5** Shopfronts and entries - Building entries and shopfronts are to be glazed and recessed with bays - these are to have a solid base 'stall board' of 300-600mm in height;
- F6** Detail and ornament - Building facades are to include ornamentation and detailing which complements the building style;
- F7** Materials - Building facades are to have detail and depth - not be a flat plane. Materials should contribute to the compositional theme of the building and be used to enhance the form of the building including its modulation, vertical hierarchy and decorative elements;
- F8** Colour - Building colours, whether a painted finish or natural materials, are to highlight features such as joinery, decoration or modulation of the building form. This is often done by using a base colour for the body of the building and two or three contrasting colours to highlight features; and
- F9** Lighting - Buildings are to have lighting to highlight building facade features and/or provide under verandah light to the footpath.

good



Recessed entrances with glazing atop a solid stall board make a special feature of the entry point and create interest on the street.

good



good



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

good



The example (above) shows lighting used on the facade to highlight the continuous building line, and depth of features such as windows and pediment lines. Internal lighting highlights the shop content and reflects light to the street.

good



good



good



poor



The examples (above left) show detailing in facades - typically a name or date features, and the materials and openings (such as windows) have some depth to them which generates shadow lines and visual interest. The two examples on the right contrast with each other - the good example has a solidity and realness to form with a finesse to the detailing. The poor example looks 'fake' - it uses sheet product material and the details are bulky.

05 Strengthening and Restoration

Some older buildings in the Feilding town centre have heritage values and are scheduled in the District Plan.

Principles that apply to alterations and additions to heritage buildings are described in the Context section under the heading Changes to Heritage Buildings. These are to be referenced in considering changes to heritage buildings.

Changes to buildings to provide the required restoration and strengthening benefits generate some specific issues which are addressed by the requirements below. If strengthening is impracticable, the building may need to be demolished in whole or in part.

Where buildings have to be removed, all of the points in design guidelines document will need to be applied to their replacements.

SR1 Internal strengthening - The preference for building strengthening is for it to be internalised. Strengthening beams or floors are to be designed so as not to cut across windows and internal space proportions are to be maintained;

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

SR3 Facade retention - Retaining a building's street facade is preferable to its demolition. Where the facade is retained, new structure behind is to fit the facade features - window and door openings are to be reused and not blocked in, new structure is to remain below the facade height, and original floor heights are to be repeated.



The two examples of internal strengthening above (top) are good as they utilise strengthening columns and beams that sit away from windows (top left) and are not obscuring the proportions of internal spaces (top right). The example directly above is poor as the cross brace is clearly cutting across the window space.

poor



good



The two examples of external strengthening above contrast. The poor example (left) has cross braces (painted green) that run diagonally counter to the building's modulation. The good example (right) has a portal type bracing that fits with the door and window frame proportions and is painted the same principal white colour to de-emphasise it.

06 Signs

Signs on buildings are important to the function of the town centre. Signs assist customers and can be used to highlight the goods and services on offer at that site. It is important to the town centre's visual coherence that signs remain subordinate to the overall street scene and their size relates to their purpose. Their placement and design should contribute positively to the character of the town centre.

- S1** Purpose - Signs on buildings are to be for the purpose of identifying the business location and/or the products and services it sells. Signs or billboards that advertise products or services not available on the site it is attached to are not acceptable;
- S2** Style - The style of the sign, its lettering type and colour is to complement the building style;
- S3** Location - Signs are to be located on a verandah fascia or under the verandah. Signs on facades above verandah height are not to project above the building parapet or out from the frontage. Signs should not obscure windows or doors; and
- S4** Branding - The use of the whole building as a 'sign' to brand the building through block colour is not acceptable.

good



poor



The above example (left) is good because the signs clearly identify the building and businesses within it, but are discreet and do not extend to the area above the verandah or interrupt the facade details. The example above (right) is poor as the sign is not advertising products available on site and it obscures building facade features.

poor



poor



The above examples are poor as the signs project above the parapet (left) or the building frontage (right) and facade features.



The above examples are poor as the buildings are 'branded' with a dominant block colour and use the whole building as a sign.

07 Car Parking and Servicing

Car parking is an important amenity for the town centre. If parking is well located it will provide ready access to the shops, services and social amenities of the town centre, while retaining the town centre character.

Similarly servicing provision needs to be provided for to ensure that goods can be delivered and dispatched.

The small town scale of Feilding means that parking will typically be on streets, or in on-site parking areas. The location and design of surface car parking areas and service/loading areas can generate issues which are addressed by the requirements below.

P1 On-site parking - Surface carparking is to be located behind the building it serves, not on the street frontage;

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

P3 Porosity - Surface carparking areas are to utilise porous pavement materials such as permeable pavers, concrete or asphalt;

P4 Internal Parking - Carparking within structures is to avoid directly fronting to streets. Parking should be located at the rear of the building with access at the rear; and

P5 Servicing Bays - On-site loading bays are not required. Most town centre business can be serviced from the street. If dedicated on-site service bays are provided they are to be located to the rear of the building they service with access from the rear.

poor



good



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

good



good



The above examples of unit pavers are good examples of surface types that can provide for stormwater runoff to at least in part be reduced in quantity. These materials also can be used to reduce the visual dominance of large open surface car parking areas. This can include paving whole areas with these unit type paving modules, or asphalt areas with insets of pavers in bands.

poor



The above example of parking which is directly visible from the street frontage is poor as the cars dominate the street space and create gaps in the 'active' street frontage that would normally be provided by business tenancies.

08 Glossary of Terms

Architrave	The lowermost element of a Classical entablature. Also used when describing a moulded surround to an opening, such as a door or window.
Balusters	a decorative post supporting a railing, usually turned with curves
Conservation plan	a document that identifies the cultural heritage value of a building and which recommends policies to care for the building to retain those values
Cornice	the upper part of the entablature, which is a stylization of the eaves of a temple. Cornices can also be added over windows and doors
Elements	parts of a building
Entablature	the upper, horizontal part of the Classical order supported by the column and is divided into the architrave, frieze and cornice
Fabric	material used to construct, line or clad a building
Finials	a pointed vertical element at the top of a roof, usually the top of the gable
Frieze	the middle part of the entablature
Garlands	a decorative wreath or festoon of flowers, foliage or fruit tied with ribbons
Obelisk	originally Egyptian, a tall, four sided monument which narrows towards the top which is formed by an elongated pyramid
Order	the arrangement and decoration of base (pedestal), column and horizontal top (entablature) of the five main designs on which all Classical architecture is based. These are the Tuscan, Doric, Ionic, Corinthian and Composite orders.
Parapet	a horizontal, low, solid or pierced plain or decorated wall on the edge of a roof or balcony
Patina	the change brought on materials by age
Pediment	originally the triangular end or gable of a temple with shallow sloping or curved cornices meeting in the centre but which can also be used over windows and doors
Spaces	rooms

AREA SPECIFIC MATTERS

GIZ – General Industrial Zone

Introduction

Manawatū District is well placed to service both wet and dry industrial activities with no significant land or infrastructure impediments to processing activities. The *Council* has been active in this regard to facilitate future industrial development and to encourage existing industrial activity to prosper and expand within the District.

The Feilding Urban Growth Framework Plan 2013 (the Framework Plan), estimates that 170 hectares of land is presently zoned Industrial. The Framework Plan anticipates future demand for 15.6ha of industrial land by 2041. The majority of future demand for industrial land (11ha) is likely to be required between 2011 – 2021, being 70% of the total projected demand to 2041. Industrial growth is an area of key strategic importance to the Manawatū District.

The majority of industrial activity is located, within the Feilding township at the Riverside, Oroua River and Kawakawa Industrial areas. Small pockets of industrial land are retained along local transport routes such as Makino and Lethbridge Roads, and at Rongotea.

Although undeveloped land is zoned for industrial use, this tends to be held in large parcels and in limited ownerships. These factors tend to be viewed positively by prospective large industries and can be a negative factor for smaller enterprises. Employment in the industrial sectors, centred primarily in the Feilding industrial area, is forecast to increase steadily by around 20% to 5,100 people by 2041.

Given the nature of *effects* that can arise from industrial activities, it is important to provide and promote suitable locations with sufficient market choice to accommodate the demands of the various small to large, wet and dry industries that may contemplate development in Manawatū. It is equally important that suitable land is zoned for industrial activities and appropriate restrictions apply to non-industrial activities to avoid or minimise the potential for risk, *reverse sensitivity* and other potential issues and to protect industrial land for industrial type activities.

To meet future demand, *Council* is expanding the existing General Industrial Zone at Kawakawa/Turners Road. The Kawakawa Industrial Park Growth Area (GIZ-APP2) demonstrates Council's commitment to facilitate well-designed, integrated and sustainable industrial development and expansion in the Feilding industrial area.

The General Industrial *Zone* provisions focus on providing an efficient and effective *zone* for industrial activities, while improving and managing the visual amenity of the General Industrial *Zone*, particularly where such land is potentially visible from public places or adjacent *zones*.

The Plan will maintain *amenity values* for *sites* within and beyond the *Zone* and maintain or enhance *amenity values* for General Industrial zoned *sites* adjacent to arterial routes or key entry points to townships. In the Kawakawa Industrial Park Growth Area this will be achieved with structure planning to provide landscaping, *building* design and *site* layout guidance.

Reverse sensitivity is the potential for a lawfully established activity to be constrained or curtailed by the more recent establishment of activities sensitive to the environmental *effects* generated by the original activity. The General Industrial *Zone* provisions are framed to minimise the opportunity for *reverse sensitivity* issues to negatively impact on lawfully established industrial activities, whilst encouraging best practice operations and appropriate *amenity values* within the *Zone*.

Manawātū–Wanganui *Regional Council* completed a Lifelines Project, which identified that at a very broad level the Kawakawa Industrial Park Growth Area has a moderate susceptibility to liquefaction. The Manawātū District *Council* commissioned a high–level liquefaction risk assessment in December 2013. This study included *site* investigations to assess the geotechnical issues related to the hazard posed by liquefaction. The Feilding Liquefaction Study found that the liquefaction hazard is generally low in the development areas, with localised pockets of silt which have the potential to liquefy. However, this risk was not sufficient to preclude development. Rather planning controls were recommended to ensure foundations for new development could tolerate deflections imposed by liquefaction–induced ground subsidence. Areas subject to such controls are identified within the *Lateral Spread Overlay* on the planning maps.

This chapter is intended to be read in conjunction with Chapters: Historic Heritage, Energy, Water and Air, Infrastructure, Transport, Noise, Earthworks, Signs, Temporary Activities, Relocated Buildings, and Boarding, Breeding and Training Kennels. If the rules contained in this chapter are more restrictive than those in the chapters listed above, then the General Industrial *Zone* rules shall apply.

Issues

GIZ-11

The need to provide land in suitable locations and of appropriate size to sustain and expand industrial activities within the Manawātū District.

GIZ-12	The need to manage the potential <i>effects</i> that the existence, establishment and expansion of non-industrial activities located in or adjacent to the General Industrial Zone can have on the ability of industrial activities to establish, operate or expand.
GIZ-13	The desire to achieve an appropriate level of amenity within the General Industrial Zone, including enhancing <i>amenity values</i> on <i>sites</i> adjacent to key entry points to townships and arterial routes and to maintain or enhance <i>amenity values</i> where practical, particularly visual amenity, of adjacent more sensitive zones.
GIZ-14	The need to manage the potential <i>effects</i> of industrial development on the <i>environment</i> , including increases in stormwater run-off resulting from increased <i>impermeable surfaces</i> .

[DELETED PCI]

Objectives

GIZ-01	To promote the establishment, expansion and operations of a range of industrial activities within the General Industrial Zone.	
GIZ-02	To manage adverse <i>effects</i> of industrial activities on the <i>environment</i> , to promote appropriate <i>amenity values</i> associated with the General Industrial Zone including:	
	GIZ-02.1	Maintaining, and where practical, enhancing <i>amenity values</i> within the General Industrial Zone and for adjacent <i>sites</i> beyond the Industrial Zone; and
	GIZ-02.2	Enhancing <i>amenity values</i> on <i>sites</i> fronting arterial routes or key entry points to townships.

Policies

GIZ-P1	To enable a wide range of activities to locate and operate within the General Industrial <i>Zone</i> .		
GIZ-P2	To protect the effectiveness and efficiency of the General Industrial <i>Zone</i> for existing and potential future industrial activities by avoiding the establishment of activities within the <i>Zone</i> , that have the potential to constrain the establishment, ongoing operation or expansion of industrial activities.		
GIZ-P3	To control the design of <i>building</i> foundations, new infrastructure and associated works on <i>sites</i> identified as susceptible to lateral spreading hazards on the planning maps.		
GIZ-P4	To require subdivision, use and development be consistent with any structure plan, to ensure a sustainable pattern of development including by:		
	GIZ-P4.1	Demonstrating safe integration with existing street layouts and infrastructure;	
	GIZ-P4.2	Ensuring that alternative <i>local road</i> layouts in GIZ-APP2 for the Kawakawa Industrial Park Growth Area, achieve the following:	
		GIZ-P4.2.a	Provide at least one <i>local road</i> , parallel to the southern half of Turners <i>Road</i> and one <i>local road</i> to give access to the middle of the northern part of the <i>Zone</i> ; and
		GIZ-P4.2.b	Confirm that provision of key infrastructure to serve the <i>Zone</i> will not be compromised including consideration of potential adverse <i>effects</i> on development of other <i>sites</i> within the <i>Zone</i> ; and
		GIZ-P4.2.c	Retain similar provision of access to all <i>sites</i> within the <i>Zone</i> as proposed in the GIZ-APP2 Structure Plan; and

		GIZ-P4.2.d	Preserve options to develop the reserve area between the <i>Zone</i> and the Oroua River to provide for future stop banking, riparian planting and creation of a walking / cycling track.
GIZ-P5	To ensure that subdivision, use and development of land in the General Industrial <i>Zone</i> is managed to avoid, remedy or mitigate adverse <i>effects</i> on significant historic heritage.		
GIZ-P6	To ensure that activities located within the General Industrial <i>Zone</i> , minimise, as far as practicable, adverse <i>effects</i> beyond the <i>site</i> boundary within the Industrial <i>Zone</i> , including any <i>effects</i> associated with noise, glare or night lighting, and ensure that any <i>effects</i> on adjacent non-industrial zones are consistent with the expected <i>amenity values</i> in that <i>zone</i> .		
GIZ-P7	To require new industrial activities to locate within the General Industrial <i>Zone</i> where the associated <i>effects</i> on the <i>environment</i> , particularly related to infrastructure, traffic, noise and <i>amenity values</i> are anticipated, provided for and, as far as practicable confined to the <i>Zone</i> .		
GIZ-P8	To require subdivision, use and development in the General Industrial <i>Zone</i> to be designed to:		
	GIZ-P8.1	Maintain or create an appropriate level of visual amenity and <i>streetscape</i> values within the <i>Zone</i> ; and	
	GIZ-P8.2	Maintain or enhance visual <i>amenity values</i> , where practicable when viewed from other zones; and	
	GIZ-P8.3	Enhance <i>amenity values</i> on <i>sites</i> fronting arterial routes or key entry points to townships.	

