

MANAWATŪ DISTRICT PLAN

Proposed Plan Change E: Town Centre



June 2025

INTRODUCTION AND GENERAL PROVISIONS

Definitions

In this section of Plan Change E, text which is proposed to be deleted from the operative Manawātū District Plan Definitions chapter is shown as being ~~struck out~~, while new text which is proposed to be added to the definitions chapter is underlined. Terms which are the subject of other plan changes are shown with grey shading.

New definitions proposed to be inserted

Note that those definitions marked by an asterisk (*) are those required by the Definitions Standard of the National Planning Standards (2019).

NET FLOOR AREA*

Means the sum of any gross floor areas; and

(a) Includes:

- i) Both freehold and leased area; and
- ii) Any stock storage or preparation areas; but

(b) Excludes:

- i) Void areas, such as liftwells and stairwells, including landing areas;
- ii) Shared corridors and mall common spaces;
- iii) Entrances, lobbies and plant areas within a building;
- iv) Open or roofed outdoor areas, and external balconies, decks, porches and terraces;
- v) Off street loading areas;
- vi) Building service rooms;
- vii) Parking areas and basement areas used for parking, manoeuvring and access, and
- (i) Non-habitable floor spaces in rooftop structures.

SHELTER AND ENCLOSURE

means the manner in which *buildings*, walls and trees individually and collectively contribute to framing a public space so as to help create the perception of a physically defined outdoor room which provides shelter for *street users*.

SOLID WASTE

Means the combination of domestic, commercial and industrial waste, including refuse and recyclable material.

Definitions proposed to be changed or replaced in their entirety

Note that those definitions marked by an asterisk (*) are those required by the Definitions Standard of the National Planning Standards (2019) or are derived from that standard.

COMMUNITY FACILITIES*

Means land and buildings used by members of the community for recreational, sporting, cultural, safety, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.

~~[Deleted] Means land and buildings used for public or community use and includes, without limitation:~~

- ~~(a) Facilities for the operation of emergency services~~
- ~~(b) Places used for the gathering of people for recreation, worship, cultural and spiritual instruction~~
- ~~(c) Libraries~~
- ~~(d) Marae~~
- ~~(e) Public Halls~~

GROSS FLOOR AREA*

Means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured:

- (a) Where there are exterior walls, from the exterior faces of those walls;
- (b) Where there are walls separating two buildings, from the centreline of the walls separating the two buildings;

RETAIL ACTIVITIES

- (c) Where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.

~~[Deleted] Means the combined total area of all internal floor space of all buildings on a site and includes, without limitation:~~

- ~~(a) Basement space~~
~~(b) Elevator shafts and stairwells,~~
~~(c) Floor space in interior balconies and mezzanines.~~

Means the use of land or buildings where goods, equipment or services are sold, displayed, hired or offered for sale or direct hire to the public ~~and includes without limitation:~~

- ~~(a) Bakeries~~
~~(b) Dairies~~
~~(c) Garden Centres~~
~~(d) Hardware Stores~~

~~The following are specifically excluded from retail activities, but excludes:~~

- (a) Commercial services
 (b) Industry
 (c) Large format retail
 (d) Motor vehicle sales and servicing
 (e) Service Stations

SITE*

Means

- (a) An area of land comprised in a single record of title under the Land Transfer Act 2017; or
 (b) An area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or

VISITOR ACCOMODATION*

- (c) The land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the council; or
- (d) Despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.

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

Means land and/or buildings use for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.

~~[Deleted]-Means places use for accommodating tourists and residents away from their normal place of residence and includes any ancillary service or amenity provided on the site such as a restaurant, café or other eating place, swimming pool or playground. It includes, without limitation any of the following:-~~

- ~~(a) Hotels~~
- ~~(b) Motels~~
- ~~(c) Motorcamps, camping grounds and caravan parks~~
- ~~(d) Self-catering accommodation~~
- ~~(e) Tourist lodges, backpackers.~~

Existing Manawatū District Plan definitions proposed to be deleted without replacement

~~RURAL AND ANIMAL SERVICES~~

~~Means land and buildings used for the provision of sales and services associated with the rural sector and includes, without limitation:-~~

- ~~(a) Animal grooming~~
- ~~(b) Farming, agricultural and horticultural supplies~~

STREET FURNITURE

(c) Veterinary clinics

Means any structures and equipment lawfully located on or over the legal road reserve. It includes public telephones, litter bins (not skip bins), street lighting, bus shelters, roadside rest areas and toilets, information centres and weight stations, street trees and landscaping.

This new Mixed Use Zone chapter will replace the existing operative district plan Mixed Use Zone chapter in its entirety, including any changes associated the Feilding Town Centre Design Guidelines.

Plan Change E: Town Centre

Date: June 2025

AREA SPECIFIC MATTERS

Mixed Use Zone (MUZ)

Introduction

The Mixed Use *Zone* relates to the area surrounding the Feilding Town Centre *Zone*. This *zone* provides for a mix of *residential activities, commercial activities, retail activities, community facilities, tourist facilities* and compatible *light industrial* activities whose effects on other uses are minor. Unlike the Town Centre *Zone*, *residential units* and *visitor accommodation* are permitted at ground-floor level and along street frontages as the Mixed-Use *Zone* lies outside the traditional Feilding town centre and the boutique retail character the Town Centre *Zone* seeks to retain. The Mixed Use *zone* also provides for larger scale activities (such as *supermarkets* and *large format retail activities*) which require larger floor areas than what the Town Centre *Zone* can provide.

Objectives

MUZ-01	Activities in the Mixed Use Zone are a mix of compatible <i>commercial, residential, light industrial</i> and <i>community facility</i> land uses consistent with Feilding's role as a rural commercial centre.
MUZ-02	Adverse effects of activities within the Mixed Use Zone on neighbouring residential land are avoided or mitigated.
MUZ-03	Buildings and activities in the Mixed Use Zone contribute to a safe and visually attractive street environments for people working in, living in, or travelling through the zone.
MUZ-04	Adverse reverse sensitivity, safety, health and wellbeing effects arising from the development of noise sensitive activities adjoining, or in close proximity to, the railway network are appropriately avoided or mitigated.

