

Wanganui District Plan

Plan Changes 20 Tracked Changes Document (Part 1 of 2 documents)

Explanation of content:

1. This document contains District Plan text affected by proposed Plan Change 20 – Central City and Riverfront as originally notified.
2. Changes to the notified District Plan text, that result from Council's decisions on submissions ie insertions or deletions– are shown in **yellow**.
3. Some (but not all) changes resulting from Council's decisions relating to proposed Plan Change 21– are also indicated in **green**.
4. Insertions are underlined, and deletions are shown with a strikethrough.
5. Footnotes - indicate the specific submission decision that necessitated the change to the text. No change has been made without a decision of council relating to a specific decision.
6. Two minor amendments under Clause 16 of the First Schedule of the RMA are also indicated. These changes are to correct an administrative error ie wrong numbering was used when PC 20 was notified. The changes are indicated in **blue**

Plan Change 20 – Text Changes

1. Correct minor administrative errors introduced to the Wanganui District Plan. These changes are highlighted in blue.

Z3 Outer Commercial Zone

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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)

2. Amend text for Policy 53 to revert back to the words used in the operative District Plan except for the DP online heading, as set out below:

P53 **Waterways**

Maintain, or enhance where appropriate, the natural character of the Districts waterways (coast, wetlands, lakes and rivers) and their margins, and protect them from appropriate subdivision, use, natural character, ecological values and the extent to which adverse effects are avoided, remedied or mitigated.

3. The remainder of the notified changes were approved without change as set out below:

Chapter 1 – General

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Chapter 1 **The Wanganui District Plan General**

1.1 Introduction

Under the Resource Management Act 1991, Council is required to prepare a District Plan. This Plan, though prepared by the Wanganui District Council, is a community document. It reflects the views and values of the Districts community as identified through the "Shaping Wanganui" consultation.

The Wanganui District Plan provides a framework to guide development in the District. The plan includes methods to achieve this such as guidelines, policy documents as well as rules.

The District Plan is a forward-looking document, protecting the interests and opportunities of future generations. There is a need to regularly monitor development trends in the District. This is to ensure that the directions set in the District Plan are appropriate and are being followed, and that any need for changes is anticipated. The identification of indicators, when measured against a baseline, provide a measure of progress toward achieving the objectives and policies of the District Plan.

The RMA requires each part of the District Plan to be reviewed not later than 10 years after the Plan becomes operative. There is also provision for privately initiated Plan changes.

The Resource Management Act 1991 and the District Plan

The Resource Management Act 1991 (RMA) provides the legal framework for the preparation of the Wanganui District Plan.

The purpose of the RMA is to promote the sustainable management of natural and physical resources, with Sustainable Management being defined in the Resource Management Act 1991 as:

"managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well being, and for their health and safety while -

- a. sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- b. safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- c. avoiding, remedying, or mitigating any adverse effects of activities on the environment." (s.5(2))*

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Local authorities have functions and responsibilities under the RMA. One of these responsibilities is the preparation of policies and plans to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources.

The Wanganui District Council is responsible for the preparation of a District Plan for the land area within the local government administration boundary of Wanganui District. The RMA states that "*the purpose of the preparation, implementation, and administration of district plans is to assist territorial authorities to carry out their functions in order to achieve the purpose of this Act.*"

In summary, the District Plan is to promote the sustainable management of natural and physical resources of the Wanganui District. This is to be achieved by managing the effects of land use activities on the way or rate of resource use, on the health and capability of soil, water, air and natural systems, on environmental quality, and on the quality of life of people and communities within the District.

The Structure of the District Plan

The District Plan structure reflects the sustainable management focus of the Resource Management Act by linking objectives, policies and methods to overarching social, cultural, economic and environmental principles. The following table outlines the key principles or 'wellbeings':

Cultural Wellbeing

- Sharing of beliefs, values, customs, behaviours and identities reflected through our community.
- Actively participating in recreational, creative and cultural activities.
- An understanding and respect for cultural traditions.
- Protecting ways that people can demonstrate their spiritual beliefs (such as religious activities).
- Protect, maintain, retain, interpret and express our arts, history and heritage.

Social Wellbeing

- Social well-being covers those aspects of life that society collectively agrees are important for a person's happiness, quality of life and welfare through physical and mental well-being.
- Infrastructure that ensures health and well-being (e.g. water, wastewater, solid waste, roading).
- Everyone being able to have access to their basic needs such as food, housing, health and education
- (through affordability or infrastructure).
- Personal safety and freedom from fear.
- Everyone being able to participate in and use what
- the District offers.

Economic Wellbeing

- Generation of employment and wealth that people require to support their needs and those of their family.
- Development and use of skills within the community.
- Support and provision of appropriate business environment for the District (e.g. professional advice for new businesses).
- Promoting the District as a great place to live and do business.
- Provisions of infrastructure that supports economic well-being e.g. roads.

Environmental Wellbeing

- The natural and physical environment can sustainably support the community and its activities.
- How well our natural environment can adapt and change to human activities where necessary.
- Animal/plant life protected.

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- Good quality air and water is protected and enhanced.
- High quality soils are not compromised for future production.

The terms 'objectives, environmental results, policies and methods' are used in the RMA to give direction for plan preparation. These terms are commonly used, but their meaning or application varies, depending on the context of use. For the Wanganui District Plan, the following interpretations have been adopted:

Issues are existing or potential problems 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.

Objectives are goals, or end states to be sought. They are expressed as broad statements of what is to be achieved.

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

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.

The District Plan Maps are often the first point of reference for people using the District Plan. They provide a geographical location of where some of the provisions of the District Plan apply. The Maps also contain relevant information that assist users in understanding the development opportunities and constraints around specific sites.

The District Plan and other Policies and Plans Prepared Under the RMA

The RMA provides for a variety of policies and plans to be prepared by central and local government. Some of these are mandatory, but others are optional, and should only be prepared if they are considered to be the most appropriate tool to achieve the purpose of the RMA.

The contents of the policies and plans are based on the functions of the agency responsible for preparing the particular document. While each of these documents deals with a different aspect, or different level of detail, of resource management, the documents are inter-related. They work together to contribute to the sustainable management of natural and physical resources. While each plan focuses on the sustainable management of natural and physical resources, there is a requirement that the District Plan give effect to the Regional Policy Statements and be consistent with Regional

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Plans (the One Plan), and all of these shall in turn be consistent with National Policy Statements which lead to a hierarchy of Plans.

The Wanganui District Plan is a mandatory document and its contents must give effect to and cannot be inconsistent with the provisions of documents prepared at the regional and national level.

1.1.1 The Structure of the District Plan Document

~~The District Plan document has 31 Chapters and Appendices A to G.~~

~~Chapter 1 to Chapter 9 (inclusive) under Objectives and Policies explains the statutory framework, approach and broad directions of the District Plan.~~

~~Chapter 1, Section 1.1.2 (page 1.5) – Introduction – sets out the requirements of the Resource Management Act 1991 (hereafter referred to as the RMA or ‘the Act’) for preparing a District Plan for the Wanganui District, the relationship between the District Plan and other policies and plans prepared under the RMA, and the relationship between the District Plan and other plans prepared by the Wanganui District Council. The District Plan preparation process is explained, together with the time frame and need for review of the document.~~

~~Section 1.2 (page 1.13) – Tangata Whenua and The District Plan – looks at how the District Plan process recognises and provides for Iwi concerns in resource management. It is difficult to talk about resource management without addressing the question of resource ownership. Yet, there are fundamental questions relating to resource ownership which cannot be answered by Council. It is acknowledged that the District Plan process does not compromise or replace Iwi’s negotiations with the Crown.~~

~~Section 1.3 (page 1.17) – Approach of the District Plan – discusses the approach and underlying principles adopted in the preparation of the District Plan. It explains what are resource management issues and how they have been identified; and what are the key concepts that have been used to develop the District Plan. The way to deal with cross boundary issues is also outlined in this section. The RMA requires Council to consider the need for and evaluate alternative management approaches. The final part in this section sets out the approach that has been taken in the preparation of the District Plan.~~

~~Section 1.4 (page 1.23) – The Wanganui District – describes the character of the Wanganui District – its history and landscape, the people and their activities. The~~

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District Plan is not about providing for population growth or specific economic activities. It is about understanding the capabilities of the resource base of the District, the quality and values of the natural environment, and the effects land use activities within the District have on the resource base and the environment. This section concludes with a brief overview of the resource management issues that the District Plan will be dealing with.

Objectives and Policies, made up of Chapters 2 to 9, is are the main focus of the District Plan. These chapters examine what is at issue, and explain what is to be achieved, and how. A range of actions will be required to implement the management approaches. These actions are explained and justified.

The District Plan is not a one-off, static document. Its effectiveness and relevance will be monitored and the need for changes identified. This aspect is covered in the final chapter in Objectives and Policies.

Not all actions will be implemented through the District Plan. Those that are to be administered under the District Plan are detailed in Chapters 10 to 31. These chapters set out the environmental conditions and terms that land use activities, including subdivision, will meet in different rural and urban character zones and the resource consents system. Those matters that require special consideration, protection or action, as part of the development process, are identified and listed.

To ensure clarity and avoid possible misinterpretation, a list of definitions of new and technical terms used in the District Plan is included as Chapter 29. in the Definitions section of the Plan.

The District Plan Planning Maps are to be used in conjunction with the District Plan. These Maps are often the first point of reference for people using the District Plan. They provide a geographical location of where particular provisions of the District Plan apply. The Maps also contain relevant information which assists users in understanding the development opportunities and constraints around specific sites.

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1. 1.1.2 The Requirements of the Resource Management Act 1991 and the Purpose, Scope and Content of the District Plan

The Resource Management Act 1991 (RMA) provides the legal framework for the preparation of the Wanganui District Plan.

The purpose of the RMA is to promote the sustainable management of natural and physical resources.

Sustainable Management is defined in the Resource Management Act 1991 as:

“Managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well being, and for their health and safety while:

- a. sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
- b. safeguarding the life supporting capacity of air, water, soil and ecosystems; and
- c. avoiding, remedying, or mitigating any adverse effects of activities on the environment. (s.5(2))”

Local authorities have functions and responsibilities under the RMA. One of these responsibilities is the preparation of policies and plans to promote sustainable management of natural and physical resources.

The Wanganui District Council is responsible for the preparation of a District Plan for the land area within the local government administration boundary of the Wanganui District.

The purpose of a District Plan is:

- a. to assist territorial authorities to carry out their functions in order to achieve the purpose of this Act; (s.72) and
- b. to achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources of the district (s. 31(a) of the Act).

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~~In summary, the purpose of the District Plan is to promote the sustainable management of natural and physical resources of the Wanganui District. This is to be achieved by managing the effects of land use activities on the way or rate of resource use, on the health and capability of soil, water, air and natural systems, on environmental quality, and on the quality of life of people and communities within the District.~~

~~The Wanganui District Plan addresses resource management matters that are relevant to Wanganui, some of which may have more than district significance. Some may be unique to Wanganui, and others may be common to adjacent districts, or an even a wider area.~~

~~The following matters are addressed:~~

- ~~a. eEffects of land use activities on the natural character of the coastal environment, wetlands, and lakes, and rivers and their margins; (s.6(a)).~~
- ~~b. Effects of land use activities on outstanding natural features and landscapes; (s.6(b)).~~
- ~~c. Effects of land use activities on significant indigenous vegetation and significant habitats of indigenous fauna; (s.6(c)).~~
- ~~d. Public access to and along the coastal marine area, lakes and rivers; (s.6(d)).~~
- ~~e. Relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga; (s.6(e)).~~
- ~~f. Effects of land use activities on land and associated natural and physical resources in the District, eg the effects of urban development on landform, vegetation and the capacity of the roading network; (s.31(a)).~~
- ~~g. Effects of activities on land affected by natural hazards; (s.31(b)).~~
- ~~h. Effects of hazardous facilities on the environment, including people and communities; (s.31(b)).~~
- ~~i. Effects of the subdivision of land; (s.31(e)).~~
- ~~j. Effects of noise; (s.31(d)).~~
- ~~k. Effects of activities on the surface of water. (s.31(e)).~~

~~When preparing the District Plan, Council will have particular regard to matters set out in s.7 of the RMA. These are:~~

- ~~i. Kaitiakitanga.~~
- ~~ii. The efficient use and development of natural and physical resources.~~
- ~~iii. The maintenance and enhancement of amenity values.~~
- ~~iv. Recognition and protection of the heritage values of sites, buildings, places or areas.~~

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- v. Maintenance and enhancement of the quality of the environment.
 - vi. Any finite characteristics of natural and physical resources.
 - vii. The protection of the habitat of trout and salmon.
 - viii. Council will also take into account the principles of the Treaty of Waitangi.
- (s.8)

Although there is a strong focus on the protection and enhancement of environmental values, the District Plan is not anti-development. It recognises the strong link between environmental health and economic well-being. The District Plan will not provide for specific activities or development at specific locations. Instead, it will provide an environmental framework to guide development in the Wanganui District.

2.1.1.3 The District Plan and other Policies and Plans Prepared Under the RMA

The RMA provides for a variety of policies and plans to be prepared by central and local government. Some of these are mandatory, but others are optional, and should only be prepared if they are considered to be the most appropriate tool to achieve the purpose of the RMA.

The contents of the policies and plans are based on the functions of the agency responsible for preparing the particular document. While each of these documents deals with a different aspect, or different level of detail, of resource management, the documents are inter-related. They work together to contribute to the sustainable management of natural and physical resources. While each plan focuses on the sustainable management of natural and physical resources, there is a requirement that the District Plan be consistent with Regional Policy Statements and Plans, and all of these shall in turn be consistent with National Policy Statements, which leads to a hierarchy of Plans.

Currently a New Zealand Coastal Policy Statement and a Regional Policy Statement for Manawatu Wanganui have been prepared, and provide an overview of resource management issues as they affect the coast and the region.

Regional Plans are often the tool to focus on a single resource issue such as water, air, land or a particular ecosystem (although they may relate to any Regional function). The Manawatu Wanganui Regional Council is preparing a series of plans to manage the use of land relating to soil conservation; the use of the Coastal Marine Area; activities on the beds of rivers and lakes; and the taking, use, damming and diverting of water and discharges to water, land and air. Their objectives and policies are able to traverse across district boundaries to ensure that all parts of an ecosystem are considered. As all District Plans cannot be

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~~inconsistent with Regional Plans, an integrated approach to resource management should evolve.~~

~~Figure 1 shows the structure and range of resource management policies and plans that apply to the Wanganui District. The Wanganui District Plan is a mandatory document and its contents cannot be inconsistent with the provisions of documents prepared at the national and regional level.~~

3. 1.1.4 The District Plan and other Wanganui District Council Plans

Council is responsible for the preparation of a number of plans covering a range of subjects and for different purposes under different legislation. Some of these plans are directly linked, or complementary or supplementary to the District Plan. The major plans that are closely related to the District Plan are briefly outlined below:

~~**The Community Strategic Plan**—This document sets out the direction for the growth and development of the Wanganui District Community over the next 15 to 20 years. The plan articulates the social, economic and environmental aspirations of the community which emerged from a community consultation process. The plan is designed to encourage all sectors of our community to work together to implement it. Council is seen as only one of many organisations to be involved in implementing the plan. Part of this plan stresses the need for all members of our community to act as good stewards of our built and natural environment. The District Plan sets out in detail how many aspects of this will be achieved.~~

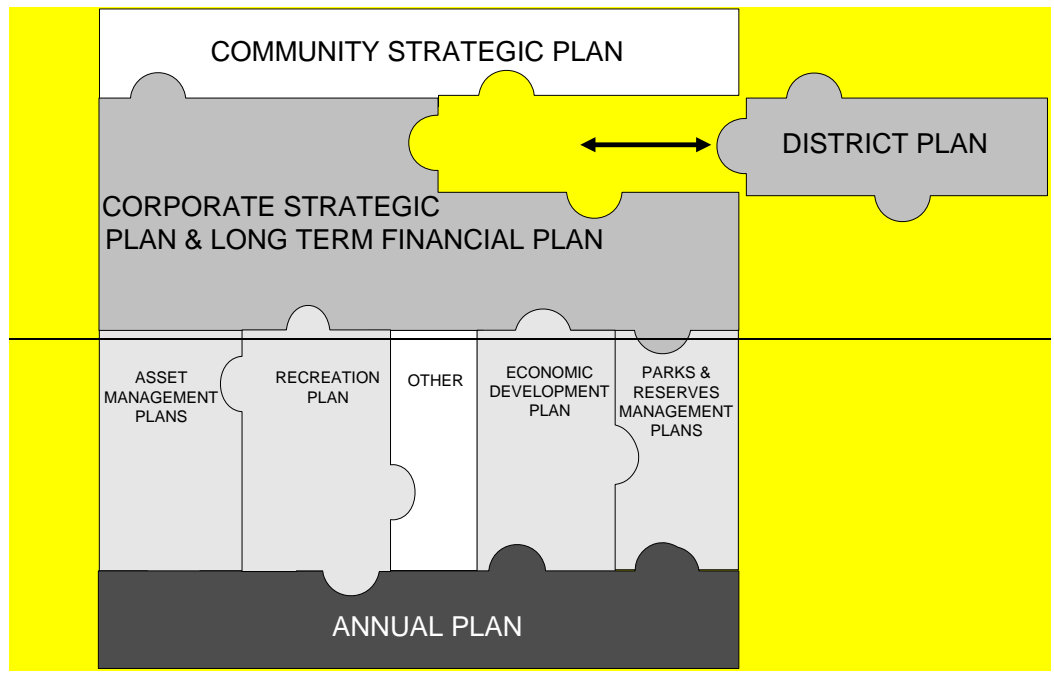
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~~**District Recreation Plan and Parks and Reserves Development Plans**—These documents look at the demand and opportunities for recreation and leisure, the availability of facilities and expenditure needs in the District. Some elements of these plans contribute to, and provide justification for, District Plan policies.~~

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~~**Economic Development Plan**—This plan will set out in more detail the activities Council will undertake to stimulate rural and urban economic activity within the Wanganui District.~~

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4. 1.1.5 The District Plan Preparation Process

The Wanganui District Plan, though prepared by the Wanganui District Council, is a community document. It reflects the views and values of the District community.

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5. 1.1.6 Time Frame, Monitoring and Review of the District Plan

Tangata Whenua and The District Plan

1.2.1 Tangata Whenua as Partners

The connections between Tangata Whenua and the local environment are known to have existed before the arrival of the Polynesian explorer, Kupe. From that time to the present day the inter-dependence between Tangata Whenua and their environment has resulted in the development of a sophisticated value system. A management regime to care **for** and protect the environment, based on this cultural and spiritual value system, developed and improved over time.

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2. 1.2.2 Recognition and Protection of Matters of Significance to Tangata Whenua

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A range of issues of significance to Tangata Whenua have been identified through the consultation and partnership development processes. Some of these relate to resource allocation and all are considered in terms of the land claims presented to the Waitangi Tribunal. **At this stage the Whanganui River claim has been heard by the Tribunal but no report and recommendation has been made.** Although it is understood that the issue of ownership is one of over-riding significance to Tangata Whenua, this is an area which is outside the scope of the District Plan.

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3. 1.2.3 Tangata Whenua Consultation

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1.3 Approach of the District Plan

3.1 Introduction

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The RMA sets out broad principles and guidelines for the preparation of policies and plans by local authorities. This section explains how these principles and guidelines have been applied to the Wanganui District Plan.

