

Wanganui District Plan - Tracked Changes Document

Plan Change 21 – Central City and Riverfront

Recommended insertions or deletions to Proposed Plan Change 21, as a result of submissions, have had shading removed and are in a larger font. Insertions are underlined, and deletions are struck out.

Proposed Plan Change 21

Issues

An issue is an existing or potential problem that must be resolved to promote the purpose of the RMA. However, issues can also be positive opportunities that if taken advantage of can assist in promoting the purpose of the RMA.

126 Adverse Effects of Development in the Central City Area

Commercial form - the physical form of commercial areas has developed as the city has grown. The central city area of Wanganui is relatively compact and is complemented by key visual landmarks, views and significant heritage. The most significant being the Whanganui River, Queens Park/Pukenamu, Cooks Gardens/Papatuhou, and Moutoa Gardens/Pakaitore.

The central city area provides for the social, cultural and economic wellbeing of the community, by both being a place of commerce and of social interactions. The compact commercial form, the places within and surrounding, and the connections between those places creates the setting for the community's social, cultural, and economic transactions to take place. To remain successful it is important that the central city area retains its vibrancy and improves the visual and physical connections between the significant landmarks and heritage.

Activities that adversely affect the amenity of the central city area could reduce that amenity and therefore adversely affect the economic and social sustainability of the area. Activities, particularly small format retail activities, form the core of a successful central city area, meaning that if these activities relocate outside of the central city area, they could also adversely affect the sustainability of that area. The establishment of new commercial centres would lead to unnecessary duplication of physical resources that would not maximise the existing built form and supporting infrastructure in the central city area.

128 Underutilised Public Space in the Central City Area

Public space is important to the success of the central city area. Traditionally public space has been limited to parks. However public roads present an opportunity for use as a quality public space.

Public roads account for a significant proportion of the central city area. Traditionally they

have been managed primarily as an infrastructure corridor for utilities and vehicle movement. By developing our public roads primarily for the movement of vehicles, opportunities for other forms of transport are diminished, resulting in some disconnect between places. Good urban design that provides transport choice and promotes the use of roads for activities will create a vibrant, connected central city area.

The riverfront area is underutilised as a public place. This place presents a significant opportunity for development that recognises the importance of the Whanganui River, and creates a premier public space.

I29 Loss of Central City Characteristics

The Resource Management Act 1991 defines amenity as: *"...those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes."*

Amenity values almost defy a specific definition, as they are subjective to each individual person, and may be influenced by their particular circumstances and traits.

While the RMA does not define "character", the Oxford Dictionary defines it as: *"Collective qualities or peculiarities..."*

Although there is also a subjective component to 'character', it can be more readily described than amenity. Particular qualities or peculiarities that comprise the character of an area can be identified.

Wanganui is made up of a number of different areas that all have their own specific character that defines them. They are defined by the form and layout of the buildings, the activities, the form and layout of the streets, and the public spaces.

If some of these characteristics are undermined or lost you could lose the very qualities that make these areas successful.

I30 Improving Connectivity in the Central City Area

A cohesive central city area requires clear connections between places. It is important to be able to move freely between places to enhance social and economic vitality. Moving freely between the distinct places relies on the built form being clearly readable.

131 Development That Does Not Take into Account the Four Wellbeings

It is important that all development takes into account social, economic, environmental and cultural wellbeings. If development occurs that does not adequately consider and take into account all of the four wellbeings, that development could negatively impact on the over-all wellbeing of the community.

132 Identification of Hazardous Substances

1. Information on the location of hazardous facilities and their impact on people and communities and the environment is not complete.

Most of the known hazardous facilities are located within the urban area of Wanganui. The majority of these are in industrial areas, with other concentrations in commercial areas, eg service stations. Location of hazardous facilities in residential areas is increasing. This is associated with home occupations. In the rural areas, agrichemicals are commonly stored on farms.

A number of sites within the District have been identified as potentially contaminated, assessed and confirmed as contaminated or formerly contaminated.

Contaminated sites are sites where hazardous substances occur at concentrations which are likely to pose an immediate or long term hazard to human health or the environment. Sites of this nature may have been used in the past, or are being used, for industrial processing, storage of hazardous substances, or dumping of hazardous wastes. This has implications for the Manawatu-Wanganui Regional Council, Wanganui District Council, land owner, occupier, polluter and neighbouring land owners/occupiers. The Manawatu-Wanganui Regional Council has identified through its Regional Policy Statement the need to prepare a regional inventory of contaminated sites. Wanganui District Council, along with the Manawatu-Wanganui Regional Council, has an active responsibility in contaminated sites' management and, once comprehensive information is available, Council may instigate a Plan change if appropriate, require redevelopment of the land or initiate other enforcement action.

Part of this issue is the recognition and realisation that many of the methods used for the disposal of hazardous waste in the past have been inadequate.

Many facilities are either inappropriately sited or unable to cope with the increased levels of waste being deposited. Accordingly, the Wanganui District has few suitable facilities available for the disposal of hazardous waste and the District lacks a dedicated hazardous waste treatment facility. This is also recognised as a national and regional waste management issue.

Identification and recognition of hazards is an essential part of risk management. Action is required to:

- a. Improve the information base regarding hazards in the District, including natural hazards and contaminated sites.

- b. Increase community knowledge and awareness of risks.

- c. Establish the level of risk that the community is prepared to accept to guide future development.

133 Reduction of Hazardous Substances

1. With respect to hazardous substances and facilities, and the risk they pose, the hazard is principally defined by the characteristics of the intrinsic properties of the substances and facilities, eg flammability of chemicals and their storage areas. The risk is defined by the probability of occurrence combined with the potential effects of that occurrence.

It is not possible to control the properties of hazardous substances. However, it is possible to reduce the hazard potential to protect human life, property and the environment.

To reduce hazard potential, the following matters need to be addressed:

a. The location, design and operation of new hazardous facilities in environmentally sensitive areas and areas with high concentrations of population.

b. Protection of existing developments in high risk areas.

2. Coordinate actions between the Manawatu-Wanganui Regional Council and Wanganui District Council having regard to the provisions of the Regional Policy Statement for Manawatu-Wanganui:

a. Contaminated sites – This is an issue where there is dual responsibility between the regional and district councils. The District Council will address contaminated site issues as they arise through resource consent processes and will otherwise liaise with the Regional Council to ensure coordinated responses to this issue.

134 District Plan Monitoring

The District Plan is the primary environmental policy document for the Wanganui District. As such, it is important to ensure that the objectives and policies, designed to achieve sustainable management, are successfully achieving this. The Resource Management Act requires local authorities to monitor the efficiency and effectiveness of policies, rules and methods of District Plans, and to take appropriate action if it is necessary.

135 Identification and Recognition of Natural Hazard Potential

The Wanganui District is affected by a number of natural hazards. The most significant ones are flooding, storms, tsunami, erosion and earthquakes. Knowledge of the location and

characteristics of natural hazards and their impacts on surrounding development and the environment is far from comprehensive.

The known major areas of concern include the following:

- a. The Whanganui River has a history of flooding in the urban area and the middle-reaches. Flooding has also occurred in the Matarawa Catchment, affecting Wanganui East and the upper valleys of that catchment. The Whangaehu River, along the south eastern boundary of the district, also has a history of flooding.
- b. Erosion is a widespread problem in the hill country. There are frequent wash-buts, landslips and subsidence after periods of heavy rain.
- c. Areas of hillside instability within the urban area of Wanganui, particularly the hillside north of the Bastia Tower (above Turua Road and below Mount View Road) and the hillside opposite the Whanganui City Bridge, below Hipango Terrace.
- d. The potential for coastal erosion in some coastal areas is severe. At Mowhanau, the cliffs have been subject to significant erosion and at the Coastal Residential Zone north of Castlecliff, the cliffs are predicted to erode by 18 m before reaching equilibrium.
- e. Areas of river bank erosion are found along both banks of the Whanganui River, causing loss or damage to private property, network utilities and public assets like roads.
- f. Tsunami is a significant risk to the Wanganui urban area.
- g. Several faults including Nukumaru and Upokongaro have been mapped along the marine terraces between Wanganui and Hawera. Parts of the Wanganui urban area adjacent to the river could be affected by soil liquefaction.
- h. Sand dune inundation in the Castlecliff and South Beach area.

The potential for loss of land due to a sea level rise resulting from global warming

136 Reduction of Natural Hazard Potential

1. It is important to distinguish between the hazard associated with natural events, and the risk they pose. Hazard is principally defined by the characteristics of the physical event, eg groundshaking associated with earthquakes. The risk is defined by the probability of occurrence combined with the potential effects of that occurrence.

It is not possible to control the occurrence of natural hazards, however, it is possible to reduce the hazard potential to protect human life, property and the environment.

To reduce hazard potential, the following matters need to be addressed:

a. The location and operation of new land use activities in areas affected by natural hazards.

b. Protection of existing developments in high risk areas.

2. Coordinate actions between the Manawatu-Wanganui Regional Council and Wanganui District Council giving effect to the provisions of the Regional Policy Statement for Manawatu-Wanganui:

a. Flooding – It is recognised that development can exacerbate the risk to life and property from flooding. Responsibility for managing this risk falls on both the Wanganui District Council and Manawatu-Wanganui Regional Council.

b. Accelerated soil erosion and land instability – This is primarily a regional council responsibility but the District Council has jurisdiction when this may affect structures or the safety of people.

Objectives

Objectives are goals, or end states to be sought. They are expressed as broad statements of what is to be achieved and represent the resolution of the issues identified. An objective statement may satisfy more than one issue.

Objective O20:

To ensure that development and activities in the central city area contribute to the social, cultural, economic and environmental wellbeing of the Wanganui community.

The central city area provides for the social, economic, environmental and cultural wellbeing. This means ensuring that activities and development in the central city area occur in a manner that helps Wanganui to be a place that is:

- > socially inclusive;
- > economically prosperous;
- > encourages cultural expression; and

-> environmentally responsible.

Objective O21:

To ensure that any adverse effects on the environment arising from development or activities in the central city area are managed effectively.

Development and activities have the potential to adversely affect the environment. Any development or activities in the central city area are therefore required to ensure that they avoid, remedy or mitigate any adverse effects on the following:

- ecosystems, including people and communities;
- natural and physical resources;
- amenity values;
- social, economic, aesthetic and cultural conditions which affect, or are affected by, those matters above.

Objective O23:

To ensure that development and activities in the central city area, and central edge commercial area, maintain or enhance the high quality amenity of the area.

Development and activities have the potential to adversely affect the amenity of the central city area.

Amenity will be maintained if the characteristics that people value are maintained or enhanced.

There are characteristics common to all of the areas of the central city, and characteristics unique to the individual areas that make up the central city. There are also characteristics that, while they do not currently exist, are important to create the places that the community desire.

The characteristics, or distinguishing qualities, that contribute to the amenity of the central city area include:

- The presence of heritage sites and buildings;
- Natural and cultural heritage features;
- Good urban design;
- Central city limits are defined by the Whanganui River and three Parks and Gardens;

- Low speed vehicle movement;
- High levels of sound emitted from activities;
- High numbers of commercial signs;
- Lively street activity;
- Pedestrian oriented street layout, design, and quality;
- High number of pedestrians in the streets;
- Consolidated on-street and mid-block car parks;
- A range of transport options.

In addition to the characteristics of the central city, **the central commercial area** has particular characteristics, or distinguishing qualities, that include:

- Buildings built to a high standard, up to the street frontage, with no gaps between them, reflecting the historic rhythm, and predominantly with verandahs over the footpath;
- Commercial activities reliant on pedestrian movement.

In addition to the characteristics of the central city, **the old town area** has characteristics, or distinguishing qualities, that include:

- A mix of boutique, commercial and arts activities reliant on pedestrian movement;
- Buildings built to a high standard, up to the street frontage, reflecting the historic rhythm and with no gaps between them.

