## 4 RESIDENTIAL ENVIRONMENT

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4 RESIDENTIAL ENVIRONMENT

The urban area of Whanganui straddles the lower reaches of the Whanganui River. The extent of urban development generally follows the sweep of the river plain and surrounding terraces. It is greater on the western side of the river, extending beyond the river estuary along the coast to the clifftops beyond Castlecliff.

The urban area takes up less than 1% of the total area of the District but is home to approximately 90% of the District's population.

Urban development is an important component of the District's economy. It provides homes, jobs, shopping facilities, professional and community services and recreation opportunities for people.

Structure Plans have been developed for Springvale and an area to the North West to facilitate high quality residential development by managing the location, form and scale. This provides for sustainable development and future growth.

4.1 ISSUES

4.1.1 Ad hoc and poorly designed infill/medium density housing developments reduce urban amenity and place pressure on existing infrastructure. Well designed and located infill and medium density housing development can contribute to the amenity values of the surrounding area, provide quality spaces and places to live, and efficiently utilize existing levels of infrastructure.

4.1.2 New residential development beyond the existing Residential zone needs to be carefully managed or it will reduce the sustainability of our urban service infrastructure and the amenity of our urban environment.

4.1.3 Households are becoming smaller however the housing market has not adapted to changing house sizes and densities. The market must provide for the changing and varied housing needs of the urban community.

4.1.4 Commercial activities in the Residential Zone along high-volume traffic routes can undermine the compact nature of the central commercial area and adversely affect the amenity of the surrounding residential environment.

4.1.5 While conventional solutions to supply of services are effective in some circumstances, a lack of consideration of alternative approaches often limits the potential to achieve sustainable low impact urban design which works with the natural land forms, while maximizing the potential environmental benefits.

4.1.6 The Rural Lifestyle Zone surrounding the urban area has been experiencing residential development pressures. Unplanned development
that occurs without an overall land use framework to guide and direct
growth can result in inappropriate outcomes.

4.1.7 Accessory buildings located in front of principal buildings can adversely
affect streetscape quality, particularly where the street is uniform in
appearance and front setbacks are unencumbered by structures such as
garages, carports or shipping containers. Accessory buildings can
dominate property frontages, undermine streetscape uniformity and if not
sited appropriately, obscure views of buildings from the street.

4.2 OBJECTIVE

4.2.1 High quality residential areas which consist of:

a. A variety of housing forms and densities that are available for
different residential lifestyle options;

b. Amenity values that are maintained or enhanced;

c. Development that is integrated with infrastructure;

d. Safe communities through urban design;

e. Relatively quiet living environments, compared to the other zones;

f. Low traffic on roads used primarily for property access with greater
traffic on roads with a distribution function;

g. A range of complementary activities where the effects are compatible
with the predominantly residential character, scale and amenities of
the area;

h. Retention of natural and cultural heritage features; and

i. Street infrastructure that provides opportunities for the roading
network as a high amenity public space that reflects the roading
hierarchy.

j. Residential streets that are characterised by open frontages and
unencumbered by structures forward of principal buildings.

4.3 POLICIES

4.3.1 Protect and enhance the surrounding landscape and the visual character
of the urban environment.

4.3.2 To ensure activities in the Residential Zone:

a. Maintain or enhance the building scale and residential character;

b. Recognise streetscape as having high public value;

c. Avoid or mitigate nuisance from noise, light spill and vibration;

d. Ensure a high standard of property access and avoid street
congestion and excessive traffic on roads;

e. Avoid or mitigate adverse visual amenity and safety problems from advertising;

f. Avoid excessive shading of public spaces or neighbouring properties from structures;

g. Maintain and enhance the natural and cultural heritage features of the zone;

h. Ensure an adequate standard of on-site amenity;

i. Maintain reasonable levels of sunlight and daylight access for residential properties;

j. Maintain reasonable levels of privacy for residential properties; and

k. Maintain visual amenity by avoiding accessory buildings sited in front of principal buildings.

4.3.3 Provide for planned development in the Coastal Residential Zone provided that adverse effects on the coastal environment are avoided or appropriately remedied and mitigated and infrastructure services are able to be efficiently and effectively provided.