1.3.2 Identification and Organisation of Issues

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Based on interpretation of the relevant sections of the RMA and consultation with various agencies, interest groups and individuals, a number of resource management issues in the Wanganui District have been identified. **These issues are organised into seven issue topics for discussion in Chapters 2 to 8.**

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The plan is developed from these issues by articulating the objectives, policies and methods to achieve **these anticipated outcomes.**

~~The issues are all inter related. However, some structure is required to organise the material in a manageable way to facilitate discussion. A key concern is to achieve a suitable balance recognising linkages between issues and avoiding unnecessary repetition in the discussion of issues.~~

~~Some of the issues have District wide significance, eg the need to identify and protect important sites or places of cultural or historical significance from loss or damage; or are strategic in nature, eg the need for timely and cost effective provision of infrastructure facilities to service new developments. Others relate to specific areas in the District, eg managing the effects of land use activities in the rural or urban environments.~~

1.3.3 Dealing with Cross-Boundary Issues

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1. A cross-boundary issue arises where:

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2. The key concerns in dealing with cross-boundary issues are:

- a. Consistency in management approaches.
- b. Adequate consultation among relevant agencies.

3. To address cross-boundary issues, the Wanganui District Council will:

- a. Consult with relevant agencies to ensure that resource management approaches are **as** consistent **as possible** across administrative boundaries.

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1.3.4 Explanation of Terms

The terms 'objectives, environmental results, policies and methods' are used in the RMA to give direction for plan preparation. These terms are commonly used, but their meaning or application varies, depending on the context of use. It is therefore essential that their application in the Wanganui District Plan is clearly stated.

For the Wanganui District Plan, the following interpretations have been adopted:

a. **Objectives** – these 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.

b. **Environmental Results** – these are the outcomes to be achieved. They are expressed in a more specific way than objectives. While not directly measurable, they provide the basis for developing indicators for monitoring conditions in the environment.

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

d. **Methods** – these 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.

1.3.5 Key Principles of the District Plan

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1. 1.3.5.1 Sustainable management

Section 1.1.2 of this Plan states how Sustainable management is defined in the Resource Management Act for the purposes of preparing and administering a District Plan. It addresses the following questions:

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2. 1.3.5.2 Integrated management

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One of the functions of the Wanganui District Council under the RMA is to prepare a District Plan. This is to provide for the integrated management of the effects of the use, development or protection of land and associated natural and physical resources of the District (s.31(a)).

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Integrated management also requires decision-making to take into account the full range of values wellbeings: economic, social, cultural and environmental.

1.3.5.3 District Plan as a framework to guide development

The Wanganui District Plan provides a framework to guide development in the District. The Plan identifies the environmental values that need to be protected and the range of effects that need to be managed in different parts of the District. This provides certainty to guide development.

The Plan has minimum regulations, provided that identified values which are important to the District community are protected, maintained or enhanced. These identified values represent a public good.

The Plan sets realistic conditions and terms to guide new development. These standards represent the balance between recognising private property rights and protecting public good.

Council relies on section 17 of the RMA (duty to avoid, remedy or mitigate adverse effects) and on going monitoring of environmental conditions to deal with exceptional problems as they arise.

3. 1.3.5.4 Environmental costs

The Wanganui District Plan recognises that environmental problems are long term problems which take time to be resolved.

However, new developments shall avoid, remedy or mitigate actual or potential environmental problems. Environmental costs associated with a particular development shall be paid for as part of that development.

The Plan sets environmental standards that will safeguard the life supporting capacity of air, water, soil and ecosystems and requires reasonable environmental costs to be met in order to avoid, remedy or mitigate environmental problems.

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3. 1.3.5.5 Zones

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4. 1.3.6 Evaluation of Alternatives

Section 32 of the RMA requires Councils to evaluate and justify District Plan objectives, policies and methods as necessary, appropriate and effective in promoting sustainable management.

Chapters 2 to 9 contain The Wanganui District Plan includes objectives, policies and methods. The contents of these chapters include explanations for the selection of objectives, policies and methods. Additional information on evaluation and justification is contained in working papers and documentation of the discussions at workshops which form part of the public consultation and Plan preparation/change process.

1.4 The Wanganui District

4.1 District Population

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2. 1.4.3 District Landscape

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4. 1.4.4 Overview of Resource Management Issues

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T2 Chapter 2

Tangata Whenua

2.1 Introduction

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I5 ~~2.3 Tangata Whenua Issue 2~~ Recognising the Relationship of Maori and their Culture and Traditions with their Land, Water, Sites, Waahi Tapu and Other Taonga

.....

I6 ~~2.4 Tangata Whenua Issue 3~~ Provision for the Appropriate Use, Subdivision, Development and Protection of Maori Land

.....

O3 ~~2.5 Tangata Whenua Objective 1~~ Participation of Tangata Whenua in Resource Management

.....

P18 ~~2.5.1 Communication Between Tangata Whenua and Council~~ ~~Tangata Whenua Policy 1~~ Develop a framework for open communication and participation between Tangata Whenua and the Council in resource management matters

.....

~~2.5.2 Methods to implement Tangata Whenua policy 1~~

M52 **TWM1.1** Develop written agreements and/or protocols for implementing the management of natural and physical resources of significance to Tangata Whenua.

M53 **TWM1.2** Provide clear consultation directions to the Council, through agreements and/or protocols, regarding resources of significance to Tangata Whenua.

M54 **TWM1.3** Facilitate ongoing liaison and discussion and consider the provision of appropriate resources to ensure Tangata Whenua participation.

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O4 2.6 Tangata Whenua Objective 2 - Recognition of the Relationship of Maori and their Culture and Traditions with their Land, Water, Sites, Waahi Tapu and Other Taonga

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P19 Maori Role in Resource Management 2.6.1 Tangata Whenua Policy 2 - Promote knowledge and understanding within the community about the relationship and role of Maori role in resource management

.....

2.6.2 Methods to implement Tangata Whenua policy 2

M55 TWM2.1 Liaise with Tangata Whenua to produce written information about the significance of resources within the District.

M56 TWM2.2 Define, in conjunction with Iwi and hapu, the kaitiakitanga role of different groups in terms of specific resources and places.

P20 2.6.3 Tangata Whenua Policy 3 - Protection of sites and places of value to Maori

.....

2.6.4 Methods to implement Tangata Whenua policy 3

M57 TWM3.1 Provide information (as advised by Tangata Whenua) to prospective applicants for resource consents etc, regarding consultation with Tangata Whenua, and facilitate this consultation, where appropriate.

M58 TWM3.2 Prepare and keep up-to-date a register of sites identified by Tangata Whenua as acceptable for disclosure and depict these on the Plan Maps. Develop a silent file of waahi tapu and other significant sites, in consultation with Iwi and/or Hapu who have responsibility for the sites.

M59 TWM3.3 Identify on the Plan Maps general areas where development proposals have the potential to impact on sites of significance to Tangata Whenua.

M60 TWM3.4 Develop District Plan rules which provide conditions and terms to protect sites of significance to Tangata Whenua.

M61 TWM3.5 Refer all matters concerning the Whanganui River to the Whanganui River Maori Trust Board, prior to decision making.

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M62 **TWM3.6** Liaise with the Manawatu-Wanganui Regional Council where responsibilities of the two authorities coincide and integrated consideration and decision-making promotes the effective management of natural and physical resources.

O5 2.7 Tangata Whenua Objective 3 - Appropriate Use, Development and Protection of Maori Land

.....

P21 **Importance of Marae** **2.7.1 Tangata Whenua Policy 4-** Provide for and recognise the importance of marae to Tangata Whenua

.....

2.7.2 Methods to implement Tangata Whenua policy 4

M63 **TWM4.1** Develop District Plan rules and conditions and terms to provide for marae as permitted activities throughout the District.

M64 **TWM4.2** Develop a register of marae in consultation with Tangata Whenua

P22 2.7.3 Tangata Whenua Policy 5- Sustainable use of multiple-owned land

.....

2.7.4 Methods to implement Tangata Whenua policy 5

M65 **TWM5.1** Provide clear information to Tangata Whenua and the Maori Land Court about the Council's role in respect of subdivision and development of multiple-owned land.

M66 **TWM5.2** Consult with Tangata Whenua through hapu/whanau groups to identify plans for development of multiple-owned land.

M67 **TWM5.3** Encourage the preparation of Iwi/hapu management plans as a mechanism for providing clear information on the development of land and Maori policy for the use of this resource.

M68 **TWM5.4** Develop District Plan rules providing conditions and terms for subdivision and development of multiple-owned land.

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Chapter 3

Natural Environment

T5 3.1 Introduction

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I10 **Health of the Natural Environment** **3.2 Environment**
Issue 1 - The Effect of Human Activity on the Ecological Health of the Natural Environment.

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I11 **Effect of development on Landscape** **3.3 Environment**
Issue 2 - The Effect of Development on the Quality of the Landscape

.....

I12 **Protection of the Natural Environment** **Environment**
Issue 3 - Protection of Natural Environment Areas of Particular Significance

1. The Wanganui District has many significant natural features and landscape areas. Significant natural features include indigenous forest remnants, wetlands and indigenous vegetation. Some of these have recently been identified in the Wanganui Landscape and Ecology Study as;

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2. At the time the study was completed not all of the above criteria could be applied to the District. Accordingly the Plan has identified the significant features as:

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I13 3.5 Environment Issue 4 - Surface of Water

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O9 **Healthy Natural Environment** **3.6 Environment**
Objective 1 - An Ecologically Healthy Natural Environment

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P46 **Promote Understanding of Natural Environment Health** **3.6.1**
Environment Policy 1 - Promote understanding within the community about effects of activities on the health of the natural environment

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3.6.2 Methods to implement environment policy 1

M103 **NEM1.1** Liaise with interest groups, consent authorities and Tangata Whenua to produce guidelines and other written information about the

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potential adverse and beneficial effects of activities occurring in the District.

M104 **NEM1.2** Prepare and maintain an up-to-date register of other agency personnel (e.g Department of Conservation, Manawatu-Wanganui Regional Council, Fish and Game, Tangata Whenua) that can provide advice for resource development decision making.

M105 **NEM1.3** Encourage use of the Council's database by the public to ensure that best available information can be equitably obtained.

P47 **Conservation Management Approach to Natural Environment**
~~3.6.3 Environment Policy 2~~ – Adopt a conservation approach to natural environment resource management decision making

.....

~~3.6.4~~ ~~Methods to implement natural environment policy 2~~

M106 **NEM2.1** Investigate the use of financial incentives and contributions to encourage conservation and report on the outcomes of the investigation within two years of the District Plan becoming operative.

M107 **NEM2.2** Implement District Plan rules which contain conditions and terms that maintain or enhance the quality of the natural environment, but allow for reasonable development.

P48 **Monitor Health of Natural Environment** **~~3.6.5 Environment Policy 3~~**
Monitor the health of the natural environment and revise management as appropriate

.....

~~3.6.6~~ ~~Methods to implement environment policy 3~~

M108 **NEM3.1** Prepare a State of the Environment Monitoring strategy and programme within two years of the District Plan becoming operative which details consideration of things to monitor, and a timetable and budget for monitoring.

M109 **NEM3.2** Liaise with Tangata Whenua to ensure that their perspectives on 'environmental health' are included in State of the Environment Monitoring.

M110 **NEM3.3** Prepare information for the community, based on the State of the Environment Monitoring results, to show the state of the natural environment, trends and steps being taken to enhance it or prevent further degradation.

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M111 **NEM3.4** Set up a process to ensure that the information gathered during preparation of an assessment of environmental effects (AEE) is available to the Council's State of the Environment Monitoring programme.

O10 **High Quality Landscape 3.7 Environment Objective 2 -
Landscape with High Quality**

The quality of the landscape is important to the District and it is the Council's intention that development be encouraged, provided it does not have a significant adverse visual effect.

P49 **Identify Landscape Characteristics 3.7.1 Environment Policy 4 -
Identify the landscape characteristics of the Wanganui District**

.....

3.7.2 Methods to implement environment policy 4

M112 **NEM4.1** Monitor the administration of the District Plan and report, within three years of the plan becoming operative, whether any further research is required to identify landscape character and associated community values to build on the Wanganui Landscape and Ecology Study (1995).

M113 **NEM4.2** Provide information to assist people undertaking a landscape assessment for a development proposal.

M114 **NEM4.3** Utilise GIS Database to identify currently known landscape and ecological features of significance.

P50 **Maintain and Enhance Natural Environment 3.7.3 Environment
Policy 5 - Encourage the maintenance and enhancement of the
quality of the environment**

.....

3.7.4 Methods to implement environment policy 5

M115 **NEM5.1** Maintain and enhance the quality of the landscape by assisting with advice and information.

M116 **NEM5.2** Develop conditions and terms to avoid, remedy or mitigate the adverse effects of activities on amenity values.

M117 **NEM5.3** Constrain building setbacks and heights in the Coastal Residential Zone so as to mitigate adverse effects on the coastal environment.

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O11 **Significant Natural Features** **3.8—Environment**
Objective 3—Natural Environment Features of Particular Significance are Protected

A number of sites and areas within the District have particularly important characteristics which include scientific, ecological, landscape, heritage and amenity values. Many sites of national significance, or of significance within the Region or District, have already been identified, but many others may remain unrecognised or of indeterminate value.

P51 **Criteria for Sites of Significance – Natural Environment** **3.8.1**
Environment Policy 6 – Identify and protect the sites or areas of significance according to set criteria

It is important to protect the known existing areas of significance. The Regional Policy Statement for Manawatu-Wanganui has identified the Whanganui River and river valley upstream of Aramoana; the Manganui A Te Ao River and river valley, including the Makatote and Mangaturuturu Rivers and their valleys; the Coastline of the Region as significant natural areas. Other areas of known natural heritage are therefore listed in **Appendix A—Heritage Resources (A1)**, and rules on the subdivision and development of land relating to these resources take a precautionary approach.

.....

3.8.2—Methods to implement environment policy 6

M118 **NEM6.1** Seek advice from community experts and agencies (including Manawatu-Wanganui Regional Council, Department of Conservation, Tangata Whenua, Forest and Bird, Maruia Society, Landcare, local societies or their branches, consultants etc) on criteria, site survey, evaluation, protection mechanisms etc, for sites of local environmental significance.

M119 **NEM6.2** Undertake a District wide assessment, of significant features to be protected, using criteria to be developed in consultation with the community within two years of the plan being made operative. This assessment will determine which sites are included on the Council GIS database and which will be included in the plan's Heritage Inventory, by way of a plan change procedure, for protection by regulatory means.

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- M120** **NEM6.3** Ensure that new sites identified by applicants for resource consents during preparation of an AEE are integrated into the District Council's site database.
- M121** **NEM6.4** Use conditions and terms where appropriate to protect the identified and unidentified features of significant landscape and ecological value from inappropriate subdivision use and development.
- M122** **NEM6.5** Ensure that environmental standards and matters such as conditions of resource consents set by the Regional Council and Wanganui District Council are compatible.
- M123** **NEM6.6** Liaise with Tangata Whenua to discuss Iwi perspectives on setting and managing environmental standards, including consideration of rahui and other traditional means of seeking sustainable management.
- M124** **NEM6.7** In the Coastal Residential Zone, impose conditions on subdivision consents to protect natural values, natural character including the integrity of any significant dune formations and to avoid adverse effects on any communities of *Leptinella dispersa* ssp. *Rupestris*, *Gunnera arenaria* and *Sonchus kirkii*.

P52 **Protect Areas of Significance – Natural Environment**
3.8.3 Environment Policy 7 – Encourage the protection of identified areas of significant natural environment by land owners

.....

3.8.4 Methods to implement environment policy 7

- M125** **NEM7.1** Investigate the use of financial incentives (eg rates relief, grants, contributions, exchanges) for protection of private land or sites of local significance and report on the outcomes of the investigation within two years of the District Plan becoming operative.
- M126** **NEM7.2** Provide advice to land owners in respect of effective ways to protect natural environment resources of significance.

P53 **Waterways¹ 3.8.5 Environment Policy 8 – Maintain, or enhance where appropriate, the natural character of the Districts waterways (coast, wetlands, lakes and rivers) and their margins, and protect them from inappropriate subdivision, use, natural character, ecological values and the extent to which-ensure that adverse effects are avoided, remedied or mitigated...**

There are a wide range of regulatory and non-regulatory approaches which can potentially be used to encourage riparian management. One regulatory method

¹ Submissions 1 and 2

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available under the Resource Management Act 1991 is the creation of esplanade reserves and strips at the time of subdivision. The Council has adopted this method to assist with the last of the above points (relating to public access and recreation along specified rivers and the coast only) and corresponding rules are contained in ~~Section 26.7 of~~ the “Subdivision Rules” ~~chapter~~ section of this plan. However, with regard to the other points above (relating to the conservation values of riparian margins), the Council has selected a range of other regulatory and non-regulatory methods to encourage and/or require appropriate riparian management but the taking of esplanade reserves at the time of subdivision is not one of them. This is because reliance on the esplanade reserve provisions (in relation to subdivision) in Section 230 of the Act will not assist achievement of any significant conservation values. To do this, esplanade reserves and strips and other riparian management techniques would be required along many smaller tributaries in the headwaters of catchments. The Council considers that in such areas, riparian management is best promoted by non-regulatory means, particularly as the opportunity to take reserves upon subdivision occurs infrequently.

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In terms of regulation it is considered that specific rules relating to riparian areas are where appropriate, **and** the imposition of riparian management conditions on land use and subdivision consents, are more effective methods of protecting conservation values than the formation of esplanade reserves at the time of subdivision.

~~3.8.6~~ Methods to implement environment policy 8

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|-------------|---------------|---|
| <u>M127</u> | NEM8.1 | Define a “Coastal Environment Special Management Zone” in the Plan with rules to avoid, remedy or mitigate the effects of activities on the coastal environment. |
| <u>M128</u> | NEM8.2 | Provide rules relating to the provision of esplanade reserves and strips. |
| <u>M129</u> | NEM8.3 | Include appropriate information requirements and assessment criteria in the Plan in relation to waterways and their riparian margins. |
| <u>M130</u> | NEM8.4 | Use conditions and terms, as appropriate, to avoid, remedy or mitigate the effects of activities on waterways and their margins. |
| <u>M131</u> | NEM8.5 | Undertake appropriate riparian management of waterway margins where Council is the landowner. |
| <u>M132</u> | NEM8.6 | Impose conditions where appropriate to ensure the adverse effects on the coastal environment arising from subdivision and development in the Coastal Residential Zone are avoided, remedied or mitigated. |

~~(Note: Refer to the methods for Policies 6 and 7 above for other non-regulatory methods)~~

**P54 ~~Public Access to Coast and Lakes~~ ~~3.8.7 Environment Policy 9~~
To maintain, or enhance where appropriate, existing public access to and along the coast, rivers and lakes, except where such access is in conflict with other riparian management objectives where conservation values are of higher priority**

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~~3.8.9~~ Methods to implement environment policy 9

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|-------------|---------------|--|
| <u>M133</u> | NEM9.1 | Provide rules relating to the provision of esplanade reserves and strips |
| <u>M134</u> | NEM9.2 | Use conditions and terms, as appropriate, to maintain and encourage public access to and along waterways (including rules relating to structures adjacent to waterways). |

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M135 **NEM9.3** Consider, as part of the Council's annual planning processes, the provision of works and services to facilitate and develop walkways along selected waterways.

M136 **NEM9.4** Enable provision of a single public access walkway to the coast from the Coastal Residential Zone.

M137 **NEM9.5** Prohibit the construction of multiple access ways between the Coastal Residential Zone and the beach.

