

Appendix 1 Marked Up Text

~~Struck through~~ = deleted

Underlined and Italics = new or modified

Shaded = not subject to Review

Chapter 2 Definitions

Building: means any enclosed or partially enclosed structure with a roof that is moveable or fixed to land.

Existing ground:

In relation to ... new building platform.

- a) Means the level of ground existing when approved earthworks associated with the most recent subdivision of the land have been completed (as at the issue of the Section 224 Certificate or the previous legislative equivalent) but before cutting and filling of the land for any new building or structure has begun.
- b) Areas of cut or fill which have resulted or will result from work undertaken as part of the construction of a building or an activity shall not be used in calculation of ground level.

Structure: means any building, equipment, device or other facility made by people and which is fixed to land whether temporary or permanent, and includes any raft or shipping container. Excluding: (other than within the National Grid Yard)

- a. Any retaining wall less than 1.5m in height measured from the lowest adjoining ground level.
- b. Any fence or wall (other than a retaining wall) less than 1.8 meters in height measured from the lowest adjoining ground level within 1 metre of a property boundary.
- c. Any pool or tank which is less than 1.0m in height measured from the lowest adjoining ground level.
- d. Play equipment and letterboxes.
- e. motorised vehicles that can be moved under their own power

generally

“Temporary Activities means any activity undertaken for a short term duration, either as an isolated event, or as a series of events, where the cumulative period of operation is generally less than one month in any calendar year, and where the activity is undertaken on a site, including any gala, sport event, festival or other community activity and does not result in any permanent structures”

Chapter 3 Rural Environment

3.1 ISSUES

3.1.1 Inappropriate subdivision, land use or development can lead to adverse effects on rural character, particularly the generally open nature of the rural environment and on the operation, maintenance upgrading and development of regionally or nationally significant infrastructure.

~~3.1.2 Trees and structures adjacent to boundaries can cause shading and/or soil fertility or moisture loss, potentially compromising activities on neighbouring properties.~~

3.2 Objectives

3.2.2 Rural activities and other established land uses that have a functional necessity to be located in the rural environment, including regionally or nationally significant infrastructure, are not compromised by the establishment of non-rural activities.

3.4.2 Restricted Discretionary Activities

The following are restricted discretionary activities in the Rural Production Zone:

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

Council's discretion is restricted to:

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

~~3.4.2.b. Subdivision provided that:~~

~~i. Minimum site area is 10 hectares per allotment, except that this shall not apply to allotments required for network utility activities;~~

~~ii. Complies with the subdivision provisions in Section 13.4; and~~

~~iii. The identified Building Platform shall be located outside the National Grid Yard.~~

~~Council restricts its discretion to:~~

~~The ability of sites to:~~

~~○ Be independently serviced for stormwater and wastewater;~~

~~○ Comply with the subdivision provisions at Section 13.4; and~~

~~○ Maintain or enhance rural character and to avoid potential reverse sensitivity.~~

~~Impact on the operation, maintenance, upgrade and development of the National Grid, including:~~

~~○ Compliance with NZECP34:2001;~~

~~○ The location and orientation of identified Building Platforms relative to the National Grid;~~

~~○ The nature and location of any vegetation proposed to be planted in the vicinity of the National Grid; and~~

~~○ Access to the National Grid.~~

~~The risk of electrical hazards affecting public safety, and the risk of property damage.~~

~~3.4.2.c. Subdivision to create one allotment with a minimum site area of 5000m² and a maximum site area of one hectare site area provided that:~~

~~i. The site proposed for subdivision, legally existed at the 21st March 2016 of this rule;~~

~~ii. The balance site area is at least 10 hectares;~~

~~iii. The identified Building Platform shall be located outside the National Grid Yard; and~~

~~iv. Complies with the subdivision provisions in Section 13.4.~~

Council restricts its discretion to:

- The ability of the development to be serviced by on-site means with regard to effluent and stormwater disposal;
- Impact on the rural character of the surrounding area, and to avoid potential reverse sensitivity;
- Impact on the operation, maintenance, upgrade and development of the National Grid, including:
- Compliance with NZECP34:2001;

3.4.4 Non Complying Activities

The following are non-complying activities in the Rural Production Zone:

- a. Any activity, structure or earthworks within the National Grid Yard which does not comply with performance standard 3.5.10.
 - i. Dairy/milking sheds or buildings (excluding associated yards) intensive farm buildings, protective canopies and commercial greenhouses.
- b. Any sensitive activity, including any change of use to a sensitive activity, or any building or addition to any building associated with a sensitive activity and located within the National Grid Yard.
- c. A hazardous facility within the National Grid Yard.
- d. Subdivision with a building platform for a principal building or dwelling located within the National Grid Yard.
- e. Any other activity which is not provided for as a permitted, restricted discretionary or discretionary activity.

3.5 Performance Standards

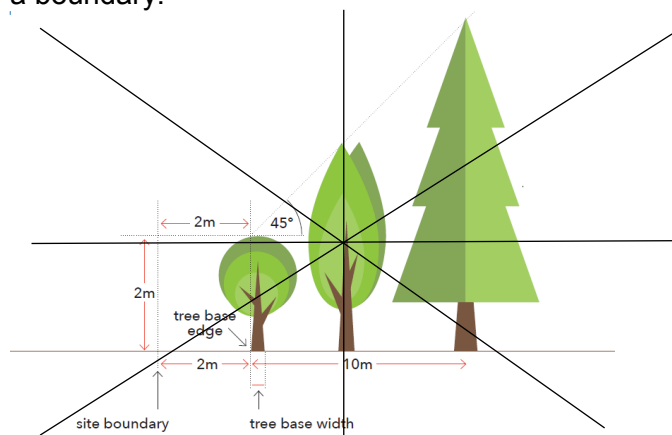
3.5.6 Parking, Loading and Vehicle Crossings

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

3.5.7 Trees

- a. No shelter belt shall be over 4m in height
- b. Trees shall be planted to ensure that at maturity, the base of the tree fits within a recession plane which commences 2 metres above existing ground level at least 2 metres from any boundary and then projects from this line inwards at a 45 degree angle.