Appropriately designed development in the Coastal Residential Zone provides diversity for the urban community and can provide high amenity values. Effective and efficient use of natural and physical resources is achieved by the zone being located close to existing infrastructure services and by occupying land that has low productive value.

4.3.4 To define a Coastal Residential Zone which provides for residential living and community activities in a distinctive coastal environment at lower densities than other residential zones.

The Coastal Residential Zone is an area adjacent to the cliff edge North West of Castlecliff that was identified, through a requested plan change process, as being suitable for development for residential living. The zone is limited in size and the provisions of the zone are intended to manage buildings and activities to achieve a density and style of development that is compatible with the natural character of this part of the coastal environment.

4.3.5 To protect the amenity values of the Coastal Residential Zone by maintaining a low density of built development, providing generous areas of open space and by carefully managing earthworks and the location and design of roads and infrastructure services.

The coastal environment in which the Coastal Residential Zone is located provides a very attractive setting for residential development. The policy intention is to ensure that development in the zone maintains a high
quality of amenity values. The characteristics that will contribute positively to maintaining amenity values include:

- Low density of built development
- Integration of built development with open spaces and natural features
- Provision for the safe movement of pedestrians and cyclists
- A quiet living environment
- Diversity in the sizes and layout of allotments
- A low intensity of development and maintenance of low-growing vegetation on land nearest the cliff edge and, in particular; the land within 10 metres of the cliff edge.

Evidence presented during the hearing of the proposed Coastal Residential Zone suggested that a desirable limit on density would be a maximum of 100 allotments in the 19 hectare area of the zone.

### 4.3.6 To protect the natural character and landscape values of the coastal environment by controlling the location and height of buildings and potential sources of night light in the Coastal Residential Zone.

The coastal environment in which the Coastal Residential zone is situated has distinctive natural character and landscape values. Unless carefully managed, subdivision and development of land in the zone has the potential to adversely affect these values. The remnant sand dune formations contribute valuable natural character to the zone. The policy intention is to minimise the adverse effects of earthworks and building on those natural features. Another important element of the natural character of this part of the coastal environment is the dark night sky. The policy seeks to minimise adverse effects on the dark night sky that could be created by artificial lighting in residential developments. The policy also seeks to control the location and height of buildings so that they are not prominent when viewed from the coast. The policy also seeks to ensure that activities including the construction and use of roads and infrastructure services do not adversely affect natural values, landscape values and the overall natural character of the coastal environment.

### 4.3.7 Protect rural areas from ad hoc urban development.

Rural residential development is regarded as a form of urban encroachment. It is likely to lead to the irreversible loss of highly productive land and demand for urban standards of infrastructure development. This is considered to be an inefficient use of land and infrastructure resources. It can also reduce options for future development. The intention of this policy is to discourage urban encroachment beyond the identified urban boundary. Subdivision of land for residential
development outside of the urban boundary will be managed. Conversely, new low density residential developments will be encouraged to locate within the urban boundary through the use of zoning.

It is considered necessary and appropriate to target the subdivision of land as a management tool as subdivision is usually the start of the development process, and there is a relationship between lot size and intended use. The use of incentives is considered to be a cost-effective way of complementing the use of controls.

The whole question of demand and supply of land for low density residential development needs to be monitored. This is to provide information on development trends and a basis for the review and refinement of future policies.

4.3.8 Ensure that land use activities, subdivision or development adjoining strategic land transport networks including the railway corridor, avoid, remedy or mitigate any adverse reverse sensitivity effects of noise and vibration from that land transport network.

4.3.9 Residential development in structure plan areas must ensure good quality urban design outcomes and provide efficient, safe and resilient infrastructure. Particular regard must be given to achieving the indicative roading layout, landscaping and three water infrastructure, and positive outcomes for the protection of historic heritage, including cultural values.