Rules

Permitted Activities (PER)

The following *are permitted activities* in the General Industrial Zone (excluding *sites* within the *Lateral Spread Overlay* except as specified in GIZ-R12 below) provided that they comply with the standards in GIZ-ST1 to GIZ-ST16:

GIZ-R1	<i>Industry</i>
GIZ-R2	<i>Light Industry</i>
GIZ-R3	Additions or alterations to any existing <i>building</i>
GIZ-R4	<i>Agricultural vehicle sales and service</i>
GIZ-R5	<i>Ancillary activities</i>
GIZ-R6	Standalone car parking activities and <i>buildings</i>
GIZ-R7	Construction of any <i>building</i> associated with a <i>permitted activity</i>
GIZ-R8	Lunch Bars and dairies
GIZ-R9	<i>Seismic strengthening</i>
GIZ-R10	<i>Service stations</i>
GIZ-R11	<i>Work skills training centres</i>
GIZ-R12	Outdoor storage areas, public open space, car parking and <i>farming</i> (excluding <i>buildings</i>) are the only activities permitted within the <i>Lateral Spread Overlay</i>
GIZ-R13	<i>Earthworks</i>
GIZ-R14	<i>Signs</i>

Standards for Permitted Activities

For the General Industrial Zone, the *permitted activities* specified above must comply with the following standards:

GIZ-ST1	Building Setback Yards and Height		
	GIZ-ST1.1	All <i>buildings</i> excluding <i>signs</i> and <i>service station</i> canopies must be set back at least 6 metres from any boundary with a <i>road</i> or rail corridor.	
	GIZ-ST1.2	<i>Buildings</i> (excluding on boundaries where GIZ-ST1.1 above applies) must be at least:	
		GIZ-ST1.2.a	10 metres from any boundary adjoining land zoned General Residential or Settlement; and
		GIZ-ST1.2.b	5 metres from any boundary adjoining land zoned General Rural, Open Space or Flood Channel 2.
	GIZ-ST1.3	Maximum <i>height</i> of any <i>building</i> is 12 metres.	
	GIZ-ST1.4	Any outdoor storage of goods must be setback at least:	
		GIZ-ST1.4.a	5 metres from any boundary adjoining land zoned General Residential or Settlement.
		GIZ-ST1.4.b	2 metres from any boundary adjoining an arterial <i>road</i> or land zoned General Rural, Open Space or Flood Channel 2.
		Note: Side and rear boundaries must also comply with requirements of the <i>Building Act</i>	
GIZ-ST2	Landscape, Screen Planting and Streetscape Design		

GIZ-ST2.1**New Road**

Along any new *road* constructed after 11 September 2017, a tree must be planted every 26 metres within the *road* reserve with a minimum size at planting of *PB40*. It must be capable of growing to a 4 metre *height* with a trunk that can be limbed up to 2 metres, in accordance with Figure 55.

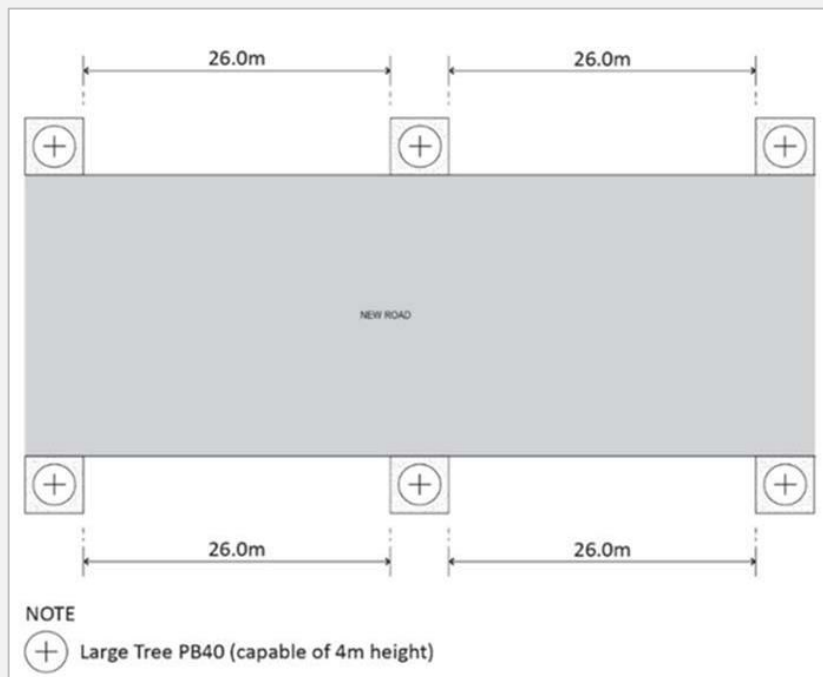


Figure 55 – New road landscape planting

GIZ-ST2.2**Formed Car Parking Areas****GIZ-ST2.2.a**

Within any formed car parking area, 1 specimen tree must be planted for every 10 car park spaces. Trees shall be evenly distributed amongst the parking area and planted in a 2m x 2m landscaping box or similar feature and must include a *landscape strip* with planting established, in general accordance with Figure 56.

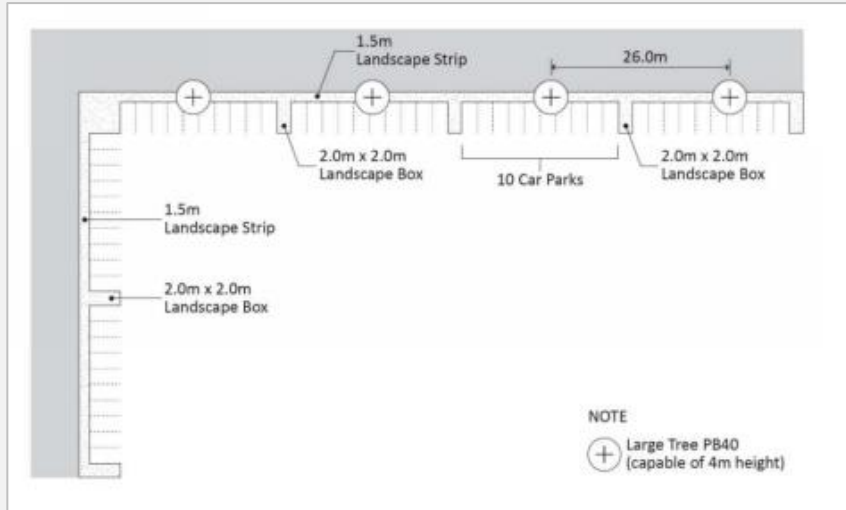


Figure 56 – Car park landscape planting

GIZ-ST2.2.b Where 20 or more car parking spaces are provided, all parks must be bound by a 1.5 metre wide *landscape strip* that must be planted and maintained with low growing shrubs and groundcover not exceeding 0.75 metres in *height*. Every 26 metres along the *landscape strip* a tree must be planted with a minimum size at planting of *PB40*. Trees must be capable of growing to a 4 metre *height* with a trunk that can be limbed up to 2 metres.

GIZ-ST2.2.c Where less than 10 car park spaces are required, a 2m x 2m landscaping box shall be provided at either edge of the parking area and a *landscape strip* must be provided along any *road frontage*, in general accordance with Figure 56.

Note: The preferred planting species for this *Zone* are listed in GIZ-APP1.

GIZ-ST2.3 Screening and Amenity Planting of Interface Areas

		GIZ-ST2.3.a	On <i>site</i> boundaries which adjoin a General Residential or Settlement <i>Zone</i> a 5m wide <i>screen planting area</i> must be established, planted and maintained with a variety of shrubs and trees (as specified in GIZ-ST2.3.a.i and GIZ- ST2.3.a.ii).	
			On <i>site</i> boundaries which adjoin a General Rural or Flood Channel 2 <i>Zone</i> a 2m wide <i>screen planting area</i> must be established, planted and maintained with a variety of shrubs and trees.	
			GIZ-ST2.3.a.i	Shrubs must be capable of growing to a minimum <i>height</i> at maturity of 4 metres; and
		GIZ-ST2.3.a.ii	Trees must be capable of growing to a minimum <i>height</i> at maturity of 9 metres.	
		Note: The preferred planting species for this <i>Zone</i> are listed in GIZ-APP1.		
		GIZ-ST2.3.b	Major or <i>Minor Arterial Roads</i> (excluding car park frontage areas where GIZ-ST2.2 (Formed Car Parking Areas) applies).	
			GIZ-ST2.3.b.i	On <i>sites</i> which adjoin any major or <i>minor arterial roads</i> (excluding <i>Waugh's Road</i>) (Refer TR-APP1 Manawatū District <i>Road Hierarchy</i>) or which lie directly across the <i>road</i> from a General Residential or Settlement <i>Zone</i> , a 2m landscaping strip along the front boundary, but excluding at vehicle crossings, must be provided.
			GIZ-ST2.3.b.ii	On <i>sites</i> adjoining <i>Waugh's Road</i> /SH 54, a 5m wide landscaping strip must be provided.

			GIZ-ST2.3.b.iii	Where <i>landscape strips</i> are to be provided they must be planted and maintained with a variety of low shrubs and trees that will grow to a <i>height</i> of at least between 0.5 – 1.0 metres.
			GIZ-ST2.3.b.iv	Planting adjacent to any arterial <i>road</i> must be frangible (breakable or fragile).
	GIZ-ST2.4	Any fencing where located adjacent to a <i>road</i> or non-industrial zoned land must be erected internally to the <i>site</i> with landscape planting fronting the <i>road</i> or non-industrial zoned land.		
	GIZ-ST2.5	Any planting required by this Rule must be maintained and if plants perish they must be replaced immediately by the landowner.		
	GIZ-ST2.6	The landscaping along any <i>yard</i> referred to in GIZ-ST2.3 must not be obscured by fencing.		
GIZ-ST3	Outdoor Storage Areas - Any outdoor storage areas must as far as practicable be screened and not visible when viewed from any adjacent non-industrial zoned land or arterial <i>road</i> .			
GIZ-ST4	Glare - Compliance with standards TR-ST2.			
GIZ-ST5	Noise - Compliance with NOISE-R1.			
GIZ-ST6	Vibration - All activities must be managed so that vibration is not discernible beyond the <i>site</i> boundary.			
GIZ-ST7	Electrical Interference - All activities must be managed so that no interference with television or radio reception is caused within the General Residential or General Rural <i>Zone</i> .			
GIZ-ST8	Stormwater Neutrality - Every subdivision must include a stormwater system designed to achieve <i>stormwater neutrality</i> , appropriate for the activities, use			

	and development of the <i>site</i> , including connection to a <i>Council</i> network, at the following scales:
GIZ-ST8.1	Over the area of land that is the subject of the proposed activity; and
GIZ-ST8.2	Over the Kawakawa Industrial Park Growth Area in which the proposed activity is located.
	Note: Where stormwater detention areas cannot be accommodated within the <i>Industrial Zone</i> , an equivalent quantity of stormwater runoff mitigation should be provided in a suitable location outside the <i>zone</i> .
GIZ-ST9	Water Supply and Wastewater Disposal - Any use or development of a <i>site</i> must be connected to reticulated water and wastewater services and must not cause existing services to be overloaded. Note: Refer to the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 to establish the quantity of water required for firefighting purposes.
GIZ-ST10	Parking - Compliance with standards TR-ST3.
GIZ-ST11	Visibility at Railway Crossings - Compliance with TR-R2 and TR-APP5.
GIZ-ST12	Access - Compliance with TR-R2.
GIZ-ST13	Separation Distance - Any activities involving the slaughtering of animals must be on <i>sites</i> , which are at least 100 metres from any General Residential, Settlement, Town Centre, Mixed Use or Commercial <i>Zone</i> .
GIZ-ST14	Visual Amenities - No activity shall involve keeping more than one <i>derelict vehicle</i> within view of the General Residential <i>Zone</i> or Settlement <i>Zone</i> or a public place.
GIZ-ST15	Signs in the General Industrial Zone - Compliance with SIGN-ST1 – SIGN-ST3.
GIZ-ST16	Earthworks - Compliance with EW-ST1 – EW-ST9.

Guidance Note: Odour is regulated by the Manawātū–Wanganui *Regional Council*.

Restricted Discretionary Activities (RDIS)

The following are *restricted discretionary activities* in the General Industrial Zone:

GIZ-R15

Any activity, specified in GIZ-R1 to GIZ-R14, that does not comply with one or more of the standards outlined in GIZ-ST1 to GIZ-ST16.

Matters of Discretion

For GIZ-R15, the Council has restricted its discretion to considering the following matters insofar as they are relevant to the standard that will be infringed:

GIZ- MD1	<i>Building setback yards</i>
GIZ- MD2	Landscape, screen planting and <i>streetscape</i> design
GIZ- MD3	Outdoor storage areas
GIZ- MD4	Glare, noise, vibration, electrical interference and vehicle movements
GIZ- MD5	<i>Stormwater neutrality</i> , water supply and wastewater disposal
GIZ- MD6	Parking, visibility at railway crossings, access and separation distances
GIZ- MD7	Historic heritage and <i>amenity values</i>
GIZ- MD8	<i>Signs</i> .

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 the

	General Industrial <i>Zone</i> , assess any application in terms of the following assessment criteria:	
	GIZ-AC1	Whether the application will result in any adverse <i>effects</i> on historic heritage values.
	GIZ-AC2	Whether the application will maintain, or where practical enhance, the <i>amenity values</i> of the General Industrial <i>Zone</i> or properties beyond the General Industrial <i>Zone</i> .
	GIZ-AC3	Whether the application will enhance <i>amenity values</i> on <i>sites</i> fronting arterial routes or key entry points to townships.
	GIZ-AC4	Whether the application remains consistent with the objective of the standard(s) it infringes.
	GIZ-AC5	The extent to which there will be adverse <i>effects</i> on the <i>environment</i> .
	GIZ-AC6	Where an application does not meet a performance standard.