(Note: Refer also to Sections 8.6.11 and 8.6.12 — pages 8.21 and 8.22 of the Plan in relation to public access to the central Whanganui River Edge area)

O12 **Activities of the Surface of Water** **3.9 — Environment**
Objective 4 — To Manage the Activities on the Surface of Water to Ensure that Amenity Values, Water Quality and the Natural Values Associated with Water Bodies are Sustained

.....

P55 **Manage Surface of Water** **3.9.1 — Environment Policy 10 —** Develop an agreed management regime for the surface of water in the Whanganui River and other water bodies where there is pressure for increased recreational use

.....

3.9.2 — Methods to implement environment policy 10

M138 **NEM10.1** Initiate the establishment of a working group to identify the detailed issues to be addressed relating to the surface of water, and to agree on the processes to be adopted to put this in place, including prioritising the water bodies to be addressed and a programme for implementation.

M139 **NEM10.2** Prepare a Management Plan, within three years of the District Plan becoming operative and ownership issues relating to the Whanganui River being resolved, in partnership with Tangata Whenua and in consultation with the Ruapehu and Stratford District Councils and affected organisations, people and the community. Such plan will set out the levels of use deemed to be sustainable for various water bodies within the District, and provide a management regime within which the effects of activities can be assessed and determined. Such management plan may also contain rules for the establishment of new activities on the surface of specific water bodies and the control of noise.

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- M140** **NEM10.3** Develop a Register of current and proposed activities undertaken on the surface of water within the District, and a calendar of events on a yearly basis.
- M141** **NEM10.4** Monitor the effects of activities and noise generation to ensure compliance with noise standards and the appropriateness of those standards, and to enable review of provisions on a regular basis and as additional information becomes available.
- M142** **NEM10.5** That a by-law be enacted to manage the effects of non-commercial boating activities on the Whanganui River.

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Chapter 4

T6 Cultural Heritage Conservation

4.1 Introduction

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This ~~section~~ ~~chapter~~ focuses on the conservation of cultural heritage items within the Wanganui District, including buildings, structures, objects, sites, places or areas. Matters relating to the protection and enhancement of natural heritage in the district, eg landscape features, vegetation, and natural habitats, are covered in *Natural Environment Chapter 3*. Reference should also be made to *Tangata Whenua Chapter 2* which deals with resource management issues of concern to Tangata Whenua.

I14 Heritage Values ~~4.2 Heritage Issue 1~~ Identification and Recognition of Heritage Values

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I15 Conservation of Cultural Heritage ~~4.3 Heritage Issue 2~~ Conservation of Cultural Heritage Resources of the Wanganui District

.....

I16 Old Town Cultural Heritage ~~4.4 Heritage Issue 3~~ Conservation of the Cultural Heritage Values of the Old Town

.....

O13 Cultural Heritage Resources ~~4.5 Heritage Objective 1~~ Identification and Recognition of Cultural Heritage Values as a District Resource

.....

P56 Inventory of Significant Maori Sites ~~4.5.1 Heritage Policy 1~~ In partnership with Tangata Whenua, ensure there is a comprehensive inventory, in an appropriate format, of the cultural heritage of the Wanganui District of significance to Maori and all other cultures.

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~~4.5.2 Methods to implement heritage policy 1~~

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M143 **HCM1.1** Prioritise in partnership with Tangata Whenua, the District into coherent survey areas. Justify and establish a work programme for carrying out heritage surveys to rationalise and extend the register of items or places of cultural heritage significance for the district.

M144 **HCM1.2** Seek budget provision through the Annual Plan process, and carry out surveys, research and consultation with community interest groups, tenants and owners to identify, confirm and record items and areas of cultural heritage value.

M145 **HCM1.3** Prepare, maintain and update a comprehensive inventory of items and areas of cultural heritage significance of the Wanganui District. Information on cultural heritage items and areas of significance to Maori may need to be recorded in silent files.

M146 **HCM1.4** Ensure relevant information on sites of cultural heritage significance, including archaeological sites, are entered into the database for Land Information Memoranda and Project Information Memoranda.

P57 **Cultural Heritage Issues 4.5.3 — Heritage Policy 2 — Promote better community awareness, pride and understanding of cultural heritage resources in the Wanganui District**

.....

4.5.4 — Methods to implement heritage policy 2

M147 **HCM2.1** Establish heritage trails and develop on site interpretation and information facilities in consultation and partnership with Iwi and in consultation with other key cultural heritage interest groups, some of which are the District Committee of the Historic Places Trust, Architectural Heritage, Mainstreet, the Old Town Group, Whanganui Riverboat Restoration and Navigation Trust and the community.

M148 **HCM2.2** Prepare general information pamphlets on various aspects of cultural heritage conservation, including examples of existing heritage buildings, heritage colour schemes and shop fronts in original condition, advice on the value of research.

M149 **HCM2.3** Organise school programmes, seminars, workshops, exhibitions, festivals, promotion events, heritage awards etc on cultural heritage.

O14 4.6 Heritage Objective 2 - An Effective, Realistic and Financially Viable System of Conservation of Identified Heritage Resources

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~~P58 4.6.1 Heritage Policy 3~~ – Adopt the ‘ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value’

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~~4.6.2 Methods to implement heritage policy 3~~

M150 HCM3.1 Adopt formally as Council policy the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.

M151 HCM3.2 Council to become a corporate member of ICOMOS New Zealand.

M152 HCM3.3 Organise and participate in seminars/workshops on, and to keep informed of, developments in cultural heritage conservation.

~~P59 Heritage Register 4.6.3 Heritage Policy 4~~ – Adopt a register of items and areas which possess aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological or traditional significance or values, or public esteem, to be conserved and protected

.....

~~4.6.4 Methods to implement heritage policy 4~~

M153 HCM4.1 Include as part of the District Plan a register of items and areas of cultural heritage value to be conserved and protected (and appropriate terms and conditions to protect them).

M154 HCM4.2 Review and update the register as the inventory work progresses using suitably qualified persons.

M155 HCM4.3 Carry out public consultation and initiate plan changes to update the register.

~~P60 Voluntary Heritage Conservation 4.6.5 Heritage Policy 5~~ – Encourage voluntary conservation by property owners of identified cultural heritage resources of the Wanganui District

.....

~~4.6.6 Methods to implement heritage policy 5~~

M156 HCM5.1 Establish a system of consultation and advice, using suitably qualified persons, to owners of registered items and areas regarding maintenance, alterations and adaptations of their property.

M157 HCM5.2 Organise free seminars, workshops or other appropriate forum involving expert practitioners on matters relating to the conservation of cultural heritage resources.

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M158 **HCM5.3** Provide free assistance to owners of registered items and places in the preparation of maintenance plans and conservation plans where required.

M159 **HCM5.4** Waive resource and building consent fees for registered items and areas and investigate other options and circumstances for financial assistance and incentives.

M160 **HCM5.5** Set up a Heritage Fund, with contributions from Council as well as other sources, eg Lottery Grants Board, bequests etc, to make available small grants, low interest loans, guarantees and other types of financial assistance for the conservation and protection of registered items and areas.

M161 **HCM5.6** Identify registered items and places which require urgent restoration and rehabilitation to avoid damage or loss of identified cultural heritage values, and negotiate with owners of the properties to undertake such work.

M162 **HCM5.7** Define circumstances for participating in joint-venture projects with private owners of registered items and areas which are in a poor physical state of repair and require restoration or rehabilitation to prevent damage or loss of cultural heritage value.

M163 **HCM5.8** Set up a system of heritage awards in partnership with appropriate agencies, for developments and projects which meet the criteria for outstanding achievement in conservation, restoration and protection of registered items and areas.

See also methods under Heritage Policy 2 – page 4.10.

P61 **Council Leadership Role in Cultural Heritage 4.6.7 – Heritage Policy 6 – Council to adopt a leadership role to co-ordinate and facilitate cultural heritage conservation in the Wanganui District**

.....

4.6.8 – Methods to implement heritage policy 6

M164 **HCM6.1** Develop and adopt an integrated strategy to define its role in the conservation of the cultural heritage of the Wanganui District.

M165 **HCM6.2** Establish a prioritised long term work programme and budget for cultural heritage conservation, and seek funding through the Annual Plan process to implement the work programme.

M166 **HCM6.3** Seek recognised professional expertise, eg Conservation Architect or Heritage Consultant, to provide advice to Council and the community, provide staff training and perform other advisory and advocacy functions.

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M167 **HCM6.4** Set up a Heritage Committee or Working Party whose role is to direct, co-ordinate, advise on and monitor heritage conservation issues, programmes and activities, establish and administer funds for heritage conservation, including the allocation of grants, loans and incentives, and make recommendations to Council's Hearings Committee on resource consent applications relating to cultural heritage conservation.

M168 **HCM6.5** Assess its own assets and identify and document those of cultural heritage significance and, where appropriate, include Council properties in the register of items and areas of cultural heritage significance to be conserved.

M169 **HCM6.6** Prepare, for each item identified as having cultural heritage significance, a conservation or management plan prior to any major maintenance, adaptation or alteration being undertaken or before its disposal. Conservation plans will be included in the conditions of sale if a registered item or area is to be sold.

P62 **Cultural Heritage Register 4.6.9 Heritage Policy 7 - Ensure the conservation of items and areas of cultural heritage value identified on the register in their future use and development**

.....

4.6.10 Methods to implement heritage policy 7

M170 **HCM7.1** Implement District Plan rules to manage physical alterations, adaptations or redevelopment, including design of buildings and other structures, signage, and external colours schemes, of registered items and places.

M171 **HCM7.2** Use the provision of a Heritage Order under section 189 of the Resource Management Act to seek protection of items and places under threat of destruction or demolition, where there is strong community support for their conservation and protection and where, in the opinion of the Council, there are appropriate and feasible options for the conservation and protection of the threatened items and areas within the terms of section 189(1) of the Resource Management Act.

M172 **HCM7.3** Prepare an annual monitoring report or audit on conservation and protection of registered items and areas.

See also methods under Heritage Policy 5 - page 4.13.

P63 **Avoid Inappropriate Facadism 4.6.11 Heritage Policy 8 - Promote good design and avoid the use of inappropriate 'facadism' as a means of conservation of cultural heritage values**

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~~4.6.12 Methods to implement heritage policy 8~~

~~M173 HCM8.1~~ Encourage developers to consult with the Historic Places Trust.

~~O15 4.7 Heritage Objective 3 - Recognition and Conservation of the Special Cultural Heritage Significance of the Old Town~~

.....

~~P64 Recognise Old Town as a Conservation Area 4.7.1 Heritage Policy 9~~ - Recognise the Old Town as a conservation area and ensure the conservation of the great historic, cultural, architectural and townscape significance of the Old Town conservation area in its future use and development

.....

~~4.7.2 Methods to implement heritage policy 9~~

~~M174 HCM9.1~~ Prepare, as a matter of priority, and in consultation with the owners and tenants, an integrated urban design/landscape plan at a scale of 1:1000 covering the Old Town Conservation Area. The plan will be prepared in accordance with the principles of the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value and is to include:

a.....

~~M175 HCM9.2~~ Apply to the New Zealand Historic Places Trust for the Old Town to be registered as an historic area.

~~M176 HCM9.3~~ Identify on District Planning maps an Old Town Conservation Zone (Overlay Zone).

~~M177 HCM9.4~~ Implement District Plan rules.

~~M178 HCM9.5~~ Waive resource consent fees apart from Subdivision in the Old Town Conservation Zone (Overlay Zone).

~~See also methods under Heritage Policy 5 - page 4.13.~~

~~P65 Vibrant and Attractive Old Town 4.7.3 Heritage Policy 10~~ - Enable a range of activities that will revitalise the Old Town as a vibrant and physically attractive centre and conserve cultural heritage values to be located within the Old Town conservation area

.....

~~4.7.4 Methods to implement heritage policy 10~~

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M179 **HCM10.1** Provide free advice to tenants and property owners within the Old Town Conservation Area on maintenance and alternative uses, including adaptive re-use.

M180 **HCM10.2** Investigate the need for environmental improvement works, eg lighting, hard and soft landscaping, signage, street furniture, exterior painting, cleaning up of derelict areas etc, to be carried out within the Old Town Conservation Area. As part of this investigation, Council is to examine opportunities and justification for joint ventures with property owners in carrying out environmental improvement works and consult with tenants and property owners of the Old Town Conservation Area.

M181 **HCM10.3** Set up an 'agency' in consultation with, but not limited to, tenants and property owners in the Old Town Conservation Area to co-ordinate information on vacancies and promotions to attract new activities that enhance the image and character of the Old Town to fill vacant premises.

P66 **Tangata Whenua and the River Edge 4.7.5 — Heritage Policy 11 — In partnership with Tangata Whenua, develop a strategy, examine and establish guidelines to promote and enhance the physical and cultural significance of the river edge area bounded by Bates Street, Market Place, Taupo Quay as far as Wilson Street and the Whanganui River**

.....

4.7.6 — Methods to implement heritage policy 11

M182 **HCM11.1** Council to discuss and agree with Tangata Whenua a brief (contents and approach) for the preparation of guidelines for the river edge within the Old Town Conservation Area and carry out the work in partnership with Tangata Whenua.

M183 **HCM11.2** Carry out consultation with tenants and property owners as appropriate.

P67 **Archaeological Significance of the Old Town Area 4.7.7 — Heritage Policy 12 — Ensure by the Year 2000 the archaeological significance of the Old Town conservation area is clearly identified and recorded and protected from loss or destruction as a result of development**

.....

4.7.8 — Methods to implement heritage policy 12

M184 **HCM12.1** Undertake a comprehensive archaeological survey of the Old Town area as considered appropriate by the New Zealand Historic Places Trust.

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M185 **HCM12.2** Include information on archaeological sites in the database for Land Information Memoranda and Project Information Memoranda.

P68 **Natural Hazards Affecting the Old Town 4.7.9 Heritage Policy 13**
Promote better understanding of natural hazards affecting the Old Town and ensure development can meet acceptable standards of safety to protect the life of people

.....
4.7.10 **Methods to implement heritage policy 13**

M186 **HCM13.1** Seek further information and clarification regarding land stability matters from experts, to better define the level of risk and approaches to improve structural stability of buildings in the Old Town Conservation Area to meet acceptable safety standards to protect the life of people.

M187 **HCM13.2** Seek advice from professional engineers with expertise in heritage conservation work regarding safety requirements and options and costs for improving structural stability of buildings.

M188 **HCM13.3** Organise workshops and seminars to provide information and advice to property owners in the Old Town on the subject of structural stability and safety for people.

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Chapter 5

T7 Recognition and Reduction of Hazard Potential

5.1 Introduction

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O16 Safe Rural and Urban Development 5.4 Hazards Objective 1 Rural and Urban Development That Can Meet an Acceptable Level of Safety

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P69 Community Awareness of Hazards 5.4.1 Hazards Policy 1 Promote better community knowledge and awareness of risks associated with natural hazards and hazardous facilities

.....

5.4.2 Methods to implement hazards policy 1

M189 HM1.1 Develop a database and register of known natural hazards, known contaminated sites, and hazardous facilities in the District in consultation with relevant agencies particularly the Manawatu Wanganui Regional Council and affected land owners

M190 HM1.2 Identify known hazard-prone areas on District Plan Maps.

M191 HM1.3 Support, initiate and carry out investigations or studies of known or potential hazards in the District to more accurately establish risks and impacts on people, communities and the environment.

M192 HM1.4 Liaise with land owners in known and potential hazard-prone areas and develop appropriate mitigation measures and approaches to monitor the situation.

M193 HM1.5 Publicise and encourage the use of Project Information Memoranda and Land Information Memoranda.

M194 HM1.6 Promote cleaner and safer production guidelines by assisting and supporting industrial groups to develop standards and codes of practice.

M195 HM1.7 Develop appropriate liaison with Manawatu-Wanganui Regional Council, government agencies, other local authorities and industry user groups to help implement cleaner production methods together with alternative means of treatment and disposal.

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- M196** **HM1.8** Develop a comprehensive public awareness programme on appropriate storage, use and disposal of hazardous substances/waste and maintain an information resource on appropriate disposal of hazardous wastes.
- M197** **HM1.9** Develop information strategies on known and potential natural hazards and hazardous facilities in the District, including the costs and benefits of hazardous substances and facilities in consultation with relevant agencies.
- M198** **HM1.10** Establish guidelines on the safe methods for the transport, storage, use and disposal of hazardous substances while recognising that industry standards, codes of practice, other statutes and regulations may already exist for the control of the transport, storage and use of hazardous substances.
- M199** **HM1.11** Educate and inform the public of current guidelines, conditions and terms, and codes of practices controlling hazardous facilities.
- M200** **HM1.12** Ensure any development of known or suspected contaminated sites is fully investigated and recorded to ensure the safety of people and property.
- M201** **HM1.13** Carry out public awareness programmes to promote public knowledge and awareness and increase community preparedness.

P70 **Natural Hazards as Development Constraints 5.4.3 Hazards Policy 2 – Recognise natural hazards as development constraints and control new developments in identified hazard-prone areas**

.....

5.4.4 Methods to implement hazards policy 2

- M202** **HM2.1** Identify hazard-prone areas on District Plan Maps.
- M203** **HM2.2** Identify on District Planning Maps a Hillside Protection Zone.
- M204** **HM2.3** Develop appropriate conditions and terms for resource consents for subdivision and the location, design and nature of activities within the identified areas.
- M205** **HM2.4** Identify hazard risk on the appropriate certificates of title at the time of building consent through the District Land Registrar.
- M206** **HM2.5** Identify the circumstances where site investigations and risk assessments are required to demonstrate that the proposed development can meet adequate safety standards and is not likely to increase risks off-site, through the Land Information Memoranda process.
- M207** **HM2.6** Monitor and assess the cumulative effects of development and degree of risk in identified hazard-prone areas.

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- M208 HM2.7 Request hazard information at the time of subdivision.
- M209 HM2.8 Identify and manage sand dune inundation in the Castlecliff Coastal area through the Castlecliff Coastal Reserve Management Plan.
- M210 HM2.9 Notify the Manawatu-Wanganui Regional Council as an affected party if there is any application to subdivide in hazard prone areas.
- M211 HM2.10 Identify and manage coastal erosion through the Kai Iwi Beach Coastal Hazard Zone (Overlay Zone). This zone is made up of the Extreme Risk Area, High- Moderate Risk Area, and Safety Buffer Area.
- M212 HM2.11 In conjunction with the review referred to in Method RM 2.3 under Rural Policy 2, Chapter 7, the Council shall carry out and complete a review of the land immediately adjoining the Kai Iwi Coastal Hazard Overlay Zone area to consider the needs of the community arising from the continued retreat of the sea cliffs and any resultant change to the landward boundary of the Kai Iwi Coastal Hazard Overlay Zone. Any proposed change to the District Plan arising out of such review shall be publicly notified on or before 3 March 2007.
- M213 HM2.12 The Council shall at 10 year intervals or in the event of a major coastal landslip, survey the Kai Iwi Beach Coastal Hazard Zone (Overlay Zone) area and compare the results with those recorded in September 1999 and make the necessary amendments to the Rural Settlements map. This will require public notification as a plan change.

P71 **50 and 100 Year Flood Lines 5.4.5 Hazards Policy 3 – Adopt a Identify the 50-year flood as the required level of protection for new developments in identified parts of the urban area and identify a and 100-year flood line**

.....