Except that this standard does not require any tree to be planted more than 10 metres from a boundary.



3.5.12 Minor Residential Dwelling

- a. One minor residential unit per allotment which has a minimum net site area of 10 ha.
- b. Must not exceed 60sqm in gross floor area.

3.6.2 Restricted Discretionary Activities

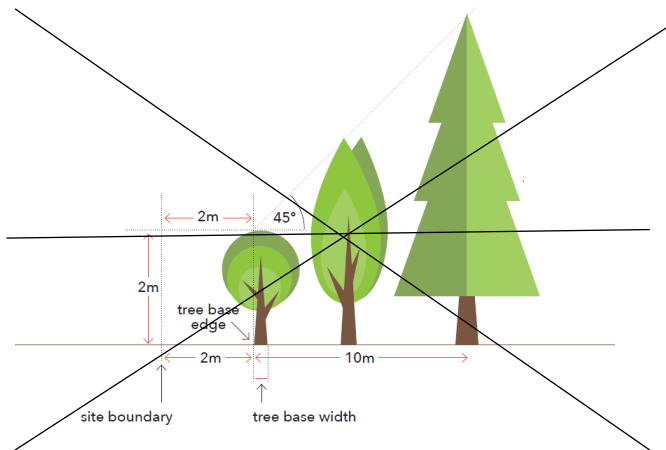
The following are restricted discretionary activities in the Rural Lifestyle Zone:

- a. Any permitted activity which does not comply with a Rural Lifestyle Zone performance standard.
Council's discretion is restricted to:
The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.
 - b. One dwelling on a site of less than 5000m².
Council restricts its discretion to:
 - i. The ability of the development to be serviced by either off-peak pumping or on-site means with regard to effluent and stormwater disposal; and
 - ii. Impact on the character of the surrounding area, ability of the development to achieve quality urban design outcomes.
 - c. More than one dwelling on a site.
Council restricts its discretion to:
 - i. The ability of the development to be serviced by on-site means with regard to effluent and stormwater disposal; and
 - ii. Impact on the character of the surrounding area, ability of the development to achieve quality urban design outcomes.
- ~~3.6.2.d. Subdivision provided that:~~
- ~~i. Minimum site size is 5000m², except that this shall not apply to allotments required for network utility activities; and~~
 - ~~ii. Complies with the subdivision provisions in Section 13.4.~~
- ~~Council restricts its discretion to:~~
- ~~The ability of sites to:~~
- ~~○ Be independently serviced for water and wastewater;~~
 - ~~○ Comply with the subdivision provisions at Section 13.4; and~~
 - ~~○ Maintain or enhance rural lifestyle character.~~

~~3.7.4 Trees~~

- ~~a. No shelter belt shall be over 4m in height~~
- ~~b. Trees shall be planted to ensure that at maturity, the base of the tree fits within a recession plane which commences 2 metres above existing ground level at least 2 metres from any boundary and then projects from this line inwards at a 45 degree angle.~~

~~Except that this standard does not require any tree to be planted more than 10 metres from a boundary.~~



3.7.10 Minor Residential Dwelling

- a. One minor residential unit per allotment which has a minimum net site area of 5000 m².
- b. Must not exceed 60sqm in gross floor area

3.8.2 Restricted Discretionary Activities

The following are restricted discretionary activities in the Rural General Zone:

- a. Any permitted activity which does not comply with a Rural General Zone performance standard.

Council's discretion is restricted to:

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

- ~~3.8.2.b. Subdivision provided that:~~

- ~~i. Minimum site area is 1 hectare per allotment, except that this shall not apply to allotments required for network-utility activities;~~
- ~~ii. Complies with the subdivision provisions in Section 13.4; and~~
- ~~iii. The identified Building Platform shall be located outside the National Grid Yard.~~

~~Council restricts its discretion to:~~

~~The ability of sites to:~~

- ~~Be independently serviced for stormwater and wastewater;~~
- ~~Comply with the subdivision provisions at Section 13.4; and~~
- ~~Maintain or enhance rural lifestyle character.~~

~~Impact on the operation, maintenance, upgrade and development of the National Grid, including:~~

- ~~Compliance with NZECP34:2001~~
- ~~The location and orientation of identified Building Platforms relative to the National Grid;~~
- ~~The nature and location of any vegetation proposed to be planted in the vicinity of the National Grid; and~~
- ~~Access to the National Grid.~~

~~Risk of electrical hazards affecting public or individual safety, and the risk of property damage.~~

3.8.4 Non Complying Activities

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

- a. Any other activity which is not provided for as a permitted, restricted discretionary or discretionary activity;
- b. Any activity, structure or earthworks within the National Grid Yard which does not comply with the performance standards at 3.9.10;
 - i. Dairy/milking sheds or buildings (excluding associated yards) intensive farm buildings, protective canopies and commercial greenhouses.
- c. Any sensitive activity, including any change of use to a sensitive activity, or any building or addition to any building associated with a sensitive activity and located within the National Grid Yard;
- d. A hazardous facility within the National Grid Yard

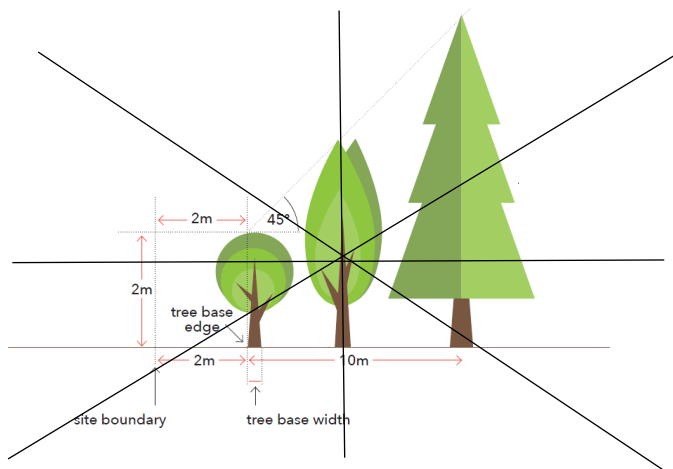
and

- e. ~~Subdivision with a building platform for a principal building or dwelling located within the National Grid Yard.~~

3.9.7 Trees

- a. ~~No shelter belt shall be over 4m in height~~
- b. ~~Trees shall be planted to ensure that at maturity, the base of the tree fits within a recession plane which commences 2 metres above existing ground level at least 2 metres from any boundary and then projects from this line inwards at a 45 degree angle.~~

~~Except that this standard does not require any tree to be planted more than 10 metres from a boundary.~~



3.9.12 Minor Residential Dwelling

- a. One minor residential unit per allotment which has a net site area of 1 ha.
- b. Must not exceed 60sqm in gross floor area.