Discretionary Activities (DIS)

The following are *discretionary activities* in the General Industrial *Zone*:

GIZ-R16	<i>Commercial services.</i>
GIZ-R17	<i>Motor vehicle sales and servicing.</i>
GIZ-R18	Additions or alterations to existing <i>buildings</i> associated with any lawfully established activity operating on and prior to 11/09/2017 and which is not listed as a <i>permitted activity</i> in GIZ-R1 to GIZ-R14.

Non-Complying Activities (NC)

The following are *non-complying activities* in the General Industrial Zone:

GIZ-R19	Any <i>noise sensitive activity</i> .
GIZ-R20	Any activity on land within the <i>Lateral Spread Overlay</i> , which is not provided for as a permitted activity.
GIZ-R21	Any activity in the General Industrial Zone that is not specifically provided for as a <i>permitted, restricted discretionary</i> or <i>discretionary activity</i> .

GIZ-APP1 – Preferred Planting Species

LANDSCAPE STRIP

Tanika™ Lomandra	Mat Rush Lomandra tanika	
Rosa floribunda	Flower Carpet Rose	
Coprosma x kirkii 'kirkii'	Coprosma groundcover	
Libertia spp	NZ Iris	
Phormium cookianum Emerald Green	Dwarf Flax	

LANDSCAPE STRIP

Muehlenbeckia astonii	Shrubby Tororaro	
Rhynchospermum jasminoides	False jasmine	
Camellia sinensis spp	Camellia	
Daphne odora, burkwoodii	Daphne	
Choisya ternata	Mexican Orange Blossom	

SCREEN PLANTING

Pittosporum tenuifolium	Kohuhu	
Pittosporum eugenioides	Lemonwood	
Michelia figo	Port Wine Magnolia	
Myrtus communis	Myrtle	
Sophora microphylla	Kowhai	

SCREEN PLANTING

Griselinia littoralis	Broadleaf	
Lophomyrtus bullata	Rama rama	
Olearia Cheesemanii	Olearia	
Corokia virgate, cononeaster	Geenty's Green, korokio	
Myrsine australis	Mapou	

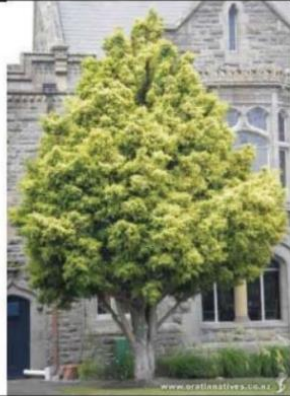
SCREEN PLANTING

Magnolia grandiflora 'Blanchard'	Evergreen magnolia	
Podocarpus totara	Totara	
Cordyline australis	Cabbage Tree	
Pseudopanax crassifolius	Lance wood	

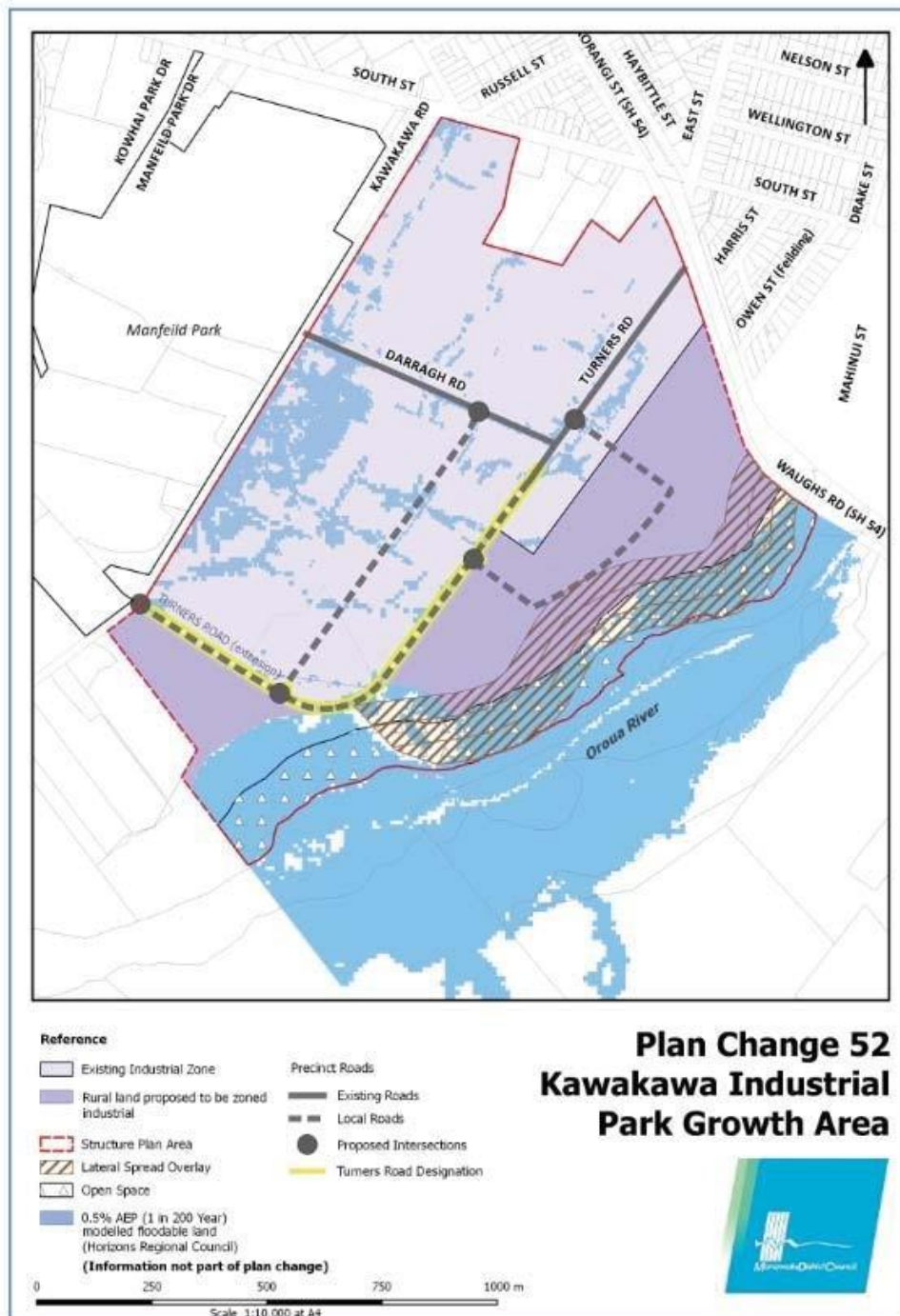
SPECIMEN TREES

Fraxinus raywoodii	Claret ash	
Cornus florida	Dogwood	
Ulmus glabra 'Lutescens'	Golden Elm	
Alectryon excelsus	Titoki	
Sophora tetraptera	Kowhai	

SPECIMEN TREES

Podocarpus totara	Totara	
Melia azedarach	Indian Bead tree	
Cordyline australis	Cabbage Tree	
Pseudopanax crassifolius	Lance wood	

GIZ-APP2 – Structure Plan Kawakawa Industrial Park Growth Area



AREA SPECIFIC MATTERS

OSZ – Open Space Zone

Issues

~~GEN-14, GEN-111~~

[DELETED PCI]

Objectives

OSZ-01	To cater for the recreational needs of the District's people, while maintaining the amenities of other <i>zones</i> . (Refer also GRZ-01, SETZ-02)	
OSZ-02	To enhance the level of amenity within the Open Space <i>zones</i> , so that:	
	OSZ-02.1	Residents have access to and within the <i>zone</i> for active and/or passive recreation.
	OSZ-02.2	Provision is made for walkways and cycleways where appropriate, and for access by disabled people.
	OSZ-02.3	Parking areas are an appropriate size, to maximise the amount of space available for recreation.
	OSZ-02.4	Any special heritage values of the reserve are protected and enhanced. (Refer also HH-01 and HH-02).
	OSZ-02.5	The safety of people using facilities in the <i>zone</i> is promoted fully.
	OSZ-02.6	<i>Buildings</i> are maintained to a high standard of appearance, and open spaces are attractive.

	OSZ-02.7	People using the <i>zone</i> are not subjected to nuisance from incompatible activities.
	OSZ-02.8	Problems associated with dogs and other wandering, dangerous or noisy animals are avoided.

Policies

OSZ-P1	To provide for a wide range of recreational facilities in the <i>zone</i> , consistent with the approved management plans for the reserves.
---------------	---

Rules

NB – Words italicised have a specific definition contained in the Definitions Chapter.

Some of the activities listed below may also require consent from the *Regional Council*.

Permitted Activities (PER)

The following are permitted activities in the Open Space *Zone* provided that they comply with the standards OSZ-ST1 to OSZ-ST9.

OSZ-R1	Implement sheds and tool sheds less than 150m ² <i>gross floor area</i> .
OSZ-R2	Toilets and changing rooms (not including social facilities) less than 150m ² <i>gross floor area</i> .
OSZ-R3	Playing fields, gardens, lawns, children's play areas, walkways and cycleways.
OSZ-R4	Car parking areas.
OSZ-R5	Grazing.
OSZ-R6	<i>Signs</i> which comply with SIGN-R1, SIGN-R2, and SIGN-ST1 to SIGN-ST3.

OSZ-R7	Formation of vehicle crossings onto roads. NB: Consent from the <i>road</i> controlling authority is required for vehicle crossings onto Limited Access Roads.
OSZ-R8	<i>Earthworks</i> which comply with EW-R1, EW-R2, and EW-ST1 to EW-ST9.
OSZ-R9	Overnight parking by self-contained motor caravans / campervans.

Standards for Permitted Activities

For the Open Space Zone, the permitted activities must comply with the following standards:

OSZ-ST1	Yards - All yards – 4.5m from any <i>site</i> zoned General Residential or Settlement.	
OSZ-ST2	Height	
	OSZ-ST2.1	The maximum <i>height</i> for any <i>building</i> in the Open Space Zone is 9m.
	OSZ-ST2.2	<i>Height</i> - No part of any <i>building</i> on any <i>site</i> in the Open Space Zone shall exceed a <i>height</i> of 3m plus three quarters of the shortest horizontal distance from that part of the <i>building</i> to the nearest boundary of any property zoned General Residential or Settlement. (Refer Figure 57).

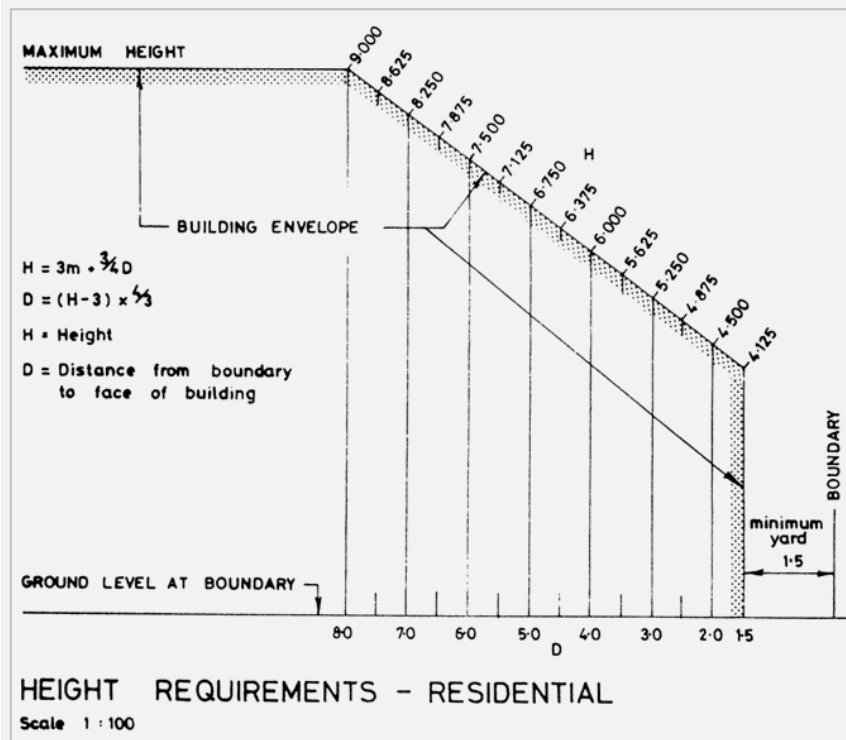


Figure 57 – Height requirements.

OSZ-ST3	Noise – Compliance with NOISE-ST1 to NOISE-ST4.
OSZ-ST4	Car Parking - Compliance with TR-ST3.
OSZ-ST5	Visibility at Railway Crossings - Compliance with TR-ST1 to TR-APP5.
OSZ-ST6	Access - Compliance with TR-ST1.
OSZ-ST7	Glare - Compliance with TR-ST2.
OSZ-ST8	Visual Amenities - No activity shall involve keeping more than one <i>derelict vehicle</i> within view of neighbouring properties or a public place.
OSZ-ST9	Signs - Compliance with SIGN-R1, SIGN-R2, and SIGN-ST1 to SIGN-ST3.

Restricted Discretionary Activities (RDIS)

OSZ-R10

Any *permitted activity* specified in OSZ-R1 to OSZ-R9 which does not comply with any of the relevant standards in OSZ-ST1 to OSZ-ST8 shall be a *restricted discretionary activity*.

Matters of Discretion (MD):

Applications for a *restricted discretionary activity* shall be assessed in terms of the matters set out in OSZ-MD1.

OSZ-MD1

In assessing applications for *restricted discretionary activities* Council has reserved its control over matters related to the *effect* of allowing non-compliance with the particular performance standard (or standards) which the proposal has failed to meet. Conditions may be imposed to avoid, remedy or mitigate the *effects* of non-compliance.

Discretionary Activities (DIS)

The following shall be *discretionary activities* in the Open Space Zone:

OSZ-R11

Any land or *building* used for recreational or associated activities not listed as a *permitted activity*.

Assessment Criteria (AC):

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

Non-Complying Activities (NC)

OSZ-R12

Any activity which is not categorised by this chapter as being a *permitted*, *restricted discretionary*, or *discretionary activity* shall be a *non-complying activity*.