5.4.6 Methods to implement hazards policy 3

- M214 HM3.1 Identify lines on District Plan Maps which show 50-year and 100-year flood extents where this information is available.
- M215 HM3.2 Develop appropriate conditions and terms for resource consents for subdivision and the location, design and nature of activities within the areas identified by a 50-year flood event.
- M216 HM3.3 Identify the circumstances where site investigations and risk assessments are required to demonstrate that the proposed development can meet adequate safety standards and is not likely to increase risks off-site.

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M217 **HM3.4** Monitor and assess the cumulative effects of development and degree of risk in the identified areas.

P72 **Manage Hazardous Facilities** ~~5.4.7 Hazards Policy 4~~ **Ensure the location, design and management of all new hazardous facilities can meet identified safety standards**

.....

~~5.4.8~~ **Methods to implement hazards policy 4**

M218 **HM4.1** Adopt the Hazardous Facilities Screening Procedure for all proposed new facilities using or storing hazardous substances. This is to determine whether the proposed hazardous facility is permitted, subject to defined minimum conditions, or whether it requires a consent and additional assessment of risk.

M219 **HM4.2** Adopt the Hazardous Facilities Screening Procedure for proposed changes to existing facilities which result in a 20-30% or higher increase in the storage or use of hazardous substances, or for a proposed change in the type of process carried out on the site. This is to determine whether the proposed change is permitted, subject to defined minimum conditions, or whether it requires a consent and additional assessment of risk.

M220 **HM4.3** Develop appropriate conditions and terms for resource consents for hazardous facilities.

M221 **HM4.4** Monitor and assess the effects of the location and operation of hazardous facilities.

P73 **Erosion and the Coastal Residential Zone** ~~5.4.9 Hazards Policy 5~~ **Protect occupants in the Coastal Residential Zone from the natural hazard of erosion by:**

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~~5.4.10~~ **Methods to implement hazards policy 5**

M222 **HM5.1** Prohibit dwellings within 20 metres of the nearest part of the cliff edge in the Coastal Residential Zone.

M223 **HM5.2** Consider proposals for stormwater discharge from the Coastal Residential Zone to the beach as part of the Comprehensive Structure Plan for development within the Zone and modify proposals and impose conditions on consents as necessary.

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T8 Chapter 6

Infrastructure Services Development

6.1 Introduction

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I19 **Maintain Existing Infrastructure** **6.2 Infrastructure**
Issue 1 – Maintaining the Existing Infrastructure System

.....

I20 **New Infrastructure Services** **6.3 Infrastructure Issue 2 –**
Meeting the Demand for New Infrastructure Services

1. In addition to maintaining the existing infrastructure system, a number of new capital projects need to be implemented in the future to meet development needs.

These include:

a.

2. The separated stormwater reticulation system needs to be connected to individual properties. Funding arrangements between Council and private property owners have yet to be established for the implementation of this work.

.....

I21 **Transportation and Utility Network** **6.4 Infrastructure**
Issue 3 – Maintaining a Safe and Efficient Transportation and Utility Network

1. Some infrastructure facilities, especially the roading network, airport and telecommunications facilities, have specific locational and operational requirements. Land use activities, including building development, can reduce the efficiency or impose constraints on the operations of these facilities. These effects can, in turn, adversely affect the safety and convenience of people and communities.

.....

2. In considering the safety and efficiency of the roading network, the following concerns need to be addressed:

a.

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I22 ~~Environmental Impact of Infrastructure 6.5 Infrastructure Issue 4~~ Managing the Environmental Impact of Infrastructure Development

.....

O17 ~~Coordinated Infrastructure Development 6.6 Infrastructure Objective 1~~ Infrastructure Development Which is Co-ordinated, Effective and Efficient in the Use of Natural and Physical Resources to Meet Present and Foreseeable Future Needs of the District

.....

P74 ~~Optimise Existing Infrastructure 6.6.1 Infrastructure Policy 1~~ Optimise the use of existing infrastructure and ensure the provision of additional infrastructure is timely, logical, affordable and cost-effective

.....

~~6.6.2 Methods to implement infrastructure policy 1~~

M224 ~~IM1.1~~ Prepare Asset Management Plans. Work to include:

a.

M225 ~~IM1.2~~ Set out the circumstances for, and amounts of, financial contribution from the developer to the development of new infrastructure services.

M226 ~~IM1.3~~ Identify land requirements (designations or other appropriate provisions) for infrastructure development.

M227 ~~IM1.4~~ Identify heavy transport routes.

P75 ~~Infrastructure for Development 6.6.3 Infrastructure Policy 2~~ Ensure the provision of infrastructure services is adequate and appropriate to the level of development and the needs of the respective areas

.....

~~6.6.4 Methods to implement infrastructure policy 2~~

M228 ~~IM2.1~~ Recognise four levels of infrastructure provision within the District:

a.

M229 ~~IM2.2~~ Develop appropriate conditions and terms for infrastructure provision, responsibilities of the developer, and conditions and terms for resource consent to guide private sector development.

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P76 **Infrastructure for New Subdivisions** ~~6.6.5 Infrastructure Policy 3~~

- Ensure on-site infrastructure facilities, and an appropriate portion of the cost of providing upgrades or extensions to district infrastructure facilities to serve new subdivisions, building developments or other land use activities, are paid for by the developer

.....

~~6.6.6~~ **Methods to implement infrastructure policy 3**

M230 **IM3.1** Implement rules stating the circumstances for, and amounts of, financial contribution from the developer.

P77 **Efficient Use of Land for Infrastructure** ~~6.6.7 Infrastructure Policy 4~~
- Encourage an efficient use of land for infrastructure development

.....

~~6.6.8~~ **Methods to implement infrastructure policy 4**

M231 **IM4.1** Negotiate with subdividers/developers and apply performance criteria for roading design which will enable land take to be minimised while achieving acceptable safety and efficiency outcomes.

M232 **IM4.2** Encourage the co-siting of structures, sharing of utility channels and corridors, and the location of utilities within the road reserve.

P78 **Reserves and Open Spaces Characteristics** ~~6.6.9 Infrastructure Policy 5~~
- Ensure adequate provision, distribution and utilisation of recreational facilities and opportunities, and define reserves and open spaces to ensure the following characteristics are maintained:

.....

~~6.6.10~~ **Methods to implement infrastructure policy 5**

M233 **IM5.1** Define “Reserves and Open Space Zones” on the District Plan maps, with corresponding rules to maintain the character and scale of these areas.

M234 **IM5.2** To adopt rules for the Reserves and Open Space Zone which:

a.

M235 **IM5.3** Carry out studies to assess and monitor the adequacy of provision and rate of utilisation of reserves and recreation facilities and opportunities in the District.

M236 **IM5.4** Prepare and implement strategies to rationalise and co-ordinate existing provision and distribution of facilities.

M237 **IM5.5** Prepare a work programme for the preparation of Reserves Management Plans.

M238 **IM5.6** Negotiate with land owners and developers to set aside land with recreation value to be developed and managed for public use and enjoyment.

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M239 IM5.7 Develop conditions and terms for resource consents, including financial contributions to develop new reserves and facilities for recreation.

**P79 Manage Roads within the District 6.6.11 Infrastructure Policy 6
– **Manage roads in the District, consistent with their transportation functions, according to the following criteria:****

1. 6.6.11.1 National routes

.....

2. 6.6.11.2 Primary arterials

.....

3. Roads included in this category are:
a.

4. 6.6.11.3 Secondary arterials

.....

5. 6.6.11.4 Collector routes

.....

6. 6.6.11.5 Local roads

.....

6.6.12 Methods to implement infrastructure policy 6

- M240 IM6.1 Identify a roading hierarchy on Plan Maps.
- M241 IM6.2 Implement conditions for the design of local access roads.
- M242 IM6.3 Periodically review the District Land Use Transportation Plan, eg investigate arterial routes around the urban area and identify the need for upgrading, assess the need for traffic management measures, assess the need and alignment for an alternative limited access road etc.
- M243 IM6.4 Designate future roading where desirable to meet demand generated by new subdivision and development.
- M244 IM6.5 Impose building line restrictions to protect future road widening where it is inappropriate to designate land immediately.
- M245 IM6.6 Depict an indicative roading pattern in strategic areas. These notations will show linkages between land parcels and the road network.
- M246 IM6.7 Consider works and projects through the Council’s Annual Plan process and through the mechanisms of the Roothing Asset

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Management Plan and regular traffic safety studies to encourage the safe and efficient movement of cyclists and pedestrians.

M247 IM6.8 Promote the adoption of standards for the maintenance, upgrading and construction of roads consistent with the roading standards set out in Appendix G Subdivision Performance Criteria.

**P80 Protect Infrastructure Resources 6.6.13 Infrastructure Policy 7 –
Protect infrastructure resources in the District from the adverse effects of other land use activities**

.....

6.6.14 – Methods to implement infrastructure policy 7

M248 IM7.1 Liaise and negotiate with the appropriate roading authorities and sector groups regarding transportation needs of new activities including responsibilities for, and costs of, upgrading rural roads.

M249 IM7.2 Rules that address street congestion and promote safe access arrangements.

M250 IM7.3 Use Land Information Memoranda (LIM's) and Project Information Memoranda (PIM's), and building and resource consent applications to advise of applicable Civil Aviation Regulations relating to airspace restrictions associated with Wanganui Airport.

M251 IM7.4 Support the declaration of Limited Access Roads as appropriate.

P81 Network Utilities 6.6.15 Infrastructure Policy 8 – Provide for the establishment, maintenance and repair of network utilities to meet the needs of the community, in a manner that enables adverse environmental effects to be avoided, remedied or mitigated, including effects on natural, cultural and amenity values

.....

6.6.16 – Methods to implement infrastructure policy 8

M252 IM8.1 Identify environmentally sensitive areas, eg landscape protection areas, waahi tapu sites etc.

M253 IM8.2 Develop advisory guidelines for landscape protection.

M254 IM8.3 Identify the circumstances and criteria for requiring environmental impact assessment.

M255 IM8.4 Provide conditions and terms for permitted activities and use resource consents and designations (notice of requirements) procedures to assess the environmental effects of utility activities where they are not

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permitted activities and are not undertaken in accordance with an existing designation.

M256 **IM8.5** Establish mechanisms for liaison and consultation with, and participation of, Iwi in matters relating to the impact of infrastructure development on sites or land of significance to Iwi.

M257 **IM8.6** Co-ordinate activities among network utility operators and, where possible, jointly develop projects to avoid, remedy or mitigate effects, particularly the impact of construction.

M258 **IM8.7** Encourage utility operators to site and operate their works in a manner which avoids, remedies or mitigates any adverse effect on health and safety of the public.

M259 **IM8.8** Encourage utility companies to remedy or mitigate the visual effects of new distribution and reticulation networks (such as lines and pipes) by undergrounding them, particularly in urban areas and rural residential developments. It is recognised that geotechnical and other physical factors may prevent this happening in some circumstances. Encourage new (above ground) transmission networks to avoid where practicable, urban and rural residential areas.

P82 **Infrastructure for new subdivision development**
6.6.17 Infrastructure Policy 9 - Ensure that key infrastructures are accommodated for new subdivision and development

.....

6.6.18 Methods to implement infrastructure policy 9

M260 **IM9.1** Implement conditions and terms for access to new lots and development.

M261 **IM9.2** Implement conditions and terms for water supply waste disposal, sewage disposal and electricity and gas supply arrangements for new lots and developments.

P83 **Use of the Road Corridor** **6.6.19 Infrastructure Policy 10 - Enable the use of the road corridor for a variety of purposes, while protecting its transportation function and managing conflicts.**

.....

6.6.20 Methods to implement infrastructure policy 10

M262 **IM10.1** Prepare a Corridor Management Agreement in consultation with affected parties.

M263 **IM10.2** Consider by-laws to address inappropriate heavy vehicle movement and parking issues.

M264 **IM10.3** Use By-laws to manage the location and width of vehicle crossings.

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P84 **Transport Connections for the Coastal Residential Zone** **6.6.21**
Infrastructure Policy 11 Provide transport connections to the Coastal Residential Zone in a manner that provides for the anticipated demands and allows for future growth.

.....

6.6.22 **Methods to Implement Infrastructure policy 11**

- M265** **IM11.1** Provide access to the Coastal Residential Zone via Seafield Road.
- M266** **IM11.2** Set conditions requiring upgrades to Seafield Road.
- M267** **IM11.3** Provide, where appropriate, for a future road connection between the Coastal Residential Zone and Castlecliff by reserving land as open space.

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Chapter 7

T3 Rural Development

7.1 Introduction

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I7 Rural Amenity 7.2 Rural Issue 1 Protection and Enhancement of Rural Amenities

.....

I8 Productive Capability of Soil 7.3 Rural Issue 2 Maintaining the Long Term Productive Capability of Soil

.....

O6 Activities in the Rural Area 7.4 Rural Objective 1 To manage the effects of activities in the rural area to ensure that rural amenity values are maintained

Amenities are those matters that relate to the visual character of the landscape and contribute to the quality of life of people living or working in, or visiting the rural part of the District (refer to **Issue: Rural Amenity (I7) Issue 1 page 7.3** for discussion of amenity). This objective seeks to maintain the rural area as a pleasant place to live, where interrelationships between differing uses and differing types of activities and differing effects will as far as possible be compatible.

P23 Rural Areas 7.4.1 Rural Policy 1 To define rural areas where the following characteristics are maintained:

a.

7.4.2 Methods to implement rural policy 1

M69 RM1.1 Define a “Rural Zone” on the District Plan maps, with corresponding rules to maintain a predominantly rural character and scale of the District’s rural areas.

M70 RM1.2 To adopt rules for the Rural Zone which:

a.

P24 Rural Settlement Areas 7.4.3 Rural Policy 2 To define rural settlement areas where the following characteristics are maintained:

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a.

~~7.4.4~~ Methods to implement rural policy 2

M71 ~~RM2.1~~ Define “Rural Settlement Zones” on the District Plan maps, with corresponding rules to maintain the predominantly rural settlement character and scale of the District’s rural settlement areas.

M72 ~~RM2.2~~ Adopt rules for the Rural Settlement Zone which:

a.

M73 ~~RM 2.3~~ The Council shall undertake and complete a general review of the needs of the community in the Mowhanau Rural Settlement Zone and the surrounding area including the Peat Avenue area. Without limiting the nature of the review it would particularly consider infrastructure services, residential growth, the effect of a continued retreat of the sea cliffs (including the need to provide land to accommodate retreat of the existing residences from the sea cliffs) and issues of access to the beach for residents and the public in general. Any proposed change to this District Plan arising out of such review shall be publicly notified on or before 3 March 2007.

P25 ~~Rural Coastal Areas~~ ~~7.4.5 Rural Policy 3~~ To define rural coastal areas where the following characteristics are maintained:

a.

~~7.4.6~~ Methods to implement rural policy 3

M74 ~~RM3.1~~ Define a “Coastal Special Management Zone” on the District Plan maps, with corresponding rules to maintain the predominantly natural character and scale of the District’s rural coastal areas.

M75 ~~RM3.2~~ Adopt rules for the Coastal Special Management Zone which:

a.

P26 ~~Rural Environment Character~~ ~~7.4.7 Rural Policy 4~~ To avoid, remedy or mitigate adverse effects on the health, safety and convenience of people and the character of the rural environment from new subdivisions by:

a.

~~7.4.8~~ Methods to implement rural policy 4

M76 ~~RM4.1~~ District Plan rules, covering conditions and terms for subdivision with a 1ha minimum lot size.

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M77 RM4.2 Implement District Plan rules covering conditions and terms for the location of new residential buildings and new rural activities in the vicinity of existing rural activities in rural zones.

O7 **Capability of Land 7.5 Rural Objective 2 - Rural Development which is within the Long Term Capability of the Land**

.....

P27 **Sustainable Land Management 7.5.1 Rural Policy 5 - To adopt a co-ordinated approach to promote sustainable land management**

.....

~~7.5.2~~ **Methods to implement rural policy 5**

M78 RM5.1 Develop liaison mechanisms to network with the Regional Council, other key agencies, research organisations, land owners, land users and industry groups.

M79 RM5.2 Encourage exchange of information and early consultation and negotiations with land users and industry groups regarding development proposals.

M80 RM5.3 Develop a protocol with the Regional Council to notify them when processing subdivision and building development applications for development on erosion-prone land.

M81 RM5.4 Involve community landcare groups in rural land management activities.

M82 RM5.5 Support/participate in the development and implementation of voluntary codes of practice by industry groups.

M83 RM5.6 Make Annual Plan provisions to support or initiate investigations aimed at increasing knowledge and understanding of the effects of activities on the long term productive capability of the land resource and its consequential effects on infrastructure and other assets in the Wanganui District.

P28 **Land-use Capability Understanding 7.5.3 Rural Policy 6 - Promote better land owner, land user and community understanding of land use capability and the effects of activities on the land resource in the District**

This policy needs to be read in the context of Sustainable Land Management (P27) Rural Policy 5 which recognises that for some aspects of land management the Regional Council is the lead agency (in particular regarding accelerated soil erosion related to soil disturbance and vegetation clearance). The approach of the Council is to support and complement the work of the Regional Council.

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7.5.4 Methods to implement rural policy 6

M84 **RM6.1** Prepare and issue information pamphlets, organise displays etc on land use capability, problems and appropriate land management approaches in the District in consultation with the Regional Council

M85 **RM6.2** Encourage land owners and land users to consult with Regional Council Soil Conservators when considering or proposing subdivision or other land use and building activities on erosion-prone land.

M86 **RM6.3** Support the Regional Council Soil Conservators, in the preparation of an advisory development brief to provide landowners and land users with information about the capability of their land when subdivision or other land use and building activity is being considered or proposed on erosion-prone land.

M87 **RM6.4** Support investigations aimed at increasing knowledge and understanding of the effects of activities on the long term productive capability of the land resource and consequential effects on infrastructure and other assets in the Wanganui District.

M88 **RM6.5** Publicise and encourage the use of Land Information Memoranda and Project Information Memoranda at the time of land sale or proposed development to ensure the prospective buyer/developer is aware of the development capability of the land.

M89 **RM6.6** Encourage, support and facilitate the establishment of community landcare groups/activities.

P29 **Protect Community Resources** **7.5.5 Rural Policy 7**
Promote the protection of community resources and assets by sustainable management of land use.

.....

7.5.6 Methods to implement rural policy 7

M90 **RM7.1** Identify and prioritise areas which will benefit from or require conservation action in consultation with Soil Conservators of the Regional Council

M91 **RM7.2** Establish funding guidelines for Council initiatives, including circumstances where joint Council/Regional Council action is desirable, and establish criteria for providing District Council incentives to land owners for sustainable management conservation initiatives in consultation with the Regional Council.

M92 **RM7.3** Prepare a work programme and budget for conservation action to protect District assets such as roads, bridges or river banks and seek

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funding to carry out the work through Annual and Long Term Plan provisions.

M93 RM7.4 Investigate incentives for land owners for the implementation of sustainable management practices on their land, eg retention of existing planting, or introduction of new or additional conservation planting on steep slopes or retirement and planting of riparian strips. Incentives may be in the form of cash grants/subsidies for the conservation works, provision of advice, services or materials by Council, or joint venture projects particularly for work which also protects public assets such as roads, bridges and publicly owned riparian margins.

P30 Monitor Land Resource ~~7.5.7 Rural Policy 8~~ **Ensure the development of targeted and integrated monitoring of the effects of land use activities on the land resource of the District**

.....

~~7.5.8~~ **Methods to implement rural policy 8**

M94 RM8.1 Establish a monitoring network with the relevant Government agencies, Regional Council, industry groups, land owners and land users etc to identify information needs, develop appropriate indicators and set up a monitoring work programme.