4.3.10 Developments that seek to deviate from structure plans (Appendix J and Appendix L) are provided for; but only if the following key criteria are achieved in a manner that secures positive outcomes for historic heritage protection, quality urban design outcomes, and the provision of efficient, safe and resilient infrastructure:

a. The development creates purposeful linkages for both vehicles and for active modes of transport, including pedestrian use that are safe, pleasant and work with the natural landform.

b. The development establishes road linkages to existing residential development adjacent to the structure plan area and to adjacent land within the structure plan to achieve good quality road linkages as currently proposed to optimise connectivity.

c. The development manages stormwater to ensure hydrological neutrality for each development within the structure plan area, thus ensuring neutral environmental effects beyond the wider structure plan area.

d. The development ensures residential development and associated infrastructure are designed to work with the natural landscape as far as possible.
e. The development avoids lengthy private rights of way where a road access to serve rear sections is appropriate.

f. The development avoids access for new allotments directly onto State Highway 3 and to Mosston Road. Legal and/or physical access to new allotments via existing single site accessways directly onto State Highway 3 and to Mosston Road, must be avoided.

g. The development enhances stormwater management and cycle/pedestrian networks to facilitate the potential for ecological corridors through the structure plan area.

h. The development’s transportation impacts (including demand generation) on the existing or proposed intersections with the state highway are mitigated by works or design, where these effects are materially greater than the effects modelled or anticipated in the development of the structure plan.

i. The development integrates other infrastructure within the structure plan area including the electricity, gas and fibre distribution networks.

### 4.4 RULES – RESIDENTIAL ZONE

#### 4.4.1 Permitted Activities

The following are permitted activities provided they comply with the performance standards in the Residential Zone as well as any other relevant chapters:

- a. Residential activities;
- b. Network utilities as provided for by section Chapter 22;
- c. Community activities on local roads;
- d. Relocated buildings and temporary relocatable buildings that comply with Chapter 19; and
- e. Temporary military training activities that comply with Chapter 19.

Advice Note: works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines.

Vegetation to be planted in or near electricity lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.
4.4.2 Controlled Activities

The following are controlled activities in the Residential Zone:

a. Dwellings, additional to the first dwelling on an allotment, not exceeding a density of more than 1 per 400m² of net site area.

   Control is reserved over the proposal’s ability to meet the subdivision provisions in Section 13.4.

b. Dwellings, in the **North West Structure Plan**, additional to the first dwelling on an allotment, not exceeding a density of 1 per 800m² of net site area.

   Control is reserved over the proposal’s ability to meet the subdivision provisions in Section 13.4.

4.4.3 Restricted Discretionary Activities

The following are restricted discretionary activities in the Residential Zone:

a. Any permitted activity which does not comply with a Residential Zone performance standard.

   Council’s discretion is restricted to:

   The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.

b. Any activity which does not comply with the height recession plane performance standard in relation to front boundaries.

   Council restricts its discretion to the following matters

   i. Whether the site topography or location of existing structures constrains any other development potential;

   ii. Where existing buildings on the site prevent access to the rear for accessory buildings;

   iii. The impact of the non-compliance on visual amenity or the streetscape of the surrounding area; and

   iv. Where the activity has the potential to be visually dominant or create shadowing on public space including footpaths and road ways.

   Notification: Applications subject to this rule are precluded from public and limited notification.

c. Any activity which does not comply with the performance standard for accessory buildings located in front of the principal building.

   Council restricts its discretion to:

   i. The site topography;
ii. Lack of rear access for accessory buildings;

iii. The effect on the character and appearance of the streetscape;

iv. The proposed compatibility of colour and construction of the accessory buildings on the site; and

v. Built in the same or similar style and materials to that of the predominant building on the lot.

Notification: Applications subject to this rule are precluded from public and limited notification

d. Structures located on or within 5 metres of the indicative roads or rights of way identified in the North West Structure Plan (Appendix L).

Council restricts its discretion to the following matter:

i. Consequences for implementation of the North West Structure Plan (Appendix L).

4.4.4 Discretionary Activities

The following are discretionary activities in the Residential Zone:

a. Commercial activities;

b. Network utilities not provided for as permitted or restricted discretionary activities by Chapter 22;

c. Any other activity which is not provided for as a permitted, controlled, restricted discretionary or non-complying activity; and

d. Additional dwellings other than the first dwelling on the site where the density does not meet the dwelling per net site area requirements.

4.4.5 Non-Complying Activities

The following are non-complying activities in the Residential Zone:

a. Manufacturing activities;

b. The establishment or expansion of any sensitive activity within a National Grid Yard; and

c. Buildings and structures located within the National Grid Yard, which are more than 2.5m in height and/or 10m² in area.
4.5 PERFORMANCE STANDARDS - Residential

4.5.1 Noise

All activities shall comply with the performance standards in Chapter 17. Note that Chapter 17 contains requirements for noise sensitive activities.