3.10.2 Restricted Discretionary Activities

The following are restricted discretionary activities in the Rural Settlement Zone:

- a. Any permitted activity which does not comply with a Rural Settlement Zone performance standard.

Council's discretion is restricted to:

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

- b. More than one dwelling per site.
Council restricts its discretion to:
- i. The ability of the development to be serviced by on-site means with regard to effluent and stormwater disposal.
 - ii. Impact on the character of the surrounding area.
- 3.10.2.c. ~~Subdivision that:~~
- i. ~~Complies with the subdivision provisions in Section 13.4.~~
Council restricts its discretion to:
 - i. ~~The ability of sites to:~~
 - ~~Be independently serviced for stormwater and wastewater;~~
 - ~~Comply with subdivision provisions section 13.4; and~~
 - ~~Maintain or enhance rural settlement character.~~

3.11.11 Minor Residential Dwelling

- a. One minor residential unit per allotment which has a minimum net site area of 5000m².
- b. Must not exceed 60sqm in gross floor area.

Chapter 4 Residential

4.1 Issues

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

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

4.2 Objectives

- 4.2.1** High quality residential areas which consist of:
- a. A variety of housing forms and densities that are available for different residential lifestyle options;
 - b. Amenity values that are maintained or enhanced;
 - c. Development that is integrated with infrastructure;
 - d. Safe communities through urban design;
 - e. Relatively quiet living environments, compared to the other zones;
 - f. Low traffic on roads used primarily for property access with greater traffic on roads with a distribution function;
 - g. A range of complementary activities where the effects are compatible with the predominantly residential character, scale and amenities of the area;
 - h. Retention of natural and cultural heritage features; and
 - i. Street infrastructure that provides opportunities for the roading network as a high amenity public space that reflects the roading hierarchy.

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

4.3 Policies

4.3.2 To ensure activities in the Residential Zone:

- a. Maintain or enhance the building scale and residential character;
- b. Recognise streetscape as having high public value;
- c. Avoid or mitigate nuisance from noise, light spill and vibration;
- d. Ensure a high standard of property access and avoid street congestion and excessive traffic on roads;
- e. Avoid or mitigate adverse visual amenity and safety problems from advertising;
- f. Avoid excessive shading of public spaces or neighbouring properties from structures;
- g. Maintain and enhance the natural and cultural heritage features of the zone.
- h. Ensure an adequate standard of on-site amenity;
- i. Maintain reasonable levels of sunlight and daylight access for residential properties;
- j. Maintain reasonable levels of privacy for residential properties; and
- k. Maintain visual amenity by avoiding accessory buildings sited in front of principal buildings.

4.4.1 Permitted Activities

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

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

4.4.2 Controlled Activities

The following are controlled activities in the Residential Zone:

- a. Dwellings, additional to the first dwelling on an allotment, not exceeding a density of more than 1 per 400m² of net site area.
- b. Dwellings, in the North West Structure Plan, additional to the first dwelling on an allotment, not exceeding a density of more than 1 per 800 m²

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

4.4.3 Restricted Discretionary Activities

The following are restricted discretionary activities in the Residential Zone:

- ~~a. Subdivision provided that:
 - ~~i. Minimum lot size is 400m²;~~
 - ~~ii. Within the North West Structure Plan (Appendix L pink shaded area only) the minimum lot size is 800m².~~~~

~~Note: Refer to Subdivision and Infrastructure provisions for subdivision standards and requirements.~~

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

Council's discretion is restricted to:

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

- c. Any activity which does not comply with the height recession plane performance standard in relation to front boundaries.
Council restricts its discretion to the following matters
- i. ~~Where the~~ Whether site topography or location of existing structures constrains any other development potential;
 - ii. Where existing buildings on the site prevent access to the rear for accessory buildings;
 - iii. ~~Where the majority of neighbouring buildings already encroach the standard;~~
 - iv. ~~Where the activity has the potential to detract from~~ The impact of the non-compliance on the visual amenity or the streetscape of the surrounding area; and
 - v. Where the activity has the potential to be visually dominant or create shadowing on public space including footpaths and road ways.
 - vi. Notification:
Applications subject to this rule are precluded from public and limited notification.
- d. Any activity which does not comply with the performance standard for accessory buildings located in front of the principal building.
Council restricts its discretion to:
- i. The site topography;
 - ii. Lack of rear access for accessory buildings;
 - iii. ~~Where the majority of neighbouring accessory buildings already encroach the standard;~~ The effect on the character and appearance of the streetscape;
 - iv. The proposed compatibility of colour and construction of the accessory buildings on the site; and
 - v. Built in the same or similar style and materials to that of the predominant building on the lot.
 - vi. Notification:
Applications subject to this rule are precluded from public and limited notification.
- e. ~~Any activity which does not comply with Rule 4.5.5 (c).~~
~~Council restricts its discretion to the following matters:~~
- i. ~~The nature of neighbouring activities (whether they are also non-residential);~~
 - ii. ~~The proposed parking provision to serve the proposed activity;~~
 - iii. ~~The status of the road that the activity accesses (as shown on the planning maps).~~
- f. Structures located on or within 5 metres of the indicative roads or rights of way identified in the North West Structure Plan (Appendix L).
Council restricts its discretion to the following matter:
- i. Consequences for implementation of the North West Structure Plan (Appendix L).