M95 RM8.2 Carry out monitoring, prepare reports and disseminate information to interested parties.

P31 Activities in the Rural Area ~~7.5.9 Rural Policy 9~~ **Enable a range of land use activities to operate in the rural area within acceptable standards to protect the long term productive capability of the land**

This policy should be read in the context of Sustainable Land Management (P27) ~~Rural Policy 5~~ which recognises that for some aspects of land management the Regional Council is the lead agency (in particular for accelerated soil erosion related to soil disturbance and vegetation clearance). The Wanganui District Plan should not create unnecessary duplications in the area of land management.

.....

7.5.10 Methods to implement rural policy 9

M96 RM9.1 Recognise regional rules for primary activities.

M97 RM9.2 Implement District Plan rules to manage erosion in the coastal area.

M98 RM9.3 Implement District Plan rules to manage the effects on soil conservation and water quality from activities involving the use and

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development of riparian margins, indigenous vegetation and land vulnerable to erosion.

P32 **1ha Minimum Rural Lot** **7.5.11 Rural Policy 10** Adopt a 1ha minimum lot size for Rural subdivision to protect the productive capability of land from significant irreversible loss

.....

7.5.12 Methods to implement rural policy 10

M99 **RM10.4** Implement District Plan rules covering conditions and terms for subdivision with a 1ha minimum lot size.

P33 **Monitor 1ha Minimum Rural Lot Size** **7.5.13 Rural Policy 11** Monitor development trends and the impact of a 1ha minimum lot size on the productive capability of land in the district

.....

7.5.14 Methods to implement rural policy 11

M100 **RM11.4** Carry out surveys on subdivision characteristics in the District and report on findings.

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Chapter 7A

T4 Marangai Manufacturing and Rural Amenity Zone

7A.1 Introduction

The Marangai Manufacturing and Rural Amenity Zone is a standalone zone that was introduced into the District Plan through a private plan change by Effem Foods Limited, trading as MasterFoods Australia New Zealand ('MasterFoods'). The zone (shown on Planning Map [Rural Grid Reference R22](#)) applies to an area of land approximately 10 kilometres south of Wanganui. The zone comprises 152 hectares of land, which is located 1.2 kilometres west of State Highway 3, near the intersection with Marangai Road.

.....

I9 **Pet Care Manufacturing Facility** **7A.2 Marangai Issue 1**
Providing for a Site and Associated Appropriate District Plan Provisions for the Long Term Strategic Development of a Comprehensive Greenfields Pet care and Food Manufacturing Facility and Associated Activities

O8 **Manufacturing Development in Marangai**
7A.3 Marangai Objective 1 To establish, operate and maintain a greenfields manufacturing development, which avoids, remedies or mitigates adverse effects outside the zone whilst maintaining the rural character and amenity

P34 **7A.3.1 Marangai Policy 1** To provide for manufacturing activity within the Marangai Manufacturing and Rural Amenity Zone that sustains and creates employment opportunities and economic benefits for the Wanganui community.

P35 **7A3.2 Marangai Policy 2** To define a site-specific zone that provides certainty to neighbouring property owners and the general public regarding the scale, form and nature of the long-term development of the Marangai Manufacturing and Rural Amenity Zone.

P36 **7A3.3 Marangai Policy 3** To provide for a staged development of the zone, with the establishment, operation and maintenance of a pet care manufacturing facility and ancillary activities forming stages 1 and 2; and the

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establishment, operation and maintenance of a future pet care or food manufacturing facility and ancillary activities forming stage 3.

P37 ~~7A3.4 — Marangai Policy 4~~ To provide for the establishment of landscaping and screen planting to visually enhance the zone and ensure visual effects from buildings, lighting and infrastructure are avoided, remedied or mitigated.

P38 ~~7A3.5 — Marangai Policy 5~~ To ensure the scale and character of the rural land in the zone surrounding manufacturing activities is maintained.

P39 ~~7A3.6 — Marangai Policy 6~~ To control noise, light spill, glare and vibration to ensure associated effects are avoided, remedied or mitigated beyond the zone.

P40 ~~7A3.7 — Marangai Policy 7~~ To control potential environmental effects from effluent and stormwater disposal and the use and storage of hazardous substances.

P41 ~~7A3.8 — Marangai Policy 8~~ To ensure an appropriate standard of site access and ensure that associated effects are avoided, remedied or mitigated.

P42 ~~7A3.9 — Marangai Policy 9~~ To manage traffic in such a way to avoid, remedy, or mitigate adverse effects beyond the zone.

P43 ~~7A3.10 — Marangai Policy 10~~ To prohibit residential, community and most commercial activities and subdivision (except where no new allotments are created and subdivision where required to create the zone or to allow for the transfer of and/or access to the Omanaia block) throughout the zone; and manufacturing activities within Areas B and C (see site development plan on page 16A-3) in order to best manage potential reverse sensitivity effects in the future, and to maintain rural character and amenity.

P44 ~~7A3.11 — Marangai Policy 11~~ To provide for the protection of sites and places of value to Maori and to set aside an area for the collection of Harakeke for customary purposes.

P45 ~~7A3.12 — Marangai Policy 12~~ In order to facilitate the efficient operation of SH3 and to minimise traffic volumes on Marangai road, allow for future subdivisions adjacent to the MasterFoods facilities to utilise MasterFoods’ access to SH3, rather than them having to rely on Marangai Road for access.

~~**7A3.13 — Methods to implement Marangai policies 1- 12**~~

M101 ~~MM1.1~~ Create a standalone zone – the ‘Marangai Manufacturing and Rural Amenity Zone’- with appropriate rules, conditions and terms.

M102 ~~MM1.2~~ To adopt rules for the Marangai Manufacturing and Rural Amenity Zone which:

a.

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Chapter 8

T1 Urban Development

8.1 Introduction

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I1 ~~Adverse Effects on Urban Environment~~ ~~8.2 Urban Issue 1 - Adverse Environmental Effects of Urban Development~~

1. Uncontrolled urban growth into rural and other less intensively developed areas can be characterised by

a.

2. In providing for urban development, the following concerns need to be addressed:

a.

I2 ~~8.3 Urban Issue 2 - Loss of Urban Amenity~~

1. There are a number of particular amenity 'sub-issues' that relate to how the effects of urban land use should be managed in the interests of sustaining a high level of amenity in the city. In order to establish what effects will be adverse to urban amenity, the individual components of urban amenity require identification. These would then form the basis of the 'sub issues'.

.....

2. Adverse effects on amenity include:

a.

I3 ~~Amenities and Pollution Problems~~ ~~8.4 Urban Issue 3 - Specific Areas with Poorly Utilised Amenities and Pollution Problems~~

.....

O1 ~~Planned Urban Development~~ ~~8.5 Urban Objective 1 - Urban Development Which is Planned to Minimise the Adverse Effects on the Environment and Maximise Effective and Efficient Use of Natural and Physical Resources~~

.....

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P1 **Efficient Urban Development** **8.5.1 Urban Policy 1**

Promote a pattern of urban development that is cost-effective, efficient in the use of land and infrastructure services, and co-ordinated with a long term programme of infrastructure development

.....

8.5.2 Methods to implement urban policy 1

M1 **UM1.1** Define on District Plan Maps an urban boundary which allows sufficient land to meet short to medium term needs.

M2 **UM1.2** For that part of the Mosston Restricted Services Residential Zone south of Springvale Road, include rules in the District Plan that protect options for future intensification of residential land use and enable future development to occur in an integrated and cost-effective manner.

M3 **UM1.3** The residential growth study has been concluded. This study included an:

a.

P2 **New Development with Urban Boundary** **8.5.3 Urban Policy 2**

Encourage new development to locate in areas within the urban boundary where there is available infrastructure capacity or where upgrades or extensions to services have been planned or programmed

.....

8.5.4 Methods to implement urban policy 2

M4 **UM2.1** Within the defined urban boundary, recognise 2 levels of infrastructure provision:

a.

M5 **UM2.2** Identify on District Plan Maps areas with different levels of infrastructure services and integrate with the identification of urban zones.

M6 **UM2.3** Identify a restricted services residential zone to provide for residential development and urban subdivision of land where network reticulated services are limited or non existent.

.....

P3 **Commercial Form** **8.5.5 Urban Policy 3:** Encourage a compact efficient and vibrant commercial form

.....

8.5.6 Methods to implement urban policy 3

M7 **UM3.1** Define commercial zones.

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M8 **UM3.2** Monitor commercial activities which have existing use rights and also the occupancy rates of commercial buildings.

M9 **UM3.3** Encourage and maintain the ‘mainstreet’ approach to the town centre.

P4 **8.5.7 Urban Policy 4** **Protect rural areas from ad hoc urban development**

.....

8.5.8 Methods to implement urban policy 4

M10 **UM4.1** Identify on District Plan Maps an urban boundary.

M11 **UM4.2** Carry out surveys on development trends and report on findings.

P5 **Development in the Coastal Residential Zone** **8.5.9 Urban Policy 5**
Provide for planned development in the Coastal Residential Zone provided that adverse effects on the coastal environment are avoided or appropriately remedied and mitigated and infrastructure services are able to be efficiently and effectively provided.

.....

8.5.10 Methods to implement urban policy 5

M12 **UM5.1:** Identify a Coastal Residential Zone on District Plan Maps

M13 **UM5.2:** Include other policies and rules in the District Plan that protect the values of the coastal environment.

P6 **Under-utilised Industrial Land** **8.5.11 Urban Policy 6**
Encourage the redevelopment of vacant or under-utilised industrial land

.....

8.5.12 Methods to implement urban policy 6

M14 **UM6.1** Carry out a study and prepare inventory of vacant and disused industrial land. Inventory to include information on the location, site characteristics, possible constraints, assessment of redevelopment potential, and land ownership matters.

M15 **UM6.2** Liaise and negotiate with land owners and developers and economic agencies.

M16 **UM6.3** Investigate the use of incentives, eg greater flexibility for development, waiving of fees for resource consents, professional advice etc, to facilitate redevelopment.

P7 **Adequate and Affordable Infrastructure** **8.5.13 Urban Policy 7**
Ensure all development is provided with adequate and affordable infrastructure services that are appropriate to the nature and scale of activities and the needs of the respective development areas

.....

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8.5.14 ~~Methods to implement urban policy 7~~

M5 **UM7.1** Identify on District Plan Maps areas with different levels of infrastructure services and integrate with the identification of urban zones.

M17 **UM7.2** Prepare as part of the preparation of an Asset Management Plan, a long term capital works development programme (say 10 years) showing the scale, location, sequence, timing, and relative priority of Council funded infrastructure development to service urban development.

M18 **UM7.3** Implement District Plan rules with conditions and terms for infrastructure provision, responsibilities of the developer, and conditions and terms for resource consent to guide private sector development.

O2 **High Quality Urban Amenity** **8.6 ~~Urban Objective 2~~**
To Manage the Effects of Different Urban Activities to Ensure that High Quality Urban Amenities are Sustained

Amenity values include those matters that contribute to the visual character of the development and the quality of life of people living or working in, or visiting, the urban area of Wanganui. (refer to **Issue: Loss of Urban Amenity (I2) Issue 2** ~~page 8.5~~ for discussion of amenity). The objective seeks to maintain the urban area as a pleasant place to live, where interrelationships between different uses, types of activities, natural environments and effects will, as far as possible be compatible.

P8 **Rural and Urban Character** **8.6.1 ~~Urban Policy 8~~** **Protect and enhance the rural landscape setting and the visual character of the urban environment**

.....

8.6.2 ~~Methods to implement urban policy 8~~

M19 **UM8.1** Undertake a study of significant urban visual character and subsequently identify on District Plan Maps landscape protection areas or aspects of the landscape and visual character of the urban environment that require protection.

M20 **UM8.2** Develop a linked system of open space and reserves.

M21 **UM8.3** Investigate the feasibility of developing an urban green belt to protect the integrity of the rural landscape setting and to prevent urban sprawl.

M22 **UM8.4** Investigate the feasibility of an industrial Mainstreet programme to improve the quality of the built environment in established industrial areas but not limited to land owners and economic agencies.

M23 **UM8.5** Identify, prioritise and prepare a work programme for environmental improvement areas. Estimate costs and establish a budget and funding

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mechanisms to implement the environmental improvement programme in consultation with land owners, the District community, DOC and environmental interest groups.

M24 **UM8.6** Rules and assessment criteria for subdivision and development in the Coastal Residential Zone that ensure that the landscape values of the coastal environment are protected from inappropriate subdivision, use and development.

P9 **Residential Areas** ~~8.6.3 Urban Policy 9:~~ **To define residential areas where the following characteristics are maintained:**

a.

~~8.6.4~~ **Methods to implement urban policy 9**

M25 **UM9.1** Define a “Residential Zone” on the District Plan maps, with corresponding rules to maintain the predominantly residential character and scale of the City’s residential areas.

M26 **UM9.2** Define a “Restricted Services Residential Zone” on the District Plan maps, with corresponding rules to allow large-lot residential subdivision and development in areas with limited or no reticulated services.

M27 **UM9.3** To adopt rules for each residential zone which :

a.

P10 **Manufacturing Areas** ~~8.6.5 Urban Policy 10:~~ **To define manufacturing areas where the following characteristics are maintained:**

a.

~~8.6.6~~ **Methods to implement urban policy 10**

M28 **UM10.1** Define a “Manufacturing Zone” on the District Plan maps, with corresponding rules to maintain the predominantly industrial character and scale of the City’s manufacturing areas.

M29 **UM10.2** To adopt rules for the Manufacturing Zone which :

a.

P11 **Commercial Areas** ~~8.6.7 Urban Policy 11:~~ **To define commercial areas where the following characteristics are maintained:**

a.

~~8.6.8~~ **Methods to implement urban policy 11**

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M30 **UM11.1** Define a “Central Commercial Zone” on the District Plan maps.....

M31 **UM11.2** Define an “Outer Commercial Zone” on the District Plan maps, with corresponding rules to accommodate more extensive and vehicle oriented commercial activities.

M32 **UM11.3** 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.

M33 **UM11.4** To adopt rules for each of the Commercial Zones which :
a.

M34 **UM11.5** 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.

P12 **Amenity in Central Commercial Areas** ~~8.6.9 Urban Policy 12~~

To maintain and enhance amenity values in identified parts of the Central Commercial Zone by:

a.

8.6.10 ~~Methods to implement urban policy 12~~

M35 **UM12.1** Introduce Design Guidelines for parts of the Central Commercial Zones to ensure alterations and additions to facades and erection of new buildings are consistent with the scale, character and amenity values of the streetscape.

P13 **Central River Margin Landscape Conservation Area** ~~8.6.11~~

~~Urban Policy 13~~ **Recognise the central river margin area as a Landscape Conservation Area and promote good landscape and building design as a means of conservation of landscape and recreation values**

.....

8.6.12 ~~Methods to implement urban policy 13~~

M36 **UM13.1** Prepare, as a matter of priority, and in partnership with Tangata Whenua, a comprehensive urban design/landscape plan at a scale of 1:1000 for the central river margin area. The plan is to include:

a.

M37 **UM13.2** Develop a work programme, and seek funds through the Annual Plan process, for the implementation of landscaping proposals and other works on Council-owned land in accordance with the urban design/landscape plan.

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M38 **UM13.3** Provide free advice to tenants and property owners within the central river margin landscape conservation area regarding landscape development, planting and maintenance.

M39 **UM13.4** Investigate opportunities and justification for joint ventures with property owners to carry out environmental improvement or landscape rehabilitation projects, including cleaning up of the river bank.

M40 **UM13.5** Investigate the feasibility, cost and options for relocation of existing industrial land uses by the Cobham Bridge, in consultation with land owners.

M41 **UM13.6** Identify on District Planning Maps a “River Margin Landscape Conservation Zone (Overlay Zone)”.

M42 **UM13.7** Implement District Plan rules to manage new building development or redevelopment, and external alterations, including colour schemes.

M43 **UM13.8** Waive resource consent fees apart from subdivision in the River Margin Landscape Conservation Zone (Overlay Zone).

P14 **Access to Central River Margin** **8.6.13 Urban Policy 14**
Promote and enhance access to and along the central river margin area

.....

8.6.14 **Methods to implement urban policy 14**

M44 **UM14.1** 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 **UM14.2** 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.

M46 **UM14.3** Develop a work programme, and seek funding through the Annual Plan process, for the implementation of river bank walkway and associated access facilities.

P15 **Create a Coastal Residential Zone** **8.6.15 Urban Policy 15**
To define a coastal residential zone which provides for residential living and community activities in a distinctive coastal environment at lower densities than other residential zones.

.....

P16 **Coastal Residential Amenity** **8.6.16 Urban Policy 15(a)**
To protect the amenity values of the Coastal Residential Zone by maintaining a low density of built development, providing generous areas of open space and by carefully managing earthworks and the location and design of roads and infrastructure services.

.....

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P17 **Landscape Values of Coastal Residential Area** **8.6.17 Urban Policy 15(b)** – To protect the natural character and landscape values of the coastal environment by controlling the location and height of buildings and potential sources of night light within the Coastal Residential Zone.

.....

8.6.18 Methods to implement urban policies 15, 15(a) and 15(b)

M47 **UM15.1** Define on the District Plan maps a Coastal Residential Zone of approximately 19 hectares north west of Castlecliff and include in the District Plan rules to manage subdivision, use and development within that Zone.

M48 **UM15.2** Require the preparation and implementation of a Comprehensive Structure Plan to guide subdivision, use and development of land within the Zone.

M49 **UM15.3** Include in the District Plan rules for the Coastal Residential Zone which:

.....

M50 **UM15.4** Include in the District Plan assessment criteria which address the natural character, landscape values and amenity values of the coastal environment and which will be used to assist the evaluation of any Comprehensive Structure Plan and applications for resource consent.

M51 **UM15.5** Impose conditions on resource consents, including conditions enforceable as consent notices on subdivision consents, to address potential adverse effects of the subdivision, use and development of land within the Zone.

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9.4 Monitoring issue 1 – Identification of Elements which Require Monitoring to
Produce a Meaningful Picture of the State of the Environment. **Error! Bookmark
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Responsibilities.....**Error! Bookmark not defined.**

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Chapter 9

T9 Monitoring and Review Statement

9.1 Introduction

.....

9.2 What is Monitoring?

.....

9.3 Types of Monitoring

9.3.1 Baseline monitoring

.....

9.3.2 Trend monitoring

.....

9.3.3 Impact monitoring

.....

9.3.4 Human activities monitoring

.....

a. - Issues

.....

b. - Objectives

focus on what the community wishes to see from the resolution of the issues.

c. - Policies

focus on the effect to be managed in order to achieve the objective.

d. - Methods

indicate how the policy will be effected.

e. - Environmental Results Expected

are the outcomes expected by the community to be achieved by the implementation of the policies and methods.

Chapter 11 – Residential Zone

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Chapter 11

Z1 Residential Zone

11.1 Introduction

1. This chapter contains the rules which apply to activities in the Residential Zone, as defined on the Planning Maps. Urban Policy 8 (Section 8.6.3 – page 8.15) explains that ~~the~~ The Council seeks to maintain residential areas with the following characteristics:

a.

For further explanation of this policy and details of the methods of implementation refer to Sections 8.6.3 and 8.6.4 on page 8.15. UM8.1 provides for the establishment of the “Residential Zone”.

In accordance with UM8.3 – page 8.15, ~~2.~~ The “Residential Zone” rules in this chapter aim to:

a.