In addition to the characteristics of the central city, **the riverfront area** has characteristics, or distinguishing qualities, that include:

- Visual and physical connections with the Whanganui River;
- Riverbank shared pathway connection;
- Connects to Moutoa Gardens/Pakaitore, Queens Park/Pukenamu, and the central city;
- Commercial activities reliant on pedestrian movement;
- Public open space;
- Public open space is used for events and activities.

The characteristics, or distinguishing qualities, that contribute to the amenity of **the central edge commercial area** include:

- Medium density buildings generally built back from the front boundary;
- Good urban design;

- A transition zone between the central city area and the surrounding environments;
- High numbers of commercial signs;
- Lively street activity;
- Vehicle oriented street layout, design, and quality;
- Off street parking, and loading;

Objective 024:

To ensure that development and activities in the central city area reflect the importance of the Whanganui River to Wanganui.

The Whanganui River is perhaps the single most important feature of the District. Its historical significance is immense, to both colonial and Maori cultures. It is important that the significance of the Whanganui River is reflected in all development.

Objective 025:

To ensure that development and activities in the central city area contribute to the overall safety of the area.

Development can occur in a way that contributes to the overall safety of an area. The implementation of good urban design and Crime Prevention Through Environmental Design (CPTED) principles can contribute to a safer central city area. It is important that development in the central city area occurs in a manner that contributes to the overall safety of that area.

Objective 028:

To ensure that the road reserve is utilised as an active public space and for all modes of transport.

Historically, the road reserve has been managed primarily as a corridor for vehicle movement and utilities. Roads serve a number of purposes and can enhance the quality of life in neighbourhoods, towns, cities and rural areas. It is important that development occurs in a manner that ensures that the road reserve is a multi-modal, active public space.

Objective 029:

To ensure that the key areas in the central city are well connected.

The central city area is made up of a number of distinct places, including Victoria Avenue, the Old Town, the Riverfront, and is bounded by key adjoining places, including Queens Park/Pukenamu, Cooks Gardens/Papatuhou and Trafalgar Square. It is important that development contributes to improved connectivity between key places.

Objective O30:

To ensure that development of the Wanganui Riverfront recognises and mitigates against the potential flood hazard from the Whanganui River.

The Regional Policy Statement states that new structures or activities, or the increase in the scale of an existing structure or activity is not permitted in the Wanganui riverfront area (because this area is likely to be subject to 1 in 200 year flood event) unless the flood hazard is avoided or mitigated.

Conventional flood avoidance structures such as stop banks or walls, or raising ground levels above the flood hazard would be inappropriate in the Wanganui riverfront development area. These methods would result in the loss of the visual and physical connections between the central city area and the Whanganui River. As there are significant buildings and activities established in the riverfront area, and the area has been identified for future development, the conventional techniques alone would not be feasible. For these reasons, in the Wanganui riverfront area, mitigating the risk to life and property, associated with the flood hazard is preferred.

Objective O31:

To ensure that the District Plan is monitored for efficiency and effectiveness.

The objectives, policies and methods of the District Plan achieve integrated management of the effects of the use of development or protection of natural and physical resources of the Wanganui district.

Policies and Methods

Policies

Policies are the broad strategies to achieve the objectives. They give direction, and represent a general course of action to be taken.

Methods

Methods are the specific actions to implement policies. A range of methods are applicable for each policy and the same method may be used to implement a number of policies. Not all

methods will be implemented through the District Plan. Where methods require Council funding of physical works or professional services, processing through the Annual Plan will be required.

Policy P85:

Define a Central Commercial Zone with the following characteristics:

- a. The presence of heritage sites and buildings
- b. Natural and cultural heritage features
- c. Good urban design
- d. Central city limits are defined by the Whanganui River and three parks and gardens
- e. Low speed vehicle movement
- f. Higher levels of sound emitted from activities
- g. Higher numbers of commercial signs
- h. Lively street activity
- i. Pedestrian oriented street layout, design, and quality
- j. High number of pedestrians in the streets
- k. Consolidated on-street and mid-block car parks
- l. A range of transport options
- m. Buildings built to a high standard, up to the street frontage, with no gaps between them, reflecting the historic rhythm, and predominantly with verandahs over the footpath
- n. Commercial activities reliant on pedestrian movement

Methods to implement P85:

M260 Define a Central Commercial Zone on the District Plan maps.

M269 To adopt rules for the Central Commercial Zone that maintain the identified characteristics of the central commercial area.

M34 To develop, or encourage the development of, public parking in suitable places, particularly in the Central City area, as the opportunity occurs or as necessity dictates.

M284 Incorporate CPTED principles in the rules and standards of the District Plan zones.

M282 Incorporate urban design principles in the rules and standards of the District Plan zones.

M283 Incorporate rules requiring cycle storage in the Central City area.

M295 Incorporate cycle storage requirements in Reserve Management Plans, Council Policies, and Infrastructure development, where appropriate.

Policy P86:

Define a Central Edge Commercial Zone with the following characteristics:

- a. Medium density buildings generally built back from the front boundary.
- b. Good urban design.
- c. A transition zone between the central city area and the surrounding environments.
- d. Higher numbers of commercial signs.
- e. Lively street activity.
- f. Vehicle oriented street layout, design, and quality.
- g. Off street parking, and loading.

Methods to implement P86:

M268 Define a Central Edge Commercial Zone on the District Plan maps.

M270 To adopt rules for the Central Edge Commercial Zone that maintains the identified characteristics of the central edge commercial area.

M284 Incorporate CPTED principles in the rules and standards of the District Plan zones.

M282 Incorporate urban design principles in the rules and standards of the District Plan zones.

Policy P87:

Define Outer Commercial Zone with the following characteristics:

- a. a predominance of lower density and vehicle-oriented commercial activities, generally with off-street parking, in the outer commercial area which surrounds the central area;
- b. protection for the amenity values of neighbouring residential areas;
- c. safe urban design (including pedestrian and vehicle safety);
- d. vibrant commercial areas.

Methods to implement P87

M31 Define an "Outer Commercial Zone" on the District Plan maps, with corresponding rules to accommodate more extensive and vehicle oriented commercial activities.

M371 Adopt rules for the Outer Commercial Zone

Policy P88:

Define a Neighbourhood Commercial Zone with the following characteristics:

- a. a predominance of low-rise commercial activities which serve the local community in the neighbourhood commercial areas which are located throughout the city;
- b. protection for the amenity values of neighbouring residential areas;
- c. safe urban design (including pedestrian and vehicle safety);
- d. vibrant commercial areas.

Methods to implement P88

M32 Define "Neighbourhood Commercial Zones" on the District Plan maps, with corresponding rules to maintain the predominantly local commercial character and scale of the City's neighbourhood commercial areas.

M372 Adopt rules for the Neighbourhood Commercial Zone

Policy P89:

Define an Arts and Commerce Zone with the following characteristics:

- a. The presence of heritage sites and buildings;
- b. Natural and cultural heritage features;
- c. Good urban design;
- d. Central city limits are defined by the Whanganui River and three Parks and Gardens;
- e. Low speed vehicle movement;
- f. Higher levels of sound emitted from activities;
- g. Higher numbers of commercial signs;
- h. Lively street activity;
- i. Pedestrian oriented street layout, design, and quality;

- j. High number of pedestrians in the streets;
- k. Consolidated on-street and mid-block car parks;
- l. A range of transport options;
- m. A mix of boutique, commercial and arts activities reliant on pedestrian movement;
- n. Buildings built to a high standard, up to the street frontage, reflecting the historic rhythm and with no gaps between them;
- o. Community activities, including UCOL.

Methods to implement P89

- M273** Define an Arts and Commerce Zone on the District Plan maps.
- M274** To adopt rules for the Arts and Commerce Zone that maintains the identified characteristics of the old town area.
- M275** To develop, or encourage the development of, public parking in suitable places within the Arts and Commerce area.
- M34** To develop, or encourage the development of, public parking in suitable places, particularly in the Central City area, as the opportunity occurs or as necessity dictates.
- M282** Incorporate urban design principles in the rules and standards of the District Plan zones.
- M283** Incorporate CPTED principles in the rules and standards of the District Plan zones.
- M288** Incorporate rules requiring cycle storage in the Central City area.
- M295** Incorporate cycle storage requirements in Reserve Management Plans, Council Policies, and infrastructure development, where appropriate.

Policy P90:

Define a Riverfront Zone with the following characteristics:

- a. Visual and physical connections with the Whanganui River;
- b. Riverbank shared pathway connection;
- c. Connects to Moutoa Gardens/Pakaitore, Queens Park/Pukenamu, and the central city;
- d. Commercial activities reliant on pedestrian movement;
- e. Public open space;
- f. Public open space is used for events and activities;
- g. The presence of heritage sites and buildings;
- h. Natural and cultural heritage features;
- i. Good urban design;

- j. Central city limits are defined by the Whanganui River and three Parks and Gardens;
- k. Low speed vehicle movement;
- l. Higher levels of sound emitted from activities;
- m. Higher numbers of commercial signs;
- n. Lively street activity;
- o. Pedestrian oriented street layout, design, and quality;
- p. High number of pedestrians in the streets;
- q. Consolidated on-street and mid-block car parks;
- r. A range of transport options.

Methods to implement P90

- M276 Define a Riverfront Zone on the District Plan maps.
- M277 To adopt rules for the Riverfront Zone that maintains the identified characteristics of the riverfront area.
- M34 To develop, or encourage the development of, public parking in suitable places, particularly in the Central City area, as the opportunity occurs or as necessity dictates.
- M282 Incorporate urban design principles in the rules and standards of the District Plan zones.
- M284 Incorporate CPTED principles in the rules and standards of the District Plan zones.
- M288 Incorporate rules requiring cycle storage in the Central City area.
- M294 Implement the roading infrastructure improvements proposed in the Riverfront Development Plan.
- M295 Incorporate cycle storage requirements in Reserve Management Plans, Council Policies, and infrastructure development, where appropriate.

Policy P91:

Encourage pedestrian movement in the central city area.

The presence of pedestrians in public spaces (including the road reserve and parks) creates energy that adds to the vibrancy of an area. By enabling activities in the central city area to utilise public spaces, pedestrians are encouraged to move within the area.

Methods to implement P91

- M9 Encourage and maintain the 'mainstreet' approach to the town centre.
- M278 Encourage the use of the road reserve for activities associated with the adjacent property.

- M279 Include urban design principles to ensure that the pedestrian movement is facilitated by the Wanganui Urban Transportation Strategy.
- M280 Create pedestrian links between the central commercial area, the riverfront, Queens Park/Pukenamu, Cooks Gardens/Papatuhou, Moutoa Gardens/Pakaitore and Trafalgar Square.
- M282 Incorporate urban design principles in the rules and standards of the District Plan zones.
- M284 Incorporate CPTED principles in the rules and standards of the District Plan zones.
- M285 Incorporate CPTED principles in Reserve Management Plans, Council Policies, and infrastructure development, where appropriate.
- M30 To develop, or encourage the development of, public parking in suitable places, particularly in the central city area, as the opportunity occurs or as necessity dictates.
- M45 Negotiate with land owners, where appropriate, to set aside access strips for public walkways as provided for under Section 237B of the Resource Management Act 1991.
- M294 Implement the roading infrastructure improvements proposed in the Wanganui Riverfront Development Plan 2011.
- M292 Provide input to Council's roading asset management documents to ensure that vehicle movement speed in the central city remains low.
- M291 Review Council's Licence to Occupy Road Reserve Policy to ensure that it facilitates the use of the road reserve for activities.
- M289 Ensure that the Wanganui Urban Transportation Strategy recognises the importance of, and provides for, a range of transport modes.
- M286 Identify and protect important view planes between the central city area, the riverfront, Queens Park/Pukenamu, Cooks Gardens/Papatuhou, Moutoa Gardens/Pakaitore and Trafalgar Square.
- M44 Identify a river bank walkway route, view points/view corridors and other access facilities as part of the preparation of a central river margin area landscape plan.

Policy P92:

Encourage access to and along the Whanganui River and river banks.