Explanation

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

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

Methods

District Plan Methods

- Open Space Zone Chapter

Other Methods

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

[DELETED PCI]

AREA SPECIFIC MATTERS

STADZ – Stadium Zone

(Manfeild Park)

Objectives

STADZ-O1	To enable the operation of Manfeild Park as a major multi-purpose event facility, whilst avoiding adverse <i>effects</i> on the surrounding environment.
STADZ-O2	To protect the <i>amenity values</i> of the surrounding environment.
STADZ-O3	To ensure <i>buildings</i> are of a bulk and scale sufficient to provide for a range of activities, while not compromising the amenity and open space character of Manfeild Park.
STADZ-O4	To recognise the historic heritage of Manfeild Park and the importance of the <i>site</i> as a key amenity feature in the District.

Policies

STADZ-P1	To recognise the multi-purpose nature of activities located within the Stadium Zone.
STADZ-P2	To manage future growth and development of recreation and event activities and associated facilities in the Stadium Zone.
STADZ-P3	To avoid, remedy or mitigate the <i>effects of buildings</i> , structures and development on neighbouring areas.

STADZ-P4	To avoid, remedy or mitigate any adverse environmental <i>effects</i> from <i>community events</i> and activities on neighbouring residential areas.
STADZ-P5	To enable a wide range of event-related commercial, recreational, cultural, civic and educational activities to establish and operate within the Stadium Zone.
STADZ-P6	To maintain the sense of openness and uninterrupted views at Manfeild Park by protecting key view shafts from South Street, Kawakawa Road, Kowhai Park and Rata Street into Manfeild Park.

Rules

Italicised words have a specific definition contained in the Definitions chapter.

Some of the activities listed below, particularly those marked ^{MWRC}, may also require consent from the *Regional Council*.

Permitted Activities (PER)

The following are permitted activities in the Stadium Zone provided that they comply with the standards STADZ-ST1 to STADZ-ST14:

STADZ-R1	<i>Buildings</i> , structures and land used for the following activities: recreation, sporting and <i>community events</i> , entertainment, hospitality; agriculture, horticulture and pastoral activities; shows, conventions, conferences, exhibitions, trade fairs, demonstrations; auctions; and <i>military exercises</i>
STADZ-R2	<i>Buildings</i> and activities associated with the operation and maintenance of Manfeild Park, including administration <i>offices</i>
STADZ-R3	Catering activities associated with permitted activities
STADZ-R4	<i>Accessory buildings</i> , structures or <i>ancillary activities</i> to <i>permitted activities</i>

STADZ-R5	<i>Motor sport activities</i> , including driver training
STADZ-R6	<i>Signs</i>
STADZ-R7	<i>Earthworks</i> which comply with EW-R1, EW-R2, and EW-ST1 to EW-ST9.
STADZ-R8	Car parks
STADZ-R9	Tertiary education activities that are complementary to the facilities at Manfeild Park
STADZ-R10	Within the Office Overlay (STADZ-APP1), <i>offices</i> which are complementary to or associated with, activities at Manfeild Park.

Controlled Activities (CON)

The following are controlled activities in the Stadium Zone provided that they comply with the standards STADZ-ST1 to STADZ-ST14:

STADZ-R11	Relocating previously used <i>buildings</i> from another <i>site</i> .	
	Reservation of Control: The matters over which <i>Council</i> has reserved control and in respect of which conditions may be imposed are set out in STADZ-RC1 to STADZ-RC2.	
	STADZ-RC1	<i>Relocated buildings</i> – Refer to matters of control provided for in REL-R1.
	STADZ-RC2	<i>Buildings</i> on Land Subject to Inundation and <i>Buildings</i> in the Flood Channel Zones. (GRZ-R14 to GRZ-R19, NH-R12 to NH-R16) (<i>Building</i> consent may be granted subject to Section 36 of the <i>Building Act</i> 1991).

		STADZ-RC2.1	The design, construction, and location of <i>buildings</i> having regard to their potential <i>effect</i> on flood water flows.
		STADZ-RC2.2	The minimum floor level of <i>buildings</i> . Non- <i>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).
		STADZ-RC2.3	The location and design of vehicular access to the <i>building</i> .

Standards for Permitted and Controlled Activities

STADZ-ST1	Height	
	STADZ-ST1.1	Maximum <i>building height</i> of 9m, except within the Building Overlay (STADZ-APP1) where the maximum <i>building height</i> of 12m applies.
	STADZ-ST1.2	The maximum <i>height</i> of 15m for lighting pole structures.
STADZ-ST2	Building Coverage – For all <i>building</i> construction, alteration and development:	
	STADZ-ST2.1	The <i>building footprint</i> must not exceed 1,200m ² , except within the Building Overlay (STADZ-APP1) where the <i>building footprint</i> must not exceed 1,500m ² .
	STADZ-ST2.2	The minimum separation distance between <i>buildings</i> is 6m.
	STADZ-ST2.3	Within the agricultural and equestrian park a minimum of 80,000m ² area with sides with a minimum dimension of 200m, must be retained as open space and no <i>buildings</i> or permanent car parking can be constructed in this area.

STADZ-ST3	View Shafts – A view shaft of at least 20m in width that extends into the no-build area within Manfeild Park must be provided, free of <i>buildings</i> , vegetation, and outdoor storage facilities in those locations shown in STADZ-APP1.
STADZ-ST4	Yard and Separation Distances For all <i>building</i> construction, alteration and development:
STADZ-ST4.1	A <i>building</i> setback from Kowhai Park in accordance with MPZ-APP1.
STADZ-ST4.2	A minimum separation distance between <i>buildings</i> of 6m, except within the Building Overlay (MPZ-APP1) where no separation distance applies
STADZ-ST4.3	A <i>building</i> setback of 6m from Kawakawa Road.
STADZ-ST5	Landscaping and Screen Planting – The following shall apply for any <i>building</i> construction, alteration and development occurring within the Stadium Zone:
STADZ-ST5.1	Along any new roads constructed after 2010 plant a tree every 26m within a 4m x 4m planting box that is capable of growing more than 4m in <i>height</i> and with a trunk that can be limbed up to 2m, in accordance with Diagram 1 in MPZ-APP2
STADZ-ST5.2	For formed car parking areas with more than 60 car parks, all parks must be bound by a 1.5m wide <i>landscape strip</i> that must be planted and maintained with landscaping. This landscaping shall comprise low shrubs and groundcover below 0.75m in <i>height</i> . Every 26m along the <i>landscape strip</i> a tree shall be planted that is capable of growing more than 4m in <i>height</i> and with a trunk that can be limbed up to 2m, in accordance with Diagram 2 in STADZ-APP2.
STADZ-ST5.3	Within a formed car parking area, every 10 car park spaces must be separated by a 2m x 2m landscaping box with planting that is maintained, in accordance with Diagram 2 in STADZ-APP2.

	NB: The preferred planting species for this <i>zone</i> are found in STADZ-APP3.		
STADZ-ST6	Outdoor Storage – Any outdoor storage area must be screened from view by either a fence, or a wall of not less than 2m in <i>height</i> or dense planting of vegetation capable of growing to 2m in <i>height</i> . Any planting must be maintained.		
STADZ-ST7	Noise		
	STADZ-ST7.1	Noise Received in General Rural Zone and General Residential Zone: All activities shall be conducted to ensure that noise shall not exceed the following limits, at any point within the notional boundary of any rural ~~<i>dwelling</i>~~ <i>residential unit</i> or at any point within the boundary of any <i>site</i> zoned General Residential: [PCI]	
		8:00am to 10:00pm	55 dBA L ₁₀
		10:00pm to 8:00am the next day	45 dBA L ₁₀ and 65 dBA L _{max}
	STADZ-ST7.2	Noise Received in the Special Development Zone: All activities shall be so conducted as to ensure that the noise shall not exceed the following limits, at any point within the Special Development <i>Zone</i> other than a <i>site</i> owned or occupied by the Manfeild Park Trust:	
		8:00am to 10:00pm	65 dBA L ₁₀
		10:00pm to 8:00am the next day	45 dBA L ₁₀ and 65 dBA L _{max}
	STADZ-ST7.3	Motorsport Activities taking place at the Motorsport Park and circuit (that are controlled by reference to separate resource consent conditions), firework displays, crowd noise and the noise of soil preparation and grass mowing are exempt from the noise limits in STADZ-ST7.1 and STADZ-ST7.2 above.	
	STADZ-ST7.4	Construction noise will be managed and controlled using NZS 6803:1999 Acoustics Construction Noise.	

	STADZ-ST7.5	Special Events	
		STADZ-ST7.5.a	For the purpose of STADZ-ST7.5.b, a <i>special event</i> is defined as an event that is not a motorsport activity taking place at the Motorsport Park and circuit (that is controlled by reference to separate resource consent conditions) but which otherwise meets the permitted activity status for the <i>zone</i> except that it exceeds the noise limits in MPZ-ST7.1 and MPZ-ST7.2 above.
		STADZ-ST7.5.b	The noise limits in MPZ-ST7.1 and MPZ-ST7.2 shall not apply to <i>special events</i> taking place in the Stadium Zone provided that the following restrictions are met:
		STADZ-ST7.5.b.i	<i>Special events</i> to not occur on more than 6 days in any 12 month period. For the purpose of this condition, if an event occurs on more than one day then each day is counted
		STADZ-ST7.5.b.ii	<i>Special events</i> may take place between 8:00am and 11:00pm provided the event does not exceed 60 dBA LAeq (15min), and between 8:00am and 10:00pm provided the event does not exceed 70 dBA LAeq (15min). Social events shall not occur outside these hours.
		STADZ-ST7.5.b.iii	<i>Special events</i> shall not take place between 10:00pm and 8:00am the following day, except that <i>special events</i> on the night of New Year's Eve / New Year's Day must not exceed 70 dBA LAeq (15min) and must not take place between

				1:00am and 7:00am on New Year's Day.
			STADZ-ST7.5.b.iv	Event set-up and pack-up activities may occur within the night time hours provided they comply with the noise limits in STADZ-ST7.1 and STADZ-ST7.2.
			STADZ-ST7.5.b.v	<i>Special events</i> shall not exceed the noise limits of 70 dBA LAeq (15min) at any point within the notional boundary of any rural ~~dwelling~~ <u>residential unit</u> or at any point within the boundary of any <i>site</i> zoned General Residential. The measured level(s) shall be compared directly with the applicable noise limits without any adjustments for special audible characteristics. [PCI]
			STADZ-ST7.5.b.vi	A notice shall be placed in local newspapers between 7 and 14 days before the event advising that the <i>special event</i> is to take place, the times and nature of the event and that higher noise levels are expected.
			STADZ-ST7.5.b.vii	A noise management plan must be prepared by a suitably qualified person. The noise management plan must demonstrate how noise is to be managed, controlled and monitored if appropriate, and demonstrate that the noise limits will be complied with. This noise management plan shall be submitted to <i>Council</i> prior to the event.

			STADZ-ST7.5.b.viii	A record shall be kept of the above information and provided to <i>Council</i> upon request.
	STADZ-ST7.6	Measurement of Noise – Sound levels shall be measured in accordance with New Zealand Standard NZS6801:1991 Measurement of Sound and assessed in accordance with NZS6802:1991 Assessment of Environmental Sound. NB: The notional boundary is defined in NZS6801:1991 Measurement of Sound as a line 20 metres from the façade of any rural ~~dwelling~~ <i>residential unit</i> or the legal boundary where this is closer to the ~~dwelling~~ <i>residential unit</i> . [PCI]		
STADZ-ST8	Effluent Disposal – Adequate provision must be made for disposal of any solid or liquid effluent, and for the hygienic storage of waste matter. ^{MWRC}			
STADZ-ST9	Signs – Compliance with SIGN-ST1 to SIGN-ST3 except as provided for below:			
	STADZ-ST9.1	One free-standing <i>sign</i> not exceeding 3m ² for the general advertising of events / activities at Manfeild Park may be erected and maintained <i>onsite</i> at the South Street, Rata Street and Kawakawa <i>Road</i> entry points.		
	STADZ-ST9.2	In addition to the general advertising <i>sign</i> allowed by MPZ-ST9.1, one permanent advertising <i>sign</i> of 3m ² in size <i>onsite</i> adjacent to Kawakawa <i>Road</i> and South Street indicating current or forthcoming events.		
	STADZ-ST9.3	Traffic <i>signs</i> , or <i>signs</i> showing the name of the <i>road</i> , number of the premises or the location, timetable or other details of any utility or public facility.		
STADZ-ST10	Glare			
	STADZ-ST10.1	No artificial lighting shall be installed in a manner that results in adverse <i>effects</i> to <i>road</i> users or adjacent residential properties.		
	STADZ-ST10.2	No artificial lighting associated with activities at Manfeild Park must spill beyond the <i>site</i> boundary after 10:30pm.		
STADZ-ST11	Car parking			

	STADZ-ST11.1	Any <i>building</i> construction, alteration or development must provide car parking in accordance with TR-ST3 of the District Plan.	
	STADZ-ST11.2	An Overall Traffic Management Plan must be put in place and implemented for all events within Manfeild Park. The plan must be submitted to <i>Council</i> for approval prior to the event and include:	
		STADZ-ST11.2.a	All access points including their hierarchy and use (main access, overspill parking areas and access, and participants' access)
		STADZ-ST11.2.b	Permanent internal signage, identifying permanent and overspill parking areas, and exit points
		STADZ-ST11.2.c	A plan detailing all parking associated with the Park activities. Permanent car parking should be clearly marked and overspill or temporary parking areas should be identified. If overspill parking locations change per event, the different areas used should be identified and related to those specific events
		STADZ-ST11.2.d	How traffic will be managed when there are simultaneous events at Manfeild Park.
	STADZ-ST11.3	An event-specific Traffic Management Plan shall be in place and implemented for all events where over 5,000 people are anticipated, including where more than one event is occurring at Manfeild Park at the same time on the same day. The event-specific Traffic Management Plan must be submitted to <i>Council</i> for approval prior to the event and include:	
		STADZ-ST11.3.a	All proposed temporary traffic <i>signs</i> , including diversions and <i>directional signs</i>

		STADZ-ST11.3.b	Any required <i>road</i> closures
		STADZ-ST11.3.c	All accesses proposed for use at a specific event, including emergency vehicle, participants, visitors and overspill access points.
STADZ-ST12	Access to roads		
	STADZ-ST12.1	Any vehicle crossing proposed along Kawakawa <i>Road</i> must be located 50m apart. Any crossings within this distance must be joined to form one access.	
	STADZ-ST12.2	Vehicle crossings constructed to arterial roads defined in TR-APP1 shall meet the following standards:	
		STADZ-ST12.2.a	Such vehicle crossings shall only be constructed if there is no alternative legal access to another <i>road</i>
		STADZ-ST12.2.b	The minimum sight distance to and from the vehicle crossing shall comply with the criteria in TR-APP3.
		STADZ-ST12.2.c	The location of the crossing shall comply with TR-APP3.
		STADZ-ST12.2.d	Use of the crossing shall not exceed 100 car equivalent vehicle movements per day
		STADZ-ST12.2.e	If use of the vehicle crossing exceeds 30 car equivalent vehicle movements per day, the vehicle crossing shall be formed to the standards shown in TR-APP4.
		STADZ-ST12.2.f	Car equivalent vehicle movements shall be calculated using TR-APP4.
	NB: Constructing vehicle crossings may also require the approval of the <i>road</i> controlling authority.		