MUZ-O5	Stormwater runoff is managed in an integrated manner which avoids or minimises adverse effects on surrounding land, the Makino Stream and Oroua River.
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Policies							
MUZ-P1	<i>Commercial, residential, light industrial and community facilities</i> , whether standalone or in mixed use developments on the same site, should be enabled where adverse effects are able to be avoided or mitigated.						
MUZ-P2	There should be a choice of housing types, including papakāinga housing, which: <table> <tr> <td>MUZ-P2.1</td><td>Help meet local housing demand.</td></tr> <tr> <td>MUZ-P2.2</td><td>Allows people to live closer to places of employment and community services.</td></tr> <tr> <td>MUZ-P2.3</td><td>Enables greater use of public and active transport options.</td></tr> </table>	MUZ-P2.1	Help meet local housing demand.	MUZ-P2.2	Allows people to live closer to places of employment and community services.	MUZ-P2.3	Enables greater use of public and active transport options.
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MUZ-P2.2	Allows people to live closer to places of employment and community services.						
MUZ-P2.3	Enables greater use of public and active transport options.						
MUZ-P3	To ensure that any potential adverse <i>effects</i> from activities in the <i>Mixed Use Zone</i> are managed to avoid or mitigate adverse <i>effects</i> on any adjacent residentially zoned land.						
MUZ-P4	To ensure <i>additions and alterations</i> to existing <i>buildings</i> , and construction of new <i>buildings</i> enhance the <i>streetscape</i> and complement adjacent <i>buildings</i> identified in the plan as having significant heritage values.						
MUZ-P5	To avoid featureless walls by requiring window and door openings on the street edge, where <i>buildings</i> are built to the street boundary of sites, to ensure active street frontages.						
MUZ-P6	Where buildings do not front onto a street or screen a site, landscaping or fences should be provided to screen <i>sites</i> to enhance the visual amenity of the <i>Mixed Use Zone</i> .						
MUZ-P7	Residential units, units within a <i>multi-unit residential development</i> , papakāinga housing and <i>visitor accommodation</i> in the <i>Mixed Use Zone</i> should: <table> <tr> <td>MUZ-P7.1</td><td>Have acoustic insulation and ventilation appropriate to avoid or mitigate the effects of noise from activities in</td></tr> </table>	MUZ-P7.1	Have acoustic insulation and ventilation appropriate to avoid or mitigate the effects of noise from activities in				
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		adjoining buildings or other activities within the same building.
	MUZ-P7.2	Manage any potential <i>reverse sensitivity effects</i> of residential activities in the Mixed Use Zone by requiring appropriate privacy, daylight, and acoustic mitigation.
	MUZ-P7.3	Have a minimum <i>net floor area</i> sufficient to support, as a minimum, a serviced studio unit or fully serviced single bedroom apartment.
	MUZ-P7.4	Provide sufficient, safe, on-site solid waste storage facilities in locations which avoid impeding accessways and onsite parking.
MUZ-P8	Where <i>building</i> demolition is necessary for public safety, adjacent <i>buildings</i> are not structurally compromised, and any resulting vacant land landscaped and planted in such a way as to avoid detracting from the character and amenity of the Mixed Use Zone.	
MUZ-P9	<i>Buildings</i> and <i>structures</i> close proximity to North Island Main Trunk railway corridor, other than those directly associated with the operation of the railway:	
	MUZ-P9.1	Must be set back a sufficient distance from the railway corridor to avoid encroachment and minimise the risk of contact with trains.
	MUZ-P9.2	If containing <i>noise sensitive activities</i> , should be located in a position or at distance from the railway, or have noise insulation sufficient, to reduce noise <i>in habitable rooms</i> to levels which do not adversely affect the health of occupants.
MUZ-P10	Stormwater must be appropriately managed to avoid or minimise adverse effects on surrounding land, buildings, the Makino Stream, Oroua River and other natural waterways by:	
	MUZ-P10.1	Prioritising the connection of <i>buildings</i> or allotments to the Council's stormwater system.
	MUZ-P10.2	Where connection to the Council's stormwater system is not possible, prior to development occurring, the submission to the Council of an Integrated Stormwater Management Plan which includes:

		MUZ-P10.2a	Design for the capture, storage, treatment and disposal of stormwater.
		MUZ-P10.2b	Any proposed low impact design methods to reduce stormwater runoff volumes and peak flow rates with improvements to quality of stormwater runoff.
		MUZ-P10.2c	How stormwater storage, treatment and attenuation areas are to be managed and maintained.
	MUZ-P10.3	Impervious surfaces on allotments adjoining a natural waterway should be separated from the waterway edge, or the top of the stopbank, by a vegetated landscaping strip capable of intercepting, attenuating and filtering stormwater runoff before it can enter the waterway.	

Rules

Guidance Notes:

1. Telecommunication and radiocommunication facilities are, in part, managed under the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (NESTF). The NESTF provides a nationally consistent planning framework for a wide range of telecommunication facilities in locations inside and outside the road reserve. Other relevant provisions can be found in the Infrastructure chapter (INF) of the of the District Plan. In the event of a conflict between the NESTF and the Infrastructure chapter the provisions of the NESTF prevail.
2. Facilities and infrastructure relating to the transmission of electricity are subject to Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009. Other relevant provisions can be found in the Infrastructure chapter (INF) of the of the District Plan.
3. Activities located on a Hazardous Activities and Industries List (HAIL) site, or which involve the replacement or removal of fuel storage tanks are subject to the provisions of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
4. Collection and storage of tyres outdoors is subject to the Resource Management (National Environmental Standards for Storing Tyres Outdoors) Regulations 2021. Although some storage is permitted, the provisions of the Horizons (Manawatū-Whanganui Regional Council) One Plan should still be checked as a resource consent may be required.
5. Activities involving earthworks, damming, diversion, stormwater discharges and indigenous biodiversity are also regulated by the Horizons (Manawatū-Whanganui Regional Council) and a resource consent may be required under the rules of the One Plan.
6. Compliance is also required with the District Wide Matters provisions contained in Part 2 of the Manawatū District Plan, particularly those provisions relating to:
 - a. Energy, Infrastructure and Transport (INF, EWA, and TR),
 - b. Hazards and Risks (HS and HN),
 - c. Historical and Cultural Values (HH and TREE),
 - d. Subdivision (SUB), and
 - e. General District-Wide Matters (ER, EW, FIN, NOISE, REL, SIGN, TEMP).
7. In respect to large buildings, and multi-unit residential developments, access to water for firefighting purposes should be considered. The New Zealand Firefighting Water Supplies Code of Practice offers guidance on matters such as how to determine the appropriate water supply classification, water supply, hydrant locations and fire fighting vehicle access.

8. Buildings and structures located within the flood hazard overlays are subject to the rules in the Natural Hazards Chapter. For avoidance of doubt, the rules in the Natural Hazards override the rules in the Mixed Use Zone Chapter. [PCA]

MUZ-R1 - New buildings, including accessory buildings, and internal and external additions or alterations to an existing building

MUZ-R1.1

Activity Status: Permitted

Where compliance is achieved with:

MUZ-ST1 – Height and Height in Relation To Boundary

MUZ-ST2 – Setbacks

MUZ-ST3 – Building Frontages

MUZ-ST5 - Carpark Screen Planting and Landscaping

MUZ-ST10 – Visibility at Railway Crossings

MUZ-ST11 – Access

MUZ-ST12 – Glare

MUZ-ST13 – Signs

MUZ-ST15 – Residential Units, Multi-unit Residential Developments and Visitor Accommodation

MUZ-ST16 – Railway Line Noise Insulation

MUZ-ST17 – Stormwater management and impervious surfaces.

MUZ-R1.2

Activity Status: Restricted Discretionary

Where compliance is not achieved with any of the standards in MUZ-R1.1

Matters of Discretion

MUZ-MD1

The effect of the non-compliance with the relevant standard that is not met.

MUZ-MD2

The location, scale, design and appearance of buildings or structures.

MUZ-MD3

Effects on streetscape and the amenity of adjacent properties.

MUZ-MD4

Screening, planting, and landscaping

	MUZ-MD5	Traffic generation, <i>site</i> access and parking
	MUZ-MD6	Screening of outdoor storage areas from the street and properties adjoining the <i>site</i>
	MUZ-MD7	Glare
	MUZ-MD8	Adequacy of <i>residential unit</i> and <i>visitor accommodation</i> noise insulation and ventilation
	MUZ-MD9	Sufficiency of <i>net floor area of residential units</i> and units within a <i>multi-unit residential development</i>
	MUZ-MD10	Vehicle crossing impacts on pedestrian safety.
	MUZ-MD11	The management of stormwater and the location of impervious surfaces
	MUZ-MD12	Building location and adequacy of noise insulation to achieve internal noise levels.
	MUZ-MD13	Adequacy of water supply for firefighting purposes.
	MUZ-MD14	Effects on the efficient and safe operation of the transportation network.
MUZ-R1.3	Activity Status: Discretionary: New buildings containing <i>noise sensitive activities</i> within 30m of the nearest edge of the railway track.	