The Whanganui River is an important cultural and recreational feature of the district. It is important that development and activities provide for visual and physical access to and along the Whanganui River.

Methods to implement P93

- M141 Identify a river bank walkway route, view points/view corridors and other access facilities as part of the preparation of a central river margin area landscape plan.
- M45 Negotiate with land owners, where appropriate, to set aside access strips for public walkways as provided for under Section 237B of the Resource Management Act 1991.
- M277 To adopt rules for the Riverfront Zone that maintains the identified characteristics of the riverfront area.
- M278 Encourage the use of the road reserve for activities associated with the adjacent zone.
- M279 Include urban design principles to ensure that the pedestrian movement is facilitated by the Wanganui Urban Transportation Strategy.
- M280 Create pedestrian links between the central commercial area, the riverfront, Queens Park/Pukenamu, Cooks Gardens/Papatuhou, Moutoa Gardens/Pakaitore and Trafalgar Square.
- M282 Incorporate urban design principles in the rules and standards of the District Plan zones.
- M284 Incorporate CPTED principles in the rules and standards of the District Plan zones.
- M290 Provide input to the Regional Land Transport Strategy to ensure that the regional strategy reflects the needs of the Wanganui community.
- M292 Provide input to Council's roading asset management documents to ensure that vehicle movement speed in the central city area remains low.
- M294 Implement the roading infrastructure improvements proposed in the Riverfront Development Plan.

Policy P93:

Incorporate urban design principles in all development.

Good quality urban design not only creates attractive places, it can have many economic, social, environmental and cultural benefits. High-quality urban design is a key to creating sustainable cities and is proven to lead to economic, social, cultural and environmental wellbeing.

Methods to implement P93

- M281 Ensure Council is a signatory to the New Zealand Urban Design Protocol.

- M282 Incorporate urban design principles in the rules and standards of the District Plan zones.
- M283 Incorporate urban design principles in Reserve Management Plans, Council Policies, and infrastructure development, where appropriate.
- M279 Include urban design principles to ensure that the pedestrian movement is facilitated by the Wanganui Urban Transportation Strategy.
- M280 Create pedestrian links between the central commercial area, the riverfront, Queens Park/Pukenamu, Cooks Gardens/Papatuhou, Moutoa Gardens/Pakaitore and Trafalgar Square.
- M284 Incorporate CPTED principles in the rules and standards of the District Plan zones.
- M285 Incorporate CPTED principles in Reserve Management Plans, Council Policies, and infrastructure development, where appropriate.
- M286 Identify and protect important view planes between the Central City area, riverfront, Queens Park/Pukenamu, Cooks Gardens/Papatuhou, Moutoa Gardens/Pakaitore and Trafalgar Square.
- M30 Define a Central Commercial Zone on the District Plan maps.
- M269 To adopt rules for the Central Commercial Zone that maintains the identified characteristics of the central commercial area.
- M268 Define a Central Edge Commercial Zone on the District Plan maps.
- M270 To adopt rules for the Central Edge Commercial Zone that maintain the identified characteristics of central edge commercial area.
- M273 Define an Arts and Commerce Zone on the District Plan maps.
- M274 To adopt rules for the Arts and Commerce Zone that maintains the identified characteristics of the old town area.
- M276 Define a Riverfront Zone on the District Plan maps.
- M277 To adopt rules for the Riverfront Zone that maintains the identified characteristics of the riverfront area.
- M293 Establish a group from across council departments (notably Policy, Planning, Infrastructure, and Parks and Property) to consider the role of quality urban design in Council projects and developments.
- M294 Implement the roading infrastructure improvements proposed in the Riverfront Development Plan.

Policy P94:

Incorporate Crime Prevention Through Environmental Design principles in all development.

CPTED is a crime prevention tool that uses urban design and effective use of the urban environment to help prevent crime by reducing the opportunities for crime to occur.

Methods to implement P94

M284 Incorporate CPTED principles in the rules and standards of the District Plan zones.

M285 Incorporate CPTED principles in Reserve Management Plans, Council Policies, and Infrastructure development, where appropriate.

M30 Define a Central Commercial Zone on the District Plan maps.

M34 Identify a river bank walkway route, view points/view corridors and other access facilities as part of the preparation of a central river margin area landscape plan.

M268 Define a Central Edge Commercial Zone on the District Plan maps.

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M273 Define an Arts and Commerce Zone on the District Plan maps.

M274 To adopt rules for the Arts and Commerce Zone that maintains the identified characteristics of the old town area.

M276 Define a Riverfront Zone on the District Plan maps.

M277 To adopt rules for the Riverfront Zone that maintains the identified characteristics of the riverfront area.

Policy P95:

Connect the central commercial area, the riverfront, Queens Park/Pukenamu Cooks Gardens/Papatuhou, Moutoa Gardens/Pakaitore and Trafalgar Square.

The central city area and the central city parks and gardens are not well connected despite their close proximity. Physical and visual connection between these places is important in maintaining a coherent central city area.

Methods to implement P95

- M280** Create pedestrian links between the central commercial area, the riverfront, Queens Park/Pukenamu, Cooks Gardens/Papatuhou, Moutoa Gardens/Pakaitore and Trafalgar Square.
- M285** Identify and protect important view planes between the central city area, the riverfront, Queens Park/Pukenamu, Cooks Gardens/Papatuhou, Moutoa Gardens/Pakaitore and Trafalgar Square.
- M290** Provide input to the Regional Land Transport Strategy to ensure that the regional strategy reflects the needs of the Wanganui community.
- M273** Define an Arts and Commerce Zone on the District Plan maps.
- M274** To adopt rules for the Arts and Commerce Zone that maintains the identified characteristics of the old town area.
- M269** To adopt rules for the Central Commercial Zone that maintains the identified characteristics of the central commercial area.
- M30** Define a Central Commercial Zone on the District Plan maps.
- M276** Define a Riverfront Zone on the District Plan maps.
- M277** To adopt rules for the Riverfront Zone that maintains the identified characteristics of the riverfront area.

Policy P96

Maintain a compact central commercial area.

A compact form for a central commercial area is important to ensure economic and environmental sustainability and efficient infrastructure provision. A compact form also encourages people to walk therefore creating opportunities for social and commercial interaction.

Methods to implement P96

- M30** Define a Central Commercial Zone on the District Plan maps.
- M287** Ensure that the Wanganui Urban Transportation Strategy recognises the importance of the roads within the central city area in keeping the central city area compact.
- M3A** To develop, or encourage the development of, public parking in suitable places, particularly in the central city area, as the opportunity occurs or as necessity dictates.
- M268** Define a Central Edge Commercial Zone on the District Plan maps.

M269 To adopt rules for the Central Commercial Zone that maintains the identified characteristics of the central commercial area.

Policy P97:

Encourage a range of transport modes to and from the central city area.

We have traditionally relied on private motor vehicles as the primary transport mode to and from the central city area. While it is accepted that this trend is likely to continue, it is important that a range of transport modes are encouraged. The provision of public transport, cycling routes and parking, and encouraging more walkable streets will encourage a range of transport modes to and from the central city area.

Methods to implement P97

M279 Include urban design principles to ensure that the pedestrian movement is facilitated by the Wanganui Urban Transportation Strategy.

M280 Create pedestrian links between the central commercial area, the riverfront, Queens Park/Pukenamu, Cooks Gardens/Papatuhou, Moutoa Gardens/Pakaitore and Trafalgar Square.

M288 Incorporate rules requiring cycle storage in the central city area.

M269 Ensure that the Wanganui Urban Transportation Strategy recognises the importance of, and provides for, a range of transport modes.

M290 Provide input to the Regional Land Transport Strategy to ensure that the regional strategy reflects the needs of the Wanganui community.

M44 Identify a river bank walkway route, view points/view corridors and other access facilities as part of the preparation of a central river margin area landscape plan.

M284 Incorporate CPTED principles in the rules and standards of the District Plan zones.

M285 Incorporate CPTED principles in Reserve Management Plans, Council Policies, and infrastructure development, where appropriate.

M295 Incorporate cycle storage requirements in Reserve Management Plans, Council Policies, and infrastructure development, where appropriate.

Policy P102:

Identify central city roads where the following characteristics are maintained:

- a. the primary use of the roading corridor is for access to central city activities;
- b. pedestrians are prioritised;
- c. the road reserve is utilised as a high amenity public space;
- d. good urban design;

e. vehicles maintain low speeds

Methods to implement P102

M278 Encourage the use of the road reserve for activities associated with the adjacent zone.

M279 Include urban design principles to ensure that pedestrian movement is facilitated by the Wanganui Urban Transportation Strategy.

M280 Create pedestrian links between the central commercial area, the riverfront, Queens Park/Pukenamu, Cooks Gardens/Papatuhou, Moutoa Gardens/Pakaitore and Trafalgar Square.

M282 Incorporate urban design principles in the rules and standards of the District Plan zones.

M283 Incorporate urban design principles in Reserve Management Plans, Council Policies, and infrastructure development, where appropriate.

M291 Review Council's Licence to Occupy Road Reserve Policy to ensure that it facilitates the use of the road reserve for activities.

M292 Provide input to Council's roading asset management documents to ensure that vehicle movement speed in the central city remains low.

M293 Establish a group from across council departments (notably Policy, Planning, Infrastructure, and Parks and Property) to consider the role of quality urban design in Council projects and developments.

M294 Implement the roading infrastructure improvements proposed in the Riverfront Development Plan.

M296 Define the central city street overlay on the District Plan maps.

M297 Develop a Council street design guideline to ensure that street infrastructure development is in keeping with the characteristics of the street overlay.

Policy P103:

Utilise alternative flood hazard mitigation techniques within the riverfront area.

Alternative techniques, including but not limited to, building design that either protect buildings from inundation or allows quick recovery following inundation. The characteristics of flooding of the Whanganui River are very well understood. Given the history of flooding, the data available, including the rainfall and river levels, reliable models have been developed to predict the timing and degree of flood hazard in the Wanganui riverfront area.

Therefore, there is sufficient warning time for alternative techniques to mitigate a 1 in 200 year flood event in the Wanganui riverfront area.

Methods to implement P103

M214 Identify on the District Plan Maps the 1 in 200 year flood level.

M215 Develop appropriate conditions and terms for resource consents for subdivision and the location, design and nature of activities within the areas identified by a 1 in 200 year flood event.

M298 Adopt rules that require flood hazard mitigation for development in the riverfront area.

Policy P104:

Monitor the District Plan.

It is important to identify indicators to provide a measure of progress toward achieving the objectives and policies of the District Plan. These indicators will be included in a Council adopted District Plan monitoring policy, which will assess whether the methods for achieving the policies are appropriate and necessary, and also inform the State of the Environment Report.

Methods to implement P104

M299 Develop a District Plan Monitoring Policy.

Policy P105:

Adopt a 1 in 200 year flood level as the required level of flood hazard avoidance or mitigation for new developments in identified parts of the urban area.

Within the area identified as being subject to a 1 in 200 year flood event, different flood hazard avoidance or mitigation methods are required.

Methods to implement P105

M214 Identify on the District Plan Maps the 1 in 200 year flood level.

M215 Develop appropriate conditions and terms for resource consents for subdivision and the location, design and nature of activities within the areas identified by a 1 in 200 year flood event.

M217 Monitor and assess the cumulative effects of development and degree of risk in the identified areas.

R238 Adopt rules that require flood hazard mitigation for development in the riverfront area.

Policy P106

Buildings and sites shall be established and maintained at all times so as to not detract from the visual amenity, streetscape and neighbourhood character of the surrounding area.

New General Rules

R244 View Shaft Protection

The following additional rules apply to any activity or development within the view shafts identified on the planning maps.

1. Restricted Discretionary Activities

The following are restricted discretionary activities:

a. Whanganui River View Shaft

Any activity or development within the identified view shaft that modifies the view to the Whanganui River.

b. Maria Place to Cooks Gardens/Papatuhou and Queens Park/Pukenamu View Shaft

Any activity or development within the identified view shaft that modifies the view from any point along Maria Place, to Cooks Gardens/Papatuhou and Queens Park/Pukenamu.