STADZ-ST13	Fencing – Any fencing between the Stadium Zone and the Special Development Zone must be constructed out of material that does not restrict the views into and out of Manfeild Park.
STADZ-ST14	Office Overlay – Any <i>building</i> construction, alteration or development within the Office Overlay shown in STADZ-APP1 must comply with the performance standards specified in SDZ-ST1 to SDZ-ST12.

Restricted Discretionary Activities (RDIS)

The following are *restricted discretionary activities* in the Stadium Zone:

STADZ-R12	Any <i>permitted activity</i> or <i>controlled activity</i> specified above which does not comply with any of the relevant standards STADZ-ST1 to STADZ-ST14.						
	Matters of Discretion: Applications for <i>restricted discretionary activities</i> shall be assessed against the matters set out in STADZ-MD1 to STADZ-MD3.						
STADZ-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.						
STADZ-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 STADZ-RC1 to STADZ-RC2 which relate to that type of <i>controlled activity</i> .						
STADZ-MD3	In assessing applications within Stadium Zone, Council has restricted its discretion to: <table> <tr> <td>STADZ-MD3.1</td><td>The potential impact of the proposed activity upon those matters not complied with.</td></tr> <tr> <td>STADZ-MD3.2</td><td>The requirement to provide view shafts.</td></tr> <tr> <td>STADZ-MD3.3</td><td>Landscaping, and</td></tr> </table>	STADZ-MD3.1	The potential impact of the proposed activity upon those matters not complied with.	STADZ-MD3.2	The requirement to provide view shafts.	STADZ-MD3.3	Landscaping, and
STADZ-MD3.1	The potential impact of the proposed activity upon those matters not complied with.						
STADZ-MD3.2	The requirement to provide view shafts.						
STADZ-MD3.3	Landscaping, and						

		STADZ-MD3.4	To retain open space.
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Non-Complying Activities (NC)

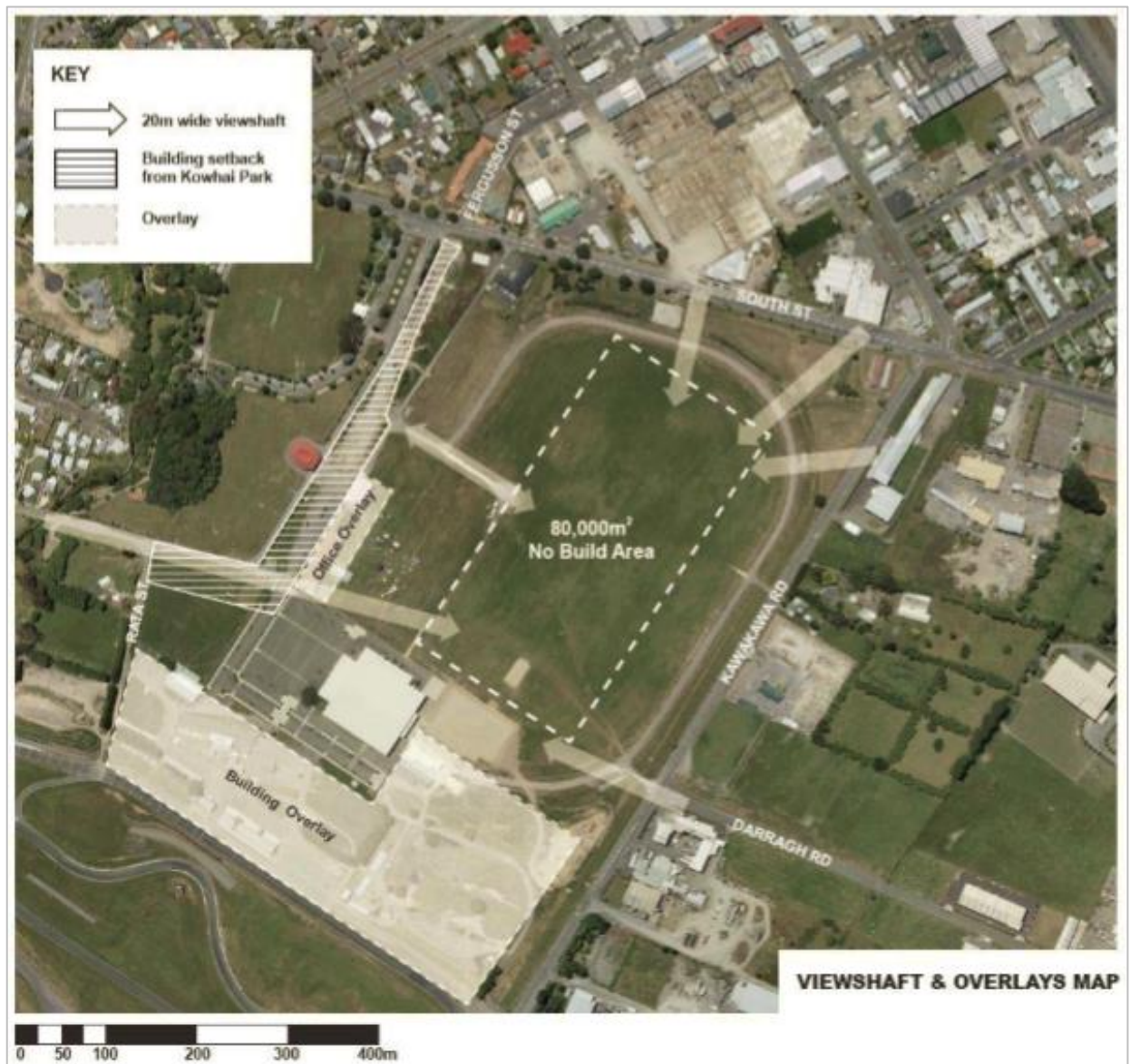
STADZ-R13	Any activity not provided for as a <i>permitted, controlled or restricted discretionary activity</i> shall be <i>non-complying activity</i> .
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Explanation

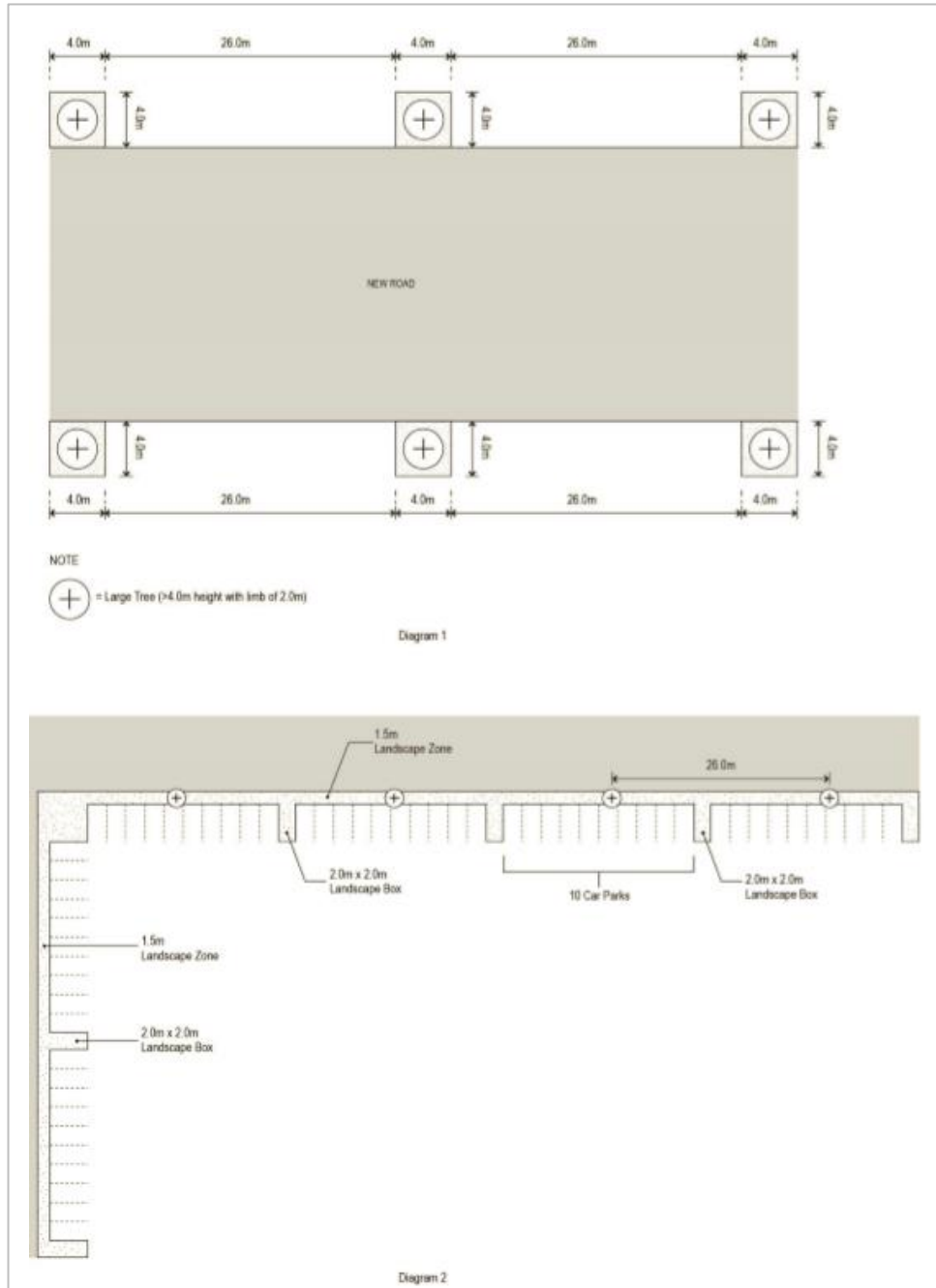
~~Manfeild Park is a multi-purpose event facility hosting a diverse range of community and leisure events. Manfeild Park serves a local, national and international catchment, covering Feilding and the wider Manawatū areas, with economic and social benefits beyond the District. By adopting a flexible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

[DELETED PCI]

STADZ-APP1 – Viewshafts for the Stadium Zone



STADZ-APP2 – Landscape and Screen Planting Stadium Zone



STADZ-APP3 – Preferred Planting species for the Stadium Zone

Shrubs under 1.5m

Botanical Name	Common Name
Rosa Floribunda	Carpet Rose – White
Rosa Floribunda	Carpet Rose – Crimson
Daphne Odorata	Daphne
Daphne Burkwoodii	Daphne
Choisya Ternata	Orange Blossom
Camelia s. Quintesscent	Camellia
Plumbago Auriculata	Plumbago

Shrubs over 2m

Botanical Name	Common Name
Camellia Sinensis sp	Camellia
Pittosporum Tenuifolium	Kohuhu
Michelia Figo	Port Wine Mangolia
Myrtus Communis	Myrtal
Coprosma Rhamoides	Divaricating
Corokia Contoneaster	Korokio

Griselinia Lucida	Akapuka
Lophomyrtus Bullata	Rama Rama
Olearia Cheesmanii	Olearia
Corokia Virgata	Geenty's Green
Myrsine Australis	Mapou

Large Trees

Botanical Name	Common Name
Magnolia Grandiflora	Magnolia
Comus Capitata	Himalayan Dogwood
Quercus Coccinea	Scarlet Oak
Gingko Biloba	Gingko
Fraxinous Raywoodii	Claret Ash
Acer Pseudoplatanus	Red Maple
Alectryon Excelsus	Titoki
Sophora Tetraptera	Kowhai
Nothofagus Solandri	Black Beech
Phyllocladus Trichomanoides	Celery Pine

Taller Screen Planting

Botanical Name	Common Name
Pittosporum Tenuifolium	Kohuhu
Pseudopanax Crassifolium	Lance Wood
Sophora Microphylla	Kowhai
Coprosma Lucida	Shining Karamu
Pittosporum Eugenioides	Tarata
Coprosma Parviflora	Leafy Coprosma

Specimen Trees

Botanical Name	Common Name
Podocarpus Totara	Totara
Sophora Microphylla	Kowhai
Dacrycarpus Dacryioides	Kahikatea
Prumnopitys Taxifolia	Matai
Nestegis Cunninghamii	Maire
Cordyline Australis	Ti Kouka
Alectryon Excelsus	Tioki

AREA SPECIFIC MATTERS

SDZ – Special Development Zone

Objectives

SDZ-O1	To enable <i>ancillary activities</i> to the operation of Manfeild Park as a multi-event facility whilst avoiding adverse effects on the surrounding environment.
SDZ-O2	To ensure <i>buildings</i> within the Special Development Zone are of a bulk and scale sufficient to complement the amenity and open space of the adjoining Manfeild Park.
SDZ-O3	To recognise the historic heritage of Manfeild Park and the importance of the <i>site</i> as a key amenity feature in the District.
SDZ-O4	To ensure business activities are not displaced from the Feilding Central Business District.

Policies

SDZ-P1	To ensure activities within the Special Development Zone do not adversely affect the operation of Manfeild Park as a multi-event facility.
SDZ-P2	To avoid, remedy or mitigate the impacts of <i>buildings</i> , structures and development on neighbouring areas.

SDZ-P3	To ensure the <i>effects</i> of development are mitigated by landscaping and appropriate <i>building</i> form.
SDZ-P4	To protect the integrity of the Feilding CBD by controlling the types of businesses that can locate in the Special Development <i>Zone</i> .
SDZ-P5	To maintain the sense of openness and uninterrupted views at Manfeild Park by protecting key view shafts from South Street, Kawakawa <i>Road</i> , Kowhai Park and Rata Street into Manfeild Park.

Rules

NB – Italicised words have a specific definition contained in the Definitions chapter.

Some of the activities listed below, particularly those marked ^{MWRC}, may also require consent from the *Regional Council*.