MUZ-R2 – Commercial Services, Entertainment Facilities, Retail Activities, Large Format Retail Activities, Supermarkets, Funeral Parlours and Ancillary Activities

MUZ-R2.1	Activity Status: Permitted Where compliance is achieved with: MUZ-ST2 – Setbacks MUZ-ST4 – Screening MUZ-ST5 - Carpark Screen Planting and Landscaping MUZ-ST6 – Road Frontage Landscaping	
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	MUZ-ST7 – Outdoor Storage MUZ-ST8 – Noise MUZ-ST9 – Parking MUZ-ST10 – Visibility at Railway Crossings MUZ-ST11 - Access MUZ-ST12 – Glare MUZ-ST13 – Signs MUZ-ST17 – Stormwater management and impervious surfaces.																						
MUZ-R2.2	Activity Status: Restricted Discretionary Where compliance is not achieved with any of the standards in MUZ-R2.1 Matters of Discretion <table> <tr> <td>MUZ-MD15</td><td>The effect of the non-compliance with the relevant standard that is not met.</td></tr> <tr> <td>MUZ-MD16</td><td>Effects on streetscape and the amenity of adjacent properties.</td></tr> <tr> <td>MUZ-MD17</td><td>The location, scale, design and appearance of buildings or structures.</td></tr> <tr> <td>MUZ-MD18</td><td>Noise, including hours of operation</td></tr> <tr> <td>MUZ-MD19</td><td>Glare</td></tr> <tr> <td>MUZ-MD20</td><td>Road frontage landscaping</td></tr> <tr> <td>MUZ-MD21</td><td>Traffic generation, <i>site</i> access and parking</td></tr> <tr> <td>MUZ-MD22</td><td>Size, appearance, and location of <i>signs</i></td></tr> <tr> <td>MUZ-MD23</td><td>Effects on the efficient and safe operation of the transportation network.</td></tr> <tr> <td>MUZ-MD24</td><td>Vehicle crossing impacts on pedestrian safety.</td></tr> <tr> <td>MUZ-MD25</td><td>The management of stormwater and the location of impervious surfaces</td></tr> </table>	MUZ-MD15	The effect of the non-compliance with the relevant standard that is not met.	MUZ-MD16	Effects on streetscape and the amenity of adjacent properties.	MUZ-MD17	The location, scale, design and appearance of buildings or structures.	MUZ-MD18	Noise, including hours of operation	MUZ-MD19	Glare	MUZ-MD20	Road frontage landscaping	MUZ-MD21	Traffic generation, <i>site</i> access and parking	MUZ-MD22	Size, appearance, and location of <i>signs</i>	MUZ-MD23	Effects on the efficient and safe operation of the transportation network.	MUZ-MD24	Vehicle crossing impacts on pedestrian safety.	MUZ-MD25	The management of stormwater and the location of impervious surfaces
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MUZ-R3 – Residential activities, papakāinga housing, multi-unit residential developments, visitor accommodation and home businesses

MUZ-R3.1

Activity Status: Permitted

Where compliance is achieved with:

MUZ-ST8 – Noise

MUZ-ST9 – Parking

MUZ-ST10 – Visibility at Railway Crossings

MUZ-ST11 – Access

MUZ-ST12 – Glare

MUZ-ST13 – Signs

MUZ-ST15 – Residential Units, Multi-unit Residential Developments and Visitor Accommodation

MUZ-ST16 – Railway Line Noise Insulation

MUZ-ST17 – Stormwater management and impervious surfaces.

MUZ-R3.2

Activity Status: Restricted Discretionary

Where compliance is not achieved with any of the standards in MUZ-R3.1

Matters of Discretion:

MUZ-MD26	The effect of the non-compliance with the relevant standard that is not met.
MUZ-MD27	Effects on streetscape and the amenity of adjacent properties.
MUZ-MD28	Noise, including hours of operation
MUZ-MD29	Glare
MUZ-MD30	Traffic generation, <i>site</i> access and parking
MUZ-MD31	Adequacy of <i>residential unit</i> , unit within a <i>multi-unit residential development</i> and <i>visitor accommodation</i> noise insulation, ventilation and solid waste management storage
MUZ-MD32	Sufficiency of <i>net floor area</i> of <i>residential units</i> and units within a <i>multi-unit residential development</i>

	MUZ-MD33	Size, appearance, and location of <i>signs</i>
	MUZ-MD34	Effects on the efficient and safe operation of the transportation network.
	MUZ-MD35	Vehicle crossing impacts on pedestrian safety.
	MUZ-MD36	Building location and adequacy of noise insulation to achieve internal noise levels.
	MUZ-MD37	Adequacy of water supply for firefighting purposes.
	MUZ-MD38	The management of stormwater and the location of impervious surfaces

MUZ-R4 – Seismic Strengthening

MUZ-R4.1	Activity Status: Permitted Where compliance is achieved with: MUZ -ST14 – Seismic Strengthening
MUZ-R4.2	Activity Status: Discretionary Where compliance is not achieved with MUZ-ST14.

MUZ-R5 – Maintenance and minor repair of buildings

MUZ-R5.1	Activity Status: Permitted
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MUZ-R6 – Partial or complete demolition of buildings

MUZ-R6.1	Activity Status: Permitted Where the work is required to make the <i>site</i> safe after an accidental fire, flooding, or earthquake event.
MUZ-R6.2	Activity Status: Restricted Discretionary

	Where the work is not required to make the <i>site</i> safe after an accidental fire, flooding, or earthquake event.	
	Matters of Discretion	
	MUZ-MD39	The extent to which mitigation will minimise adverse visual <i>effects</i> arising from vacant land
	MUZ-MD40	Whether demolition sufficiently avoids adverse <i>effects</i> on the structural integrity and weather-tightness of adjoining <i>buildings</i> .
	MUZ-MD41	The extent to which any undemolished part of a <i>building</i> being partially demolished is seismically strengthened.

MUZ-R7 – Community Facilities, Tourist Facilities and Education Facilities

MUZ-R7.1	Activity Status: Permitted Where compliance is achieved with: MUZ-ST2 - Setbacks MUZ-ST5 - Carpark Screen Planting and Landscaping MUZ-ST6– Road Frontage Landscaping MUZ-ST7 – Outdoor Storage MUZ-ST8 – Noise MUZ-ST19 – Parking MUZ-ST10 – Visibility at Railway Crossings MUZ-ST11 - Access MUZ-ST12 – Glare MUZ-ST13 – Signs MUZ-ST16 – Railway Line Noise Insulation MUZ-ST17 – Stormwater management and impervious surfaces.
MUZ-R7.2	Activity Status: Restricted Discretionary Where compliance is not achieved with any of the standards in MUZ-R7.1

	Matters of Discretion:	
	MUZ-MD42	The effect of the non-compliance with the relevant standard that is not met.
	MUZ-MD43	Effects on streetscape and the amenity of adjacent properties.
	MUZ-MD44	The location, scale, design and appearance of buildings or structures.
	MUZ-MD45	Noise, including hours of operation
	MUZ-MD46	Glare
	MUZ-MD47	Traffic generation, <i>site</i> access and parking
	MUZ-MD48	Size, appearance, and location of <i>signs</i>
	MUZ-MD49	Effects on the efficient and safe operation of the transportation network.
	MUZ-MD50	Building location and adequacy of noise insulation to achieve internal noise levels.
	MUZ-MD51	Vehicle crossing impacts on pedestrian safety.
	MUZ-MD52	The management of stormwater and the location of impervious surfaces