4.5.2 Light and Glare

a. Artificial lighting systems shall not result in increased luminance in excess of 8 lux in the measured ambient level in the vertical plane at the windows of any residential building in the Residential zone.

b. No light source shall cause glare which may adversely affect the vision of motorists on a road.

4.5.3 Minor Dwellings

a. One minor dwelling per allotment.

b. Must not exceed 60sqm in gross floor area.

4.5.4 Structures

a. Height

Building height shall not exceed 10 metres. Except that the standard shall not apply to supporting structures such as masts and poles providing that, above 10 metres in height, they have a maximum horizontal dimension of 0.7 metres (excluding aerials and antennas).

b. Height recession plane

All new buildings and structures, and additions to buildings and structures, other than conjoined multi-unit developments and residential care facilities, shall fit within a recession plane (or height-to-boundary plane) which commences at 2 metres above the existing ground level at all site boundaries and then projects from this line inwards at a 45 degree angle.
i. Where more than one unit is to be erected on a site and the units are not physically attached, the above height recession plane standard shall apply from a notional site boundary between the units (such as any proposed cross-lease or unit title boundary).

ii. All new conjoined multi-unit developments and residential care facilities shall be required to meet the following:

All site boundaries:
The minimum distance of any part of a building from a boundary shall be obtained from the following formula:

\[
D = \frac{L + 3H}{10}
\]

- **D** the minimum distance of any part of a building (including eaves where they exist) from the site boundary.
- **L** the continuous length of the roofline adjacent to the boundary. If the continuous length of the roofline is broken by a setback of 1.5 metres or more for at least 6 metres then separate calculations for each distance shall apply. Where a section is stepped back less than 1.5 metres or is less than 6 metres wide, the wall is deemed to be continuous.

Where the building is not parallel with the boundary, the formula is varied by adjusting the “length” used as detailed in the following diagrams.

- **H** the height of the building affecting that boundary. Height shall be measured to the underside of the eaves of pitched roofs or to the height of the wall of flat roofs. For the purpose of this
calculation, a roof with a pitch 45% or greater is considered to be a wall.

ii. Parallel - 14°

$D = L + 3H \frac{10}{4}$

iii. Exceptions

The following structures are exempt from the above height recession plane standard:

- Network utility masts, poles and antennas;
- Flagpoles;
• Wires;
• Television and radio antennas and support structures;
• Chimneys;
• Vertical ventilation shafts;
• Solar heating devices;
• Photovoltaic panels fixed no more than 200mm from the main bulk of the dwelling;
• Up to one-third of the height of gable end roofs and dormer windows not more than 3 metres wide;
• Any building or part of a building, that projects outside the recession plane from any side or rear boundary, that is no greater than 3.5 metres in height and extends for a length of no more than 6 metres in total along any one boundary; or
• if the distance to boundary calculation is applicable, any building or part of a building where H is less than or equal to 3.5 metres, and L is less than or equal to 6 metres or the adjusted length is less than or equal to 6 metres.

c. Fences
  i. Any fence erected along a front boundary shall not exceed 1.6 metres in height.
  ii. Any fence erected along any other side or rear boundary shall not exceed 1.8m in height.

d. Site coverage

  Buildings shall not cover more than 40% of the net site area.

e. Accessory buildings
  i. Accessory buildings shall not be erected in front yards but shall be located behind the space identified by a theoretical line taken from the closest point of the main buildings, parallel to, and for the entire length of, any front boundary adjoining Road Reserve. Refer to Diagram 1.
Diagram 1

1. This Rule applies to sites with multiple frontages to Road Reserve, and boundaries that are separated from Road Reserve by way of a segregation strip or similar instrument.

   Note: This rule (1 and 2) does not apply to sites that do not share a boundary with Road Reserve, or only do so via Right of Way or Access Strips, excluding sites that are separated from Road Reserve only by way of Segregation Strip or other similar instrument.

2. In addition, for sites that adjoin Road Reserve on multiple boundaries, accessory buildings shall not be located in the area located behind the intersection of theoretical line taken from the closest point of the main buildings, parallel to, and for the entire length of, any boundary adjoining Road Reserve and in front of the main building. Refer to Diagram 2
f. Antenna dishes
   i. Antenna dishes shall not exceed 2 metres in diameter (except as provided for in Chapter 22 in relation to network utilities).
   ii. Pedestal mounted dish antenna pivoted up to 4m above ground level with a maximum diameter of 5m.