Permitted Activities (PER)

The following are *permitted activities* in the Special Development *Zone* provided that they comply with the standards in SDZ-ST1 to SDZ-ST12 below:

SDZ-R1	Speciality shops that are ancillary to activities at Manfeild Park such as equestrian shops, motorsport accessory stores, <i>farming</i> and agriculture supplier, but excluding activities such as garden centres, and the sale of boats, caravans and <i>motor vehicles</i>
SDZ-R2	<i>Accessory buildings</i> , structures or <i>ancillary activities</i> to permitted activities
SDZ-R3	<i>Offices</i>
SDZ-R4	Specialist services
SDZ-R5	<i>Buildings</i> ancillary to permitted activities

SDZ-R6	Takeaways / Lunch bars / Café
SDZ-R7	Pantry shops
SDZ-R8	<i>Signs</i> which comply with SIGN-ST1 to SIGN-ST3.
SDZ-R9	<i>Earthworks</i> which comply with EW-ST1 to EW-ST9
SDZ-R10	Car parks.

Controlled Activities (CON)

The following are controlled activities in the Special Development Zone provided that they comply with the standards in SDZ-ST1 to SDZ-ST12:

SDZ-R11	Relocating previously used <i>buildings</i> from another <i>site</i> .			
	Reservation of Control: The matters over which <i>Council</i> has reserved control and in respect of which conditions may be imposed are set out in SDZ-RC1 to SDZ-RC2.			
	SDZ-RC1	<i>Relocated buildings</i> – Refer to matters of control provided for in REL-R1.		
	SDZ-RC2	<i>Buildings</i> on Land Subject to Inundation and <i>Buildings</i> in the Flood Channel Zones. (GRZ-R14 to GRZ-R19, NH-R12 to NH-R16) (<i>Building</i> consent may be granted subject to Section 36 of the <i>Building Act</i> 1991).		
		<table><tr><td>SDZ-RC2.1</td><td>The design, construction, and location of <i>buildings</i> having regard to their potential effect on flood water flows.</td></tr><tr><td>SDZ-RC2.2</td><td>The minimum floor level of <i>buildings</i>. Non-<i>accessory buildings</i> should be designed so</td></tr></table>	SDZ-RC2.1	The design, construction, and location of <i>buildings</i> having regard to their potential effect on flood water flows.
SDZ-RC2.1	The design, construction, and location of <i>buildings</i> having regard to their potential effect on flood water flows.			
SDZ-RC2.2	The minimum floor level of <i>buildings</i> . Non- <i>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).
		SDZ-RC2.3	The location and design of vehicular access to the <i>building</i> .

Standards for Permitted and Controlled Activities

For the Special Development Zone, the *permitted* and *controlled activities* specified above must comply with the following standards.

SDZ-ST1	Height – Maximum <i>building height</i> of 9m, except within the Office Overlay (SDZ-APP1) where the maximum <i>building height</i> of 12m applies.	
SDZ-ST2	Building Coverage:	
	SDZ-ST2.1	The area of any <i>building</i> must not exceed 50% <i>site coverage</i> per <i>site</i>
	SDZ-ST2.2	The <i>building footprint</i> must not exceed 800m ² per <i>site</i> , except within the Office Overlay (SDZ-APP1) where the <i>building footprint</i> must not exceed 1,500m ²
	SDZ-ST2.3	The minimum <i>building footprint</i> must be 200m ² or over per <i>site</i>
	SDZ-ST2.4	The maximum separation distance between <i>buildings</i> is 6m
	SDZ-ST2.5	A maximum <i>building</i> frontage width of 25m on <i>sites</i> with frontage to South Street or Kawakawa Road
	SDZ-ST2.6	For pantry shops, a maximum floor area of 200m ²
	NB: Complying <i>building</i> layouts are provided in SDZ-APP2.	
SDZ-ST3	View Shafts – A view shaft of at least 20m in width that extends into the no-build area within Manfeild Park must be provided, free of <i>buildings</i> , vegetation and outdoor storage facilities in those locations shown in SDZ-APP1.	

SDZ-ST4	Yards and Separation Distances:	
	SDZ-ST4.1	A <i>front yard</i> of:
		SDZ-ST4.1.a 4.5m from Kawakawa <i>Road</i> , in accordance with Diagram 1 in SDZ-APP3.
		SDZ-ST4.1.b 3m from the sliplane off South Street, in accordance with Diagram 2 in SDZ-APP3.
	SDZ-ST4.2	A rear <i>yard</i> of 4m from the boundary with the Stadium <i>Zone</i> , in accordance with Diagram 3 in SDZ-APP3.
	SDZ-ST4.3	A side <i>yard</i> of 3m.
SDZ-ST5	Landscape and Screen Planting – For any <i>building</i> construction, alteration or development occurring within the Special Development <i>Zone</i> the following shall apply:	
	SDZ-ST5.1	A 1.5m wide strip must be provided on the front boundary with Kawakawa <i>Road</i> and South Street that must be landscape planted and maintained, in accordance with Diagram 4 in SDZ-APP3. This landscaping shall comprise low shrubs and groundcover maintained below 0.75m in <i>height</i> and/or large trees with a trunk capable of being limbed up to 2m. This <i>landscape strip</i> may be included within the <i>yard</i> setback distance.
	SDZ-ST5.2	A 1.5m wide strip must be provided on the boundary with the Stadium <i>Zone</i> that must be landscape planted and maintained in accordance with Diagram 3, SDZ-APP3. This landscaping shall comprise low shrubs and groundcover maintained below 0.75m in <i>height</i> in accordance with Diagram 4, SDZ-APP3. Every 18m along the <i>landscape strip</i> a tree shall be planted that is capable of growing more than 4m in <i>height</i> and with a trunk that can be limbed up to 2m. This <i>landscape strip</i> may be included within the <i>yard</i> setback distance.
	SDZ-ST5.3	For formed car parking areas all parks must be bound by a 1.5m wide <i>landscape strip</i> that must be planted and maintained with landscaping. Within the car parking area,

		every 5 car park spaces must be separated by a 2m x 2m landscaping box with planting that is maintained in accordance with Diagram 5, SDZ-APP3. This landscaping strip shall comprise low shrubs and groundcover maintained below 0.75m in <i>height</i> and/or large trees with a trunk capable of being limbed up to 2m.
	SDZ-ST5.4	For <i>building</i> façades exceeding 10m in width, provide screen planting capable of growing 4m in <i>height</i> and must be maintained in accordance with Diagram 6, SDZ-APP3.
	NB: The preferred planting species for the Special Development Zone are found in SDZ-APP4.	
SDZ-ST6	Outdoor Storage:	
	SDZ-ST6.1	Any outdoor storage area must be screened from view by either a fence, or wall if not less than 2m in <i>height</i> or dense planting of vegetation capable of growing 2m in <i>height</i> . Any planting must be maintained.
	SDZ-ST6.2	Outdoor storage areas are to be located at the rear of <i>buildings</i> and not visible from a public <i>road</i> .
SDZ-ST7	Noise:	
	SDZ-ST7.1	Noise Received in the Special Development Zone All activities shall be conducted so as to ensure that noise shall not exceed the following limits, at any point within the boundary of any other <i>site</i> in the Special Development Zone: At any time - 65 dBA L ₁₀ 10:00pm to 7:00am the following day - 85 dBA L _{max}
	SDZ-ST7.2	Noise Received in Recreation Zones All activities shall be conducted so as to ensure that noise shall not exceed the following limits, at any point within the boundary of the Open Space Zone: At any time - 55 dBA L ₁₀
	SDZ-ST7.3	Noise Received in General Rural and General Residential Zones

		All activities shall be conducted so as to ensure that noise shall not exceed the following limits, at any point within the notional boundary of any rural ~~dwelling~~ <i>residential unit</i> or at any point within the boundary of any <i>site</i> zoned General Residential: 7:00am to 10:00pm - 50 dBA L₁₀ 10:00pm to 7:00am the following day - 40 dBA L₁₀ and 60 dBA L_{max} [PCI]
	SDZ-ST7.4	Measurement Sound levels shall be measured in accordance with New Zealand Standard NZS6801:1991 Measurement of Sound and assessed in accordance with NZS6802:1991 Assessment of Environmental Sound.
SDZ-ST8	Effluent Disposal – Adequate provision must be made for disposal of any solid or liquid effluent, and for the hygienic storage of waste matter. ^{MWRC}	
SDZ-ST9	Signs – Compliance with SIGN-R1 and SIGN-R2 except:	
	SDZ-ST9.1	All <i>signs</i> must be attached to and within the profile of a <i>building</i>, except for one free-standing <i>sign</i> not exceeding 3m² for any permitted use of the <i>site</i>.
	SDZ-ST9.2	Traffic <i>signs</i>, or <i>signs</i> showing the name of the <i>road</i>, number of the premises or the location, timetable or other details of any utility or public facility.
SDZ-ST10	Artificial lighting – No artificial lighting shall be installed in a manner that results in adverse effects to <i>road</i> users or adjacent residential properties.	
SDZ-ST11	Access and Car Parking:	
	SDZ-ST11.1	All new access to <i>sites</i> fronting South Street must be accommodated by a service lane (SDZ-APP5)
	SDZ-ST11.2	No direct access to <i>sites</i> from South Street is permitted

	SDZ-ST11.3	Any vehicle crossings proposed along <i>Kawakawa Road</i> must be located 50m apart. Any crossings within this distance must be joined to form one access
	SDZ-ST11.4	Any <i>building</i> construction, alteration or development must provide car parking in accordance with TR-ST3.
	SDZ-ST11.5	The minimum sight distance to and from the vehicle crossing and intersections shall comply with the criteria in TR-APP3.
SDZ-ST12	Fencing – Any fencing between the Manfeild Park and Special Development <i>Zone</i> must be constructed out of material that does not restrict the view into and out of Manfeild Park.	

Restricted Discretionary Activities (RDIS)

The following are *restricted discretionary activities* in the Special Development *Zone*:

SDZ-R12	Any <i>permitted activity</i> or <i>controlled activity</i> in SDZ-R1 to SDZ-R11 which does not comply with any of the relevant standards in SDZ-ST1 to SDZ-ST12.	
	Matters of Discretion: Applications for <i>restricted discretionary activities</i> must be assessed against the matters set out in SDZ-MD1 to SDZ-MD3.	
	SDZ-MD1	In assessing applications for <i>restricted discretionary activities</i> Council has reserved its control over matters related to the effect of allowing non-compliance with the particular performance standard (or standards) which the proposal has failed to meet. Conditions may be imposed to avoid, remedy or mitigate the effects of non-compliance.
	SDZ-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 SDZ-RC1 to SDZ-RC2 which relate to that type of <i>controlled activity</i> .

	SDZ-MD3	In assessing applications for the Special Development Zone, Council has restricted the exercise of its discretion to:
	SDZ-MD3.1	whether the proposed activity is ancillary to the operation of Manfeild Park
	SDZ-MD3.2	access arrangements
	SDZ-MD3.3	the requirement to provide view shafts and
	SDZ-MD3.4	required landscaping

Discretionary Activities (DIS)

The following are *discretionary activities* in the Special Development Zone:

SDZ-R13	Restaurants and taverns
SDZ-R14	Motels

Non-Complying Activities (NC)

The following are *non-complying activities* in the Special Development Zone:

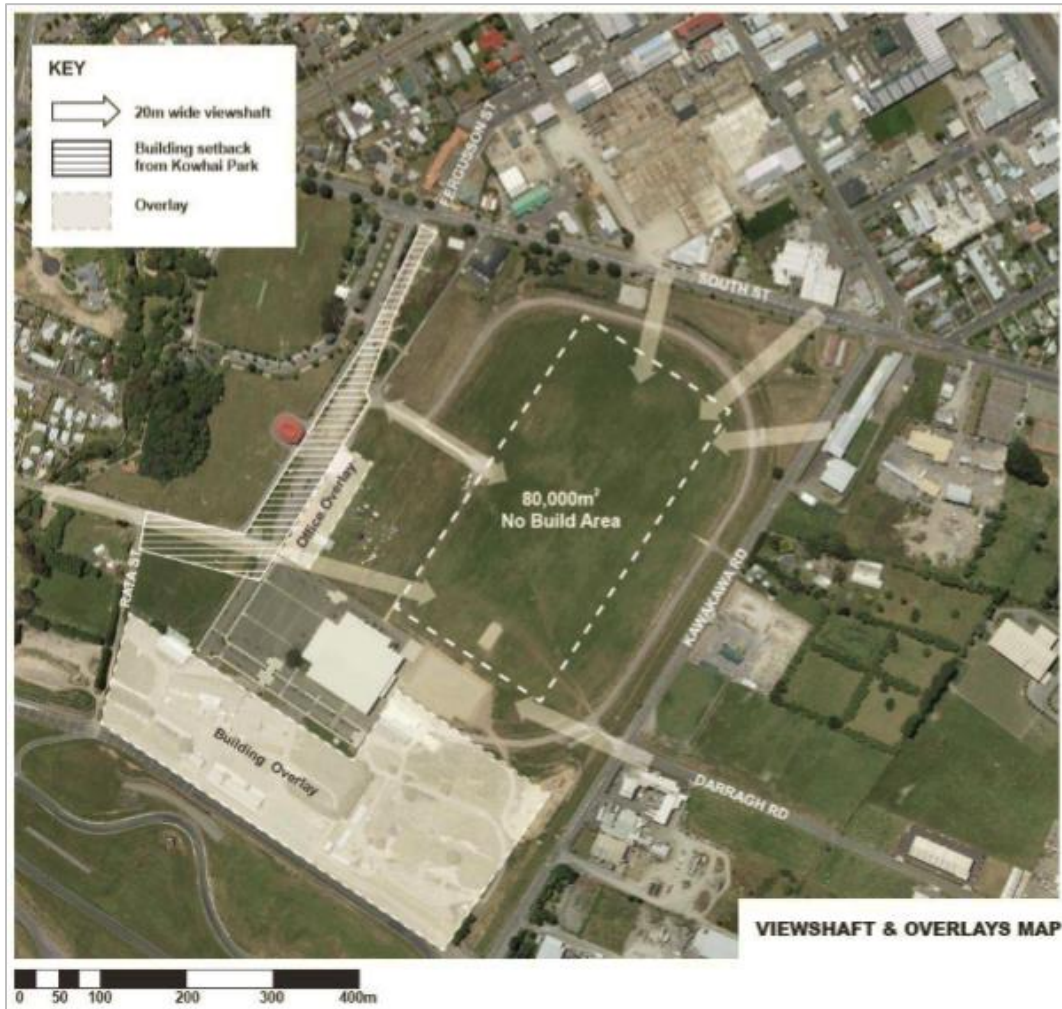
SDZ-R15	Any activity not provided for as a permitted, controlled, restricted discretionary, or discretionary activity is a <i>Non-Complying Activity</i> .
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Explanation