11.2 General Rules

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

11.3 Financial Contribution for Development

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

R1 11.4 Permitted Activities

The following are permitted activities in the Residential Zone:

- a. Residential activities.
- b. Network utilities as provided for by section **General Rule – Utilities 25.4**. Note: **this rule Section 25.4** contains some exemptions from the zone rules for network utilities.

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- c. Car parks on sites which have frontage to Wicksteed Street and a common boundary with the Outer Commercial Zone.
- d. Community activities.
- e. Reserves and open space.

Which comply with the following conditions and terms:—These activities are required to comply with other relevant rules of the Residential Zone.

R2 **11.4.1** **Noise**

.....

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) Chapter 25, General Rules, Section 25.9 – pages 25.19 and 25.20.

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.

R3 **11.4.2** **Light**

.....

R4 **11.4.3** **Vibration**

.....

R58 **11.4.4** **Air discharge**

.....

Reason

To ensure that the residential community is free of nuisance caused by light spill, glare, vibration and odour. (refer to UM8.3c – page 8.16)

R59 **11.4.5** **Hazardous substances**

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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~~].

R5 11.4.6 Structures

Within the Residential Zone structures shall be required to meet the following conditions and terms:

a.

.....

f. Height

Building height shall not exceed 10 metres (~~refer to definition of "building height" in Chapter 29~~). 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).

Reason

To ensure new development is in proportion to surrounding structures (~~refer to UM8.3a — page 8.16~~)

g. Site coverage

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

Applications to exceed the site coverage standard shall not be notified.

Reason

To maintain the balance between built and open space areas of the site that is in keeping with the existing character of the urban zone. (~~refer to UM8.3a — page 8.15~~)

h. Accessory buildings

Any garage or accessory building located in front of the principal building on a site shall be built to the same design and construction standard as the principal building.

Reason

Garages and accessory buildings are encouraged to be located towards the rear of the site unless designed to avoid conflict with the visual quality of the streetscape. (~~refer to UM8.3b — page 8.15~~)

i. Antenna dishes - antenna dishes shall not exceed 3 metres in diameter (except as provided for in ~~General Rule – Utilities (Rule R5) section 25.1 — page 25.3~~ in relation to network utilities).

j. Site amenity - For more than one dwelling on a site

i. There shall be a minimum of 30m² outdoor living space for each dwelling unit provided adjacent to the main glazing of the main living area, and the least dimension in any direction shall be 3m.

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- ii. For upper storey units, the outdoor space requirement shall be a minimum of 15m², and the least dimension in any direction shall be 1.5m.

Reason

To provide a minimum area for outdoor living. (refer to UM8.3a – page 8.15)

- iii. An enclosed storage space, with a minimum area of 2m² and with outdoor access shall be provided.

Reason

To provide a minimum area for the storage of household accessories (refer to UM8.3a and UM8.3b – page 8.15)

- k. Parking

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

Reason

Off street parking is to provide security and convenience, and avoid street congestion. (refer to UM8.3d – page 8.16 and IM7.2 – page 6.19)

- l. Access

Sealed vehicular access shall be provided and formed to the widths detailed in the following table:

No of Units Served by Access	Minimum Width of Access
2 - 4	3m
5 or 6	4.2m
7 or more	6m

Parking areas, vehicle crossings, manoeuvring and access shall comply with the standards in the General Rules in section 25.10 – page 25.20. – Transportation (Rule R24).

Reason

To provide off street parking and access. (refer to UM8.3d – page 8.16 and IM7.2 – page 6.19)

R6 11.4.7 Additional standards for home occupations

.....

- f. Loading and Access

Ingress and egress and provision for loading to be in accordance with General Rule – Transportation (Rule R24) the Chapter 25, General Rules, Section 25.10

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~~page 25.20.~~ Use of right-of-way systems is not permitted for public vehicular traffic.

Reason

To provide for the home occupation activities in a way which avoids any nuisance to the neighbouring dwellings and is appropriate to the scale and nature of other residential activities. (refer to UM8.3a, UM8.3e, UM8.3d, UM8.3e — pages 8.15 and 8.16)

R7 11.4.8 Advertising

No signs shall be erected, constructed or displayed in this zone other than the following which are to be neither neon nor flashing in type:

- a. One property identification sign not exceeding 3m².
- b. Any official sign (refer to definition of “official sign” in Chapter 29).
- c.
- f. The general rules for advertising, General Rule – Advertising (Rule R16) Chapter 25, section 25.2 — page 25.7 shall apply.

Reason

To ensure that advertising signs are limited to those which are safe, do not create a nuisance and do not detract from the visual amenity of the neighbourhood. (Refer to UM8.3e — page 8.16)

11.4.9 Car parks

Car parks specified in Permitted Activities (Rule R1) 11.4e — page 11.4 as a permitted activity shall:

- a.
- d. comply with the requirements in General Rule – Transportation (Rule R24) the General Rules section 25.10 — page 25.20.

Reason

Wicksteed Street acts as a ‘buffer’ zone between Commercial and Residential zones. The above standards are derived from a decision of the Planning Tribunal (Environment Court) that seeks to protect the residential amenity of this area.

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R9 **11.4.10** **Traffic generation**

.....

R10 **11.5** **Controlled Activities**

The following activities are controlled activities in the Residential Zone:

- a. Subdivision.

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

R11 **11.6** **Restricted Discretionary Activities**

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

11.6.1 **Restricted Discretionary Activities**

- a.

Reason

*The streetscape is recognised as having high public value. The street environment is significantly influenced by the relative location of buildings. The standard is intended to provide some flexibility for the siting of buildings in relation to the street, whilst ensuring a reasonable level of definition to the street edge. (refer to **UM8.3b** — page 8.15).*

- c. Any activity which does not comply with the standard for accessory buildings located in front of the principal building. In exercising its discretion the Council will be restricted to the following matters:

- i.

Reason

*To ensure that any accessory buildings that are located in front of the principal building do not unduly distract from the amenity of the streetscape (refer to **UM8.3b** — page 8.15).*

- d. Any activity which does not comply with **Traffic Generation (Rule R9) 11.4.10** — page 11.15; traffic, from non residential activities.

In exercising its discretion the Council will be restricted to whether:

- i. the nature of neighbouring activities (whether they are also non residential);
- ii. the proposed parking provisions accompanying the applications;
- iii. the status of the road that the activity accesses (as shown on the planning maps).

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Reason

To ensure that large non residential activities maintain the amenity of the residential zone without causing undue congestion.

R12 11.6.2 Unrestricted Discretionary Activities

The following are discretionary activities in the Residential Zone where the Councils discretion is unrestricted:

- a. Commercial activities.
- b. Network utilities as provided by General Rule – Utilities (Rule R15) section 25.1 – page 25.3 of the Plan.
- c. Any other activity which is not provided for as a permitted, controlled, restricted discretionary or non-complying activity.

Assessment criteria for discretionary activities are provided in Chapter 28. Refer to Resource Consent Assessment Criteria in the District Plan Overview

R13 11.7 Non-Complying Activities

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

- a. Manufacturing activities.

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Chapter 12

Z17 Restricted Services Residential Zone

12.1 Introduction

1. This ~~section~~ ~~chapter~~ contains the rules which apply to activities in the Restricted Services Residential Zone, as defined on the Planning Maps. Urban Policy 8 P8 (Section 8.6.3 — page 8.15) explains that the Council seeks to maintain residential areas with the following characteristics:

- a.
- g. retention of natural and cultural heritage features.

~~For further explanation of this policy and details of the methods of implementation refer to Section 8.6.3 and 8.6.4. UM8.2 — page 8.15 provides for the establishment of the “Restricted Services Residential Zone”.~~

2. ~~In accordance with UM8.3 — page 8.15, T~~he “Residential Zone” rules in this ~~section~~ ~~chapter~~ aim to:

- a.

The purpose of this zone is to provide areas where residential activity can occur on the urban fringes, without the density of the residential zone and without the effects associated with the primary activity in the rural zone. The conditions and terms are exactly the same as the residential zone apart from the service level. The zone is characterised by limited services which often results in larger lot sizes to accommodate the sewage and stormwater generated on the lot. No upgrades or extensions to improve the level of service shall be carried out by the Wanganui District Council, and all land use activities are required to provide their own services. (refer to UM2.1b, UM2.3 — page 8.9 and UM8.2 — page 8.15).

For that part of the Mosston Restricted Services Residential Zone that is south of Springvale Road, rules have been included that protect options for future intensification of residential land use and enable future development to occur in an integrated and sustainable manner.

12.2 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.~~

12.3 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.~~

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R210 12.4 Permitted, Controlled Discretionary and Non-Complying Activities

The following are permitted, controlled, discretionary and non-complying activities in the Restricted Services Residential Zone:

- a. Except as specified below, permitted, controlled, discretionary and non-complying activities, and associated conditions and terms, shall be as specified for the **Residential Zone (Zone Z1) (Chapter 11)**.
- b. Rural activities are a permitted activity in the Restricted Services Zone.
- c. Subdivision is a controlled activity in the Restricted Services Zone.
 - i.
- d. In the Mosston/Springvale “Restricted Services Residential Zone”, new connections to existing water, stormwater or wastewater reticulation networks which serve the urban area to the east, are a non-complying activity.
- e. New subdivision or new buildings requiring access to Mosston Road is a non-complying activity.

Refer to the section on Subdivision ~~(Chapter 26)~~ for conditions and terms relating to subdivision in the Restricted Services Residential Zone. ~~(refer to UM 2.1b, UM2.3—page 8.9 and UM8.2—page 8.15).~~

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Chapter 13

Z2 Central Commercial Zone

13.1 Introduction

13.2 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.

13.3 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.

13.4 Overlay Zones

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

R26 13.5 Permitted Activities

The following are permitted activities in the Central Commercial Zone:

- a. Commercial activities except where specified as a discretionary activity;
-
- 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.

R27 13.5.1 Noise

.....
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) Chapter 25, General Rules, Section 25.9 – page 25.19.

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

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R28 **13.5.2** **Light**

.....

R29 **13.5.3** **Vibration**

.....

R30 **13.5.4** **Air discharge**

.....

R31 **13.5.5** **Hazardous substances**

Any new or expanded hazardous facility (refer to 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 UM10.4c – page 8.18)

R32 **13.5.6** **Residential Use**

.....

b. Where a building is located along a “display frontage street” as defined in Rule 13.5.7a – page 13.7, the ground floor of the building up to a depth of 6 metres from the street frontage shall not be used for residential purposes.

Reason

To maintain the commercial amenity of the zone. (refer to UM10.4a and UM10.4b – page 8.18)

R33 **13.5.7** **Structures**

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

- a. The front wall of all buildings shall be built up to the street boundary on all display frontage streets.

Display frontage streets in the Central Commercial Zone

<i>Guyton Street</i>	<i>Both sides – St Hill Street to Wicksteed Street</i>
<i>Maria Place</i>	<i>Both sides – St Hill Street to Watt Street</i>
<i>Ridgway Street</i>	<i>Both sides – St Hill Street to Drews Avenue</i>
<i>Victoria Avenue</i>	<i>both sides – Taupo Quay to Ingestre Street</i>

- b. All Other Site Boundaries

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Along “display frontage streets”, buildings shall be built up to the side boundaries. No setback standards (maximum or minimum) apply to rear boundaries.

Reason

The display frontage streets collectively form the heart of the city. Continuous building facades, verandah and retail frontage contribute strongly to the character and vibrancy of the city centre.

It is recognised that some design variations to that required by rules a and b may still meet the intentions of the rules, which are to maintain the appearance of a front façade without any significant gaps in the streetscape (Refer to UM10.4(a) and (b) — page 8.18)

c. Notification

Applications for Resource Consent for new buildings or alterations or extensions to existing buildings which do not comply with rules 13.5.7(a) and 13.5.7(b) will not be publicly notified. Consents will not be required from any affected party. (Refer to 28.3 (g) — page 28.5 to find relevant assessment criteria).

d. Building Height

.....

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

Reason

To maintain the scale and amenity of the commercial zone (refer to UM10.4a — page 8.18)

e. Sunlight Plane

Any structure erected on any site specified on the following map shall not penetrate the sunlight plane pertaining to that site. This rule shall not apply to the exception contained in rule 13.5.7(d)(ii) above.

Any addition to that part of an existing building which penetrates this plane shall not further restrict the sunlight admission to that part of Victoria Avenue protected by this rule.

Reason

The angles of the sunlight plane have been calculated to ensure that the southwest side of Victoria Avenue is not permanently shaded (refer to 8.6 — Urban Objective 2 — page 8.13).

f. Provision of Verandahs

Every building with frontage to a “display frontage street” (as defined in 13.5.7a — page 13.7 above) shall, when erected, reconstructed or its exterior physically altered, be provided with a verandah along the display frontage which is designed in compliance with General Rule – Verandahs (Rule R22) the standards in Section 25.8, Verandahs — page 25.17, in the General Rules Chapter. This requirement

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does not apply when a building is painted or where minor repairs of individual building components is undertaken.

Reason

To provide cover for pedestrians while maintaining the character of the streetscape and ensuring safe vehicle movement. (UM10.4 – page 8.18)

R34 13.5.8 Parking, Loading and Access

1.a. Parking

a.i. Nil, except that parking may be provided on a voluntary basis up to a maximum of one space per 100m² of site zone provided that carpark access from Victoria Avenue shall not be permitted.

b.ii. Parking areas and access shall comply with the standards in **General Rule – Transportation (Rule R24) Chapter 25, General Rules, Section 25.10 – page 25.20.**

Reason

To encourage the Central Commercial Zone to be built intensively.

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 R24) Chapter 25, General Rules, Section 25.10 – page 25.20**, except that in relation to developments along “display frontage streets” **(as defined in Rule 13.5.7a – page 13.7)**, a loading bay shall only be required where the property has access via a service lane or other street.

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**)*

R35 13.5.9 Advertising

Advertising is subject to **General Rule – Advertising (Rule R16) Chapter 25, General Rules, Section 25.2 – page 25.7** of this Plan and, in relation to illuminated signs, to the “light” standard in this **chapter zone**.

Reason

*To ensure advertising complements the amenity of the commercial zone without creating nuisance to residents. (refer **UM10.4e – 8.18**)*

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R36 **13.6** **Controlled Activities**

The following activities are controlled activities in the Central 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.

- b. Alterations or additions to facades in Display Frontage Streets.
c. Demolition or relocation of structures in Display Frontage Streets provided demolition or relocation is accompanied by the erection of a new structure.
d. Erection of new structures in Display Frontage Streets.

Council shall limit its control to matters specified in **Appendix A8 – the Wanganui Central City Building the Design Guidelines Appendix H**, namely:

- i)

Reason

The Display Frontage Streets collectively form the heart of the city. Continuous building facades, verandah and retail frontage contribute strongly to the character and vibrancy of the city centre.

R37 **Restricted Discretionary Activities** **13.7** **Discretionary Activities**

The following are **restricted** discretionary activities in the Central Commercial Zone **where the Council shall restrict the exercise of its discretion:**

13.7.1 **Restricted Discretionary Activities**

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

.....

- i. The nature, size and number of other signs in the immediate environment.
(refer to UM10.4c – page 8.18)

- ii.

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The general rules for advertising in General Rule – Advertising (Rule R16) Chapter 25 – page 25.2 shall apply (refer to UM10.4e – page 8.18).

R38 13.7.2 Unrestricted discretionary activities

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

- a. Manufacturing.
 - b. Commercial parking lots and parking buildings, that are not developed and managed by, or on behalf of, the Wanganui District Council.
 - c. Vehicle sales.
 - d. Any building that, due to inadequate maintenance, has an external appearance detracting from amenity values or neighbourhood character.
 - e. 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.
- ~~d. Network utilities as provided by General Rule – Utilities (Rule R15) section 25.1 – page 25.3.~~
- e. Any other 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 of this Plan Chapter 28.

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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.

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.

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

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~~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.
- 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**

.....

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.

.....

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

R41 **14.5.2** **Light**

.....

R42 **14.5.3** **Vibration**

.....

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

.....

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

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

R45 14.5.6 Outside storage and working areas

.....

R46 14.5.7 Structures

.....

d. Building Height

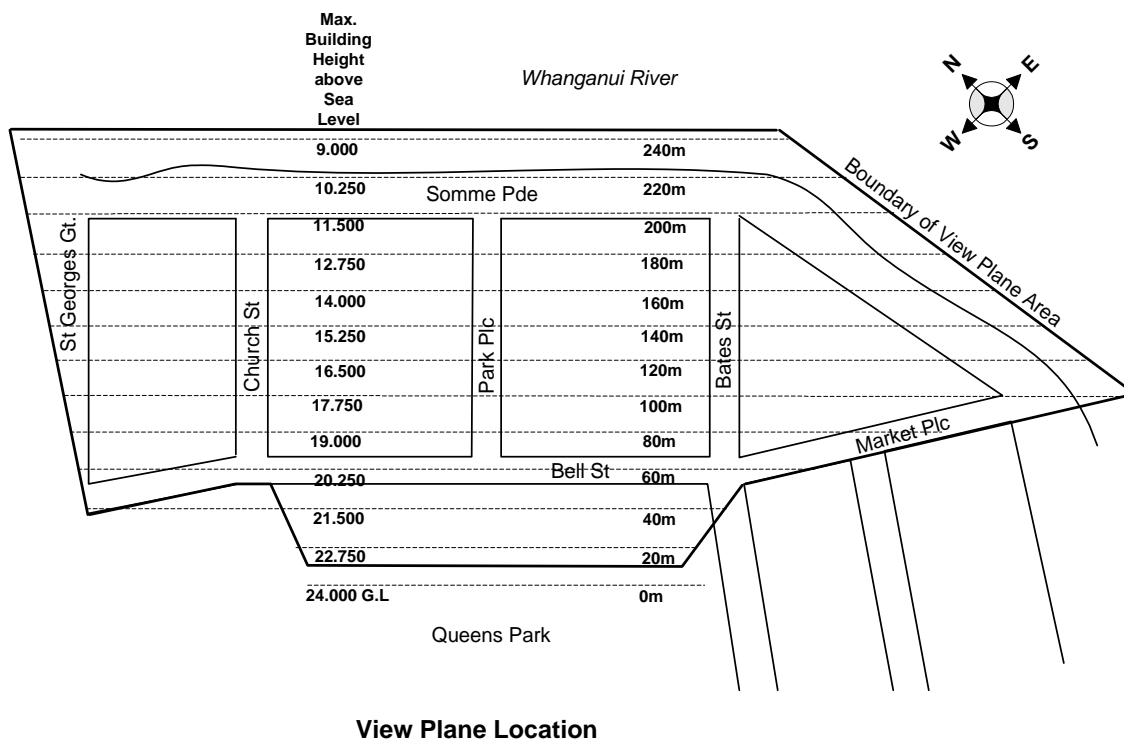
Building height shall not exceed 13 metres (refer to definition of “building height” in Chapter 29).