2. The Council restricts its discretion to the effect of the activity on:

i. the view to the Whanganui River; or

ii. the view to Cooks Gardens/Papatuhou and Queens Park/Pukenamu from Maria Place;

Definitions

Def116 Display Frontage Street

The display frontage streets collectively form the heart of the city. These streets have standards for continuous building facades, verandah and retail frontage, which contribute strongly to the character and vibrancy of the city centre.

Display frontage streets in the Central Commercial Zone

Guyton Street Both sides – St Hill Street to Wicksteed Street

Mana Place Both sides – St Hill Street to Watt Street

Ridgway Street Both sides – St Hill Street to Drews Avenue

Victoria Avenue both sides – Taupo Quay to Ingestre Street

Def117 Mainstreet approach

The Main Street Approach is the term used for community-driven, comprehensive strategies that are used to revitalise downtown and neighbourhood business districts. The approach continues by having commercially coordinating activities, strategies and management of the areas.

'Mainstreet Wanganui' is an Incorporated Society and was established in 1991 to promote and enhance Wanganui's central business district.

Def118 Boutique retail activities

means a small business, with a maximum floor area of 200m², offering specialist products and/or services.

Def119 Manufacturing activities relating to the arts

means any activity that involves the processing, production, assembly, repair, storage of materials, goods and products, related to the arts.

Def120 Artists studio

means a workroom used for artistic pursuits, and may include an area for the display and sale of art.

Def121 Habitable room

means any room in a dwelling that is used or that can be used as a sitting room, a living room, a bed room, a dining room or a family room.

Def122 Issue

For the purposes of this Plan, means an existing or potential problem that must be resolved to promote the purpose of the RMA. However, issues can also be positive opportunities that if taken advantage of can assist in promoting the purpose of the RMA.

Def123 Objective

For the purposes of this Plan, means goals, or end states to be sought. They are expressed as broad statements of what is to be achieved and represent the resolution of the issues identified. An objective statement may satisfy more than one issue.

Def124 Policy

For the purposes of this Plan, means the broad strategies to achieve the objectives. They give direction, and represent a general course of action to be taken.

Def125 Method

For the purposes of this Plan, means the specific actions to implement policies. A range of methods are applicable for each policy and the same method may be used to implement a number of policies. Not all methods will be implemented through the District Plan.

Def126 Road

For For the purpose of this Plan "road" includes:

- (i) road as defined in the Local Government Act 1974 and the Transit New Zealand Act 1981; and
- (ii) all land within the legal road reserve; and
- (iii) all land comprising formed and existing roads under the control of the road controlling authority

The Status of Formed and Unformed Roads

On the District Plan Maps, all formed legal roads, and some unformed legal roads are coloured white. With regard to the application of District Plan objectives, policies and rules, the Plan provisions of the zone in which any formed or unformed legal road is located shall apply. Where a road is stopped, the Plan provisions for the zone on which the stopped road is located shall apply. Where a formed, unformed or stopped road is bounded by different zones, the demarcation between zones is the former centre of the road.

Note: Any activities that occur within road corridors must be authorised by the owner of the road. This provides a process for the owner (in most cases Transit New Zealand or Wanganui

District Council) to issue what is in effect a 'licence to occupy' prior to any activity establishing. Network utility operators will not be required to obtain such authorisations where they comply with the enabling legislation that provides for network utility activities within road corridors.

Z19 Central Edge Commercial Zone

Zoning is a technique for managing the effects of activities and for maintaining or creating the places that the community value. By identifying the characteristics that combine to make a place successful, the zones guide development. Important characteristics in the Central Edge Commercial Zone are:

- a. Medium density buildings generally built back from the front boundary;
- b. Good urban design;
- c. A transition zone between the central city area and the surrounding environments;
- d. Higher numbers of commercial signs;
- e. Lively street activity;
- f. Vehicle oriented street layout, design, and quality;
- g. Off street parking, and loading.

Accordingly, the plan adopts rules for the Central Edge Commercial Zone that attain or maintain the identified characteristics of the area.

R225 Permitted Activities

The following are permitted activities in the Central Edge Commercial Zone:

- a. Commercial activities;
- b. Retail activities with a gross floor area over 300m²;
- c. Manufacturing activities;
- d. Residential activities;
- e. Community activities;
- f. Reserves and open space;
- g. Commercial parking lots;
- h. Network utilities as provided by General Rule – Utilities (Rule R15), which contains some exemptions from the zone rules for network utilities; which comply with the relevant zone rules.

R226 Noise

Sound emissions from any activity when measured at or within the boundary of any site or at the outside wall of any building on any site, other than the site from which the sound is emitted, shall not exceed the following:

At all times 65 dBA L10

At all times L max: the lower of L95 background sound level plus 30dBA, or 80dBA

Sound emissions from any activity when measured at or within the boundary of any site in the Residential Zone, shall not exceed the following:

7am to 6pm 55 dBA L10

6pm to 7am 45 dBA L10 Lmax: the lower of L95 background sound level plus 30dBA, or 70 dBA

Where it is impractical to measure outside the building, measurements shall be made inside (with windows closed). Where indoor measurements are made, the noise limits stated above shall be reduced by 15dB.

The above noise standards shall not apply to temporary military training activities as these activities are subject to separate standards contained in General Rule - Temporary Military Training Activities (Rule R23).

Reason

Noise levels are set to encourage activities that create vibrancy in the Central Edge Commercial zone, while also protecting a level of amenity for residential areas.

These conditions shall be read with and are subject to the provisions of Noise (Reference A4).

R227 Residential Use

1. Residential use

a. Noise Insulation

Any habitable room in a building used for a Residential Activity within the Central Edge Commercial Zone shall be protected from noise arising from another site, either within the same building or outside the building by ensuring that the external sound insulation level achieves the following minimum performance standard:

$$D_{nT,w} + C_w > 30 \text{ dB}$$

Compliance with this performance standard shall be achieved by ensuring habitable rooms are designed and constructed in a manner that:

• accords with the schedule of typical building construction set out in Noise (reference A4); or

• 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.

Reason

Residential Activity in the Central Edge Commercial Zone is considered to be an activity that could be sensitive to the noise created by other permitted activities within the zone and in the adjoining Central Commercial and Outer Commercial zones.

To allow for residential activity in the Central Edge Commercial Zone, while at the same time ensuring that residential activity does not inhibit the other permitted activities that together create a vibrant active place.

R228 Structures

1. Within the Central Edge Commercial Zone, structures shall be required to meet the following conditions and terms:

a. Height recession plane

All new buildings and structures, and additions to buildings and structures, shall be designed and constructed to fit within a recession plane (or height-to-boundary plane) which commences at 2 metres above the existing ground level.

then projects from this line inwards at a 45 degree angle at any site boundary that:

- (i) adjoins a residential zone; or
- (ii) is a street boundary.

Reason

The recession plane ensures appropriate setbacks in a flexible manner, to allow space for parking and landscaping. Landscaped parking areas that are visible from the street encourage the efficient use of the vehicle oriented activities. The height recession plane standard ensures that buildings are set back in proportion to their height from street boundaries.

b. Exemptions from 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. Signs
- iv. Chimneys
- v. Wires
- vi. Television and radio antennas and support structures
- vii. Vertical ventilation shafts,

Reason

The reason for this is that these exceptions are considered to have a minimal effect on the amenities of neighbouring properties. Furthermore, if there were not these exceptions, flexibility for location of structures could be unreasonably constrained and this could lead to wasted space.

c. Building Height

Building height shall not exceed 13 metres (refer to definition of "building height" in Definitions).

Reason

To maintain the scale of the Central Edge Commercial Zone.

d. Passive Surveillance

Buildings with one or more walls along or facing, a street, a service lane, a designated car park, or public open space, shall have, in each of those walls, glazing or a balcony from a habitable room, retail display area, office, bar, or restaurant.

Reason

The provision of glazing in buildings that overlook public spaces provides passive surveillance to those public spaces, making the public space a safer place to be.

R229 Landscaping

All activities, other than residential or reserves and open spaces, shall provide a 2 metre wide landscaping strip along the entire street frontage (except for any gaps necessary to provide access). This landscaping strip shall be planted in grass groundcover or shrubs, and for every 5 metres of site frontage shall include at least one specimen capable of growing to 2 metres within 3 years. This landscaping is required to be maintained.

Reason

The requirement to provide landscaping along the street frontage of activities will reduce the visual impact of the site.

R230 Lighting

Car parks and associated pedestrian routes shall be lit at a minimum of 10 lux, measured in accordance with NZS CP22: 1962 and amendments.

Reason

To ensure that potential night-time concealment and entrapment spaces are illuminated.

R231 Parking, Loading and Access

1. Parking

All activities shall comply with the parking standards in General Rule – Transportation (Rule R24).

Reason

To avoid street congestion and provide for large scale vehicle dependent commercial activities

2. Loading and Access

a. Every commercial activity shall provide one loading bay which complies with the loading bay standards General Rule Transportation (Rule R24).

Reason

To ensure traffic flow is not impeded by service vehicles.

R232 Controlled Activities

1. The following activities are controlled activities in the Central Edge Commercial Zone:

a. Subdivision.

R233 Restricted Discretionary Activities

1. The following are restricted discretionary activities in the Central Edge Commercial Zone:

a. Any permitted or controlled activity which does not comply with the relevant zone rules.

In exercising its discretion, the Council shall be limited to the conditions with which that activity fails to comply.

b. Any activity which does not comply with the standard for advertising. In exercising its discretion the Council will be restricted to the following matters:

i. The location and size of the sign in relation to the surrounding environment.

ii. The design and appearance of the sign.

iii. The effects of the sign on the movement of people and goods.

v. The nature and content of the sign and whether it is to be illuminated. Flashing signs shall not be permitted.

v. The nature, size and number of other signs in the immediate environment.

vi. The effect of the sign on the identification of the activity undertaken on the site.

The General Rule – Advertising (Rule R16) shall apply.

R234 Non-Complying activities

i. The following are non-complying activities in the Central Edge Commercial Zone:

a. Any building that, due to inadequate maintenance, has an external appearance detracting from the Central City area amenity values (refer to Definitions).

b. Any site that, due to inadequate maintenance, or the presence of structures or vehicles or other materials or property, detracts from the Central City area amenity values.

c. Any other activity which is not provided for as a permitted, controlled or restricted discretionary activity.

Z20 Arts and Commerce Zone

Zoning is a technique for managing the effects of activities and for maintaining or creating the places that the community value. By identifying the characteristics that combine to make a place successful, the zones guide development. Important characteristics in the Arts and Commerce Zone are:

a. The presence of heritage sites and buildings;

b. Natural and cultural heritage features;

c. Good urban design;

d. Central city limits are defined by the Whanganui River and three Parks and Gardens;

- e. Low speed vehicle movement;
- f. Higher levels of sound emitted from activities;
- g. Higher numbers of commercial signs;
- h. Lively street activity;
- i. Pedestrian oriented street layout, design, and quality;
- j. High number of pedestrians in the streets;
- k. Consolidated on-street and mid-block car parks;
- l. A range of transport options;
- m. A mix of boutique, commercial and arts activities reliant on pedestrian movement;
- n. Buildings built to a high standard, up to the street frontage, reflecting the historic rhythm and with no gaps between them;
- o. Community Activities, including UCOL.

Accordingly, the plan adopts rules for the Arts and Commerce Zone that attain or maintain the identified characteristics of the area.

R235 Permitted Activities

The following are permitted activities in the Arts and Commerce Zone:

- a. Boutique retail activities with a maximum gross floor area of 200m²;
- b. Professional and administrative offices;
- c. Food and beverage outlets;
- d. Visitor accommodation;
- e. Residential activities;
- f. Community activities;
- g. Manufacturing activities relating to the arts;
- h. Artists studios;
- i. Vehicle and cycle parking areas developed and managed by, or on behalf of, the Wanganui District Council;
- j. Network utilities as provided by General Rule – Utilities (Rule R15), which contains some exemptions from the zone rules for network utilities;

which comply with the relevant zone rules.