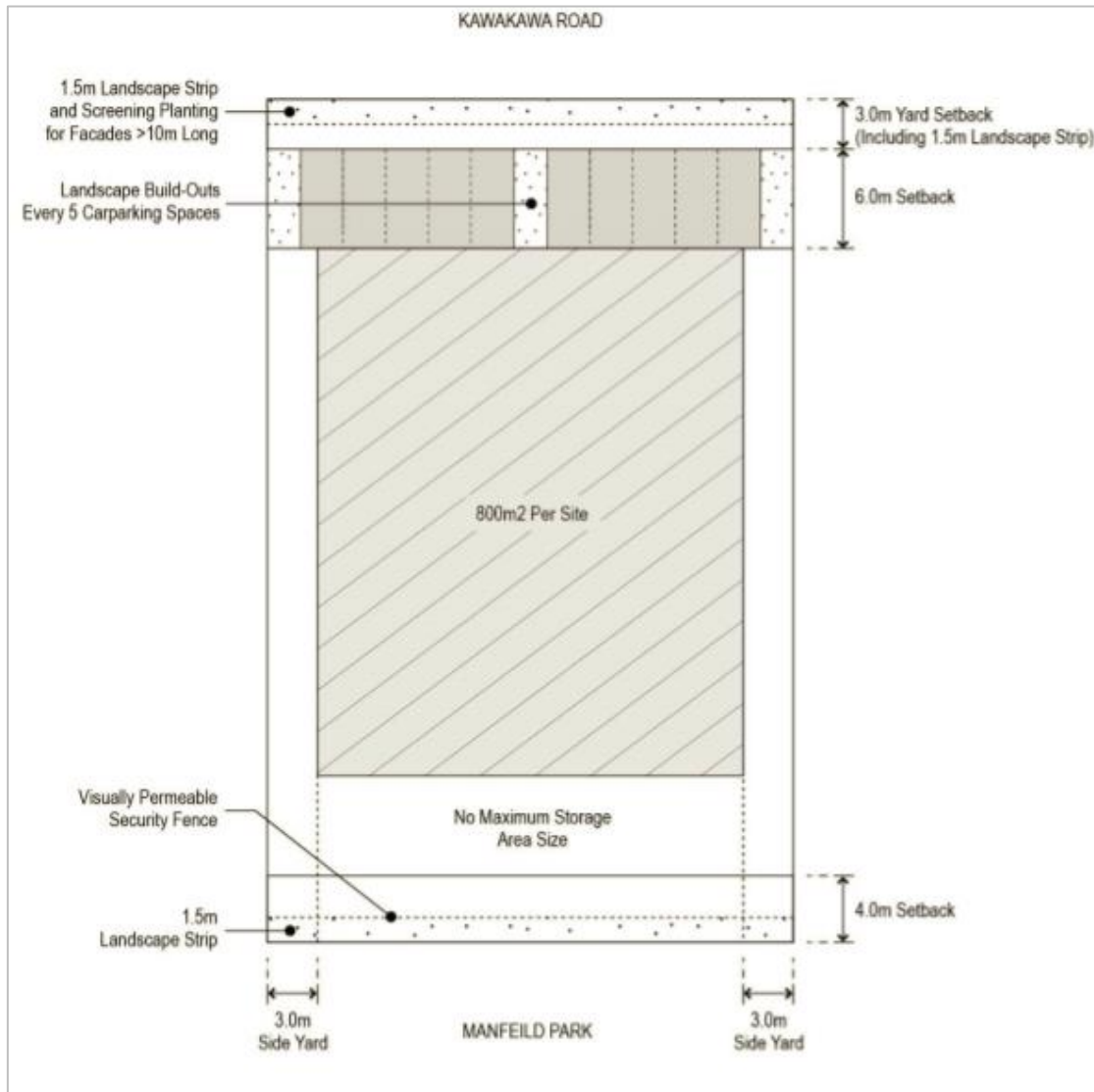
The Special Development Zone has been created to recognise the importance of the Manfeild Park as a multi-event facility and to enable activities that are ancillary to the operation of Manfeild Park.

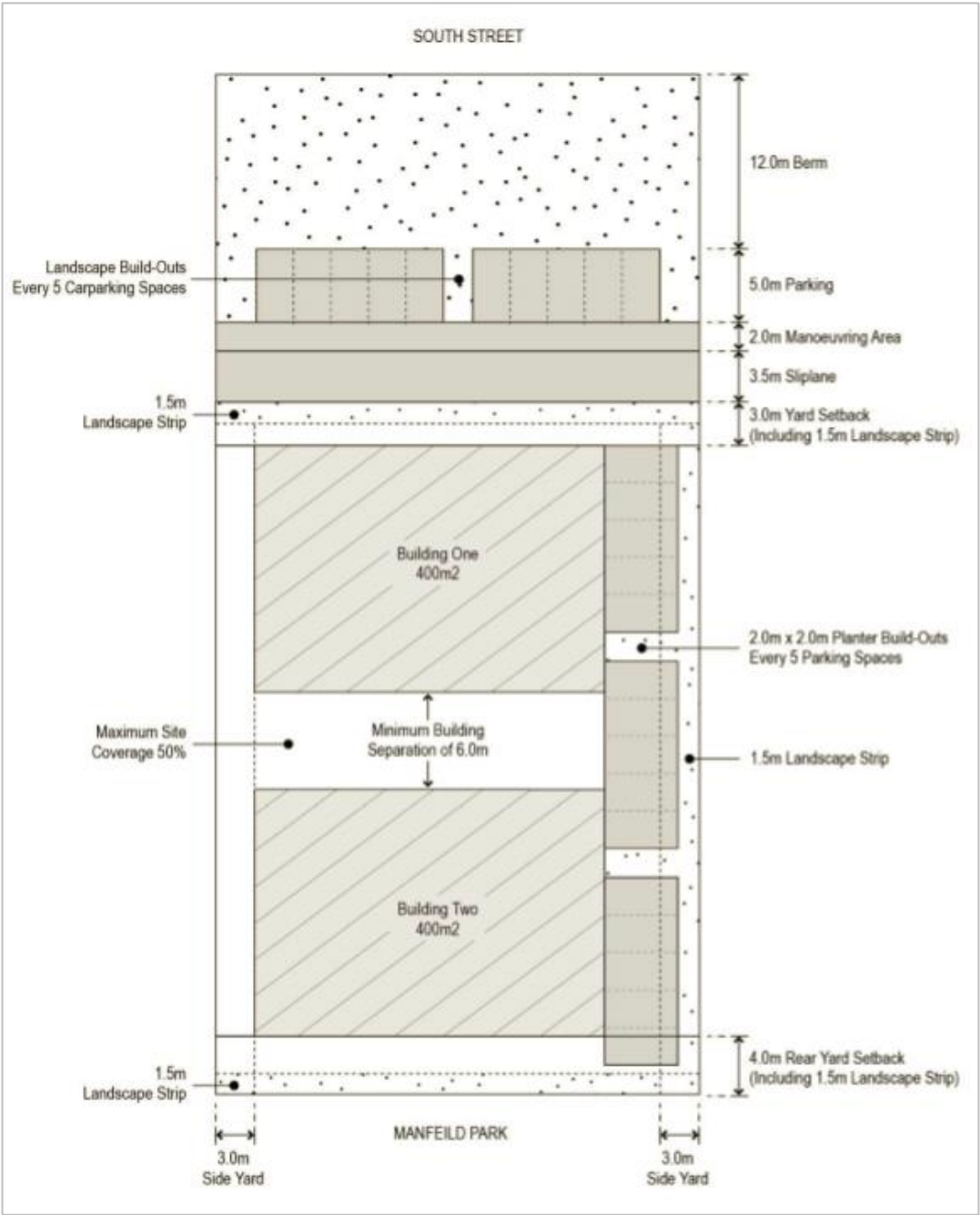
[DELETED PCI]

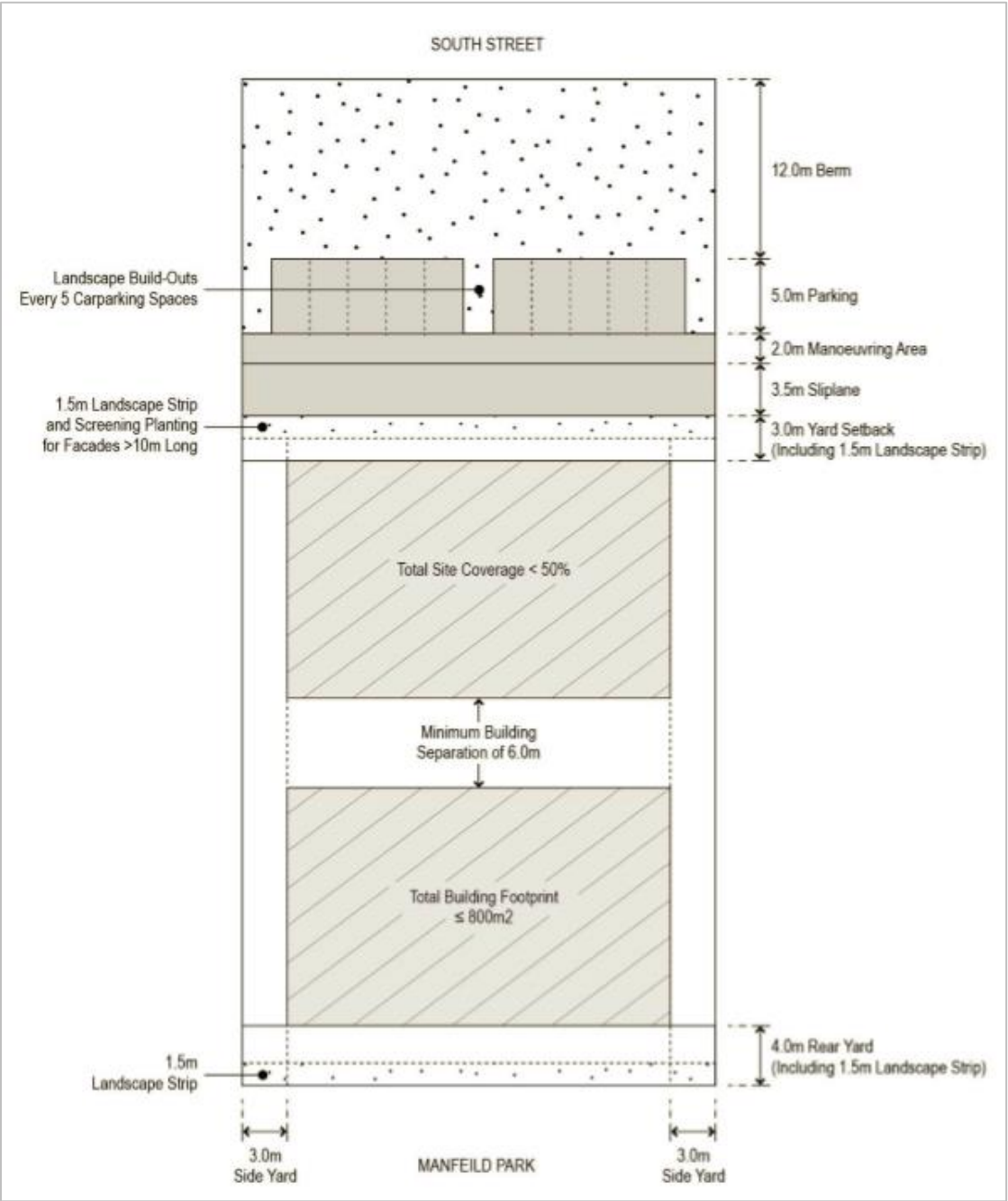
SDZ-APP1 – Viewshafts for Special Development Zone



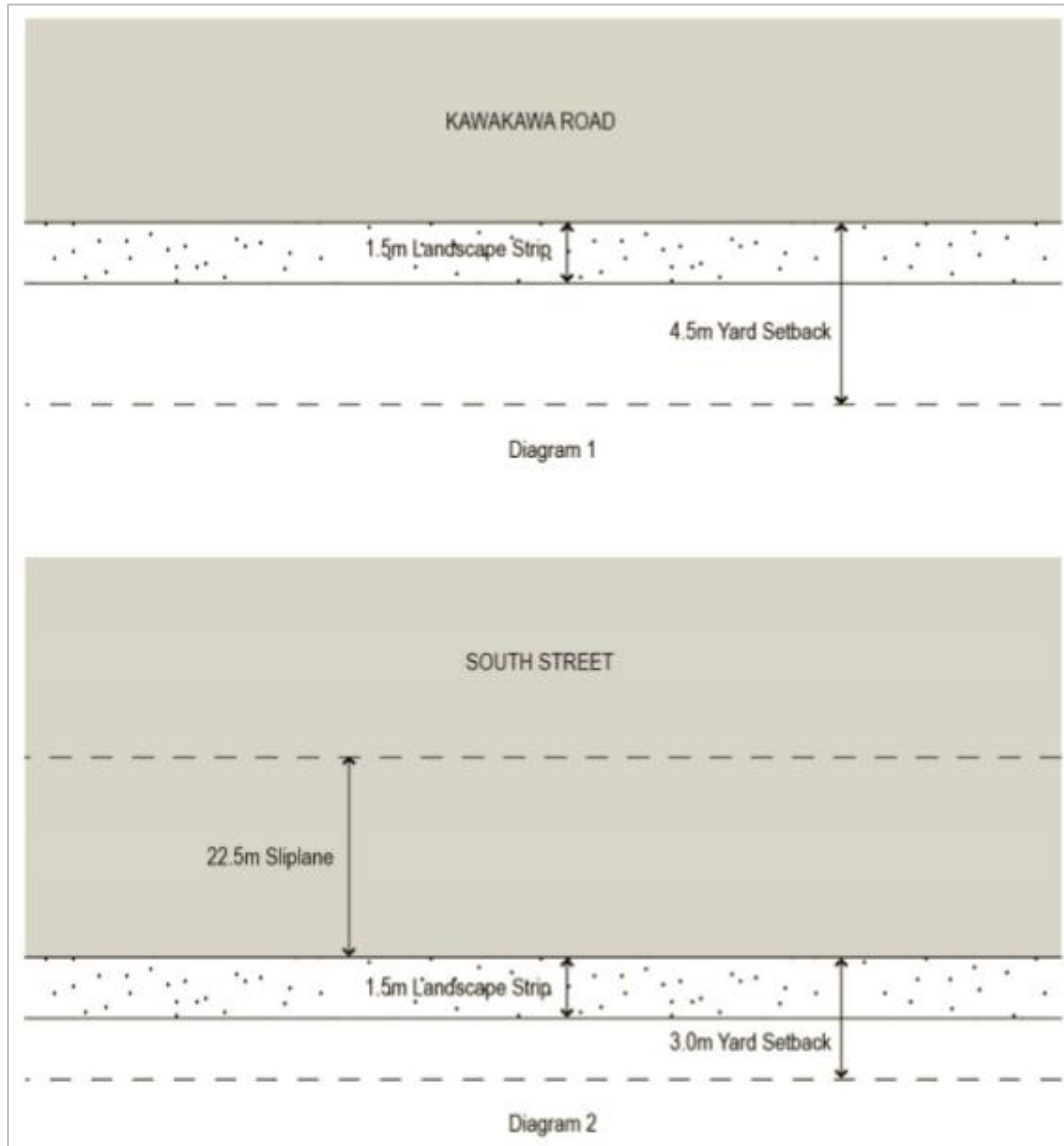
SDZ-APP2 – Special Development Zone building coverage examples