4.5.5 Amenity

a. Minimum net site area 400m² per dwelling, except that within the North West Structure Plan (Appendix L - pink shaded area only) the minimum net site area per dwelling is 800m².

b. Site amenity
   i. There shall be a minimum of 30m² outdoor north to north-west facing living space accessible from a living room for each dwelling or multi unit provided that the least dimension in any direction shall be 3m. Except that:
      ii. For upper storey units, the outdoor space requirement shall be a minimum of 8m² north to north-west facing living space accessible by each unit, and the least dimension in any direction shall be 1.5m.
   iii. For multi units an enclosed storage space, with a minimum area of 2m² and with outdoor access shall be provided.
4.5.6 **Home Occupations**

a. Only one person not living at the same site shall be employed in the home occupation; the total number of persons not to exceed three.

b. **Amenity**

   There shall be no exterior display, no exterior advertising (except as permitted under this Plan), no exterior storage of materials, nor any other exterior indication of the occupation or variation from the residential character of the neighbourhood.

d. **Hours of Operation**

   Home occupations may operate only between the hours of 7am and 10pm and the sale of goods is limited to the hours between 7.00am and 7.00pm. Hours of operation do not apply to Home Stays.

d. **Loading and access** shall be in accordance with Chapter 12.

4.5.7 **Signage**

All activities shall comply with the performance standards in Chapter 16.

4.5.8 **Parking, Loading and Vehicle Crossings**

a. All activities shall comply with the performance standards in Chapter 12.

b. Car parking spaces for Community activities and Home Occupations shall be screened from adjoining residential properties by a solid fence and/or vegetation to a minimum height of 1.8 metres.

4.5.9 **Hazardous Substances**

Any new or expanded hazardous facility is subject to the provisions of Appendix F Hazardous Facility Screening Procedure.

4.5.10 **Earthworks**

All activities shall comply with the performance standards in Chapter 14.

4.6 **RULES – COASTAL RESIDENTIAL ZONE**

Council seeks to maintain a coastal residential area which has the following characteristics:

a. A range of residential and community activities that are developed and managed in such a way to ensure that their effects are compatible with the coastal character and amenity associated with the coastal environment;

b. A range of residential and community activities that are compatible with the scale and form of the coastal environment;
c. Retention of the natural and heritage features associated with the cliffs and dune area;
d. Activities consolidated in a manner which maximises the efficient and effective use of infrastructure and reticulated services;
e. Open, medium density development that complements the existing natural environment;
f. Safe urban design (including pedestrian and vehicle safety);
g. Low traffic on roads used primarily for property access with greater traffic on roads with a distribution function; and
h. A quiet living environment.

The Coastal Residential Zone rules aim to:
a. Require the preparation and implementation of a Comprehensive Structure Plan to guide subdivision, use and development of land in the zone;
b. Provide for residential activities, community activities and limited public access to the beach;
c. Limit the density of residential development to no more than 100 allotments in the 19ha zoned area;
d. Limit the height and location of buildings;
e. Ensure stormwater is managed and disposed of in a manner that does not adversely affect the natural values of the cliff face or beach below the zone;
f. Require all residential and community activities to be provided with connections to reticulated public water supply and wastewater treatment and disposal systems;
g. Limit built development close to the cliff edge and provide for the maintenance of low-growing vegetation within approximately 10 metres of the cliff face;
h. Recognise the remnant dunes as having important natural and amenity values and minimise earthworks and building on the dunes;
i. Maintain an appropriate scale and character of built development;
j. Address the potential adverse effects of nuisance from noise, light spill and vibration;
k. Ensure adequate access and vehicle parking in allotments and avoid congestion on roads and kerb-sides;
l. Avoid excessive shading of public spaces and residential properties by buildings;
m. Provide for a diversity of allotment sizes;

n. Provide for open space areas and amenity planting integrated throughout the built residential area;

o. Discourage the use of exotic plants that have the potential to become plant pests; and

p. Set assessment criteria to address the natural character, landscape and amenity values of the coastal environment.

