

APPENDIX 1 – MARKED UP TEXT

NOTIFICATION for PC46

DRAFT

Key

Grey – Not part of PC46, informative purposes only

~~Strikethrough~~ – removed from operative text

Underlined – altered from operative text

Chapter 3 RURAL ENVIRONMENT

3.6 RULES – RURAL LIFESTYLE

3.6.2 Restricted Discretionary Activities.

The following are restricted discretionary activities:

...

e. Structures located either within 5 metres of, or on the indicative road identified in the Otamatea West Structure Plan.

Council restricts its discretion to the following matters:

i. Implementation of the Otamatea West Structure Plan.

3.7 PERFORMANCE STANDARDS – Rural Lifestyle

3.7.1 Amenity.

e. Structures shall not be located within 5 metres of, or on the indicative road identified in the Otamatea West Structure Plan.

Chapter 4 RESIDENTIAL ENVIRONMENT

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

The present pattern of urban development and anticipated development trends use up land and, if unmanaged, and over time, may also lead to increased servicing costs and damage to the quality of the urban environment.

Urban development will be managed to sustain resource use to meet present and foreseeable future needs of the District community and protect and enhance environmental quality.

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

4.1 ISSUES

4.1.6 Otamatea West has been experiencing residential development pressures for development for residential purposes. Adhoc development made without consideration of an overall land use framework to guide and direct growth can result in inappropriately located and designed activities.

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;
- i. Street infrastructure that provides opportunities for the roading network as a high amenity public space that reflects the roading hierarchy.
- j. Development in general accordance with any relevant Structure Plan.

4.3 POLICIES

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

4.3.2 To ensure activities in the Residential zone that:

- 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 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.

4.3.9 Residential development at Otamatea West shall ensure quality urban design outcomes and efficient infrastructure provision, with particular regard given to achieving consistency with the indicative

roading layout, three water infrastructure, historic heritage features and landscaping.

4.3.10 Development which propose to vary from the Otamatea West Structure Plan are encouraged provided the following key criteria to ensure quality urban design outcomes and efficient infrastructure provision are adhered to, by requiring that development:

- a. Creates purposeful linkages for vehicles and for active modes of transport which are safe, pleasant and work with the natural landform;
- b. Establishs road linkages to existing residential development adjacent to the Structure Plan area and achieves quality road linkages in all four directions as currently proposed.
- c. Manages stormwater to ensure hydrological neutrality for each development parcel within the Structure Plan area, thus ensuring neutral environmental effects beyond the wider Structure Plan area.
- d. Ensures residential development and associated infrastructure are designed to work with the natural landscape as far as possible.
- e. Avoids lengthy private rights of way where a road access to serve rear sections is appropriate.
- f. Enhances stormwater management and cycle/pedestrian networks to facilitate the potential for ecological corridors through the Structure Plan area.

4.4 RULES - RESIDENTIAL ZONES

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 or in the case of subdivision in the Otamatea Development Overlay 1000m² except that;

- within the Otamatea West Structure Plan (pink shaded area) the minimum lot size is 800m².

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

f. Structures located either within 5 metres of, or on the indicative road identified in the Otamatea West Structure Plan.

Council restricts its discretion to the following matters:

- Implications for implementation of the Otamatea West Structure Plan.

4.5 PERFORMANCE STANDARDS – Residential

4.5.4 Structures.

All structures shall comply with the following:

h. New structures shall not be located within 5 metres of, or on the indicative road identified in the Otamatea West Structure Plan.

4.5.5 Amenity.

a. Minimum net site area is 400m² per dwelling, except within the Otamatea Development Overlay which is a minimum of 1000m² net site area per dwelling, except that within the Otamatea West Structure Plan (pink shaded area) where the minimum net site area per dwelling is 800m².

Chapter 13 SUBDIVISION AND INFRASTRUCTURE

13.2 OBJECTIVES

13.2.3 Subdivision and infrastructure development that:

- a. Performs its function effectively and efficiently.
- b. Is flexible in design.
- c. Provides resilience to natural hazards and local conditions.
- d. Is durable over its lifespan.
- e. Provides capacity and connectivity in reticulated services for the intended future land uses in the catchment.
- f. Provides for ongoing maintenance in an effective, efficient and cost effective manner.
- g. Achieves lifecycle costs that are affordable to the community.
- h. Takes into account the risk of climate change
- i. Is consistent with any relevant servicing and/or structure plans.