Reason

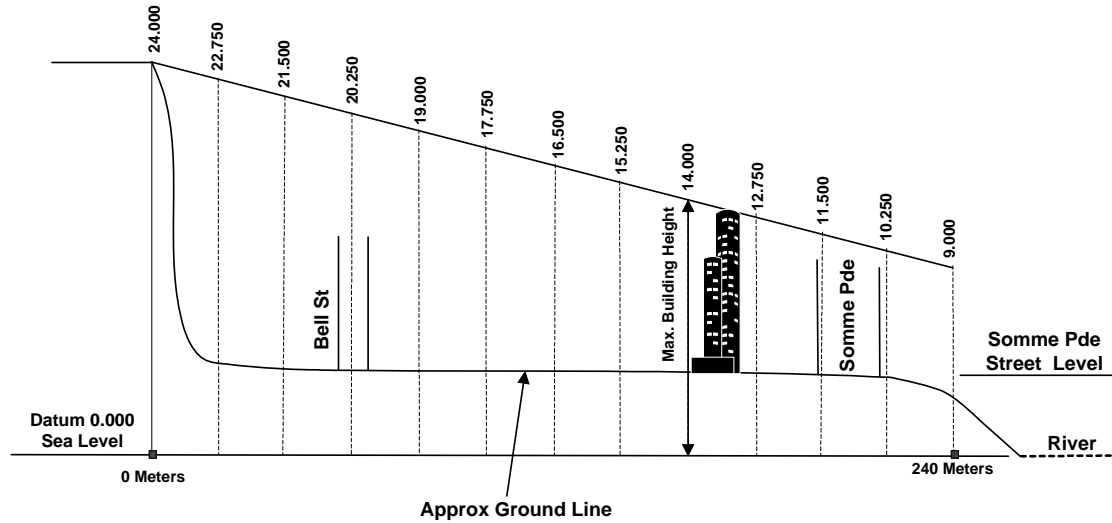
To maintain the scale of the Outer Commercial Zone. (refer to UM10.4a page 8.18)

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.



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Section Through View Plane

Note: Levels are for heights above sea level

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 R234) 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 R234) 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)

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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**

.....

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.

.....

- v. The nature, size and number of other signs in the immediate environment.
~~(refer to UM10.4c – 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**

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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.

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Chapter 15

Z4 Neighbourhood Commercial Zone

15.1 Introduction

1. *This chapter contains the rules which apply to activities in the Neighbourhood Commercial Zones, as defined on the Planning Maps. Urban Policy 10 (Section 8.6.7 page 8.17) explains that The Council seeks to maintain neighbourhood commercial areas 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 of amenity values of surrounding 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. UM10.3 page 8.18 provides for the establishment of the “Neighbourhood Commercial Zones”.

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

- a. *maintain the scale, character and function of the neighbourhood commercial zones;*
- 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.*

15.2 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.

15.3 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.

R53 15.4 Permitted Activities

The following are permitted activities in the Neighbourhood Commercial Zone:

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- a. Commercial Activities, except where specified as a discretionary activity.
- b. Residential Activities.
- c. Reserves and open space.
- d. 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:**

R54 15.4.1 Noise

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

7am to 6pm 55 dBA L10
6pm to 7am 45 dBA L10 70dBA Lmax: 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 Activities (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 D A4 - Noise.

R55 15.4.2 Light

.....

R56 15.4.3 Vibration

.....

R57 15.4.4 Air discharge

.....

R60 15.4.5 Hazardous substances

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

Reason

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To ensure that activities in the zones do not cause nuisance from odour, light spill, glare and vibration. (refer to UM10.4c – page 8.18)

R61 15.4.6 Residential Use

The street frontage of the ground floor of a building to a depth of 6m shall not be used for residential purposes.

Reason

To maintain the commercial amenity of the zone. (refer to UM10.4a and UM10.4b – page 8.18)

R62 15.4.7 Structures

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

a. Building Height

Building height shall not exceed 10 metres (refer to definition of “Building height” in Chapter 29). 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).

Reason

To maintain the scale of the commercial and surrounding residential zones (refer to UM10.4a – page 8.18).

b.

R63 15.4.8 Parking, loading and access

~~1.a.~~ Loading and access

Developments shall also be required to adhere to the applicable development plans.

~~a.i.~~ Every commercial activity shall provide one loading bay which complies with the loading bay standards in General Rule – Transportation (Rule 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 UM10.4d – page 8.18 and IM7.2 – page 6.19)

b. Parking

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All activities shall comply with the parking standards in **General Rule – Transportation (Rule R24) Chapter 25, General Rules, Section 25.10 – page 24.20.**

Parking spaces shall be provided in accordance with the appropriate development plans where these are provided.

Reason

The development plans provide for traffic safety and parking requirements in a manner which strategically consolidates suburban commercial development (refer to IM7.2 – page 6.19 and UM10.5 – page 8.18).

R64 15.4.9 Advertising

Advertising is subject to **General Rule – Advertising (Rule R16) the General Rules in Chapter 25, Section 25.2 – page 25.7** and, in relation to illuminated signs, to the “light” standard in **this chapter** Rule R55 - Light.

Reason

To ensure advertising complements the amenity of the Neighbourhood Commercial Zone without creating a nuisance to residents. (refer to UM10.4c – page 8.18)

R65 15.5 Controlled Activities

The following are controlled activities in the Central 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.

R66 15.6 Restricted Discretionary Activities

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

15.6.1 Restricted discretionary activities

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

.....

The general rules for advertising in General Rule – Advertising (Rule R16) Chapter 25 shall apply. (refer to UM10.4c – page 8.18)

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R67 15.6.2 Unrestricted discretionary activities

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

- a. Manufacturing.
- b. Commercial parking lots and parking buildings.
- c. Vehicle sales.
- d. Network utilities as provided by General Rule – Utilities (Rule R15) section 25.1 – page 25.3.
- e. Any other 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 of this Plan Chapter 28.

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Chapter 16

Z5 Manufacturing Zone

16.1 Introduction

1. This chapter contains the rules which apply to activities in the Manufacturing Zone, as defined on the Planning Maps. Urban Policy 9 (Section 8.6.5 page 8.16) explains that ~~the~~ Council seeks to maintain manufacturing areas with the following characteristics:

- a. a range of industrial and manufacturing activities;*
- b. a range of activities to support the predominantly industrial activities provided that they will not adversely affect the ability of industrial activities to function efficiently and effectively;*
- c. protection for the amenity values of neighbouring areas;*
- d. safe urban design (including pedestrian and vehicle safety);*
- e. retention of natural and cultural heritage features;*
- f. street infrastructure that reflects the roading hierarchy and provides a level of amenity consistent with that hierarchy.*

For further explanation of this policy and details of the methods of implementation refer to Section 8.6.5 and 8.6.6 page 8.16. UM9.1 page 8.16 provides for the establishment of the “Manufacturing Zone”.

In accordance with UM 9.2 page 8.16, ~~the~~ “Manufacturing Zone” rules in this section ~~chapter~~ aim to:

- a. maintain the scale and character of manufacturing areas;*
- b. recognise streetscape as having high public value;*
- c. recognise the operational requirements of industrial activities but which address nuisance at the zone boundaries from noise, light spill, vibration, visual amenity and advertising;*
- d. ensure a high standard of property access and avoid street congestion.*

16.2 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.

16.3 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.

16.4 Overlay Zone

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

R68 **16.5** **Permitted Activities**

The following are permitted activities in the Manufacturing Zone:

a.

- e. Network utilities as provided by General Rule – Utilities (Rule R15) 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:

R69 **16.5.1** **Noise**

.....

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) 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.

R70 **16.5.2** **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 in the Residential Zones. No light source shall cause glare which may adversely affect the vision of motorists on a road.

R71 **16.5.3** **Vibration**

.....

R72 **16.5.4** **Air discharge**

.....

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R73 **16.5.5** **Hazardous substances**

Any new or expanded hazardous facility (refer to Definitions 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 Manufacturing Zone is free of nuisance caused by odours, light spill, glare, vibration and noxious trade waste (refer to UM9.2e – page 8.17).

R74 **16.5.6** **Structures**

.....

R75 **16.5.7** **Extent of ancillary commercial activity**

.....

R76 **16.5.8** **Parking, loading and access**

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

Reason

To provide offstreet parking and ensure traffic flow is not impeded by stationary service vehicles (refer to IM7.2 – page 6.19 and UM9.2d – page 8.17).

Every manufacturing or commercial activity shall provide one loading bay which complies with the loading bay standards in General Rule – Transportation (Rule R24) the General Rules Chapter 25, 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 UM9.2d – page 8.17).

R77 **16.5.9** **Advertising**

Advertising is subject to General Rule – Advertising (Rule R16) the General Rules in Chapter 25, Section 25.2 – page 25.7 of this Plan and, in relation to illuminated signs, to the “light” standard in Rule R70 – Light this chapter.

Reason

To ensure that advertising signs are limited to those which are safe, do not create a nuisance and do not detract from the visual amenity of the surrounding area. (refer to UM9.2e – page 8.17)

R78 **16.6** **Controlled Activities**

The following activities are controlled activities in the Manufacturing Zone:

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- a. Subdivision.

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

R79 **16.7 – Discretionary Activities**

The following are discretionary activities in the Manufacturing Zone where the Council shall restrict the exercise of its discretion:

16.7.1 – 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.

- v. The general rules for advertising in ~~General Rule – Advertising (Rule R16) Chapter 25, Section 25.2 – page 25.7~~ shall apply. (~~refer to UM9.2c – page 8.17~~)

R80 **16.7.2 Unrestricted discretionary activities**

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

- a. Community activities except where specified as a permitted activity.
b. Commercial activities unless specified as a permitted activity.
c. Network utilities as provided by ~~General Rule – Utilities (Rule R15) section 25.1 – page 25.3 of the Plan~~.
d. Any other activity which is not provided for as a permitted, controlled, non-complying or restricted discretionary activity.

Assessment criteria for discretionary activities are provided in the Assessment Criteria section of this Plan Chapter 28.

R81 **16.8** **Non-Complying Activities**

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

- a. Residential activities.

Chapter 16A — Marangai Manufacturing and Rural Amenity Zone

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Chapter 16A

Z8 Marangai Manufacturing and Rural Amenity Zone

16A.1 Introduction

This chapter contains the rules which apply to activities in the 'Marangai Manufacturing and Rural Amenity Zone'. Marangai Method MM1.2 explains that The rules in this chapter the Marangai Manufacturing and Rural Amenity Zone aim to:

a.

The zone is separated into the following areas: (see Site Development Plan on page 16A-3)

.....

16A.2 Rules

R117 16A.2.1 Stand-alone Zone

The Marangai Manufacturing and Rural Amenity Zone is a stand-alone zone (as defined on Planning Map R22) and no other provisions of this District Plan shall apply, unless otherwise specified. Those definitions provided in Definitions Chapter 29 of the Plan apply, unless otherwise specified.

16A.2.2 Permitted Activities

R118 16A.2.2.1 Area A - Manufacturing Core Area – Stages 1 and 2

The following are permitted activities in the area marked 'A' on the Site Development Plan (page 16A-3) for the Marangai Manufacturing and Rural Amenity Zone subject to compliance with the relevant conditions and terms listed in Rules R122 – R135:

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- a. Manufacturing and ancillary activities ~~(as defined in Chapter 29 Definitions and including warehousing and storage, energy centre (including boilers, generators, electricity connection and up to six chimneys/stacks), office/administration activities including support staff, sales and marketing).~~
- b.

R119 16A.2.2.2 Area B –Wastewater Irrigation Area

The following are permitted activities in the area marked ‘B’ on the Site Development Plan (see page 16A-3) for the Marangai Manufacturing and Rural Amenity Zone subject to compliance with the relevant conditions and terms listed in ~~16A.2.3~~ **Rules R122 – R135**.

.....

R120 16A.2.2.3 Area C – Farmland and Ecological Area

The following are permitted activities in the area marked ‘C’ on the Site Development Plan ~~(see page 16A-3)~~ for the Marangai Manufacturing and Rural Amenity Zone, subject to compliance with the relevant conditions and terms listed in **Rules R122 – R135 16A.2.3**.

.....

R121 16A.2.2.4 Area D –Manufacturing Core Area – Stage 3

The following are permitted activities in the area marked ‘D’ on the Site Development Plan ~~(see page 16A-3)~~ for the Marangai Manufacturing and Rural Amenity Zone, subject to compliance with the relevant conditions and terms listed in **Rules R122 – R135 16A.2.3**.

.....

16A.2.3 – Conditions and Terms

~~The following conditions and terms apply to permitted activities in the Marangai Manufacturing and Rural Amenity Zone:~~

R122 16A.2.3.1 Manufacturing Activities – Area A (Manufacturing Core Area - Stages 1 and 2),

Manufacturing activities in Area A shall comply with the following Terms and Conditions:

- a. Manufacturing activities shall be limited to the processing and manufacturing of petcare products (including petfood) and associated structures and activities, including ancillary activities generally in accordance with the Site Development Plan ~~(page 16A-3)~~.

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- b. The hours of operation shall be up to and including 24 hours a day, 7 days a week.
- c. Vehicles associated with manufacturing activities shall be restricted to accessing the site via the access road only (not Marangai Road).

.....

R123 16A.2.3.2 Landscaping, Planting and Ecological Enhancement

Landscaping, planting and ecological enhancement within the Marangai Manufacturing zone shall comply with the following Terms and Conditions:

- a. Wetland areas shall be secured so that livestock grazing to wetland margins and access to wetlands does not occur.
- b. Ecological enhancement, screen planting and landscaping activities shall be commenced within the zone generally in accordance with the Landscape Development Plan (page 16A-4) within 6 months of the commencement of construction activity within the zone.

.....

R124 16A.2.3.3 Structures

Structures in the Marangai Manufacturing zone shall comply with the following Terms and Conditions:

- a. All structures shall be located generally in accordance with the Site Development Plan (page 16A-3).
- b. All structures located within the area marked 'A' (Manufacturing Core Area - Stages 1 and 2) on the Site Development Plan (page 16A-3) shall be less than 14 metres in height above finished ground level.
All structures located within the areas marked 'B' (Wastewater Irrigation Area) or 'C' (Farmland and Ecological Area) or 'D' (Manufacturing Core Area – Stage 3) 11
- c. shall be less than 10 metres in height above finished ground level.
- d. Perimeter fences shall be established in general accordance with the Site Development Plan (page 16A-3).
- e. The following structures are exempt from the height conditions (Rule R124 16A.2.3.3 b and c):
 - i. Network utility masts, poles, lines and antennas, including television, telecommunication and radiocommunication antennas, lines and support structures (refer conditions Rule R125 16A.2.3.4).
 - ii. Flagpoles, which shall be less than 20 metres in height above finished ground level.
 - iii. Signs (refer condition Rule R126 16A.2.3.5).

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- iv. Chimneys and vertical ventilation shafts. (refer condition **Rule R127 16A.2.3.6**).
- f. All structures shall be a minimum of 10 metres from the zone boundary, except:
 - i. Fences less than three metres high; and
 - ii. Lighting in relation to a road frontage (SH 3 / access road intersection).
- iii. Loading racks in relation to a road frontage.
- g. Exterior walls of buildings within Area 'A' (Manufacturing Core Area - Stages 1 and 2) on the Site Development Plan (**page 16A-3**), above 8 metres in height shall be constructed of powder-coated steel and shall be dark green in colour. The roof shall be of low reflectivity.

Reason

.....

R125 16A.2.3.4 Network Utilities

Network Utilities in the Marangai Manufacturing zone shall comply with the following Terms and Conditions:

.....

R126 16A.2.3.5 Signage – Area A Manufacturing Core Area – Stages 1 and 2

Signage in Area A shall comply with the following Terms and Conditions:

- a. Signs shall not be neon or flashing in type.
- b. Signs attached to a building may extend up to a maximum of 2 metres above the highest point of the roof of the building, provided that no sign extends above 14 metres above the ground.

Reason

The above condition ensures signs are able to be established within the Marangai Manufacturing and Rural Amenity Zone so that messages about activities located within the zone can be presented, while minimising the potential for adverse effects on off site visual amenity and traffic safety.

R127 16A.2.3.6 Chimneys and Vertical Ventilation Shafts

Chimneys and vertical ventilation shafts in the Marangai Manufacturing zone shall comply with the following Terms and Conditions:

- a. Chimneys and vertical ventilation shafts shall only be located in the area marked 'A' (Manufacturing Core Area - Stages 1 and 2) on the Site Development Plan (**page 16A-3**).
- b. Chimneys and vertical ventilation shafts shall not exceed 18 metres in height and 0.6 metres in diameter.

Note: It is recognised that the Regional Council air discharge consent conditions will inevitably require some flexibility relating to stack height.

Reasons

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Chimneys and vertical ventilation shafts will be required within Area A as part of the petcare factory. The above conditions ensure that such structures are not of an unreasonable height.

R128 16A.2.3.7 Parking, loading and access

Parking, loading and access in the Marangai Manufacturing zone shall comply with the following Terms and Conditions:

- a. Carparks, loading and access to and within the zone shall be designed and implemented in general accordance with the Site Development Plan (page 16A-3).
- b. At least 144 carparks will be provided within the area marked 'A' (Manufacturing Core Area - Stages 1 and 2) on the Site Development Plan (page 16A-3).
- c. No formal carparking will be provided within the areas marked 'B' (Wastewater Irrigation Area) or 'C' (Farmland and Ecological Area) or 'D' (Manufacturing Core Area – Stage 3) on the Site Development Plan (page 16A-3).

Reason

The Parking has been designed to comply with the relevant District Plan parking, loading and access standards in the district plan. Compliance with the Parking standard will ensure effects from vehicles will be avoided, remedied or mitigated.

**R129 16A.2.3.8 Wastewater treatment activities – Area A
(Manufacturing Core Area - Stages 1 and 2)**

Any wastewater treatment (which includes primary and secondary sewage ponds and artificial permeable wetlands/facultative lagoons) shall only be located generally in accordance with the Site Development Plan (page 16A-3) and shall be at least 20m from any river, lake, non-artificial wetland or from the nearest road/boundary.

Note: Any activity which results in disturbance of soil or vegetation may require a consent from the Manawatu-Wanganui Regional Council.

Reason

The zone is to be self sufficient in terms of treatment and disposal of both domestic and process sewage. The Site Development Plan (page 16A-3) sets out areas where treatment can take place appropriately.

**R10 16A.2.3.9 Fuel and chemical storage and use – Area A
(Manufacturing Core Area – Stages 1 and 2)**

.....

- a. All fuel and chemical storage facilities shall comply with Permitted Activity Standards 1.2 listed in Appendix A6 - F Hazardous Facility Screening Procedure.

Reason

The conditions will ensure that the Marangai Manufacturing and Rural Amenity Zone manages the storage and use of fuels and chemicals in a manner safe from environmental risk.

R131 16A.2.3.10 Noise

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.....

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

R132 16A.2.3.11 Lighting

Lighting in the Marangai Manufacturing zone shall comply with the following Terms and Conditions:

- a. Lighting shall be confined to the area marked 'A' (Manufacturing Core Area – Stages 1 and 2) on the Site Development Plan (page 16A-3) and to the access road.

.....

R133 16A.2.3.12 Vibration

.....

R134 X.6.3.13 Trees

.....

Reason

This rule is intended to reduce the potential for loss of soil fertility on neighbouring properties and avoid the spontaneous abortion of livestock from species known to have the potential to affect stock and may reduce shading, damage to fences, fire risk and enclosure. (refer to Method M70g RM1.2g – page 7.8).

R135 16A.2.3.14 Subdivision

Subdivision, only as it relates to establishing the zone, or to allow for the transfer of and/or access to the Omanaia block.

R136 16A.2.4 Restricted Discretionary Activities

16A.2.4.1 Areas A - D

Any permitted activity which does not comply with the relevant conditions and terms is a restricted discretionary activity in the Marangai Manufacturing and Rural Amenity Zone. In exercising its discretion, the Council shall be limited to the conditions with which that activity fails to comply.