4.5 PERFORMANCE STANDARDS - Residential

4.5.1 Noise

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

4.5.4 Structures

a. Height

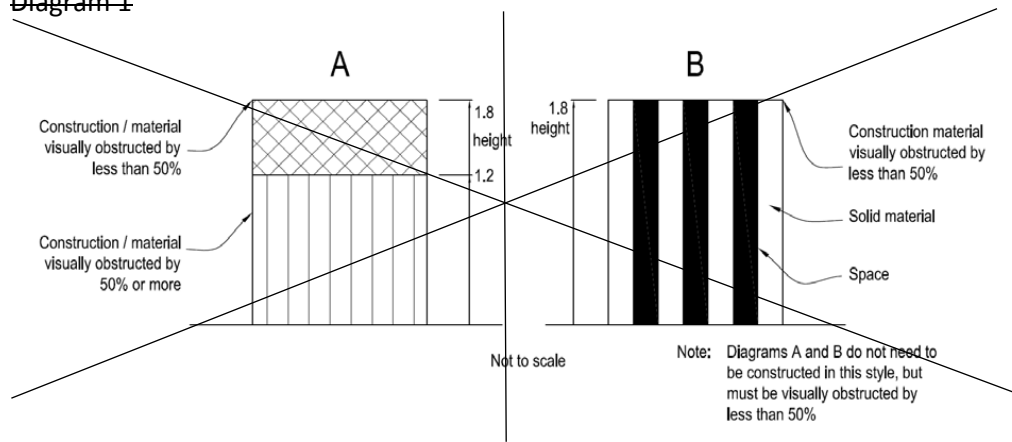
Building height shall not exceed 10 metres. Except that the standard shall not apply to supporting structures such as masts and poles providing that, above 10 metres in height, they have a maximum horizontal dimension of 0.7 metres (excluding aerials and antennas)

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c. Fences

- i.* Any fence erected along a front boundary shall not exceed ~~1.2~~ 1.6 metres in height. Fences adjoining public pedestrian and/or cycle ways shall not exceed 1.2 metres in height when constructed in material with a visual obstruction of less than 50% per 1m². Fences may exceed 1.2 metres up to a maximum height of 1.8 metres if either,
- i.* the height of the fence exceeding 1.2 metres in height up to a maximum of 1.8 metres in height is constructed with material or in a manner that provides a visual obstruction of 50% per 1m² or less (refer Diagram 1(A) or,
- ii.* the whole fence is constructed with material or in a manner that provides a visual obstruction of 50% per 1m² or less Refer Diagram 1 (B).

Note: For the purpose of this Rule, visual obstruction means the total area of a fence which a person cannot see from one side to another. The attachment of shade cloth or other materials which do not prevent sight from one side of the fence to another is permitted.

Diagram 1



- ii.* Any fence erected along any other side or rear boundary shall not exceed 1.8m in height.

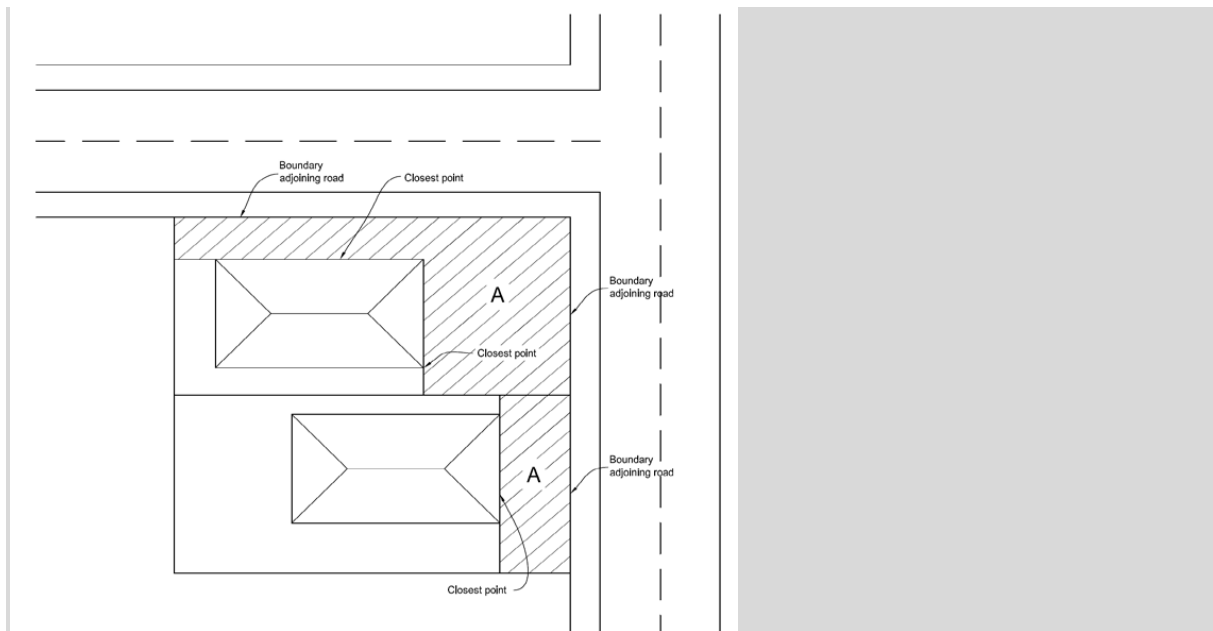
d. Site coverage

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

e. Accessory buildings

- i.* Accessory buildings shall not be erected in front yards but shall be located behind the space identified by a theoretical line taken from the closest point of the main buildings, parallel to, and for the entire length of, any front boundary adjoining Road Reserve. Refer to Diagram 2.