13.3 POLICIES

13.3.9 Provide for a reduction in minimum allotment size in the Residential zone where the entire infrastructure catchment can support both:

- a. The level of service required by the proposed development, and;
- b. The proposal will not reduce the ability of the catchment to provide for development in any other location for which it is intended to service.

Springvale Indicative Development Plan and Structure Plans

13.3.35 Require all subdivision and development in the Springvale Indicative Future Development Area (SIDP) and the Otamatea West Structure Plan Area (OWSPA) to proceed generally in accordance with the provisions of the relevant Development Plan or t Structure Plan to ensure that:

- a. Stormwater is managed comprehensively and not in an ad-hoc manner.
- b. The transport network is consistent with the Wanganui Urban Transport Strategy 2011, and the indicative roading layout.
- c. Encourages connectivity of services and land uses with public open space.
- d. Quality urban design outcomes are achieved.
- e. Infrastructure is developed in a logical sequence, and generally designed and located as shown on the relevant Plan.
- f. ~~Proposed subdivision directly adjoins, and is a logical extension to, existing development of residential scale and allotment size. Proposed allotments shall be of residential size.~~

13.3.38 Avoid any land use and/or subdivision development that allocates reticulated infrastructure intended to service the Springvale Indicative Future Development Area or the Otamatea West Structure Plan Area (OWSPA) to other areas. Sufficient existing capacity must be available in the infrastructure catchment to provide for the scale of development proposed.

13.3.39 Reserve areas within the Otamatea West Structure Plan area shall achieve one or more of the following:

- protect historic heritage or ecological corridors; or
- facilitate stormwater management; or
- provide for active recreational purposes, including cycle/pedestrian networks.

[Renumber the remaining policies]

Heritage

13.3.3940 Ensure subdivision, infrastructure and earthworks are respectful of historic and cultural heritage, including archaeological sites.

13.3.401 Promote the identification and protection of areas and values relating to historic heritage, including archaeological sites.

13.4 RULES

13.4.2 Restricted Discretionary Activities.

The following are restricted discretionary activities:

- a. Subdivision unless otherwise stated.

Council restricts its discretion to the following matters:

- i. the ability of a proposal to meet the relevant subdivision and infrastructure performance standards, and rules.
- ii. the ability of the proposal to meet the relevant general urban design criteria, subdivision general and infrastructure assessment and performance criteria.
- iii. Implications for the implementation of the Otamatea West Structure Plan.

Note: Applications subject to this rule shall be considered without service, public notification or written approvals from affected persons.

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. All subdivision within the Springvale Indicative Future Development Area that:
 - i. Gains legal and physical access from Kelsi Street, and
 - ii. Are in general accordance with the key infrastructure linkages and indicative roading layout, detailed in the Springvale Indicative Development Plan.
- c. Subdivision in the Residential zone that does not meet the minimum net allotment size of:
 - i. 400m² (excluding sites within the Otamatea West Structure Plan pink shaded area)
 - ii. 800m² on sites within the Otamatea West Structure Plan pink shaded area
- d. ~~Subdivision in the Otamatea Development Overlay that does not meet the minimum net allotment size of 1000m².~~ Subdivision not in accordance with the Otamatea West Structure Plan.

13.5 PERFORMANCE STANDARDS – SUBDIVISION

13.5.4 Allotment size.

a. New allotments, including balance allotments, shall meet the requirements of the following table:

Zone	Allotment Size Requirements - Net Site Area – Metres ² (m ²) or Hectares (ha)
Rural Lifestyle	Minimum 5000m ² or 0.5ha
Residential	Minimum 400m ²

<u>(excluding Otamatea West Structure Plan pink shaded area)</u>	
<u>Residential (Otamatea West Structure Plan pink shaded area)</u>	<u>Minimum 800m²,</u>
Reserves and Open Spaces	None
Otamatea Development Overlay	Minimum 1000m²
Springvale Indicative Future Development Area	Refer to the underlying zoning except that the Residential Zone provisions apply to land subject to Rule 13.4.3(b)

13.5.10 Transport.

a. Any applications for subdivision shall not include the creation of segregation strips or any other mechanism that:

- a. Prevents access to any existing road or public pedestrian or cycle accessway, or;
- b. Prevents connectivity or connections to a proposed road in the Springvale Indicative Future Development Area or the Otamatea West Structure Plan Area (OWSPA), or;

b. Roading hierarchy.