R236 Noise

Sound emissions from any activity when measured at or within the boundary of any site or at the outside wall of any building on any site, other than the site from which the sound is emitted, shall not exceed the following:

At all times 65 dBA L10

At all times L max: the lower of L95 background sound level plus 30dBA, or 80dBA

Sound emissions from any activity when measured at or within the boundary of any site in the Residential Zone, shall not exceed the following:

7am to 6pm 55 dBA L10

6pm to 7am 45 dBA L10 Lmax: the lower of L95 background sound level plus 30dBA, or 70 dBA

Where it is impractical to measure outside the building, measurements shall be made inside (with windows closed). Where indoor measurements are made, the noise limits stated above shall be reduced by 15dB.

The above noise standards shall not apply to temporary military training activities as these activities are subject to separate standards contained in General Rule – Temporary Military Training Activities (Rule R23).

Reason

Noise levels are set to encourage activities that create vibrancy in the Arts and Commerce Zone, while also protecting a level of amenity for residential areas.

These conditions shall be read with and are subject to the provisions of Noise (Reference A4).

R237 Residential Use

1. Residential use

a. Noise Insulation

Any habitable room in a building used for a Residential Activity within the Arts and Commerce Zone shall be protected from noise arising from another site, either within the same building or outside the building by ensuring that the external sound insulation level achieves the following minimum performance standard:

$$D_{nT,w} + C_{tr} > 30 \text{ dB}$$

Compliance with this performance standard shall be achieved by ensuring habitable rooms are designed and constructed in a manner that:

- accords with the schedule of typical building construction set out in Noise (reference A4); or
- 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.

Reason

Residential Activity in the Arts and Commerce Zone is considered to be an activity that could be sensitive to the noise created by other permitted activities within the zone and in the adjoining zones.

To allow for residential activity in the Arts and Commerce Zone, while at the same time ensuring that residential activity does not inhibit the other permitted activities that together create a vibrant active place.

R238 Structures

L. Within the Arts and Commerce Zone, structures shall be required to meet the following conditions and terms:

a. Street Boundary

The front wall of all buildings shall be built up to the street boundary.

b. All Other Site Boundaries

Buildings shall be built up to the side boundaries. No setback standards (maximum or minimum) apply to rear boundaries.

Reason

Continuous building facades are important to the maintenance of a streetscape that promotes pedestrian movement. This movement may be between activities in the area, or through the Arts and Commerce Zone.

c. Building Height

Building height shall be a minimum of 7.5 metres and a maximum of 14 metres.

Height shall be measured to the top of the eaves or parapet at every point.

Reason

To maintain the scale and amenity of the Arts and Commerce Zone.

d. Passive Surveillance

Buildings with one or more wall along or facing, a street, a service lane, a designated car park, or public open space, shall have, in each of those walls, glazing or a balcony from a habitable room, retail display area, office, bar, or restaurant.

Reason

The provision of glazing in buildings that overlook public spaces provides passive surveillance to those public spaces, making the public space a safer place to be.

R239 Lighting

Car parks and associated pedestrian routes shall be lit at a minimum of 10 lux, measured in accordance with NZS CP22: 1962 and amendments.

Reason

To ensure that potential night-time concealment and entrapment spaces are illuminated to reduce the potential hazard.

R240 Parking, Loading and Access

1. Vehicle Parking

a. The following Community Activities are required to comply with the parking standards set out in General Rule – Transportation (Rule R24):

i. places of assembly;

ii. recreational facilities.

ii. educational facilities;

b. Activities (other than those listed in (a) above) are not required to provide on-site vehicle parking, except that cycle and vehicle parking may be provided on a voluntary basis up to a maximum of one vehicle space per 100m² of site area.

c. Parking areas and access shall comply with the standards in General Rule – Transportation (Rule R24).

Reason

To encourage the Arts and Commerce Zone to be built intensively, while ensuring that activities with a high vehicle parking demand provide for that demand.

2. Loading and Access

Every commercial activity shall provide one loading bay which complies with the loading bay standards in General Rule – Transportation (Rule R24).

Reason

To ensure traffic flow is not impeded by service vehicles.

R241 Controlled Activities

1. The following activities are controlled activities in the Arts and Commerce Zone:

a. Subdivision

R242 Restricted Discretionary Activities

1. The following are restricted discretionary activities in the Arts and Commerce Zone:

a. Any permitted or controlled activity which does not comply with the relevant zone rules. In exercising its discretion, the Council shall be limited to the conditions with which that activity fails to comply.

b. Any activity that does not comply with the standard for advertising. In exercising its discretion the Council will be restricted to the following matters:

- i. The location and size of the sign in relation to the surrounding environment.
- ii. The design and appearance of the sign.
- iii. The effects of the sign on the movement of people and goods.
- iv. The nature and content of the sign and whether it is to be illuminated. Flashing signs shall not be permitted.
- v. The nature, size and number of other signs in the immediate environment.
- vi. The effect of the sign, which does not relate to the activity undertaken on the site, on the identification of the activity undertaken on the site.

The General Rule – Advertising (Rule R16) shall apply.

R243 Non-Complying activities

The following are non-complying activities in the Arts and Commerce Zone:

- a. Manufacturing activities, other than as provided for as a permitted activity.
- b. Vehicle sales.
- c. Any building that, due to inadequate maintenance, has an external appearance detracting from amenity values or neighbourhood character.
- d. Any site that, due to inadequate maintenance, or the presence of structures or vehicles or other materials or property, detracts from amenity values or neighbourhood character.
- e. Any other activity which is not provided for as a permitted, controlled or restricted discretionary activity.

~~Z18.1 Riverfront Zone Outline Plan~~

~~Zoning is a technique for managing the effects of activities and for maintaining or creating the places that the community value. By identifying the characteristics that combine to make a place successful, the zones guide development. Important characteristics in the Riverfront Zone are:~~

- ~~a. Visual and physical connections with the Whanganui River;~~
- ~~b. Riverbank shared pathway connection;~~
- ~~c. Connects to Moutoa Gardens/Pakaitore, Queens Park/Pukenamu, and the central city;~~
- ~~d. Commercial activities reliant on pedestrian movement;~~
- ~~e. Public open space;~~
- ~~f. Public open space is used for events and activities.~~
- ~~g. The presence of heritage sites and buildings;~~
- ~~h. Natural and cultural heritage features;~~
- ~~i. Good urban design;~~
- ~~j. Central city limits are defined by the Whanganui River and three Parks and Gardens;~~
- ~~k. Low speed vehicle movement;~~
- ~~l. Higher levels of sound emitted from activities;~~
- ~~m. Higher numbers of commercial signs;~~
- ~~n. Lively street activity;~~
- ~~o. Pedestrian oriented street layout, design, and quality;~~
- ~~p. High number of pedestrians in the streets;~~
- ~~q. Consolidated on street and mid block car parks;~~
- ~~r. A range of transport options.~~

Accordingly, the plan adopts rules for the Riverfront Zone that attain or maintain the identified characteristics of the area.

~~R211 — Permitted Activities (Outline Plan — Buildings)~~

The following are permitted activities within the buildings identified on the Riverfront Outline Plan:

- ~~a. Boutique retail activities with a maximum gross floor area of 200m²;~~
- ~~b. Professional and administrative offices;~~
- ~~c. Food and beverage outlets;~~
- ~~d. Community activities;~~
- ~~e. Manufacturing activities relating to the arts;~~
- ~~f. Artists studios;~~
- ~~g. Recreational activities and facilities;~~
- ~~h. Tourist facilities, excluding camping grounds and vehicle parking, other than vehicle parking provided by Wanganui District Council;~~
- ~~i. Vehicle and cycle parking areas developed and managed by, or on behalf of, the Wanganui District Council;~~
- ~~j. Network utilities as provided by General Rule — Utilities (Rule R15), which contains some exemptions from the zone rules for network utilities;~~
- ~~k. Residential activities not located on the ground floor;~~

~~which comply with the relevant zone rules.~~

~~**R212 Permitted Activities (Outline Plan – Retail)**~~

~~The following are permitted activities within the retail area identified on the Riverfront Outline Plan:~~

- ~~a. Boutique retail activities with a maximum gross floor area of 200m²;~~
- ~~b. Food and beverage outlets;~~
- ~~c. Artists studios;~~
- ~~d. Recreational activities and facilities;~~
- ~~e. Residential activities not located on the ground floor.~~

~~**R213 Permitted Activities (Outline Plan – Public Open Space and Covered Market)**~~

~~The following are permitted activities within the Public Open Space area identified on the Riverfront Outline Plan:~~

- ~~a. Reserves and open space (excluding parking)~~
- ~~b. Food and beverage outlets in temporary structures;~~
- ~~c. Retail activities in temporary structures;~~
- ~~d. Artists studios in temporary structures;~~
- ~~e. Tourist facilities, excluding camping grounds and vehicle parking, other than vehicle parking provided by Wanganui District Council;~~

~~which comply with the relevant zone rules.~~

~~**R214 Permitted Activities (Outline Plan – Car Parking)**~~

~~The following are permitted activities within the car parking area identified on the Riverfront Outline Plan:~~

- ~~a. Vehicle and cycle parking areas developed and managed by, or on behalf of, the Wanganui District Council;~~

~~**R215 Noise**~~

~~Sound emissions from any activity when measured at or within the boundary of any site or at the outside wall of any building on any site, other than the site from which the sound is emitted, shall not exceed the following:~~

~~At all times 65 dBA L10~~

~~At all times L max: the lower of L95 background sound level plus 30dBA, or 80dBA~~

~~Sound emissions from any activity when measured at or within the boundary of any site in the Residential Zone, shall not exceed the following:~~

~~7am to 6pm 55 dBA L10~~

~~6pm to 7am 45 dBA L10 Lmax: the lower of L95 background sound level plus 30dBA, or 70 dBA~~

~~Where it is impractical to measure outside the building, measurements shall be made inside (with windows closed). Where indoor measurements are made, the noise limits stated above shall be reduced by 15dB.~~

~~Temporary activities such as sporting, recreational, entertainment, cultural or similar events and outdoor gatherings, with the prior approval of the territorial authority, are not subject to the noise standards stated in this rule. For such events Council will use its powers under the Act to ensure that the general duty under sections 16 and 17 to avoid unreasonable noise of activities on the environment are met.~~

~~The above noise standards shall not apply to temporary military training activities as these activities are subject to separate standards contained in the General Rules.~~

Reason

~~The noise rules seek to protect amenities between activities and to protect the amenities of residential and public space areas. In the Riverfront Zone the rule acknowledges that some temporary activities and events, approved by Council, may exceed the noise limits specified in the rule. While accepting that such events may occur from time to time, Council will nevertheless exercise its general duty under sections 16 and 17 of the Act.~~

~~These conditions shall be read with and are subject to the provisions of Noise (Reference A4).~~

~~R245~~ — ~~Residential Use~~

~~1. Residential use~~

~~a. — Noise Insulation~~

~~Any habitable room in a building used for a Residential Activity within the Riverfront Zone shall be protected from noise arising from another site,~~

~~either within the same building or outside the building by ensuring that the external sound insulation level achieves the following minimum performance standard:~~

$$\text{--- } D_{nT,w} + C_{tr} > 30 \text{ dB}$$

~~Compliance with this performance standard shall be achieved by ensuring habitable rooms are designed and constructed in a manner that:~~

- ~~— accords with the schedule of typical building construction set out in Noise (reference A4); or~~
- ~~— 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.~~

~~Reason~~

~~Residential Activity in the Riverfront Zone is considered to be an activity that could be sensitive to the noise created by other permitted activities within the zone and in the adjoining zones.~~