MUZ-R8 – Motor Vehicle Sales and Services

MUZ-R8.1

Activity Status: Permitted

Where compliance is achieved with:

MUZ-ST2 - Setbacks

MUZ-ST8 – Noise

MUZ-ST9 – Parking

MUZ-ST10 – Visibility at Railway Crossings

MUZ-ST11 - Access

MUZ-ST12 – Glare

	MUZ-ST13 – Signs																				
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MUZ-R8.2	Activity Status: Restricted Discretionary Where compliance is not achieved with any of the standards in MUZ-R8.1 Matters of Discretion: <table> <tr> <td>MUZ-MD53</td><td>The effect of the non-compliance with the relevant standard that is not met.</td></tr> <tr> <td>MUZ-MD54</td><td>Effects on streetscape and the amenity of adjacent properties.</td></tr> <tr> <td>MUZ-MD55</td><td>The location, scale, design and appearance of buildings or structures.</td></tr> <tr> <td>MUZ-MD56</td><td>Noise, including hours of operation</td></tr> <tr> <td>MUZ-MD57</td><td>Glare</td></tr> <tr> <td>MUZ-MD58</td><td>Traffic generation, <i>site</i> access and parking.</td></tr> <tr> <td>MUZ-MD59</td><td>Size, appearance, and location of <i>signs</i>.</td></tr> <tr> <td>MUZ-MD60</td><td>Effects on the efficient and safe operation of the transportation network.</td></tr> <tr> <td>MUZ-MD61</td><td>Vehicle crossing impacts on pedestrian safety.</td></tr> <tr> <td>MUZ-MD62</td><td>The management of stormwater and the location of impervious surfaces</td></tr> </table>	MUZ-MD53	The effect of the non-compliance with the relevant standard that is not met.	MUZ-MD54	Effects on streetscape and the amenity of adjacent properties.	MUZ-MD55	The location, scale, design and appearance of buildings or structures.	MUZ-MD56	Noise, including hours of operation	MUZ-MD57	Glare	MUZ-MD58	Traffic generation, <i>site</i> access and parking.	MUZ-MD59	Size, appearance, and location of <i>signs</i> .	MUZ-MD60	Effects on the efficient and safe operation of the transportation network.	MUZ-MD61	Vehicle crossing impacts on pedestrian safety.	MUZ-MD62	The management of stormwater and the location of impervious surfaces
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MUZ-R9 – Light Industry

MUZ-R9.1	Activity Status: Permitted Where compliance is achieved with: MUZ-ST2 - Setbacks MUZ-ST4 – Screening MUZ-ST5 – Carpark Screen Planting and Landscaping
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	MUZ-ST6 – Road Frontage Landscaping MUZ-ST7 – Outdoor Storage MUZ-ST8 – Noise MUZ-ST9 – Parking MUZ-ST10 – Visibility at Railway Crossings MUZ-ST11 – Access MUZ-ST12 – Glare MUZ-ST13 – Signs MUZ-ST17 – Stormwater management and impervious surfaces.																								
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MUZ-MD74	The management of stormwater and the location of impervious surfaces.																								

MUZ-R10 – Service Stations

MUZ-R10.1

Activity Status: Permitted

Where compliance is achieved with:

MUZ-ST2-Setbacks

MUZ-ST7 – Outdoor storage

MUZ-ST8 - Noise

MUZ-ST9– Parking

MUZ-ST10 – Visibility at Railway Crossings

MUZ-ST11 - Access

MUZ-ST12 – Glare

MUZ-ST13 – Signs

MUZ-ST17 – Stormwater management and impervious surfaces.

MUZ-R10.2

Activity Status: Restricted Discretionary

Where compliance is not achieved with any of the standards in MUZ-R10.1

Matters of Discretion:

MUZ-MD75	The effect of the non-compliance with the relevant standard that is not met.
MUZ-MD76	The location, scale, design and appearance of buildings or structures.
MUZ-MD77	Noise, including hours of operation
MUZ-MD78	Size, appearance, and location of <i>signs</i>
MUZ-MD79	Effects on the efficient and safe operation of the transportation network.
MUZ-MD80	Vehicle crossing impacts on pedestrian safety.
MUZ-MD81	The management of stormwater and the location of impervious surfaces

MUZ-R11 - Saleyards (located at All DP 3797, All DP 6178, and Lots 145, 152,153, 154, Pt Lot 146 DP 19)

MUZ-R11.1

Activity Status: Permitted

Where compliance is achieved with:

MUZ-ST4 – Screening

MUZ-ST6 – Road Frontage Landscaping

MUZ-ST7 – Outdoor Storage

MUZ-ST8 – Noise

MUZ-ST9 – Parking

MUZ-ST10 – Visibility at Railway Crossings

MUZ-ST11 - Access

MUZ-ST12 – Glare

MUZ-ST13 – Signs

MUZ-ST17 – Stormwater management and impervious surfaces.

MUZ-R11.2

Activity Status: Discretionary

Where compliance is not achieved with TCZ-R11.1

MUZ-R12 – Formation of new vehicle crossings onto roads

MUZ-R12.1

Activity Status: Restricted Discretionary

Matters of Discretion:

MUZ-MD82

MUZ

MUZ-MD83

Vehicle crossing impacts on pedestrian safety.

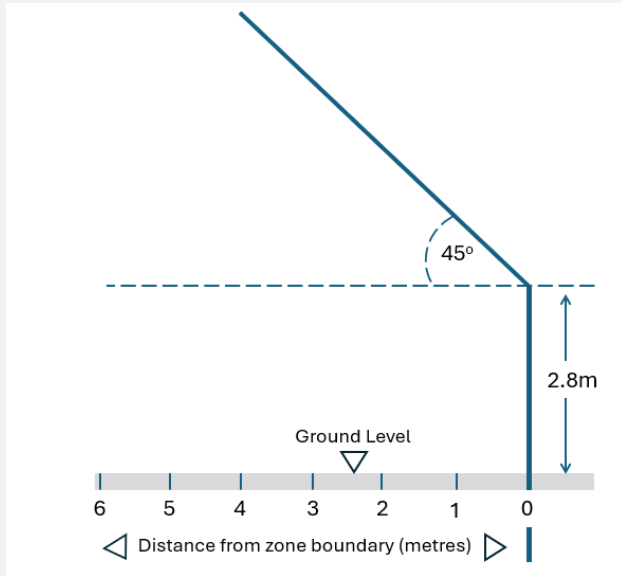
MUZ-R13 – Any activity not otherwise specifically provided for as a permitted, or restricted discretionary in the Mixed Use Zone

MUZ-R13.1

Activity Status: Discretionary

Standards for Permitted Activities

For the Mixed Use Zone, the *permitted activities* specified above must comply with the following standards:

MUZ-ST1	Height and height in relation to boundary	
	MUZ-ST1.1	The maximum permitted <i>height</i> for any <i>building</i> in the Mixed Use Zone is 12m.
	MUZ-ST1.2	Where a <i>Mixed Use Zone site</i> adjoins a residentially zoned site, no <i>building</i> or <i>structure</i> shall penetrate a recession plane at right angles to the Mixed Use Zone boundary inclined inwards and upwards at an angle of 45° from 2.8 metres above the <i>ground level</i> or the road or internal boundaries of the <i>Mixed Use Zone site</i> , provided that:
		
	MUZ-ST1.2a	Where the boundary of a <i>Mixed Use Zone site</i> abuts a driveway or right of way the recession plane may be measured from points 3 metres above the furthest boundary of the driveway for right of way from the <i>Mixed Use Zone</i> .