- iii. Roading layouts shall generally give effect to the Indicative Roading layouts as shown on the Plan Maps.

13.5.15 Stormwater.

f. Low impact stormwater treatment.

- ii. Where low impact stormwater approaches including swales, rain gardens, and other mechanisms are proposed or required, these shall:
 - Be required to be approved by the Alternative Design Procedure, excluding the construction of the swale in the Springvale Indicative Future Development Area or the stormwater detention areas identified in the Otamatea West Structure Plan.
 - Meet the same performance requirements of conventional infrastructure.

13.5.7 Site serviceability.

a. Each new allotment shall connect to reticulated water services (sewer, stormwater and water supply) excluding the Rural Lifestyle zone which shall be required to demonstrate it can provide those services within the proposed allotment.

Note: For the purposes of this rule, open drains and swales are considered reticulated stormwater services only where owned and maintained by the Whanganui District Council.

Chapter 14 EARTHWORKS

14.1 ISSUES

14.1.1 Poorly managed earthworks.

Poorly managed earthworks can create a range of adverse effects on amenity values, the physical environment, nationally and regionally significant infrastructure and cultural values.

14.2 OBJECTIVES

14.2.1 Quality earthworks development.

Earthworks and land modification in Whanganui that:

- a. Maintains or enhances:
 - i. Amenity values.
 - ii. Landforms and natural processes.
 - iii. The efficiency and effectiveness of infrastructure.
 - iv. The safety of people and property.
 - v. The stability of soils.
 - vi. The structural stability of infrastructure and the ability for that infrastructure to safely operate and be maintained; and
- b. Has appropriate regard to cultural heritage sites and values.

14.3 POLICIES

14.3.3 Maori values and earthworks.

To mitigate any potential effects on cultural values and tangata whenua where large scale earthworks are proposed, including by:

- i. Incorporating tangata whenua cultural values and practices into earthworks and land modification methods,
- ii. requiring cultural and/or archaeological assessments, enabling site access and appropriate site work observation for tangata whenua.

14.4 RULES FOR EARTHWORKS

Notes:

1. Certain activities involving disturbance to land will also require regional consent. Applicants are encouraged to consult the Manawatu-Whanganui Regional Council to identify any Regional Council requirements.
2. Heritage New Zealand should be consulted regarding any activity that has the potential to modify or destroy an archaeological site in relation to the possible need for an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

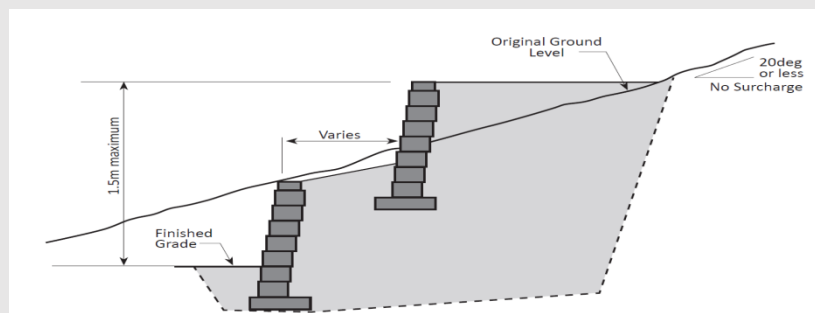
14.5 PERFORMANCE STANDARDS FOR EARTHWORKS

14.5.1 Scale of earthworks.

Earthworks in the Residential, Airport Enterprise and Neighbourhood Commercial Zones shall not exceed the following:

- a. Earthworks up to and including 50% of the area of any allotment up to a maximum area of 500m² of land disturbance. Where there is more than one allotment are subject to works as part of a development project, the area of works shall be calculated cumulatively across those allotments affected.
- b. The erection of retaining walls shall not either singularly or cumulatively, exceed 1.5 metres in height. Refer to Diagram 2

Diagram 2



Note: This rule excludes the following:

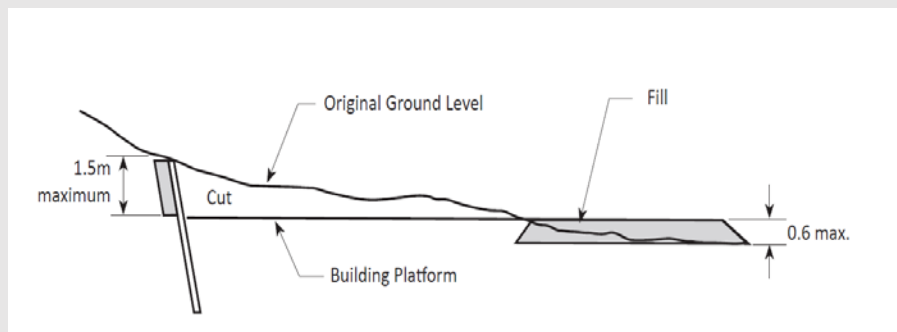
1. Earthworks associated with forestry or rural activities including tilling, harvesting, planting, ploughing, regrassing, or similar activity in the Rural zones.
2. Sheetpiles
3. Retaining walls for which a valid Building Consent exists.

14.5.2 General earthworks standards.

The following standards apply to earthworks in all zones except that provision 1(a) to 1(e) shall not apply to the Airport Enterprise zones and 1(a) to 1(f) shall not apply to the Rural zones:

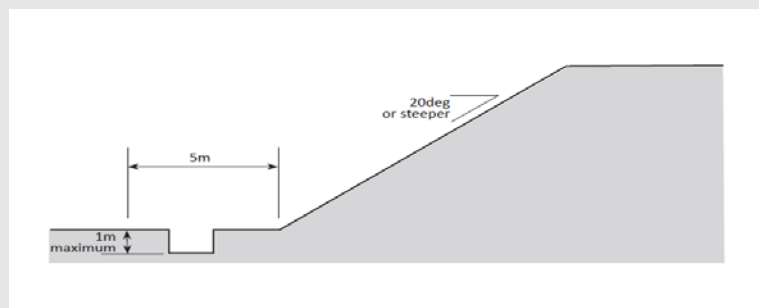
- a. Cuts shall not exceed 1.5 metres in height and fills below building platforms shall not exceed 0.6 metres in depth measured vertically excluding pools and tanks that are buried. Refer to Diagram 3.

Diagram 3



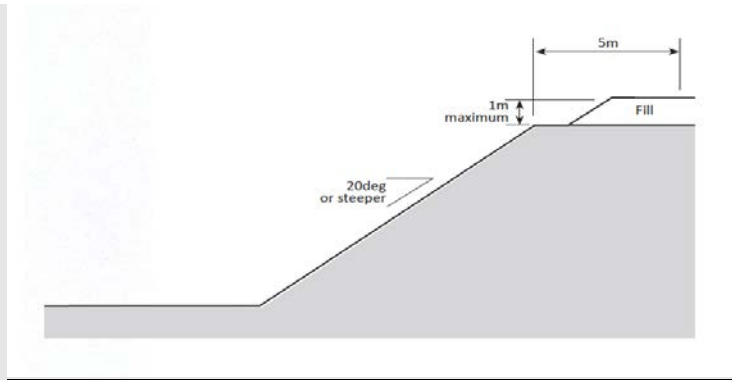
- b. Cuts or fills shall not occur on slopes exceeding 20°.
- c. Cuts of greater 1.0 metre in height measured vertically shall not occur within 5.0 metres if a toe of a slope exceeding 20°. Refer Diagram 4.

Diagram 4



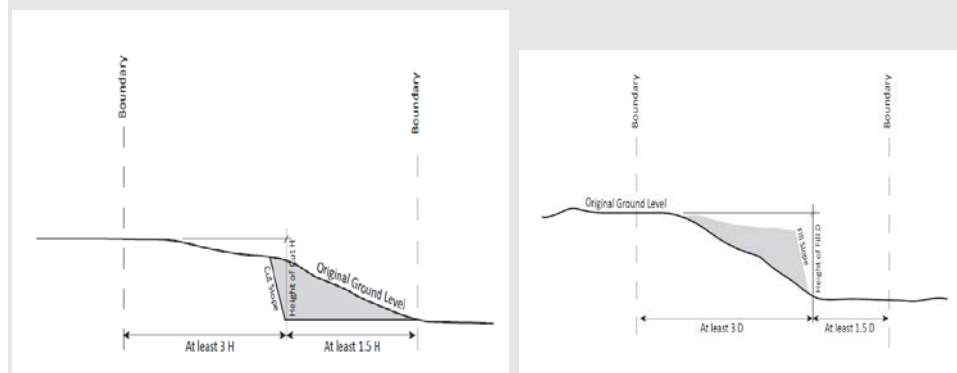
- d. Fills greater than 1.0 metre in height measured vertically shall not occur within 5 meters of the top of a slope exceeding 20°. Refer Diagram 5.