Diagram 2 (Unchanged)



4.5.5 Amenity

- a. Minimum net site area 400m² per dwelling, except that within the North West Structure Plan (Appendix L - pink shaded area only) the minimum net site area per dwelling is 800m².
- b. Site amenity
 - i. There shall be a minimum of 30m² outdoor north *to north-west* facing living space accessible by *from a living room for* each dwelling or multi unit provided that the least dimension in any direction shall be 3m. Except that:
 - ii. For upper storey units, the outdoor space requirement shall be a minimum of 45 ~~8~~m² north *to north-west* facing living space accessible by each unit, and the least dimension in any direction shall be 1.5m.
 - iii. For multi units an enclosed storage space, with a minimum area of 2m² and with outdoor access shall be provided.
- c. ~~Activities other than residential activities shall not attract more than:~~
 - a. ~~50 people where an activity is accessed from a local road (as shown on planning maps);~~
 - b. ~~100 people for roads which are national routes, primary arterials, secondary arterials or collector roads (as shown on planning maps).~~

4.5.8 Parking, Loading and Vehicle Crossings

- a. All activities shall comply with the performance standards in Chapter 12.
- b. Car parking lots ~~lots~~ *spaces* for Community activities and Home Occupations shall be screened from adjoining ~~or nearby~~ residential properties by a solid fence and/or vegetation to a minimum height of 1.8 metres.

4.6 RULES – COASTAL RESIDENTIAL ZONE

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4.6.1 Permitted Activities

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

- a. Residential Activities;
- b. Network utilities that comply with Chapter 22;
- c. Community Activities *on local roads*;

- d. Reserves and Open Space;
- e. Relocated buildings and temporary relocatable buildings that comply with Chapter 19; and
- f. Temporary military training activities that comply with Chapter 19.

4.6.3 Restricted Discretionary Activities

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

- a. Any permitted or controlled activity which does not comply with a Coastal Residential Zone performance standard.

Council's discretion is restricted to:

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

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

Council restricts its discretion to:

- i. ~~The extent to which~~ *Whether* the site topography ~~or the location of existing structures~~ constrains any other development potential;
- ii. The extent to which existing buildings on the site prevent access to the rear of the site for car parking;
- iii. ~~The extent to which alternative mitigation measures such as landscaping or fencing are proposed for the site;~~ *The impact of the non-compliance on the residents' amenity or streetscape of the surrounding area;*
- iv. ~~The effects of the non-compliance on surrounding sites; and~~
- v. The effects of the non-compliance on the amenity *residential character* of the neighbourhood and on the natural character of the coastal environment.
- vi. *Notification:*
Applications for accessory buildings subject to this rule are precluded from public or limited notification.

- e. ~~Any building that does not comply with the height recession plane for buildings with a coastal frontage.~~

~~Council restricts its discretion to:~~

- i. ~~The effect of the visible part of the building and the mass on the natural character of the coastal environment.~~

~~The streetscape is recognised as having high public value. The street environment is significantly influenced by the relative location of buildings in relation to the front and side boundaries. These standards are intended to provide some flexibility for the siting of buildings in relation to the property boundaries, whilst ensuring that the spacious character of the environment is retained.~~

- d. ~~Any activity which does not comply with Standard 4.7.10, traffic from non-residential activities.~~

~~Council restricts its discretion to:~~

- i. ~~The nature of the neighbouring activities (whether they are also non-residential);~~
- ii. ~~The proposed parking provisions accompanying the applications;~~
- iii. ~~The traffic generated will unduly affect safety, efficiency or amenity of the road network; and~~
- iv. ~~Practicable measures to minimise vehicular traffic have been included.~~

4.6.4. Discretionary Activities

- a. ~~Subdivision where:~~

- i. ~~The minimum allotment size for lots excluding reserves and those required for network utility activities is 800m²; and~~
- ii. ~~The subdivision is part of a comprehensive structure plan developed for subdivision and infrastructure provision for the whole zone.~~

4.6.5 Non-complying Activities

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

- a. Manufacturing Activities;
- b. Commercial Activities;
- c. Retail Activities;
- d. Non-compliance with Standard 4.7.7(e);
- e. ~~Subdivision that:~~
 - i. ~~Proposes to create an allotment of less than 800 m² that is not being used for reserves or network utilities; or~~
 - ii. ~~Is not shown on a proposed Comprehensive Structure Plan for the whole zone or is not consistent with an approved Comprehensive Structure Plan for the whole zone; or~~
 - iii. ~~Proposes a subsequent subdivision of a lot for which subdivision consent had been granted pursuant to a Comprehensive Structure Plan for the whole zone; or~~
 - iv. ~~Proposes to create more than 100 residential allotments in the entire Coastal Residential Zone.~~
- g. Buildings within the 50 metre contour shown on Figure 1 [Appendix H](#).

4.7 PERFORMANCE STANDARDS – Coastal Residential

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4.7.9 Traffic Generation

Non-residential activities shall not accommodate more than:

- a. ~~50 people where an activity is accessed from a local road (as shown on planning maps);~~
- b. ~~100 people for roads which are national routes, primary arterials, secondary arterials or collector roads (as shown on the planning maps).~~

Chapter 5 Commercial Environment

Neighbourhood Commercial Zone

5.12.2 Restricted Discretionary Activities

The following are restricted discretionary activities in the Neighbourhood Commercial Zone:

- a. ~~Subdivision.~~

Council shall restrict its discretion to:

 - i. ~~Impact on the Residential Zone amenity values.~~
 - ii. ~~Impact on parking provisions and traffic flows.~~
- b. Any permitted activity which does not comply with a Neighbourhood Commercial Zone performance standard.

Council's discretion is restricted to:
The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.

Chapter 7 Airport Enterprises Zone

7.4.2 Restricted Discretionary Activities

The following are restricted discretionary activities in the Airport Enterprise Zone:

- a. Any permitted activity which does not comply with an Airport Enterprise Zone performance standard.

Council's discretion is restricted to:

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

- ~~b. Subdivision provided that:~~

~~The proposed subdivision complies with the relevant standards in Section 13.4.~~

~~Council restricts its discretion to:~~

- ~~i. The provision of access to the runways for airport users.~~
- ~~ii. The avoidance of allotment layouts that will adversely affect the ability of the airport to operate efficiently and safely.~~

Chapter 8 Reserves and Open Spaces Zone

8.4.2 Restricted Discretionary Activities

The following are restricted discretionary activities in the Reserves and Open Zone:

- a. Any permitted activity which does not comply with a Reserves and Open Space Zone performance standard.