### 4.6.1 Permitted Activities

The following are permitted activities provided they comply with the performance standards in the Coastal Residential Zone as well as any other relevant chapters:

a. Residential activities;

b. Network utilities that comply with Chapter 22;

c. Community activities on local roads;

d. Relocated buildings and temporary relocatable buildings that comply with Chapter 19; and

e. Temporary military training activities that comply with Chapter 19.

### 4.6.2 Controlled Activities

The following activities are controlled activities in the Coastal Residential Zone:

a. Structures associated with a single public access track between the cliff top and the beach.

   Control is reserved over:
   
   i. The location of the access;
   
   ii. The design of the access structure(s), including materials used, having particular regard to safety, landscape and visual effects;
   
   iii. The extent of earthworks and vegetation clearance.

b. Buildings located above the 45 metre contour level shown on Figure 1, Appendix H.

   Control is reserved over:
   
   i. The effect of the height, shape, mass or location of the building for the preservation of the natural character of the dunes;
   
   ii. The degree to which the building dominates the landscape or the surrounding residential environment;
iii. The degree to which the location of the building platform is sympathetic to the underlying landform and to the surrounding landscape patterns; and

iv. The degree to which the need for earthworks is minimised.

### 4.6.3 Restricted Discretionary Activities

The following are restricted discretionary activities in the Coastal Residential Zone:

a. Any permitted or controlled activity which does not comply with a Coastal Residential Zone performance standard. Council’s discretion is restricted to:

   The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance.

b. Any activity which does not comply with the height recession plane or front and side yard setback standards.

   Council restricts its discretion to:

   i. Whether the site topography or the location of existing structures constrains any other development potential;

   ii. The extent to which existing buildings on the site prevent access to the rear of the site for car parking;

   iii. The impact of the non-compliance on the residents’ amenity or streetscape of the surrounding area; and

   iv. The effects of the non-compliance on the residential character of the neighbourhood and on the natural character of the coastal environment.

   Notification: Applications for accessory buildings subject to this rule are precluded from public or limited notification.

### 4.6.4 Discretionary Activities

The following are discretionary activities in the Coastal Residential Zone:

a. Network utilities not provided for as permitted or restricted discretionary by Chapter 22; and

b. Any other activity which is not provided for as a permitted, controlled, restricted discretionary or non-complying activity.

### 4.6.5 Non-Complying Activities

The following are non-complying activities in the Coastal Residential Zone:

a. Manufacturing Activities;

b. Commercial Activities;
c. Retail Activities;
d. Non-compliance with Standard 4.7.7(e);
e. Buildings within the 50 metre contour shown on Figure 1 Appendix H.

4.6.6 Prohibited Activities

a. Dwellings and accessory buildings located within 20 metres of the closest part of the cliff.
b. Access tracks and structures between the Coastal Residential Zone and the beach other than those authorised pursuant to Rule 4.6.2(c).

4.7 PERFORMANCE STANDARDS – Coastal Residential

4.7.1 Noise

All activities shall comply with the performance standards in Chapter 17. Note that Chapter 17 contains requirements for noise sensitive activities.

4.7.2 Light

Any particular artificial lighting system shall not result in increased luminance in excess of 8 lux in the measured ambient level in the vertical plane at the windows of any residential building in the Residential, Coastal Residential, Rural or Rural Settlement Zones. No light source shall cause glare which may adversely affect the vision of motorists on a road. All outdoor lighting fixtures shall incorporate shields or other directional devices to prevent the spillage of light above the horizontal relative to the light source.

4.7.3 Air Discharge

Note: There are no District Plan standards for air discharges. Discharges are controlled by the Manawatu Wanganui Regional Council. The Whanganui District Council has been authorised by the Manawatu Wanganui Regional Council to exercise all powers and functions of Enforcement Officers for the purpose of investigating complaints about discharge of contaminants to air within the boundary of the Whanganui urban area. Persons responsible for causing discharges to air should consult the Whanganui District Council or the Manawatu Wanganui Regional Council staff about the provisions in the Regional Air Plan for the Manawatu Whanganui region. Furthermore, Section 17 of the Act imposes a duty on all persons to avoid, remedy or mitigate adverse effects, including those relating to odour, dust and smoke, regardless of any rules in plans or conditions of resource consents.