Diagram 5



e. The toe of a fill or cut slope shall be at least 3 times the depth/height of the slope from an upslope boundary and at least 1.5 times the depth/height of the slope from a downslope boundary. Refer Diagram 6.

Diagram 6



f. Earthworks shall not:

- i. alter overland flow paths, including swales and low impact stormwater devices, in a manner that causes damage to property through inundation, erosion, or subsidence.
- ii. cause excessive vibration on surrounding sites.
- iii. create, encourage, or exacerbate erosion or instability.

Note: The requirements of the Land Drainage Act 1908 still apply and should be referred to by anyone moving significant amounts of earth or altering overland flows.

g. Measures shall be implemented to ensure that any discharge of dust beyond the boundary of the site is avoided or limited to such that it does not cause nuisance.

h. Measures shall be implemented to ensure that infrastructure is appropriately protected from infiltration of sediments and roads are kept clean of mud and other such material.

APPENDIX K - ARCHAEOLOGICAL and OTHER ITEMS

Note: To avoid confusion, numbers without items are marked as Blank

Note**: Sites without an indicated Buffer shall default to an estimated buffer of 50m . These rural sites have not been specifically researched. The Historic Places Act applies regardless of any District Plan Buffer specified so care should be taken beyond any buffer also.

List No.	NZAA NO.	Description	Longitude	Latitude	Comments	Buffer	WDC No.	Urban Map No.	Rural Map No.
325	R22/544	Midden, fire cracked rock and possible pit	2682049.03	6142113.39	WRSR	25		Urban 8	Rural 18
326	R22/540	Pits – nine pits and possible terracing on sand ridge	2682252.02	6142113.39	Location good	100x20		Urban 8	Rural 18
327	R22/539	Pits – at least five pits and possible terracing	2682122.04	6142153.36		50		Urban 8	Rural 18
328	R22/541	Pits – two well defined pits on sand ridge end	2682357.03	6142204.27	WNP	15		Urban 8	Rural 18
329	R22/542	Pits – two shallow pits	2682425.04	6142268.24	WNP	15		Urban 8	Rural 18
330	R22/543	Midden, fire cracked rock and probable pits, terraces and borrow holes	2682081.09	6142283.36	WNP?	150x25		Urban 8	Rural 18
<u>983</u>		<u>Historic house site</u>			<u>Indicative location only</u>	<u>Otamatea West Structure Plan Area</u>		<u>Urban 3 Urban 8</u>	<u>Rural 18</u>
<u>984</u>		<u>Midden</u>			<u>Indicative location only</u>	<u>Otamatea West Structure Plan Area</u>		<u>Urban 3 Urban 8</u>	<u>Rural 18</u>
<u>985</u>		<u>Fire cracked rocks - haangi</u>			<u>Indicative location only</u>	<u>Otamatea West Structure Plan Area</u>		<u>Urban 3 Urban 8</u>	<u>Rural 18</u>
<u>986</u>		<u>Midden</u>			<u>Indicative location only</u>	<u>Otamatea West Structure Plan Area</u>		<u>Urban 3 Urban 8</u>	<u>Rural 18</u>

<u>987</u>		<u>Fire cracked rocks - haangi</u>			<u>Indicative location only</u>	<u>Otamatea West Structure Plan Area</u>		<u>Urban 3</u> <u>Urban 8</u>	<u>Rural 18</u>
<u>988</u>		<u>Midden</u>			<u>Indicative location only</u>	<u>Otamatea West Structure Plan Area</u>		<u>Urban 3</u> <u>Urban 8</u>	<u>Rural 18</u>
<u>989</u>	<u>R22/542</u>	<u>Midden</u>			<u>Indicative location only</u>	<u>Otamatea West Structure Plan Area</u>		<u>Urban 3</u> <u>Urban 8</u>	<u>Rural 18</u>

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