		MUZ-ST1.2b	This requirement does not apply to common walls, road boundaries, or accessways.
		MUZ-ST1.2c	This requirement does not apply to eaves, lightening rods, finials, flagpoles, solar panels and water heaters, antennas, aerials and chimneys.
		MUZ-ST1.2d	This requirement does not apply to gable roof ends, if the total area of that part of the building above the height recession plane does not exceed one third of the end height.
MUZ-ST2	Setbacks		
	MUZ-ST2.1	All <i>buildings</i> adjoining land zoned General Residential must comply with a setback for all <i>yards</i> of 4.5m.	
	MUZ-ST2.2	All <i>buildings</i> and <i>structures</i> on <i>sites</i> which adjoin the North Island Main Trunk corridor must be setback no less than 5m from the rail designation boundary.	
MUZ-ST3	Building frontages - <i>Building</i> façades fronting onto streets within the Mixed Use <i>Zone</i> must include doors, windows, <i>building</i> modulation or other architectural detail for no less than 60% of the total façade width.		
MUZ-ST4	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-ST5	Carpark Screen Planting and Landscaping		
	MUZ-ST5.1	Except where carparks will be screened from the street by buildings located along the street boundary of the <i>site</i> , every 5 car park spaces provided must be separated by a 2m x 2m landscaping box with planting that is maintained regularly.	

	MUZ-ST5.2	Carparks with more than 20 parking spaces must provided with a 1.5 metre wide landscaping strip along the street boundaries of the <i>site</i> , except where:
	MUZ-ST5.2a	The carpark will be screened from the street by buildings, in which case no landscaping strip is required.
	MUZ-ST5.2b	Gaps are required through the landscaping strip to provide vehicle, pedestrian or emergency services access.
	MUZ-ST5.3	The landscaping strips required under MUZ-ST5.2 must be planted with shrubs and ground cover below 0.75m in height which are regularly maintained with any perished plants being replaced immediately.
MUZ-ST6	Road Frontage Landscaping - road frontage(s) of all <i>sites</i> must be landscaped and maintained for a depth of at least 2m except where:	
	MUZ-ST6.1	The entire length of the road frontage will be occupied by a building
	MUZ-ST6.2	A building is, or will be, located within 2 metres of the road frontage, in which case landscaping is only required for the portion of the frontage that is not occupied by the building
	MUZ-ST6.3	Space is required within the area that would otherwise be required for landscaping for vehicle, pedestrian and wheelchair, or fire fighting access purposes
MUZ-ST7	Outdoor Storage - Outdoor storage areas 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 for sites in the Mixed Use Zone	
	MUZ-ST11.1	Compliance with TR-R2 and TR-ST1.
	MUZ-ST11.2	Vehicle access onto State Highway 54 / Aorangi Street between Eyre Street and Gladstone Street shall be left turn in, left turn out only.
MUZ-ST12	Glare - compliance with TR-ST2.	
MUZ-ST13	Signs in the Mixed Use Zone:	
	MUZ-ST13.1	Must be designed, installed and maintained in compliance with district wide rules SIGN R1, SIGN R2 and standards SIGN-ST1-ST3.
	MUZ-ST13.2	If located above the footpath or carriageway, no part of such a <i>sign</i> shall be less than 2.5m above the footpath or 5.5m above the carriageway.
MUZ-ST14	Seismic strengthening is a permitted activity only where the strengthening work does not:	
	MUZ-ST14.1	Result in structural alterations to the external appearance of a <i>buildings</i> with significant heritage values listed in HH-SCHED1.
	MUZ-ST14.2	Result in any existing openings (doors and/or windows) being obstructed
MUZ-ST15	Residential Units, multi-unit residential developments and visitor accommodation within the Mixed Use Zone must meet the following standards:	
	MUZ-ST15.1	Noise – Any <i>habitable room</i> in a <i>building</i> used by a <i>noise sensitive activity</i> , or accommodation unit or room intended for sleeping as part of visitor accommodation, within the Mixed Use Zone shall be protected from noise arising from outside the <i>building</i> by ensuring the external sound insulation

		level achieves the following minimum performance standards:
	MUZ-ST15.1a	Bedrooms: $D_{nT,w} + C_{tr} > 30 \text{ dB}$
	MUZ-ST15.1b	Other Habitable Spaces: $D_{nT,w} + C_{tr} > 25 \text{ dB}$
	MUZ-ST15.2	Compliance with these MUZ-ST15.1 will be achieved by ensuring bedrooms and other habitable rooms are designed and constructed in a manner that accords with an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design as proposed will achieve compliance with the above performance standard.
	MUZ-ST15.3	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
	MUZ-ST15.4	Minimum residential unit size – The <i>net floor area</i> of any <i>residential unit</i> or unit located within a <i>multi-unit residential development</i> located in the Mixed Use Zone must not be less than 35m ² .
	MUZ-ST15.5	Residential waste management area – <i>multi-unit residential developments</i> must provide onsite solid waste management storage spaces as follows:
	MUZ-ST15.5a	Storage space of 1.5m ² per residential unit either for individual or communal collection
	MUZ-ST15.5b	The onsite waste management area must be illuminated for the safety of users.

		MUZ-ST15.5c	Bins stored onsite must be screened from sight from the street and adjacent residential areas.
		MUZ-ST15.5d	Bins must be externally located with direct access to the street and must not encroach on areas used for onsite parking and access.
MUZ-ST16	<i>Railway Line Noise Insulation</i>		
	MUZ-ST16.1	No new noise sensitive activity can locate within 30 metres of the nearest edge of the railway track.	
	MUZ-ST16.2	Between 30 metres and 100 metres of the nearest edge of the railway track of the North Island Main Trunk Line any new building that contains a noise sensitive activity must be designed and constructed to achieve the following indoor design noise levels:	
		MUZ-ST16.2a	Bedrooms: 35dB (LA _{eq} (1h))
		MUZ-ST16.2b	Habitable Rooms: 40dB (LA _{eq} (1h))
		MUZ-ST16.2c	Hospitals: 40dB (LA _{eq} (1h))
		MUZ-ST16.2d	Community facilities (excluding recreational and sports facilities): 35dB (LA _{eq} (1h))
		MUZ-ST16.2e	Education Facilities: 35dB (LA _{eq} (1h))
	MUZ-ST16.3	Any new building containing a <i>noise sensitive activity</i> must be constructed and maintained in accordance with a design report prepared and signed by a suitably qualified and experienced acoustic expert confirming that the design will achieve compliance with MUZ-ST16.2.	
	MUZ-ST16.4	Where ventilating windows must be closed in order to meet the internal noise levels specified in MUZ-ST16.2, a mechanical ventilation system must be installed. The system must provide mechanical ventilation to satisfy Clause G4 of the New Zealand Building Code and shall not exceed more than 35 dB	

		L _{Aeq} (30s) when measured at 1 metre from any grille or diffuser.
MUZ-ST17	<i>Stormwater Management and Impervious Surfaces</i>	
	MUZ-17.1	All allotments and new <i>buildings</i> must be connected to the Council's reticulated stormwater system.
	MUZ-17.2	Allotments connected to the Council stormwater network must be provided with a connection at the allotment boundary and be constructed in accordance with the Council's engineering standards.
	MUZ-17.3	Impervious surfaces must be set back at least 5 metres from the top of any stopbank, or bank of the Makino Stream or any other river or stream. The area within the setback must comprise a permeable area which is landscaped and planted.