4.7.4 Hazardous Substances

Any new or expanded hazardous facility is subject to the provisions of Appendix F Hazardous Facility Screening Procedure.
4.7.5 Parking, Loading and Vehicle Crossings

All activities shall comply with the performance standards in Chapter 12.

4.7.6 Structures and Yards

a. Height recession plane

All new buildings and structures, and additions to buildings and structures shall fit within a recession plane (or height-to-boundary plane) which commences at 2 metres above the existing ground level at all internal site boundaries and then projects from this line inwards at the angle specified below:

<table>
<thead>
<tr>
<th>Boundary</th>
<th>Angle</th>
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<tbody>
<tr>
<td>Northern (315° - 45°)</td>
<td>55°</td>
</tr>
<tr>
<td>Western (226° - 314°)</td>
<td>40°</td>
</tr>
<tr>
<td>Eastern (46° - 135°)</td>
<td>40°</td>
</tr>
<tr>
<td>Southern (136° - 225°)</td>
<td>30°</td>
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b. Exceptions from the height recession plane standard

The following structures are exempt from the above height recession plane standard:

i. Network utility masts, poles and antennas;
ii. Flagpoles;
iii. Wires;
iv. Television and radio antennas and support structures;
v. Chimneys;
vi. Up to one-third of the height of gable end roofs and dormer windows not more than 3 metres wide;
vii. Photovoltaic panels no more than 200mm from the main block dwelling;
viii. Solar heating devices.

c. i. All new buildings and structures, and additions to buildings and structures shall comply with the following boundary setbacks:

   Front Yard       7 metres
   Side and Rear Yards 2.5 metres

   ii. Any fence or planting located adjacent to the road boundary shall have a maximum height of 1.2 metres.
iii. The height of vegetation on any residential lot shall not exceed the height as specified in d) i and ii below and also meet the recession plane requirements as specified in a) above.

iv. On sites other than rear sites not less than 60% of the front yard shall comprise of landscaped permeable surfaces.

d. i. Building height shall not exceed 8 metres. Except that the standard shall not apply to supporting structures such as masts, and poles providing that, above 8 metres in height the structures have a maximum horizontal dimension of 0.7 metres (excluding aerials and antennas).

ii. Buildings shall not project beyond the height recession plane shown in Figure 2 in Appendix H.

e. There shall be no more than one dwelling per site.

f. The maximum impervious surface coverage on any site shall be 35%. This shall include both buildings and paved surfaces.

g. Any garage or accessory building shall be built to the same design, materials and construction standard as the principal building.

h. Antenna dishes shall not exceed 2 metres in diameter (except as provided for in Chapter 22 in relation to network utilities).

4.7.7 Home Occupations

a. Number of persons to be employed

Not more than one person outside the family shall be employed in the home occupation; the total number of persons not to exceed three.

b. Electrical Interference

Home occupations shall not use equipment which creates electrical interference beyond site boundaries.

c. Storage

No equipment or materials for a home occupation, nor refuse arising from a home occupation, shall be stored outdoors.

d. Amenity

There shall be no exterior display, no exterior advertising (except as permitted under this Plan), no exterior storage or materials, nor any other exterior indication of the occupation or variation from the residential character of the neighbourhood.

e. Hours of Operation
Home occupations may operate between the hours of 7.00 am and 10.00 pm and the sale of goods is limited to the hours between 7.00am and 7.00pm. Hours of operation do not apply to Home Stays.

f. Loading and Access

Ingress and egress and provision for loading to be in accordance with Chapter 12. Use of right of way systems is not permitted for public vehicular traffic.

4.7.8 Signage

All activities shall comply with the performance standards in Chapter 16.

4.7.9 Earthworks and Vegetation Clearance

a. No earthworks or vegetation clearance shall occur within 10 metres of the edge of the coastal cliff (other than earthworks and vegetation clearance associated with the construction of a public access structure authorised pursuant to Rule 4.6.2 (a).

b. No area greater than 300 m² shall be cleared of vegetation cover within any 12 month period.

c. Vegetation shall be reinstated on all areas within 6 months of the initial disturbance.

d. All activities shall comply with the earthworks standards provided in Chapter 14.

Note: Additional consents may also be required from the regional council for earthworks and vegetation clearance.