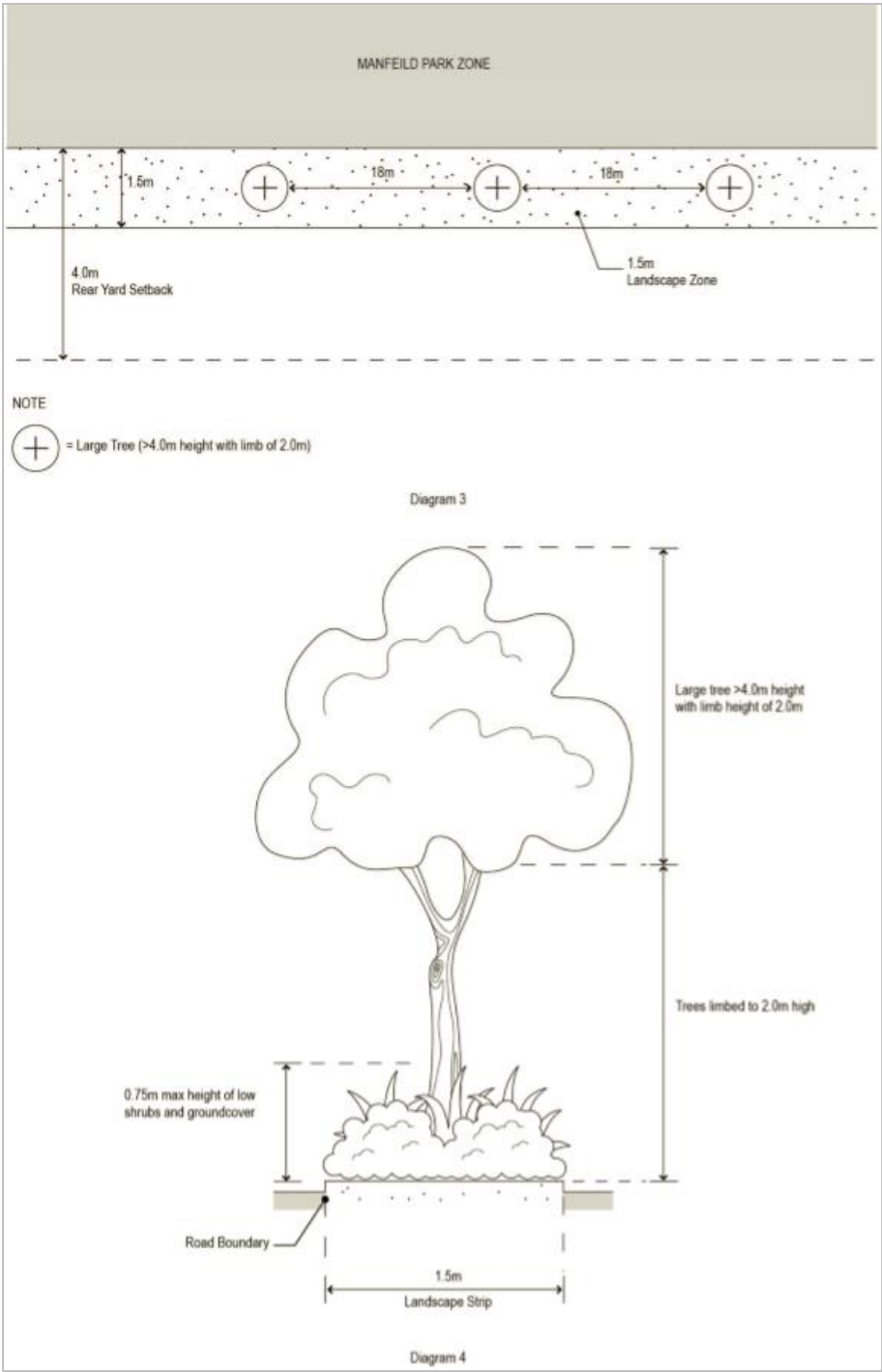


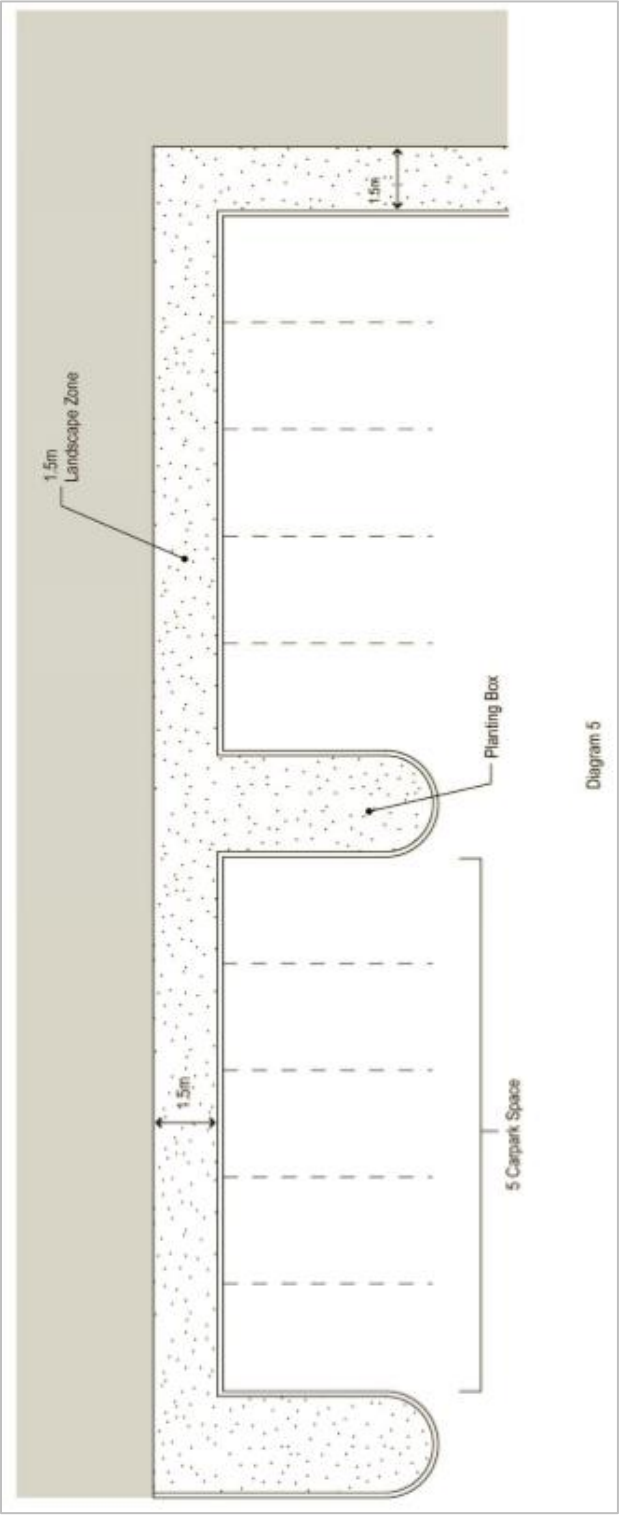


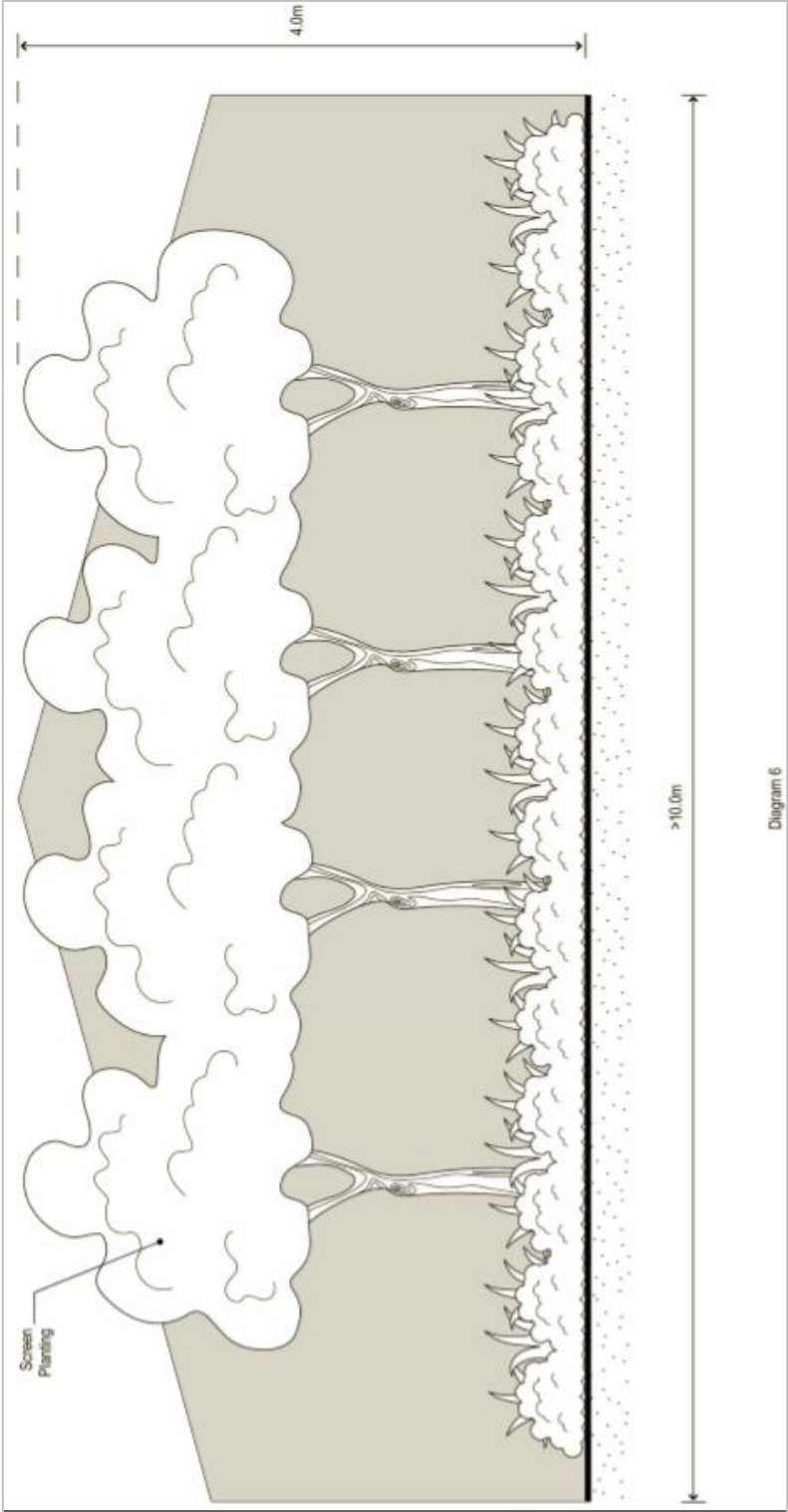


SDZ-APP3 - Landscape and screen planting Special Development Zone









SDZ-APP4 – Preferred Planting species for Special Development Zone

Shrubs under 1.5m

Botanical Name	Common Name
Rosa Floribunda	Carpet Rose – White
Rosa Floribunda	Carpet Rose – Crimson
Daphne Odorata	Daphne
Daphne Burkwoodii	Daphne
Choisya Ternata	Orange Blossom
Camelia s. Quintesscent	Camellia
Plumbago Auriculata	Plumbago

Shrubs over 2m

Botanical Name	Common Name
Camellia Sinensis sp	Camellia
Pittosporum Tenuifolium	Kohuhu
Michelia Figo	Port Wine Mangolia
Myrtus Communis	Myrtal
Coprosma Rhamoides	Divaricating

Corokia Contoneaster	Korokio
Griselinia Lucida	Akapuka
Lophomyrtus Bullata	Rama Rama
Olearia Cheesmanii	Olearia
Corokia Virgata	Geenty's Green
Myrsine Australis	Mapou

Large Trees

Botanical Name	Common Name
Magnolia Grandiflora	Magnolia
Comus Capitata	Himalayan Dogwood
Quercus Coccinea	Scarlet Oak
Gingko Biloba	Gingko
Fraxinous Raywoodii	Claret Ash
Acer Pseudoplatanus	Red Maple
Alectryon Excelsus	Titoki
Sophora Tetraptera	Kowhai
Nothofagus Solandri	Black Beech
Phyllocladus Trichomanoides	Celery Pine

Taller Screen Planting

Botanical Name	Common Name
Pittosporum Tenuifolium	Kohuhu
Pseudopanax Crassifolium	Lance Wood
Sophora Microphylla	Kowhai
Coprosma Lucida	Shining Karamu
Pittosporum Eugenioides	Tarata
Coprosma Parviflora	Leafy Coprosma

Specimen Trees

Botanical Name	Common Name
Podocarpus Totara	Totara
Sophora Microphylla	Kowhai
Dacrycarpus Dacryioides	Kahikatea
Prumnopitys Taxifolia	Matai
Nestegis Cunninghamii	Maire
Cordyline Australis	Ti Kouka
Alectryon Excelsus	Tioki