This new Town Centre Zone chapter will replace the existing Town Centre Zone chapter in its entirety, including any changes associated the Feilding Town Centre Design Guidelines.

Plan Change E: Town Centre

Date: June 2025

AREA SPECIFIC MATTERS

Town Centre Zone (TCZ)

Introduction

The Town Centre *Zone* relates to the central heart of the Feilding town centre and places an emphasis on maintaining or encouraging a range of smaller-scale *retail activities, commercial activities, entertainment activities* and *community activities* which service the needs of those living in Feilding and beyond.

The Town Centre *Zone* seeks to retain or encourage the provision of features intended to create a vibrant, interesting, and pleasant town centre for residents and visitors alike. These features include verandas and in-common *building* design features which complement the character of the older *buildings* in Feilding's traditional retail core.

To help maintain a clearly distinguishable entertainment and retail-focussed town centre character, *residential units* and *visitor accommodation* are not permitted to front streets at ground-floor level. However, *residential units* and *visitor accommodation* can be provided behind, or on the floors above, premises containing permitted *retail activities, entertainment facilities, community facilities* and *commercial activities*.

Objectives

TCZ-01	Activities in the Town Centre Zone are a mix of compatible <i>commercial activities, community facilities, residential activities, and entertainment facilities</i> .
TCZ-02	The predominantly street-front-retail and entertainment character of the Feilding Town Centre is maintained or enhanced.
TCZ-03	The quality of the built environment is maintained or enhanced through building design features which provide active street frontages, shelter for

	pedestrians and which complement the heritage buildings of the town centre.
TCZ-O4	Stormwater runoff is managed in an integrated manner which avoids or minimises adverse effects on surrounding land and natural waterways.

Policies

TCZ-P1	Buildings in the Town Centre <i>Zone</i> should be of a form and scale which is similar to those which surround them or have an architectural form or features which creates that impression.	
TCZ-P2	There should be choice of housing types, including papakāinga housing, which:	
	TCZ-P2.1	Help meet local housing demand
	TCZ-P2.2	Allows people to live closer to places of employment and community services
	TCZ-P2.3	Enables greater use of public and active transport options.
TCZ-P3	Residential units, units within a <i>multi-unit residential development</i> and <i>visitor accommodation</i> in the Town Centre <i>Zone</i> should:	
	TCZ-P3.1	Be located above ground floor level.
	TCZ-P3.2	If at ground floor level, be located behind <i>buildings</i> or premises fronting the street which contain <i>retail activities, commercial services, community facilities, or entertainment facilities</i> .
	TCZ-P3.3	Have acoustic insulation and ventilation appropriate to avoid or mitigate the effects of noise from activities in adjoining buildings or other activities within the same building.
	TCZ-P3.4	Manage any potential <i>reverse sensitivity effects</i> of residential activities in the Town Centre <i>Zone</i> by requiring appropriate privacy, daylight, and acoustic mitigation.

	TCZ-P3.5	Have a minimum <i>net floor area</i> sufficient to support a fully serviced studio unit or single bedroom apartment.
	TCZ-P3.6	Provide sufficient, safe, on-site waste storage facilities to avoid accessways and onsite parking being impeded.
TCZ-P4	All new <i>buildings</i> and exterior alterations to <i>buildings</i> in the Town Centre Zone should be designed to complement and where possible, retain the existing town centre character by including the following features:	
	TCZ-P4.1	Be built to the front and side <i>site</i> boundaries to ensure a continuous built edge, except where vehicle access to parking or loading spaces to the rear of the <i>building</i> is required but not possible from the rear boundary.
	TCZ-P4.2	Maintain a rectangular shape with tall proportions that includes a parapet that hides the roofline behind
	TCZ-P4.3	Include facades with recessed and projected bays or other architectural detail to create vertical division.
	TCZ-P4.4	Facades finished in colours similar to those used on listed heritage buildings in the Feilding town centre, which highlight architectural features and enhance the form of the <i>building</i> .
	TCZ-P4.5	Clear glazed front windows on the ground floor.
	TCZ-P4.6	Clear or frosted windows above ground-floor level which must be arranged symmetrically.
	TCZ-P4.7	Main entrance doors oriented to the street and which are recessed and glazed with a solid base stall board.
	TCZ-P4.8	Skyline features such as parapets, cornices, classical gable elements or similar features to create visual interest.
TCZ-P5	Long lengths of featureless walls are to be avoided by requiring window and door openings on the street edge to ensure active street frontages.	

TCZ-P6	Landscaping and screening of <i>sites</i> should be provided where buildings do not front directly onto the street in order enhance the amenity of the Town Centre <i>Zone</i> .		
TCZ-P7	Sites made vacant as the result of building demolition should be screened with landscape planting and either grassed over or sealed until such time as a replacement building is constructed.		
TCZ-P8	New and replacement <i>buildings</i> fronting onto Manchester Square should be built to a <i>height</i> that will help provide, maintain, or enhance:		
	TCZ-P8.1	shelter from the wind for pedestrians and <i>street users</i> occupying or visiting Manchester Square	
	TCZ-P8.2	the sense of <i>shelter and enclosure</i>	
	TCZ-P8.3	Manchester Square’s identity as Feilding’s town centre.	
TCZ-P9	Stormwater must be appropriately managed to avoid or minimise adverse effects on surrounding land, buildings, the Makino Stream and Oroua River by:		
	TCZ-P9.1	Prioritising the connection of <i>buildings</i> or allotments to the Council’s stormwater system.	
	TCZ-P9.2	Where connection to the Council’s stormwater system is not possible, the submission to the Council of an Integrated Stormwater Management Plan which includes:	
		TCZ-P9.2a	Design for the capture, storage, treatment and disposal of stormwater.
		TCZ-P9.2b	Any proposed low impact design methods to reduce stormwater runoff volumes and peak flow. rates with improvements to quality of stormwater runoff.
		TCZ-P9.2c	How stormwater capture, storage, treatment and disposal

			infrastructure and areas are to be managed and maintained.
	TCZ-P9.3	Impervious surfaces on allotments adjoining a natural waterway should be separated from the waterway edge, or the top of the stopbank, by a vegetated landscaping strip capable of intercepting, attenuating and filtering stormwater runoff before it can enter the waterway.	

Rules

Guidance Notes:

1. Collection and storage of tyres outdoors is subject to the Resource Management (National Environmental Standards for Storing Tyres Outdoors) Regulations 2021. Although some outdoor storage is permitted by the regulations, the provisions of the Horizons (Manawatū-Whanganui Regional Council) One Plan should still be checked as a resource consent may be required.
2. Telecommunication and radiocommunication facilities are in part managed under the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (NESTF). The NESTF provides a nationally consistent planning framework for a wide range of telecommunication facilities in locations inside and outside the road reserve. Other relevant provisions can be found in the Infrastructure chapter (INF) of the of the District Plan. In the event of a conflict between the NESTF and the Infrastructure chapter the provisions of the NESTF prevail.
3. Any activity located on a Hazardous Activities and Industries List (HAIL) site, or which involves the replacement or removal of fuel storage tanks is subject to the provisions of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
4. Activities involving earthworks, damming, diversion, stormwater discharges and indigenous biodiversity are also regulated by the Horizons (Manawatū-Whanganui Regional Council) and a resource consent may be required under the rules of the One Plan.
5. Compliance is also required with the District Wide Matters provisions contained in Part 2 of the Manawatū District Plan, particularly those provisions relating to:
 - a. Energy, Infrastructure and Transport (INF, EWA, and TR),
 - b. Hazards and Risks (HS and HN),
 - c. Historical and Cultural Values (HH and TREE),
 - d. Subdivision (SUB), and
 - e. General District-Wide Matters (ER, EW, FIN, NOISE, REL, SIGN, TEMP).
6. Although not part of the District Plan, Feilding Town Centre Design Guidelines are available to suggest ways in which new buildings can be designed to complement the character of existing, early-twentieth-century buildings fronting streets in the town centre.
7. In respect to large buildings, and multi-unit residential developments, access to water for firefighting purposes should be considered. New Zealand Firefighting Water Supplies Codes of Practice offers guidance on matters such as how to determine the appropriate water supply classification, water supply, hydrant locations and fire fighting vehicle access.