Council restricts its discretion to:

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

- ~~b. Subdivision.~~

~~Council restricts its discretion to:~~

- ~~i. Impact on the amenity values of the surrounding residential area.~~

- ~~ii. The ability of sites to:~~

- ~~○ Be independently serviced for stormwater and wastewater; and~~
- ~~○ Comply with the subdivision provisions design at Section 13.~~

Chapter 10 Natural Environment

10.5.2 Controlled Activities

The following activities are controlled activities:

- a. Alteration of the shape or health of a protected tree as part of a Tree Maintenance Programme.
- b. Removal of a protected tree that will be replaced with the progeny of the same tree.

10.5.3 Discretionary Activities

The following are discretionary activities:

- a. The modification, destruction or removal of any protected tree ~~except as provided for above~~ that is not a permitted or controlled activity.
- b. ~~Any activity including~~ Excavation, construction or reconstruction work within the drip line of a protected tree, unless stated as ~~that is not~~ a permitted or a controlled activity.

Chapter 13 Subdivision

13.4.1 Controlled Activities

The following are controlled activities:

- a. boundary adjustments
- b. Conversion of cross lease allotments to freehold.
Council's contains control over:
 - i. The extent to which the amenity values of the surrounding areas are affected and compliance with the general subdivision standards.

Note: Applications *for controlled activities* subject to this rule are precluded from public and limited notification.

13.4.2 Restricted Discretionary Activities

The following are restricted discretionary activities:

- a. Subdivision unless otherwise stated except in the North West Structure Plan Area.

13.4.2.aa. Subdivision *in the Rural Production Zone* provided that:

- ~~i. Minimum site area is 10 hectares per allotment, except that this shall not apply to allotments required for network utility activities;~~
- ~~ii. Complies with the subdivision provisions in Section 13.4; and~~
- iii. The identified Building Platform shall be located outside the National Grid Yard.

Council restricts its discretion to:

The ability of sites to:

- o Be independently serviced for stormwater and wastewater;
- ~~o Comply with the subdivision provisions at Section 13.4; and~~
- o Maintain or enhance rural character and to avoid potential reverse sensitivity.

Impact on the operation, maintenance, upgrade and development of the National Grid, including:

- o Compliance with NZECP34:2001;
- o The location and orientation of identified Building Platforms relative to the National Grid;
- o The nature and location of any vegetation proposed to be planted in the vicinity of the National Grid; and
- o Access to the National Grid.

The risk of electrical hazards affecting public safety, and the risk of property damage.

13.4.2.ab. Subdivision *in the Rural Production* to create one allotment with a minimum site area of 5000m² and a maximum site area of one hectare site area provided that:

- i. The site proposed for subdivision, legally existed at the 21st March 2016 of this rule;
- ii. The balance site area is at least 10 hectares;
- iii. The identified Building Platform shall be located outside the National Grid Yard; and
- ~~iv. Complies with the subdivision provisions in Section 13.4.~~

Council restricts its discretion to:

- o The ability of the development to be serviced by on-site means with regard to effluent and stormwater disposal;
- o Impact on the rural character of the surrounding area, and to avoid potential reverse sensitivity;

- Impact on the operation, maintenance, upgrade and development of the National Grid, including:
- Compliance with NZECP34:2001;

13.4.2.ac. Subdivision *in the Rural Lifestyle Zone* provided that:

- i. ~~Minimum site size is 5000 m², except that this shall not apply to allotments required for network utility activities; and~~
- ii. ~~Complies with the subdivision provisions in Section 13.4.~~
Council restricts its discretion to:
The ability of sites to:
 - Be independently serviced for water and wastewater;
 - ~~Comply with the subdivision provisions at Section 13.4;~~ and
 - Maintain or enhance rural lifestyle character.

13.4.2.ad. Subdivision *in the Rural General Zone* provided that:

- i. ~~Minimum site area is 1 hectare per allotment, except that this shall not apply to allotments required for network utility activities;~~
- ii. ~~Complies with the subdivision provisions in Section 13.4; and~~
- iii. The identified Building Platform shall be located outside the National Grid Yard.

Council restricts its discretion to:

The ability of sites to:

- Be independently serviced for stormwater and wastewater;
- ~~Comply with the subdivision provisions at Section 13.4;~~ and
- Maintain or enhance rural lifestyle character.

Impact on the operation, maintenance, upgrade and development of the National Grid, including:

- Compliance with NZECP34:2001
- The location and orientation of identified Building Platforms relative to the National Grid;
- The nature and location of any vegetation proposed to be planted in the vicinity of the National Grid; and
- Access to the National Grid.

Risk of electrical hazards affecting public or individual safety, and the risk of property damage.

13.4.2.ae. Subdivision *in the Rural Settlement Zone* that:

- i. ~~Complies with the subdivision provisions in Section 13.4.~~

Council restricts its discretion to:

i. The ability of sites to:

- Be independently serviced for stormwater and wastewater;
- ~~Comply with subdivision provisions section 13.4;~~ and
- Maintain or enhance rural settlement character.

13.4.2.af. Subdivision *in the Residential Zone* provided that:

- i. ~~Minimum lot size is 400m²;~~
- ii. ~~Within the North West Structure Plan (Appendix L pink shaded area only) the minimum lot size is 800m².~~

- b. Subdivision within the North West Structure Plan Area provided that the application is accompanied by an assessment, by a person suitably qualified in mana whenua cultural history or archaeology, confirming the location within the site of any identifiable wāhi tapu or wāhi tūpuna site, which:

13.4.2.ag. Subdivision *in the Neighbourhood Commercial Zone*. ~~provided that:~~
Council shall restrict its discretion to:
i. Impact on the Residential Zone amenity values.
ii. Impact on parking provisions and traffic flows.

13.4.2ah. Subdivision *in the Airport Enterprises Zone*. ~~provided that:~~
The proposed subdivision complies with the relevant standards in Section 13.4.
Council restricts its discretion to:
i. The provision of access to the runways for airport users.
ii. The avoidance of allotment layouts that will adversely affect the ability of the airport to operate efficiently and safely.