~~To allow for residential activity in the Riverfront Zone, while at the same time ensuring that residential activity does not inhibit the other permitted activities that together create a vibrant active place.~~

~~**R216 Lighting**~~

~~Car parks and associated pedestrian routes shall be lit at a minimum of 10 lux, measured in accordance with NZS CP22: 1962 and amendments.~~

Reason

~~To ensure that potential night-time concealment and entrapment spaces are illuminated to reduce the potential hazard.~~

~~R217~~ — Structures

~~1. Within the Riverfront Outline Plan, structures shall be required to meet the following conditions and terms:~~

~~a. Site coverage~~

~~The site coverage and location of buildings in the area covered by the Riverfront Outline Plan shall comply with that Plan.~~

~~b. Street Frontage~~

~~Buildings built to the street boundary shall have an active frontage to the street.~~

~~c. River Frontage~~

~~Buildings built to the Riverfront Public Open Space shall have an active frontage to that space.~~

Reason

~~The Riverfront Outline Plan has been developed to ensure that the riverfront area is developed in a way that recognises its location on the banks of the Whanganui River. The Outline Plan will ensure that public open space is protected, and that the area is developed in an integrated and comprehensive way. It is important that buildings in the Riverfront Zone address both the street and Riverfront Public Open Space.~~

~~d. — Building Height~~

~~Building height shall be a maximum of 7.5 metres.~~

~~Height shall be measured to the top of the eaves or parapet.~~

~~Reason~~

~~To maintain the scale and amenity of the Riverfront Zone.~~

~~e. Passive Surveillance~~

~~Buildings with one or more wall along or facing, a street, a service lane, a designated car park, or public open space, shall have, in each of those walls, glazing or a balcony from a habitable room, retail display area, office, bar, or restaurant.~~

~~Reason~~

~~The provision of glazing in buildings that overlook public spaces provides passive surveillance to those public spaces, making the public space a safer place to be.~~

~~i. Flood Hazard Mitigation~~

~~New buildings and additions to buildings are required to be designed and constructed to either:~~

~~i. be protected from inundation; or~~

~~ii. be able to recover efficiently following inundation.~~

~~Reason~~

~~Alternative techniques for flood hazard mitigation must be used because conventional flood avoidance structures are considered inappropriate in the riverfront area.~~

~~**R218 — Parking, Loading and Access**~~

~~1. Parking~~

~~Vehicle parking is not permitted, except within the car parking area identified on the Outline Plan.~~

~~*Reason*~~

~~*To encourage the Riverfront Zone to be built intensively, and to be developed in an integrated and comprehensive way.*~~

~~2. Loading and access~~

~~Every activity that adjoins a service lane shall provide one loading bay that complies with the loading bay standards in General Rule — Transportation (Rule R24).~~

~~*Reason*~~

~~To ensure traffic flow is not impeded by service vehicles.~~

~~**R219**~~ ~~**Controlled Activities**~~

~~1. The following activities are controlled activities in the Riverfront Zone:~~

~~a. Subdivision.~~

~~_____~~

~~**R220**~~ ~~**Restricted Discretionary Activities**~~

~~1. The following are restricted discretionary activities in the Riverfront Zone:~~

~~a. Any permitted or controlled activity which does not comply with the relevant zone rules. In exercising its discretion, the Council shall be limited to the conditions with which that activity fails to comply.~~

~~b. Any activity which does not comply with the standard for advertising. In exercising its discretion the Council will be restricted to the following matters:~~

~~_____~~

~~i. The location and size of the sign in relation to the surrounding environment.~~

~~ii. The design and appearance of the sign.~~

~~iii. The effects of the sign on the movement of people and goods.~~

~~iv. The nature and content of the sign and whether it is to be illuminated. Flashing signs shall not be permitted.~~

~~v. The nature, size and number of other signs in the immediate environment.~~

~~vi. The effect of the sign, which does not relate to the activity undertaken on the site, on the identification of the activity undertaken on the site.~~

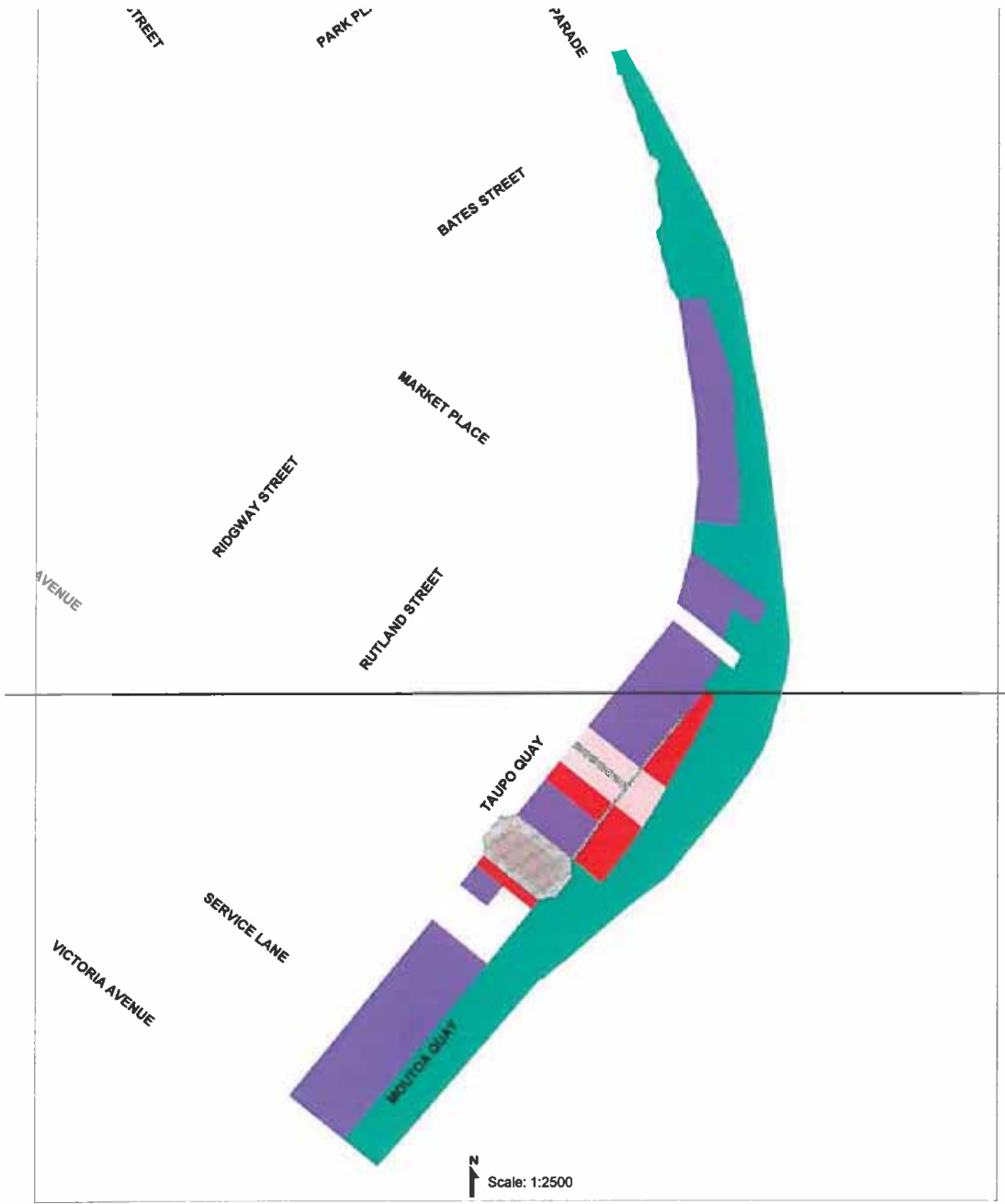
~~—The General Rule Advertising (Rule R16) shall apply.~~

~~**R221 Non-complying activities**~~

~~The following are non-complying activities in the Riverfront Zone:~~

- ~~i. Manufacturing activities, other than as provided for as a permitted activity.~~
- ~~ii. Vehicle sales.~~
- ~~iii. Visitor accommodation.~~
- ~~iv. Any activity that does not comply with the Riverfront Outline Plan.~~
- ~~v. On-site vehicle parking.~~
- ~~vi. Any building that, due to inadequate maintenance, has an external appearance detracting from amenity values or neighbourhood character.~~
- ~~vii. Any site that, due to inadequate maintenance, or the presence of structures or vehicles or other materials or property, detracts from amenity values or neighbourhood character.~~
- ~~viii. Any other activity which is not provided for as a permitted, controlled or restricted discretionary activity.~~

Riverfront Outline Zone Map



- LEGEND**
- Public Open Space
 - Buildings
 - Car Parking
 - New Retail
 - Covered Market
 - Service Lanes

RIVERFRONT
OUTLINE DEVELOPMENT PLAN

Z18 Riverfront Zone

Zoning is a technique for managing the effects of activities and for maintaining or creating the places that the community value. By identifying the characteristics that combine to make a place successful, the zones guide development. Important characteristics in the Riverfront Zone are:

- a. Visual and physical connections with the Whanganui River;
- b. Riverbank shared pathway connection;
- c. Connects to Moutoa Gardens/Pakaitore, Queens Park/Pukenamu, and the central city;
- d. Commercial activities reliant on pedestrian movement;
- e. Public open space;
- f. Public open space is used for events and activities;
- g. The presence of heritage sites and buildings;
- h. Natural and cultural heritage features;
- i. Good urban design;
- j. Central city limits are defined by the Whanganui River and three Parks and Gardens;
- k. Low speed vehicle movement;
- l. Higher levels of sound emitted from activities;
- m. Higher numbers of commercial signs;
- n. Lively street activity;
- o. Pedestrian oriented street layout, design, and quality;
- p. High number of pedestrians in the streets;
- q. Consolidated on-street and mid-block car parks;
- r. A range of transport options.

Accordingly, the plan adopts rules for the Riverfront Zone that attain or maintain the identified characteristics of the area.

R222 Permitted Activities

The following are permitted activities within the Riverfront Zone:

- a. Boutique retail activities with a maximum gross floor area of 200m²;
- b. Professional and administrative offices;
- c. Food and beverage outlets;

- d. Community activities;
- e. Manufacturing activities relating to the arts;
- f. Artists studios;
- g. Recreational activities and facilities;
- h. Tourist facilities, excluding camping grounds and vehicle parking, other than vehicle parking provided by Wanganui District Council;
- i. Vehicle and cycle parking areas developed and managed by, or on behalf of, the Wanganui District Council;
- j. Network utilities as provided by General Rule – Utilities (Rule R15), which contains some exemptions from the zone rules for network utilities;
- k. Residential activities not located on the ground floor.

l. Visitor Accommodation

which comply with the relevant zone rules.

R215 Noise

Sound emissions from any activity when measured at or within the boundary of any site or at the outside wall of any building on any site, other than the site from which the sound is emitted, shall not exceed the following:

At all times 65 dBA L10

At all times L_{max}: the lower of L95 background sound level plus 30dBA, or 80dBA

Sound emissions from any activity when measured at or within the boundary of any site in the Residential Zone, shall not exceed the following:

7am to 6pm 55 dBA L10

6pm to 7am 45 dBA L10 L_{max}: the lower of L95 background sound level plus 30dBA, or 70 dBA

Where it is impractical to measure outside the building, measurements shall be made inside (with windows closed). Where indoor measurements are made, the noise limits stated above shall be reduced by 15dB.

Temporary activities such as sporting, recreational, entertainment, cultural or similar events and outdoor gatherings, with the prior approval of the territorial authority, are not subject to the noise standards stated in this rule. For such events Council will use its powers under the

Act to ensure that the general duty under sections 16 and 17 to avoid unreasonable noise of activities on the environment are met.

The above noise standards shall not apply to temporary military training activities as these activities are subject to separate standards contained in the General Rules.

Reason

The noise rules seek to protect amenities between activities and to protect the amenities of residential and public space areas. In the Riverfront Zone the rule acknowledges that some temporary activities and events, approved by Council, may exceed the noise limits specified in the rule. While accepting that such events may occur from time to time, Council will nevertheless exercise its general duty under sections 16 and 17 of the Act.