TCZ-R1 - Commercial Activities, Retail Activities, Entertainment Facilities, and Community Facilities

TCZ-R1.1	Activity Status: Permitted	
	Where compliance is achieved with:	
	TCZ-ST3 – Screening	
	TCZ-ST6 - Signs	
	TCZ-ST7 – Vehicle access	
	TCZ-ST8 – Noise	
	TCZ-ST9 – Parking	
	TCZ-ST12 – Glare	
TCZ-R1.2	Activity Status: Restricted Discretionary	
	Where compliance is not achieved with any of the standards in TCZ-R.1.1	
	Matters of Discretion	
	TCZ-MD1	The effect of the non-compliance with the relevant standard that is not met.
	TCZ-MD2	Noise, including hours of operation
	TCZ-MD3	Glare
	TCZ-MD4	Effects on the amenity values of neighbouring properties or the character of the Town Centre <i>Zone</i> .
	TCZ-MD5	Effects on the efficient and safe operation of the transportation network.
TCZ-R1.2	TCZ-MD6	Vehicle crossing impacts on pedestrian safety.

TCZ-R2 - Residential activities, papakāinga housing, visitor accommodation and multi-unit residential developments

TCZ-R2.1

Activity Status: Permitted

Where compliance is achieved with:

TCZ-ST3 – Screening

TCZ-ST6 – Signs

TCZ-ST7 – Vehicle access

TCZ-ST8 – Noise

TCZ-ST9 – Parking

TCZ-ST11 – Access

TCZ-ST12 – Glare

TCZ-ST14 – Residential units, Multi-unit Residential Developments and Visitor Accommodation

TCZ-R2.2

Activity Status: Restricted Discretionary

Where compliance is not achieved with any of the standards in TCZ-R.2.1

Matters of Discretion

TCZ-MD7	The effect of the non-compliance with the relevant standard that is not met.
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TCZ-MD8	Noise, including hours of operation
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TCZ-MD9	Glare
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TCZ-MD10	Effects on streetscape and the amenity of adjacent properties.
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TCZ-MD11	Adequacy of <i>residential unit</i> , unit within a <i>multi-unit residential development</i> and papakāinga housing noise insulation, ventilation and solid waste management storage.
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TCZ-MD12	Sufficiency of <i>net floor area of residential units</i> and units within a <i>multi-unit residential development</i> .
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TCZ-MD13	Adequacy of water supply for firefighting purposes.
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TCZ-MD14	Effects on the efficient and safe operation of the transportation network.
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TCZ-MD15

Vehicle crossing impacts on pedestrian safety.

TCZ-R3 - New buildings, accessory buildings, and exterior alterations or additions to existing buildings**TCZ-R3.1****Activity Status: Permitted**

Where compliance is achieved with:

TCZ-ST1 – Height and Height in Relation to Boundary

TCZ-ST2 – Setbacks

TCZ-ST4 – Building Frontages

TCZ-ST5 – Veranda Cover

TCZ-ST6 – Signs

TCZ-ST7 – Vehicle access

TCZ-ST8 – Noise

TCZ-ST9 – Parking

TCZ-ST11 – Access

TCZ-ST12 – Glare

TCZ-ST14 – Residential units, Multi-unit Residential Developments and Visitor Accommodation

TCZ-ST15 – Seismic Strengthening

TCZ-ST16 - Stormwater management and impervious surfaces

TCZ-R3.2**Activity Status: Restricted Discretionary**

Where compliance is not achieved with any of the standards in TCZ-R3.1

Matters of Discretion**TCZ-MD16**

The effect of the non-compliance with the relevant standard that is not met.

TCZ-MD17

The location, scale, design and appearance of buildings or structures.

TCZ-MD18The relationship between the scale and character of new *buildings*, or *buildings* being altered, and adjacent *buildings*.

	TCZ-MD19	Noise, including hours of operation
	TCZ-MD20	Glare
	TCZ-MD21	Effects on streetscape and the amenity of adjacent properties.
	TCZ-MD22	The extent to which the <i>height</i> and design of façades of <i>buildings</i> fronting onto Manchester Square contribute to a sense of shelter and enclosure.
	TCZ-MD23	Continuity of veranda coverage and <i>building</i> frontage
	TCZ-MD24	Adequacy of water supply for firefighting purposes.
	TCZ-MD25	Effects on the efficient and safe operation of the transportation network.
	TCZ-MD26	Vehicle crossing impacts on pedestrian safety.
	TCZ-MD27	The management of stormwater, including extent & location of impervious surfaces.
	TCZ-MD28	The design and construction of systems for the capture, storage, treatment and disposal of stormwater where not connected to the Council's stormwater network.

TCZ-R4 – Maintenance and minor repair of buildings

TCZ-R4.1	Activity Status: Permitted
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TCZ-R5 – Alterations and additions to the interior of any existing building

TCZ-R5.1	Activity Status: Permitted Where compliance is achieved with: TCZ-ST8 – Noise TCZ-ST14 – Residential Units, Multi-unit Residential Developments and Visitor Accommodation TCZ-ST14 – Seismic Strengthening
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TCZ-R5.2	Activity Status: Restricted Discretionary	
	Where compliance is not achieved with:	
	TCZ-ST8 - Noise, including hours of operation	
	TCZ-ST13 – Residential Units, Multi-unit Residential Developments and Visitor Accommodation	
	Matters of discretion	
	TCZ-MD29	The effect of the non-compliance with the relevant standard that is not met.
	TCZ-MD30	Noise, including hours of operation
	TCZ-MD31	Adequacy of <i>residential unit</i> and <i>visitor accommodation unit</i> noise insulation and ventilation.
	TCZ-MD32	Sufficiency of <i>net floor area of residential units</i> and units within a <i>multi-unit residential development</i> .
	TCZ-MD33	The management of stormwater and the location of impervious surfaces
TCZ-R5.3	Activity Status: Discretionary	
	Where compliance is not achieved with TCZ-ST14	

TCZ-R6 – Partial or complete demolition of buildings

TCZ-R6.1	Activity Status: Permitted	
	Where the work is required to make the <i>site</i> safe after an accidental fire, flooding, or earthquake event.	
TCZ-R6.2	Activity Status: Restricted Discretionary	
	Where the work is not required to make the <i>site</i> safe after an accidental fire, flooding, or earthquake event.	
	Matters of Discretion	
	TCZ-MD34	The effect of the non-compliance with the relevant standard that is not met.

	TCZ-MD35	Mitigation of adverse visual <i>effects</i> arising from vacant land
	TCZ-MD36	Whether demolition sufficiently avoids adverse <i>effects</i> on the structural integrity and weather-tightness of adjoining <i>buildings</i> .
	TCZ-MD37	The extent to which any undemolished part of a <i>building</i> being partially demolished is seismically strengthened.