13.4.2.ai. Subdivision *in the Reserves and Open Spaces Zone*.
Council restricts its discretion to:
i. Impact on the amenity values of the surrounding residential area.
ii. The ability of sites to:
o Be independently serviced for stormwater and wastewater.;
and
o Comply with the subdivision provisions design at Section 13.

13.4.3 Discretionary Activities

The following are discretionary activities:

- a. Any subdivision or infrastructure development that results in non-compliance with any performance standards unless otherwise stated.
- b. Any subdivision that contravenes 13.4.2 (b). ...

13.4.3.f. Subdivision *in the Coastal Residential Zone* where:
i. ~~The minimum allotment size for lots excluding reserves and those required for network utility activities is 800m²; and~~
ii. The subdivision is part of a comprehensive structure plan developed for subdivision and infrastructure provision for the whole zone.

13.4.4 Non-complying Activities

The following are non-complying activities:

- a. Subdivision in the Springvale Indicative Future Development Area not provided for by Rule 13.4.3(b).

13.4.4.f. Subdivision with a building platform for a principal building or dwelling located within the National Grid Yard.

13.4.4.g. Subdivision *in the Coastal Residential Zone* that:

- i. ~~Proposes to create an allotment of less than 800 m² that is not being used for reserves or network utilities; or~~
- ii. Is not shown on a proposed Comprehensive Structure Plan for the whole zone or is not consistent with an approved Comprehensive Structure Plan for the whole zone; or
- iii. Proposes a subsequent subdivision of a lot for which subdivision consent had been granted pursuant to a Comprehensive Structure Plan for the whole zone; or
- iv. Proposes to create more than 100 residential allotments in the entire Coastal Residential Zone.

- b. Subdivision in the Rural Lifestyle Zone, excluding allotments in the Springvale Indicative Development Area that proposes to connect to or extend reticulated infrastructure including water, wastewater, and piped stormwater drains.
- c. Subdivision and/or infrastructure development that fails to comply with any performance standard or rule where the result of non-compliance is stated and determining an application a Non-Complying Activity.
- d. Subdivision of land in the National Grid Subdivision Corridor where the identified building platform cannot be located wholly outside the National Grid Yard.
- e. Earthworks that do not comply with a performance standard or standards that specifically states failure to meet that standard is a non-complying activity.

Chapter 16 Signage

The objectives, policies and rules in this chapter apply across the District.
~~They are grouped together to prevent repetition throughout the Plan.~~

Signage is an intrinsic part of most activities but has the potential to produce adverse effects in the community.

The controls in the Plan reflect the need to provide for signage to meet the needs of the community while providing sign control standards that and ensure protection from visual intrusion or adverse traffic safety.

Signage including any structure on which signage is affixed or forms part of, is controlled via the zone rules for location and the signage chapter for number and size. ~~The By-laws relating to signage~~ Signage Policy 2018 controls signs on Council owned land, except where provided for in the District Plan. Signs provided for under ~~By-laws~~ the Signage Policy 2018 are ~~deemed to be~~ Permitted Activities...

These provisions and any other provisions relating to signage are complementary to, and not in substitution for the ~~by-laws~~ Signage Policy 2018 of the Council relating to the control and licensing of signage.

16.3 Policies

16.3.1 To enable signs to be erected where the safe and efficient operation of the transport network including footpaths is maintained....

16.3.4 To enable the erection of signs that provide community messages provided they are consistent with the ~~Signage By-law 2015~~ Signage Policy 2018 and include:

- a. Matters of public health and safety; or
- b. Election signs; or
- c. The location of destinations, routes, distances and public facilities and the names of settlements, streets and features; or
- d. Site characteristics or features of historical, cultural, spiritual, aesthetic, environmental, scenic or scientific significance.

16.4 Rules

16.4.1 Permitted Activities

- a. Signs that comply with:
 - i. The performance standards for signage in Section 16.5; and
 - ii. The performance standards for structures that apply in the underlying zone.
 - iii. ~~The Signage By-law 2015~~ Signage Policy 2018.

- b. Official signs.

16.4.2 Restricted Discretionary Activities

The following are restricted discretionary activities:

- a. Any sign exceeding the ~~size limits set out in the~~ performance standards in Section 16.5.

Council restricts its discretion to:

- i. The location, *height* 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 in relation to visibility, health and safety;
- iv. The nature and content of the sign; and
- v. The nature, size and number of other signs in the immediate environment.

- b. Any sign on a heritage building or a building in a Display Frontage Street that does not comply with performance standard 16.5.1(d).

Council ~~restricts~~ *restricts* its discretion to:

- i. The extent to which any sign including supporting structures detracts from the heritage significance or values of a heritage building or object;
- ii. Whether any sign detracts from the architecture of the building including decorative detailing, structural divisions, windows or doorways;
- iii. Whether additional signs will result in visual clutter;
- iv. The extent to which the quality of the design of the sign and the standard of graphics complement the building or object;
- v. Whether the means of fixing the sign to a listed building or object including associated cabling or wiring for illuminated signs will adversely affect the heritage fabric and heritage values of the listed building or object; and
- vi. The extent to which signs comply with the Town Centre and Outer Commercial Design Guidelines.

- c. Any identification and/or health and safety signage that does not comply with performance standard 16.5.1(e).

Council restricts its discretion to:

- i. The location and size of the sign in relation to the surrounding environment;
- ii. The nature and content of the sign; and
- iii. The requirement for the sign.

d. *Signs of State Highways in areas above 50km/hr*

i. *Where any permanent or temporary sign is proposed on or is visible from a state highway the written approval of New Zealand Transport Agency is required.*

ii. *Signs on a state highway must comply with the Bylaw 2010 –NZ Transport Agency signs on state highways bylaw July 2010.*

Applications subject to these rule are precluded from public and limited notification

16.4.3 Discretionary Activities

The following activities are discretionary activities:

- a. Any sign on road reserve, street furniture or public places that does not comply with the ~~signage by law~~ *Signage Policy 2018*;
- b. Any sign (excluding permitted activities *and exempt signs*) that is advertising a business or product that is not on the property;
- c. Any sign that contains moving animation, flashing or optical illusions;
- d. Any other sign not provided for as permitted or restricted discretionary.