These conditions shall be read with and are subject to the provisions of Noise (Reference A4).

R245 Residential Use

1. Residential use

a. Noise Insulation

Any habitable room in a building used for a Residential Activity within the Riverfront Zone shall be protected from noise arising from another site, either within the same building or outside the building by ensuring that the external sound insulation level achieves the following minimum performance standard:

$$D_{r,2,a} + C_w > 30 \text{ dB}$$

Compliance with this performance standard shall be achieved by ensuring habitable rooms are designed and constructed in a manner that:

- accords with the schedule of typical building construction set out in Noise (reference A4); or

- 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.

Reason

Residential Activity in the Riverfront Zone is considered to be an activity that could be sensitive to the noise created by other permitted activities within the zone and in the adjoining zones.

To allow for residential activity in the Riverfront Zone, while at the same time ensuring that residential activity does not inhibit the other permitted activities that together create a vibrant active place.

R216 Lighting

Car parks and associated pedestrian routes shall be lit at a minimum of 10 lux, measured in accordance with NZS CP22: 1962 and amendments.

Reason

To ensure that potential night-time concealment and entrapment spaces are illuminated to reduce the potential hazard.

R223 Structures

1. Within the Riverfront Zone, structures shall be required to meet the following conditions and terms:

a. **Street Frontage**

The front wall of all buildings shall be built up to the street boundary and have an active frontage to the street.

b. **Side Boundaries**

Buildings shall be built up to the side boundaries.

c. **River Frontage**

Buildings shall be designed to have an active frontage to the riverfront

area.

Reason

Continuous building facades are important to the maintenance of a streetscape that promotes pedestrian movement. It is important that buildings in the Riverfront Zone address both the street and Riverfront Public Open Space. This will ensure that the riverfront is an active and desirable place, that is safe.

d. Building Height

~~Building height shall be a maximum of 7.5 metres.~~

- i. Buildings with direct frontage to Taupo Quay shall have a maximum height of 13 metres.
- ii. Buildings that do not have direct frontage to Taupo Quay shall have a maximum height of 7.5 metres.

Height shall be measured to the top of the eaves or parapet.

Reason

To maintain the scale and amenity of the Riverfront Zone.

e. Passive Surveillance

Buildings with one or more walls along or facing, a street, a service lane, a designated car park, or public open space, shall have, in each of those walls, glazing or a balcony from a habitable room, retail display area, office, bar, or restaurant.

Reason

The provision of glazing in buildings that overlook public spaces provides passive surveillance to those public spaces, making the public space a safer place to be.

i. Flood Hazard Mitigation

New buildings and additions to buildings are required to be designed and constructed to either:

- I. be protected from inundation; or
- II. be able to recover efficiently following inundation.

Reason

Alternative techniques for flood hazard mitigation must be used because conventional flood avoidance structures are considered inappropriate in the riverfront area.

R224 Parking, Loading and Access

1. Parking

- i. Vehicle parking is not permitted.
- ii. This rule does not apply to car parking that is required for a residential activity by Rule R24, which is accessed from a service lane.

Reason

To encourage the Riverfront Zone to be built intensively, and to be developed in an integrated and comprehensive way.

2. Loading and access

- i. Every activity that adjoins a service lane shall provide one loading bay that complies with the loading bay standards in General Rule – Transportation (Rule R24).
- ii. This rule does not apply to car parking that is required for a residential activity by Rule R24, which is accessed from a service lane.

Reason

To ensure traffic flow is not impeded by service vehicles

R219 Controlled Activities

1. The following activities are controlled activities in the Riverfront Zone:

- a. **Subdivision**

R220 Restricted Discretionary Activities

l. The following are restricted discretionary activities in the Riverfront Zone:

c. Any permitted or controlled activity which does not comply with the relevant zone rules. In exercising its discretion, the Council shall be limited to the conditions with which that activity fails to comply.

d. Any activity which does not comply with the standard for advertising. In exercising its discretion the Council will be restricted to the following matters:

i. The location and size of the sign in relation to the surrounding environment.

ii. The design and appearance of the sign.

iii. The effects of the sign on the movement of people and goods.

iv. The nature and content of the sign and whether it is to be illuminated. Flashing signs shall not be permitted.

v. The nature, size and number of other signs in the immediate environment.

vi. The effect of the sign, which does not relate to the activity undertaken on the site, on the identification of the activity undertaken on the site.

The General Rule – Advertising (Rule R16) shall apply.

R221 Non-complying activities

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

a. Manufacturing activities, other than as provided for as a permitted activity.

b. Vehicle sales.

c. Visitor accommodation.

d. Any activity that does not comply with the Riverfront Outline Plan.

e. On-site vehicle parking. Other than car parking that is required for a residential activity by Rule R24, which is accessed from a service lane.

- f. Any building that, due to inadequate maintenance, has an external appearance detracting from amenity values or neighbourhood character
- g. Any site that, due to inadequate maintenance, or the presence of structures or vehicles or other materials or property, detracts from amenity values or neighbourhood character.
- h. Any other activity which is not provided for as a permitted, controlled or restricted discretionary activity.

Fixing Minor Errors introduced to the Wanganui District Plan by Plan Change 20

Plan Change 20 – District Plan Online

Recommended changes to Plan Change 20 to correct minor errors are highlighted in blue. Insertions are underlined, and deletions are struck out.

Chapter 14

Z3 Outer Commercial Zone

14.1 Introduction

1. *This chapter contains the rules which apply to activities in the Outer Commercial Zone, as defined on the Planning Maps. Urban Policy 10 (Section 8.6.7 – page 8.17) explains that the Council seeks to maintain outer commercial areas with the following characteristics:*

- a. *a predominance of lower density and vehicle-oriented commercial activities, generally with off-street parking, in the outer commercial area which surrounds the central area oriented to pedestrians;*
- b. *protection for the amenity values of neighbouring residential areas;*
- c. *safe urban design (including pedestrian and vehicle safety);*
- d. *retention of natural and cultural heritage features;*
- e. *vibrancy of commercial zones.*

For further explanation of this policy and details of the methods of implementation refer to Section 8.6.7 – page 8.17 and 8.6.8 – page 8.18. UM10.2 – page 8.18 provides for the establishment of the “Outer Commercial Zone”.

2. *In accordance with UM10.4 – page 8.18, the “Outer Commercial Zone” rules in this section chapter aim to:*

- a. *maintain the scale, character and function of the outer commercial area;*
- b. *recognise streetscape as having high public value;*
- c. *address nuisance at residential zone boundaries from noise, light spill, vibration, visual amenity and advertising;*

- d. *avoid street congestion.*

14.2 General Rules

The Rules for this zone shall be read with and are subject to the General Rules in Chapter 25 which apply to every zone.

14.3 Financial Contribution for Development

Where a development is established in the zone the Council will require payment of a financial contribution as set out in Chapter 27.

14.4 Overlay Zones

Land in this zone may also be in the River Edge Landscape Conservation Zone (Overlay Zone) and/or the Old Town Conservation Zone (Overlay Zone). The Rules for those zones include restrictions on activities to achieve the purpose of those zones. The rules for this zone shall be read with and are subject to the Rules of the Overlay Zones where they apply.

R39 14.5 Permitted Activities

The following are permitted activities in the Outer Commercial Zone:

- a. Retail activities with integrated gross floor areas over 500 square metres provided that there shall be no more than two tenancies within a building on any one site. The restriction to two tenancies does not apply to the land bounded by Taupo Quay, St Hill Street, Ridgway Street and Wilson Street, Wanganui.
- b. Commercial activities other than retail activities.
- c. Community activities.
- d. Residential activities.
- e. Manufacturing activities.
- f. Reserves and open spaces.

- g. Network utilities as provided by General Rule – Utilities (Rule R15) which section 25.1. Note: Section 25.1 contains some exemptions from the zone rules for network utilities.

Which comply with the following conditions and terms relevant zone rules:

R40 14.5.1 Noise

Sound emissions from any activity shall not exceed the following limits when measured at the site boundary:

7am to 10pm 65 dBA L10

10pm to 7am 55 dBA L10

Lmax: 70dBA or L95 background sound level plus 30dBA, whichever is the lower.

Sound emissions from any activity shall not exceed the following limits when measured on any land zoned for residential purposes:

7am to 6pm 55dBA L10

6pm to 7am 45 dBA L10

Lmax : 70dBA or L95 background sound level plus 30dBA, whichever is the lower.

The above noise standards shall not apply to temporary military training activities as these activities are subject to separate standards contained in General Rule – Temporary Military Training Facilities (Rule R23) Chapter 25, General Rules, Section 25.9 – page 25.19.

Reason

To allow for noise to occur but limited in terms of duration, time of day and decibel level. The standard has been set using the New Zealand Standard for noise.

These conditions shall be read with and are subject to the provisions of Appendix A4 – Noise D.

R41 14.5.2 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 outside the Commercial Zone. No light source shall cause glare which may adversely affect the vision of motorists on a road.

R42 **14.5.3** **Vibration**

No activity shall cause a vibration considered offensive or objectionable.

In assessing whether vibration is offensive or objectionable, the limits set in NZS 2631: 1985-1989, Parts 1 - 3 shall be used.

R43 **14.5.4** **Air discharge**

Note: There are no District Plan standards for air discharges. Discharges to air are controlled by regional councils. The Wanganui 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 the discharge of contaminants to air within the boundary of the Wanganui urban area. Persons responsible for causing discharges to air should consult Wanganui District Council or Manawatu-Wanganui Regional Council staff about provisions in the Regional Air Plan for Manawatu-Wanganui. Furthermore, it should be noted that Section 17 of the Resource Management 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.

R44 **14.5.5** **Hazardous substances**

Any new or expanded hazardous facility (~~refer definition in Chapter 29~~) is subject to the provisions of Appendix A6 - F "Hazardous Facility Screening Procedure" [~~refer to HM4.1, HM4.2 and HM4.3 page 5.13~~].

Reason

To ensure that the central commercial zone is free of nuisance caused by odours, light spill, glare and vibration. (refer to UM10.4e page 8.18)

R45 **14.5.6** **Outside storage and working areas**

All outside storage and working areas shall be screened from the street and any adjoining residential properties by a solid fence and/or vegetation to a minimum

height of 1.8 metres. Except that, this standard shall not apply to outside areas which are used for sales displays or traffic access.

Reason

Open air commercial activities and manufacturing operations can detract from the visual amenity of the Outer Commercial Zone.

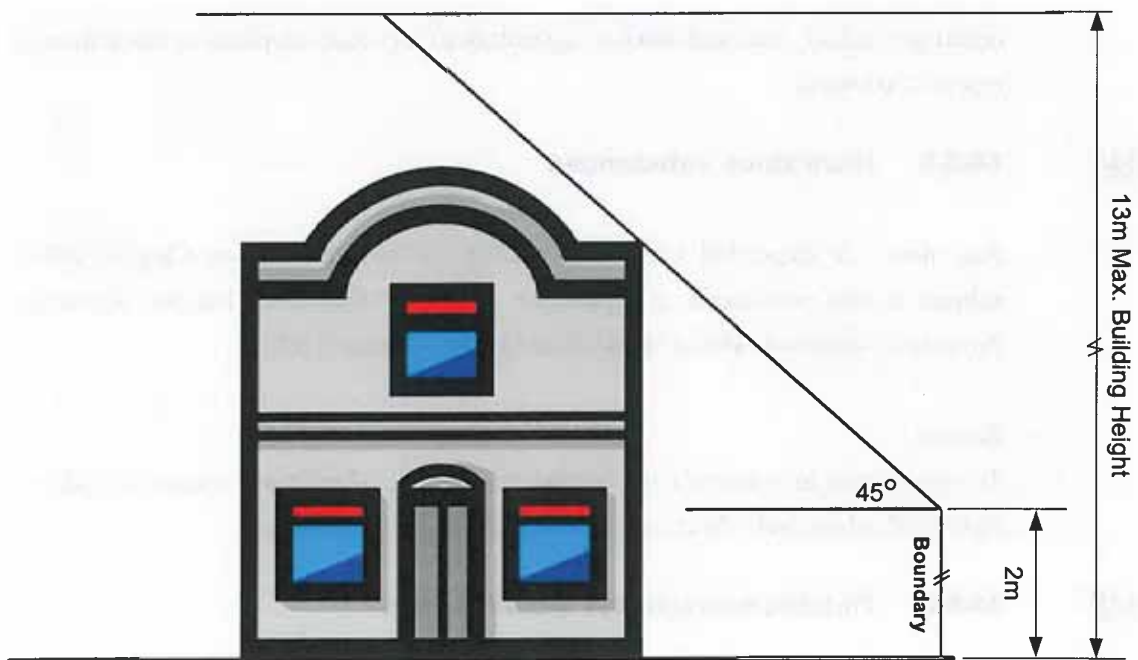
R46 14.5.7 Structures

Within the Outer Commercial Zone, structures shall be required to meet the following conditions and terms:

a. Height recession plane

All new buildings and structures, and additions to buildings and structures shall be designed and constructed to fit within a recession plane (or height-to-boundary plane) which commences at 2 metres above the existing ground level at any site boundary which adjoins a Residential Zone, and then projects from this line inwards at a 45 degree angle.