TCZ-R7 – Seismic Strengthening

TCZ-R7.1	Activity Status: Permitted Where compliance is achieved with: TCZ-ST14 – Seismic Strengthening
TCZ-R7.2	Activity Status: Discretionary Where compliance is not achieved with TCZ-R14

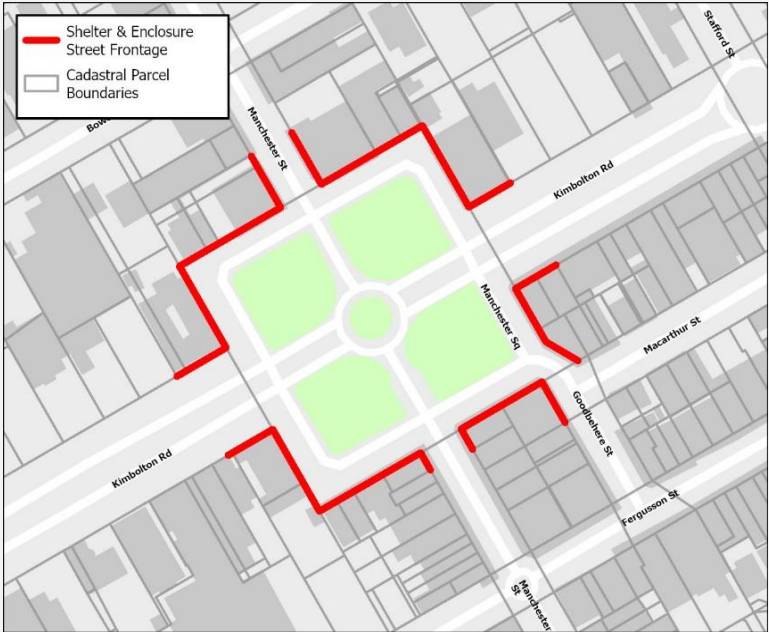
TCZ-R8– Formation of new vehicle crossings onto roads

MUZ-R8.1	Activity Status: Restricted Discretionary	
	Matters of Discretion:	
	TCZ-MD38	Effects on the efficient and safe operation of the transportation network.
	TCZ-MD39	Vehicle crossing impacts on pedestrian safety.
	TCZ-MD40	Whether the vehicle crossing will result in adverse <i>effects</i> on <i>streetscape</i> .
	TCZ-MD41	The management of stormwater, including extent & location of impervious surfaces.

TCZ-R9 – Any activity not otherwise provided for in the Town Centre Zone as a permitted, controlled, or restricted discretionary activity.

TCZ-R9.1	Activity Status: Discretionary
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Standards – Town Centre Zone

TCZ-ST1	Height	
	TCZ-ST1.1	The maximum <i>height</i> for any <i>building</i> in the Town Centre Zone is 12m.
	TCZ-ST1.2	Standard TCZ-ST1.2 does not apply to eaves, lightening rods, finials, flagpoles, solar panels and water heaters, antennas, aerials and chimneys.
	TCZ-ST1.3	New and replacement <i>buildings</i> fronting the Manchester Square <i>shelter and enclosure</i> streets shown in Figure 54 must have a total façade <i>height</i> of not less than 9m, inclusive of parapet.  Figure 54 – Manchester Square <i>Shelter and Enclosure Streets</i>
TCZ-ST2	Setbacks	
	TCZ-ST2.1	All <i>buildings</i> , adjoining land <i>zoned</i> General Residential, must comply with a setback of 4.5m.
	TCZ-ST2.2	Except for permitted gaps in facades as provided for under TCZ-ST7.2 or setbacks required to comply with TCZ-ST2.1, all <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 <i>zoned 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 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	where a <i>building</i> has one or more levels above the ground-floor level, symmetrically arranged windows above ground floor level which are either clear or frosted.
	TCZ-ST4.6	have ground-floor 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	Veranda Cover - All new or replacement <i>buildings</i> within the Town Centre Zone must provide a veranda and supporting poles along the full width of the <i>building</i> . The veranda must be set back 0.5m from the kerb line and must be of a <i>height</i> that relates to adjacent verandas to ensure continuity of cover.	
TCZ-ST6	Signs - Signs in the <i>Town Centre Zone</i> :	
	TCZ-ST6.1	Must be designed, installed and maintained in compliance with district wide rules SIGN R1, SIGN R2 and standards SIGN-ST1 to ST3.
	TCZ-ST6.2	If located above the footpath or carriageway, no part of such a <i>sign</i> shall be less than 2.5m above the footpath or less than 5.5m above the carriageway.
TCZ-ST7	Vehicle Access to sites	
	TCZ-ST7.1	Except as allowed for under TCZ-ST7.2, vehicle access to a site must be from the rear of the property to ensure a continuous <i>building</i> façade.
	TCZ-ST7.2	Where vehicle access is not possible from the rear of a <i>site</i> , vehicle access is to be provided from the side or the front of the

		<i>site</i> provided that any gap in the façade and veranda for vehicle access does not exceed 5m across the total street frontage.
TCZ-ST8	Noise - compliance with NOISE-ST1 to NOISE-ST4	
TCZ-ST9	Parking - compliance with TR-S3.	
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	Residential units, Papakāinga Housing, Multi-unit Residential Developments and Visitor Accommodation - must meet the following standards:	
	TCZ-ST13.1	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:
	TCZ-ST13.1a	Bedrooms: $D_{nT,w} + C_{tr} > 30$ dB
	TCZ-ST13.1b	Other Habitable Spaces: $D_{nT,w} + C_{tr} > 25$ dB
	TCZ-ST13.2	Compliance with TCZ-ST13.1 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-ST13.3	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-ST13.4	Minimum unit size – The <i>net floor area</i> of any <i>residential unit</i> , unit located within a <i>multi-unit residential development</i> or papakāinga housing, located in the Town Centre Zone must not be less than 35m ² .

	TCZ-ST13.5	Location – <i>residential units</i> and units located within a <i>multi-unit residential development</i> , papakāinga housing or <i>visitor accommodation</i> within the Town Centre Zone must be:	
		TCZ-ST13.5a	Located above the ground-floor level; or
		TCZ-ST13.5b	If at ground-floor level, be located behind premises which front onto the street which contain one of more: <i>retail activities</i> , <i>community facilities</i> , <i>entertainment facilities</i> or <i>commercial activities</i> .
	TCZ-ST13.6	Residential waste management area – <i>multi-unit residential developments</i> must provide onsite solid waste management storage spaces as follows:	
		TCZ-ST13.6a	Storage space of 1.5m ² per residential unit either for individual or communal collection.
		TCZ-ST13.6b	The onsite waste management area must be illuminated for the safety of users.
TCZ-ST13.6c		Bins stored onsite must be screened from sight from the street and adjacent residential areas.	
	TCZ-ST13.6d	Bins must be externally located with direct access to the street and must not encroach on areas used for onsite parking and access.	
TCZ-ST14	Seismic strengthening - where the strengthening work does not:		
	TCZ-ST14.1	Result in structural alterations to the external appearance of the <i>building</i>	
	TCZ-ST14.2	Result in any existing doors or windows being obstructed	
TCZ-ST15	Stormwater management and impervious surfaces		
	TCZ-ST15.1	All allotments and new <i>buildings</i> must be connected to the Council’s reticulated stormwater system.	
	TCZ-ST15.2	New allotments must be provided with a stormwater connection at the allotment boundary and constructed in accordance with the Council’s engineering standards.	

	TCZ-ST15.3	Impervious surfaces must be set back at least 5 metres from the top of any stopbank, or bank, of any river or stream with the setback comprising a permeable landscaped and planted area.
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