Applications subject to these rule are precluded from public and limited notification

16.5 PERFORMANCE STANDARDS – Signage

16.5.1 General

- a. Signs shall only be located on the site of the activity to which they relate. Signs provided for under by-laws or health and safety are exempt from this standard.
Official and Community Message Signs are exempt from this Rule.
- b. No sign shall obstruct or detract from any official sign, sign beacon or structure for aviation purposes or shall obstruct driver visibility along the road and at intersections, level crossings and driveways
.....
- h. No sign visible from a Residential Zone shall be illuminated more than 8 lux measured at the vertical plane of a window of any dwelling in that zone.
- i. Signs shall be maintained to a tidy standard and shall be removed within one week of the activity ceasing on the site unless provided for sooner by ~~a by-law~~ the Signage Policy 2018 or the Plan.
- j. Signs displayed under, on the roof of, or on the façade of verandahs overhanging road reserve (including footpaths) in any zone must:
- i. Only advertise businesses, services and products located on the site.
- ii. Achieve at least 3 metres clearance between the bottom edge of the sign and the footpath beneath the sign; and
- iii. Achieve a horizontal distance of at least 450mm from the kerb.
- k. Election signs (national, local government and community) on private property must:
- i. Clearly display the name and contact details of the person responsible for displaying the sign.
- ii. Not exceed a maximum height of 2.4 metres.
- iii. Not exceed a maximum sign face area of 3m².
- iv. Comply with the minimum size requirements for lettering and lines spacing on local roads, as if located on a road controlled by the New Zealand Transport Agency under the Electoral Advertising of a Special Kind Regulations 2005.
- v. Comply with regulations under s267A of the Electoral Act 1993.

16.5.2 Reserves and Open Spaces Zone

Sign/Zone	Property Identification	Tourist Publicity	Sponsors Signs	Real Estate Sign
Reserves and Open Spaces	Permitted	YES if related to subject site	As long as it's not visible from a Residential Zone	1 per street frontage <u>no more than 3m²</u>

16.5.3 Rural and Residential Zones

Sign/ Zones	Property Identification	Real Estate Sign* see note below	Tourist Publicity/Schools /Churches	Home Occupation/ Retail Activity
Rural Production	1x 3m ² total area	2m ² 3m ² per agency total area	1 per street frontage no more than 2m ² total area each frontage	1x 0.5m ² total area
Rural Lifestyle	1x 1m ² total area	1per agency per road frontage no more than 2m ² 3m ² total area per agency	1 per street frontage no more than 2m ² total area each frontage	1x 0.5m ² total area
Rural General	1x 3m ² total area	2m ² 3m ² per agency total area	1 per street frontage no more than 2m ² total area each frontage	1x 0.5m ² total area
Rural Settlement	1x 3m ² total area	1per agency per road frontage no more than 2m ² 3m ² per agency	1 per street frontage no more than 2m ² total area each frontage	1x 0.5m ² total area
Residential	1x 1m ² total area	1per agency per road frontage no more than 2m ² 3m ² total area per agency	1 per street frontage no more than 2m ² total area each frontage	1x 0.5m ² total area
Coastal Residential	1x 0.5m ² total area	1per agency per road frontage no more than 2m ² 3m ² total area per agency	1 per street frontage no more than 2m ² total area each frontage	1x 0.5m ² total area

Note: The limit on Real Estate signs does not apply to sites that do not share a boundary with Road Reserve, or only do so via Right of Way or Access Strips, excluding sites that are separated from Road Reserve only by way of Segregation Strip or other similar instrument. For these properties, up to three signs totalling no more than 2m²-3m² per agency are permitted.

Appendix A – Heritage Items

1. Insert into Appendix A-Heritage Item:

List No	Name	Location	HPT	Class	Group	Interior	Report
<u>467</u>	<u>Wanganui Collegiate School</u>	<u>132 Liverpool Street</u>	<u>9620 Cat 1</u>	<u>Class A</u>	<u>Class A Group</u>		

List No	Name	Location	HPT	Class	Group	Interior	Report
33	Wanganui Collegiate School toilet blocks (2)	132 Liverpool Street	1007 Cat 2	Class A	Class A Group		
34	Wanganui Collegiate School Chapel	132 Liverpool Street	999 Cat 2	Class A	Class A Group		
35	Wanganui Collegiate School Grey House	132 Liverpool Street	1001 Cat 2	Class A	Class A Group		
37	Wanganui Collegiate School Big School	132 Liverpool Street	1004 Cat 2	Class A	Class A Group		
54	Wanganui Collegiate School Pavilion	132 Liverpool Street	1005 Cat 2	Class A	Class A Group		
62	Wanganui Collegiate School Hadfield House	132 Liverpool Street	1002 Cat 2	Class A	Class A Group		
372	Wanganui Collegiate Selwyn House	132 Liverpool Street		Class A	Class A Group		
373	Wanganui Collegiate Marris House	132 Liverpool Street	1003 Cat 2	Class A	Class A Group		
464	Chaplain's House, Collegiate	128 Liverpool Street		Class BR	Class A Group		
465	Steward's House, Collegiate	128 Liverpool Street	1000 Cat 2	Class BR	Class A Group		

Appendix I Whanganui District Council Engineering NZS 4404 - Appendix C-N

Definition of Suitably Qualified Design Professional

A suitably qualified design professional should have recognised qualifications and experience for the work undertaken and should be either:

- (i) an active member of the Association of Consulting Engineers of New Zealand (ACENZ) or;
 - (ii) a corporate member of the Institution of Professional Engineers of New Zealand (IPENZ) having a current policy of Professional Indemnity Insurance for a sum not less than \$200,000 or;
 - (iii) a member of the New Zealand Institute of Architects (NZIA) having a current policy of Professional Indemnity Insurance for a sum of not less than \$200,000.
- iv) a Registered Professional Surveyor, being a member of New Zealand Institute of Surveyors (NZIS).

District Plan Map

PORTION OF MAP TO BE AMENDED