This standard also applies to **all** front boundaries.



Reason

This standard does not apply to boundaries shared with other Commercial or Manufacturing-zoned properties. However, there is potential for commercial buildings to affect adjoining residential-zoned properties where these are constructed close to the boundary. This standard will provide flexibility while allowing a reasonable level of amenity for the adjoining property. In particular, the recession plane technique will protect against unreasonable shading, loss of sunlight, and loss of privacy and visual outlook. In relation to the front boundary, the recession plane ensures appropriate setbacks in a flexible manner, to protect streetscape and allow space for parking and landscaping.

b. Exemptions from 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. Signs.
- iv. Chimneys.
- v. Wires.
- vi. Television and radio antennas and support structures.
- vii. Vertical ventilation shafts.

Reason

The reason for this is that these exceptions are considered to have a minimal effect on the amenities of neighbouring properties. Furthermore, if there were not these exceptions, flexibility for location of structures could be unreasonably constrained and this could lead to wasted space.

c. Yards

The height recession plane standard ensures that buildings are setback in proportion to their height from Residential Zone boundaries and street boundaries.

Reason

It is considered that this standard is more flexible than rigid yard standards. In relation to front yards, it is noted that buildings often have to be set back further than would be required by this recession plane standard in order to meet the on-site parking standards.

d. Building Height

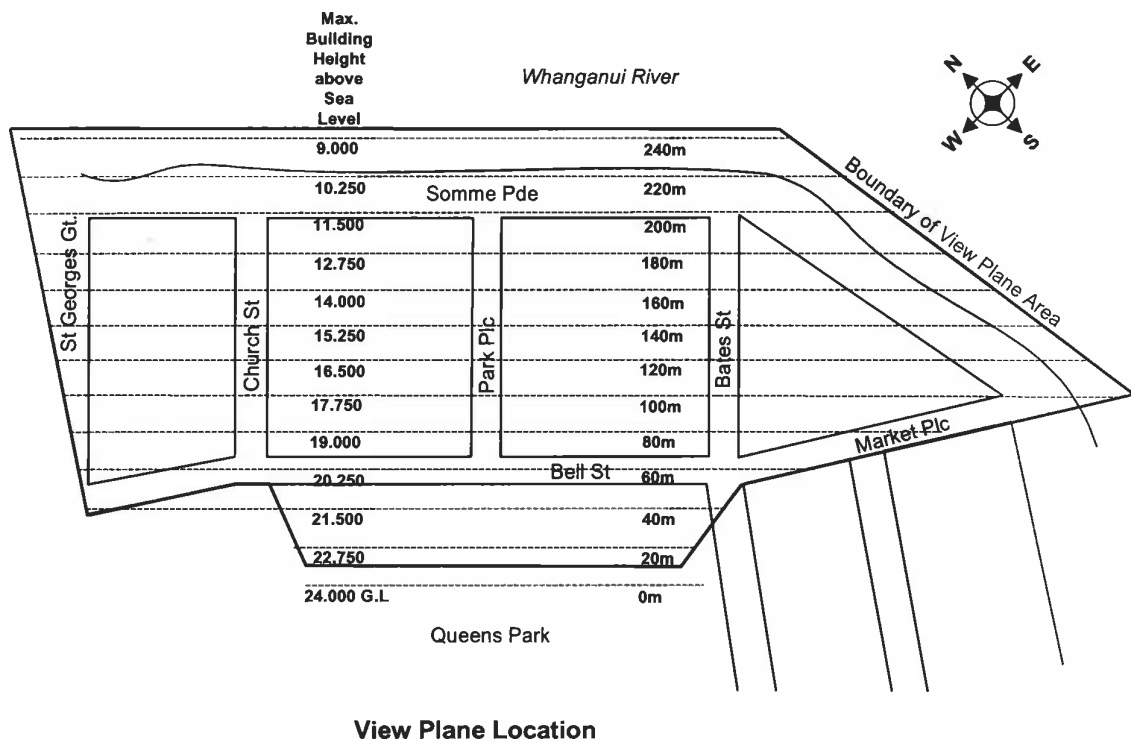
Building height shall not exceed 13 metres (refer to definition of “building height” in Chapter 29).

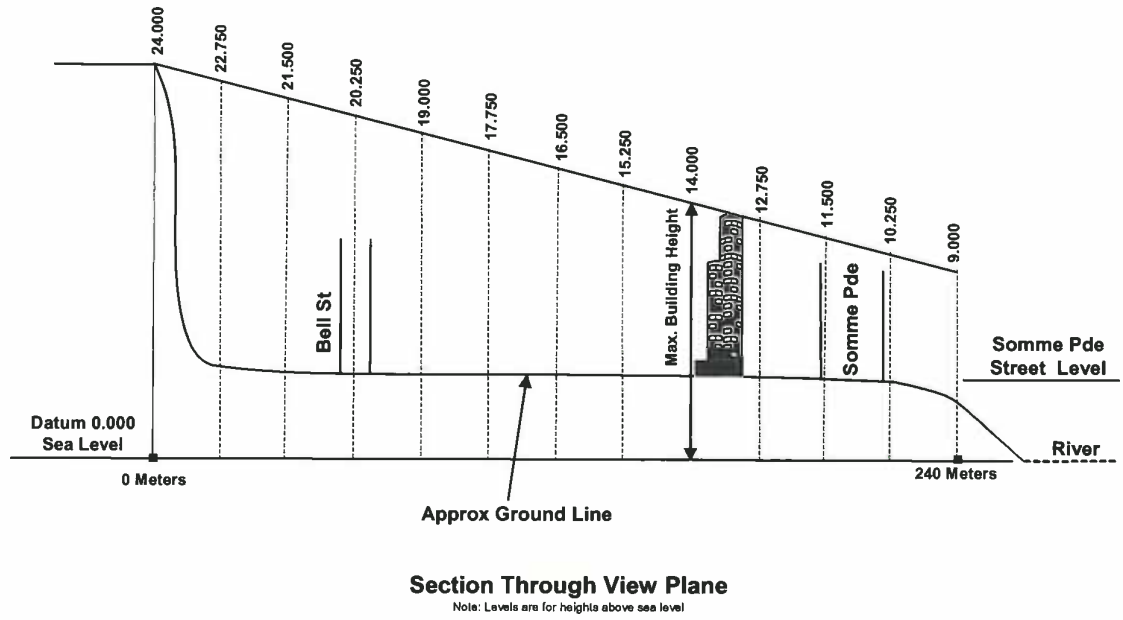
Reason

To maintain the scale of the Outer Commercial Zone. (refer to UM10.4a page 8.18)

e. View Protection Plane

Any building erected on any site specified on the following map shall not penetrate the view plane pertaining to that site.





Any addition to that part of an existing building which penetrates this plane shall not further restrict the view protected by this clause.

Reason

The public outlook towards the Whanganui River and Kowhai Park from the top of the north eastern face of the Queens Park hill has very significant historical, visual and environmental implications for the City, and it is desirable that this view be preserved. (refer to NEM5.2 page 3.11 and NEM6.4 page 3.13)

- f. Antenna dishes - antenna dishes shall not exceed 5 metres in diameter.

R47 14.5.8 Parking Loading and Access

1.a. Parking

All activities shall comply with the parking standards in General Rule – Transportation (Rule R23, R24) Chapter 25, General Rules, Section 25.10 – page 25.20.

Reason

To avoid street congestion and provide for large scale vehicle dependent commercial activities (refer to IM7.2 page 6.19 and UM10.4d page 8.18)

2.b. Loading and Access

- a.i. Every commercial activity shall provide one loading bay which complies with the loading bay standards in General Rule – Transportation (Rule R23 R24) Chapter 25, General Rules, Section 25.10 – page 25.20.

Reason

To ensure traffic flow is not impeded by stationary service vehicles. (refer to IM7.2 – page 6.19 and UM10.4d – page 8.18)

R48 **14.5.9 Advertising**

Advertising is subject to General Rule – Advertising (Rule R16) the General Rules in Chapter 25, Section 25.2 – page 25.6 and, in relation to illuminated signs, to the “light” standard in Rule R41 – Light this chapter.

Reason

To ensure advertising complements the amenity of the outer commercial zone without creating a nuisance to residents. (refer to UM10.4c – page 8.18)

R49 **14.5.10 Landscaping**

Where any new commercial activity or carparking area is located on a site which is opposite a Residential Zone, a 2 metre wide landscape strip shall be provided along the entire street frontage (except for any gaps necessary to provide access). This landscape strip may be planted in grass, groundcover or shrubs and, for every 10 metres of site frontage, shall contain at least one specimen tree capable of growing to 5 metres in height within 10 years.

R50 **14.6 Controlled Activities**

The following activities are controlled activities in the Outer Commercial Zone:

- a. Subdivision.

Refer to the section on Subdivision (~~Chapter 26~~) for standards, terms and areas of control relating to subdivision in this zone.

R51 **Restricted Discretionary Activities 14.7 — Discretionary Activities**

The following are discretionary activities in the Outer Commercial Zone where the Council will restrict the exercise of its discretion:

14.7.1 — Restricted discretionary activities

- a. Any permitted or controlled activity which does not comply with the relevant ~~conditions and terms zone rules~~. In exercising its discretion, the Council shall be limited to the conditions with which that activity fails to comply.

An application need not be notified if the consent authority is satisfied that the adverse effect on the environment of the activity will be minor and written approval has been obtained from every person whom the Council is satisfied may be adversely affected by the granting of the resource consent, unless the Council considers it is unreasonable in the circumstances to require the obtaining of every such approval.

- b. Any activity which does not comply with the standard for advertising. In exercising its discretion the Council will be restricted to the following matters:
 - i. The location and size of the sign in relation to the surrounding environment.
 - ii. The design and appearance of the sign.
 - iii. The effects of the sign on the movement of people and goods.
 - iv. The nature and content of the sign and whether it is to be illuminated, provided that flashing signs shall not be permitted.
 - v. The nature, size and number of other signs in the immediate environment.
(refer to UM10.4e — page 8.18)

The general rules for advertising in **General Rule – Advertising (Rule R15) Chapter 25** shall apply.

R52 **14.7.2 Unrestricted discretionary activities**

The following are discretionary activities in the Outer Commercial Zone where the exercise of the Council's discretion is unrestricted:

- a. Network utilities as provided by General Rule – Utilities (Rule R15) section 25.1
~~page 25.3.~~
- b. Any activity which is not provided for as a permitted, controlled or restricted discretionary activity.

Assessment Criteria for Discretionary Activities are provided in the Assessment Criteria Section Chapter 28.