R137 16A.2.4.2 Area D - Manufacturing Core Area – Stage 3

The following are restricted discretionary activities in the area marked 'D' on the Site Development Plan (page 16A-3) for the Marangai Manufacturing and Rural Amenity Zone:

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- a. Manufacturing activities (~~as defined in Chapter 29 Definitions~~ and including warehousing and storage, energy centre, office/administration activities including support staff, sales and marketing).

.....

In exercising its discretion, the Council shall be limited to the effects of the activities which require resource consent. Council will also consider compliance with relevant permitted activity conditions and terms listed in ~~Rules R122 – R135~~ ~~clause 16A.2.3~~.

.....

~~R138~~ ~~16A.2.5~~ *Unrestricted Discretionary Activities*

There are no unrestricted discretionary activities in the Marangai Manufacturing and Rural Amenity Zone.

~~R139~~ ~~16A.2.6~~ *Non-Complying Activities*

~~16A.2.6.1~~ *Areas A - D*

The following are non-complying activities in the Marangai Manufacturing and Rural Amenity Zone.

- a. Boundary adjustments (subdivision where no new allotments are created).

~~R140~~ ~~16A.2.7~~ *Prohibited Activities*

~~16A.2.7.1~~ *Areas A - D*

.....

~~R141~~ ~~16A.2.7.2~~ *Area B – Wastewater Irrigation Area*

The following are prohibited activities in the area marked ‘B’ on the Site Development Plan (~~page 16A-3~~) in the Marangai Manufacturing and Rural Amenity Zone:

- a. Manufacturing activities.

~~R142~~ ~~16A.2.7.3~~ *Area C – Farmland and Ecological Area*

The following are prohibited activities in the area marked ‘C’ on the Site Development Plan (~~page 16A-3~~) in the Marangai Manufacturing and Rural Amenity Zone:

- a. Manufacturing activities.

Reasons

The purpose of the Marangai Manufacturing and Rural Amenity Zone is for it to be highly prescriptive in nature, and ensure that areas not to be developed for manufacturing purposes are retained as open space into the future. Accordingly, ~~the above~~ ~~Rules~~ ~~R140-R142~~ will

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ensure that no resource consent can be sought for manufacturing activities in Areas B and C, and most non-rural or manufacturing activities throughout the entire zone.

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Chapter 17

Z15 Hillside Protection Zone

17.1 Introduction

~~This chapter section~~ contains the rules ~~that which~~ apply to activities in the Hillside Protection Zone, which covers areas of land instability within the urban area of Wanganui. There are two “Hillside Protection Zones” in the city. The largest covers a significant part of the hillside north of the Bastia Tower, above Turoa Road and below Mount View Road (refer to Planning Map U16). The second area of Hillside Protection Zone is a smaller area of hillside opposite the Whanganui River City Bridge, below Hipango Terrace (refer to Planning Map U22).

~~In Chapter 5 of the Plan, Hazards Policy 2 page 5.10 is “Recognise natural hazards as development constraints and control all new developments in identified hazard prone areas.”~~

~~HM2.2 page 5.10 provides for the establishment of “Hillside Protection Zones”. For further explanation of the above policy and details of the methods of implementation refer to Chapter 5 Sections 5.4.3 and 5.4.4 page 5.10. Within Hillside Protection Zones, instability and damage may occur from natural erosion processes or from activities which are incompatible with the soft rock of these escarpments. These erosive processes may lead to slips and consequent loss of property and landscape.~~

~~The purpose of the Hillside Protection Zone is to recognise its hazardous characteristics and ensure that effects from incompatible activities causing or accelerating natural erosion, are avoided. (refer Sections 5.2 page 5.4 and 5.4.3 page 5.10)~~

17.2 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.~~

17.3 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.~~

R184 17.4 Permitted Activities

The following are permitted activities in the Hillside Protection Zone:

- a. Reserves and open space.
- b. Sheep farming.
- c. Soil conservation works and plantings.

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- d. 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:

17.5 Conditions and Terms

R185 17.5.1 Noise

.....

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) Chapter 25, General Rules, Section 25.9 – page 25.19.

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

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.

R186 17.5.2 Light

.....

R187 17.5.3 Vibration

.....

R188 17.5.4 Air discharge

.....

R189 17.5.5 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 community is free of nuisance caused by light spill, glare, odour and vibration. (refer to UM8.3e – page 8.16)

R190 17.6 Restricted Discretionary Activities

The following are discretionary activities in the Hillside Protection Zone where the Council shall restrict the exercise of its discretion:

~~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.~~

17.6.1 Restricted discretionary activities

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- a. Clearance of land except the removal of plant pests. Discretion is restricted to:
 - i. whether the clearing of land contributes to soil instability,
 - ii. whether the clearing of land contributes to the control of noxious weeds,
 - iii. whether the clearing of land shall ensure fire protection.
- Note:** The Regional Council should be consulted with regards to any proposed soil disturbance activities in the Hillside Protection Zone, as other resource consent requirements may apply.

Reason

To avoid accelerated erosion of hillsides. (refer to HM2.2 page 5.10)

R191 47.6.2 Unrestricted discretionary activities

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

- a. Subdivision. (refer to HM2.3 page 5.10 and HM2.7 page 5.11)
- b. Structures relating to any permitted activities.
- c. Network utilities as provided by General Rule – Utilities (Rule R15) 25.1 page 25.3 of the Plan.

R192 47.7 Non-Complying Activities

The following are non-complying activities in the Hillside Protection Zone:

- a. Excavation of land.
- b. Any other activity which is not provided for as a permitted controlled or discretionary activity.

Chapter 18 – River Margin Landscape Conservation Zone (Overlay Zone)

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Chapter 18

Z9 River Margin Landscape Conservation Zone (Overlay Zone)

18.1 Introduction

~~This chapter contains the rules which apply to activities in the River Margin Landscape Conservation Zone, which is an “overlay” zone along the true right bank of the Whanganui River, approximately from Moutoa Gardens to opposite 284 Taupo Quay (refer to Planning Maps U21, U22, U26). The underlying zoning along this stretch varies between Reserves and Open Space Zone, Manufacturing Zone and Outer Commercial Zone. At one location in the Old Town (i.e. the river side of Taupo Quay between Victoria Ave and Moutoa Gardens), the River Margin Landscape Conservation Zone also coincides with another “overlay” zone, the Old Town Conservation Zone.~~

~~Stemming from Urban Issue 2 page 8.5 and Urban Issue 3 page 8.6, are two policies to achieve this objective, as follows:~~

~~a. “Urban Policy 11 page 8.18 Recognise the central river margin area as a landscape conservation area and promote good landscape and building design as a means of conservation of landscape and recreation values.”;~~

~~b. “Urban Policy 12 page 8.20 Promote and enhance access to and along the central river margin area.”~~

~~UM11.6 page 8.20 provides for the establishment of the “River Margin Landscape Conservation Zone”. For further explanation of this policy and details of the methods of implementation refer to Section 8.6.9 page 8.18 and Section 8.6.10 page 8.19. The remainder of this introduction is based on these objectives and policies.~~

18.1.1 Conservation of landscape and recreation values of the central river margin area

~~The Whanganui River is an outstanding landscape feature in the district. The river banks provide a visually attractive and distinctive setting for the city. The river, as a transport route, also provided the impetus for early settlement, commercial development and growth of the city centre.~~

~~Through the Community Views Surveys, and after various public consultation, concerns were **been being** raised by the community about the poor visual image and environmental qualities of the development in the central river margin area, along Taupo Quay between **the City Bridge St Hill Street** and **the** Cobham Bridge.~~

~~.....~~

~~The purpose of this zone is to recognise landscape and recreation values of the central river margin zone including public access to and along the central river margin through managing new buildings in critical locations, including the~~

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design and external appearance of buildings and the landscaping of the area that surrounds them. (refer to UM11.1 page 8.19 and UM12.1 page 8.21)

18.2 Application of Rules

The rules in this chapter apply where structures in the River Margin Landscape Conservation Zone are being constructed, extended or altered externally (other than as provided in 18.4 below).

The rules in this chapter apply in addition to all the rules which apply in the underlying zone, including:

- a. general rules;
- b. financial contributions rules;
- c. activity status rules (lists of permitted, controlled, restricted discretionary, discretionary and non-complying activities).

R143 18.3 Precedence of Rules Where There is a Conflict

.....

- b. Where an activity is a permitted activity in the underlying zone but involves proposed construction or exterior alteration of a structure, then the activity is a restricted discretionary activity in accordance with the rules **R144 – R146 below**.
- c. Where an activity is a non-complying activity in the underlying zone but involves proposed construction or exterior alteration of a structure, then the activity remains a non-complying activity.

R144 18.4 Restricted Discretionary Activities

.....

R145 18.5 Notification

- a.

R146 18.6 Waiver of Resource Consent Fees

.....

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Chapter 19

Z12 Old Town Conservation Zone (Overlay Zone)

19.1 Introduction

This section chapter contains the rules ~~that which~~ apply to activities in the Old Town Conservation Zone, which is an “overlay” zone over the Old Town area of central Wanganui (refer to Planning Maps U21 and U22). The underlying zoning is mainly Central Commercial Zone and Outer Commercial Zone, with a small area of Reserves and Open Space Zone. At one location in the Old Town (i.e. the river-side of Taupo Quay between Victoria Ave and Moutoa Gardens), the Old Town Conservation Zone also coincides with another “overlay” zone, the River Edge Landscape Conservation Zone.

Stemming from Heritage Issue ~~116 3—page 4.7,~~ and Heritage Objective ~~O15 3 (Section 4.7—page 4.17)~~ is “Recognition and conservation of the special cultural heritage significance of the Old Town.” Amongst the policies to achieve this objective are the following:

- a. ~~“Heritage Policy 9—page 4.17—~~ Recognise the Old Town as a conservation area and ensure the conservation of the great historic, cultural, architectural and townscape significance of the Old Town conservation area in its future use and development.” ~~(Policy P64);~~
- b. ~~“Heritage Policy 10—page 4.18—~~ Enable a range of activities that shall revitalise the Old Town as a vibrant and physically attractive centre and conserve cultural heritage values to be located within the Old Town conservation area. ~~(Policy P65)”~~

~~HCM9.3—page 4.18—provides for the establishment of the “Old Town Conservation Zone”. For further explanation of the above policies and details of the methods of implementation refer to Section 4.7 (4.7.1 to 4.7.10—pages 4.17 to 4.21). The remainder of this introduction is based on the objectives and policies in Chapter 4 (Section 4.7—page 4.17) of the Plan.~~

.....

The purpose of the Old Town Conservation Zone (Overlay Zone) is to recognise the significance of the Old Town heritage items and overall heritage value (townscape) by managing infill development and redevelopment in a way that ensures appropriate design, materials and scale of structures with the physical and visual characteristics of the zone. (refer to Method M176 HCM9.3—page 4.18)

R178 19.2 Application of Rules

Rules R179 – R183 ~~The rules in this chapter~~ apply where structures in the Old Town Conservation Zone are being constructed, extended, altered externally

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(other than as provided in **Restricted Discretionary Activities in Rule R180 19.4.a** below) or demolished.

Rules R179 – R183 ~~The rules in this chapter~~ apply in addition to all the rules which apply in the underlying zone, including:

- a. general rules,
- b. financial contributions rules,
- c. activity status rules (lists of permitted, controlled, restricted discretionary, discretionary and non-complying activities).

R179 19.3- Precedence of Rules Where There is a Conflict

Where there is conflict between the rules of the underlying zone and the rules of this overlay zone, the more stringent activity status applies. For the avoidance of doubt:

- a. Where an activity is a permitted activity in the underlying zone and no construction, exterior alteration or demolition of structures is proposed, the activity is a permitted activity.
- b. Where an activity is a permitted activity in the underlying zone but **involves is a restricted discretionary activity in this chapter (due to** proposed construction or exterior alteration of a structure), then the activity is a restricted discretionary activity in accordance with **Rules R180 – R183 the rules below.**
- c. Where an activity is a non-complying activity in the underlying zone but is a discretionary activity in this chapter (due to proposed demolition of a structure), then the activity remains a non-complying activity.

R180 19.4 Restricted Discretionary Activities

The following are restricted discretionary activities in the Old Town Conservation Zone (Overlay Zone):

- a.

R181 19.5 Unrestricted Discretionary Activities

The following are discretionary activities in the Old Town Conservation Zone (Overlay Zone):

- a. Demolition of structures.

R182 19.6- Notification

- a. Applications for alterations or extensions to existing buildings which are not listed in Appendix A **1 – Heritage Resources** will not be publicly notified. Consents will not be required from any affected party.

- b. ...

R183 19.7 Waiver of Resource Consent Fees

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Where an activity would have been a permitted activity under the underlying zone but requires a resource consent under the above provisions, the Council will waive resource consent fees.

Reason

The Old Town Conservation Zone holds unique heritage values. The conservation of heritage is a nationally important issue. The waiving of resource consent fees reinforces the communities benefit from, and commitment to, the maintenance of this high profile area.

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Z16 Chapter 20

Kai Iwi Beach Coastal Hazard Zone (Overlay Zone)

20.1 Introduction

This ~~chapter~~ section contains the rules ~~which that~~ apply to activities in the Kai Iwi Beach Coastal Hazard Zone, which is an “overlay” zone along the coast at Kai Iwi. The two underlying zones along this stretch are Rural and Reserves and Open Spaces. See the Rural Settlements map for the location of this zone.

.....

Section 5.2 (g) ~~page 5.4 states that~~ ~~The~~ potential for coastal erosion in some coastal areas is severe. At Mowhanau, the cliffs have been subject to significant erosion.

Hazards Issue 2 in Chapter 5 ~~page 5.6 discusses~~ ~~The~~ reduction of hazard potential ~~and notes the needs~~ to address:

- the location and operation of new land use activities in areas affected by natural hazards.
- protection of existing developments in high risk areas.
- land instability

Hazards Policy 1 ~~page 5.7 notes that~~ ~~T~~raditionally there is a reluctance to identify and recognise hazards as development constraints as there is a concern that the identification will alarm people and reduce the value of properties. However, not recognising the presence of hazards can also lead to increased risks of environmental damage, property damage or loss of life.

Methods have been developed to implement Hazards Policy 1, those relevant to the hazard identified at Kai Iwi are HM2.10 and HM2.11 ~~page 5 11~~

The purpose of this zone is to recognise the coastal landslip hazard risk at Kai Iwi and to ensure that any future development in this area occurs in a way that minimises risks to both people and property.

R193 20.2 Application of Rules

The rules in this ~~section~~ ~~chapter~~ apply where structures in the Kai Iwi Beach Coastal Hazard Zone are being constructed, extended or altered or when earthworks or subdivision of land is proposed.

The rules in this ~~section~~ ~~chapter~~ apply in addition to all the rules which apply in the underlying zone, including:

- a. ...

R194 20.3 Precedence of Rules where there is a Conflict

Where there is a conflict between rules of the underlying zone and the rules of this overlay zone, the more stringent activity status applies.

R195 20.4 Permitted Activities

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Any activity other than a prohibited, controlled or discretionary activity is permitted within the Kai Iwi Beach Coastal Hazard Zone (Overlay Zone) subject to the provisions of the underlying zone.

R196 20.5 Controlled Activities

The following are controlled activities in the Kai Iwi Beach Coastal Hazard Zone (Overlay Zone):

a. ...

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

R197 20.6 Restricted Discretionary Activities

The following shall be restricted discretionary activities for which a resource consent application must be made and consent may be granted subject to conditions, or declined.

a.

e. Subdivision of land in the Safety Buffer Area and High-Moderate Risk Area other than allowed by a Controlled Activity for the Kai Iwi Beach Coastal Hazard Zone (Overlay Zone), ~~Chapter 20~~.

f.

Council's discretion is restricted to:

i. whether the proposal would be consistent with the objectives and policies relating to the Recognition and Reduction of Hazard Potential as set out in ~~Topic T7 Chapter 5 of this Plan~~.

ii. ...

R198 20.7 Prohibited Activities

The following are prohibited activities for which no resource consent shall be granted:

a. The erection of or extension to, any building or structure other than structures for coastal management in the Extreme Risk Area

b. Subdivision of land in the Extreme Risk Area other than allowed by Controlled Activity for the Kai Iwi Beach Coastal Hazard Zone (Overlay Zone), ~~Chapter 20~~.

c. Installation of septic tanks or soakage pits in the High-Moderate Risk Area and the Extreme Risk Area

d. Construction of any new network utility in the Extreme Risk Area.

R199 20.8 Regional Council Consents

Consents may also be required from the Manawatu-Wanganui Regional Council for activities involving soil disturbance or vegetation clearance.

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Chapter 24

Z6 Rural

21.1 Introduction

~~This chapter contains the rules which apply to activities in the Rural Zone, as defined on the Planning Maps. Rural Policy 1 (Section 7.4.1 – page 7.7) explains that~~ ~~the Council seeks to maintain rural areas with the following characteristics:~~

a. ...

~~For further explanation of this policy and details of the methods of implementation refer to Section 7.4.1 and 7.4.2 – page 7.7. Method RM1.1 – page 7.7 provides for the establishment of the “Rural Zone”.~~

~~In accordance with RM1.2 – page 7.7,~~ ~~the “Rural Zone” rules in this chapter aim to:~~

a. ...

21.2 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.~~

21.3 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.~~

21.4 Overlay Zones

~~Land in this zone may also be in the Kai Iwi Beach Coastal Hazard 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 Zone where they apply.~~

R82 21.5 Permitted Activities

The following are permitted activities in the Rural Zone:

a. ...

f. Network utilities as provided by ~~General Rule – Utilities (Rule R25), section 25.1,~~ ~~Note: Section 25.1~~ ~~This rule~~ contains some exemptions from the zone rules for network utilities.

~~Which comply with the following conditions and terms relevant zone rules.~~

21.6 Conditions and Terms

R83 21.6.1 Noise

.....

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) Chapter 25, General Rules, Section 25.9 – page 25.19.~~

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.....

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

R84 **21.6.2** **Light**

....

R85 **21.6.3** **Vibration**

....

R86 **21.6.4** **Air discharge**

....

R87 **21.6.5** **Hazardous substances**

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

Reason

To ensure that the rural community is free of nuisance caused by light spill, glare and vibration. (refer to RM2.2c – page 7.8)

R88 **21.6.6** **Additional standards for home occupations**

In addition to the above permitted activity standards, every home occupation shall be required to comply with the following conditions and terms:

a.

f. Loading and Access

Ingress and egress and provision for loading to be in accordance with **General Rule – Transportation (Rule R24)** ~~the General Rules, Chapter 25, Section 25.10 – page 25.20.~~ Use of right-of-way systems is not permitted for public vehicular traffic.

Reason

To provide for the home occupation activities in a way which avoids any nuisance to the neighbouring dwellings. (refer to RM2.2g – page 7.9)

R89 **21.6.7** **Structures**

Within the Rural Zone structures will be required to meet the following conditions and terms:

a.

c. Antenna dishes - antenna dishes shall not exceed 3 metres in diameter (except as provided for in **General Rule – Utilities (Rule R15) Section 25.1 – page 25.3** in relation to network utilities).

Reason

To maintain an open appearance to the rural landscape and to minimise the potential for conflict from nuisances between residential amenity and rural activities. (refer to RM2.2a – page 7.8)

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R90 **21.6.8** **Advertising**

No signs shall be erected, constructed or displayed in this zone other than the following, which are to be neither neon nor flashing in type:

- a. One property identification sign not exceeding 3m².
- b. Any official sign (refer to definition of “official sign” in Chapter 29).
- c.
- e. The general rules for advertising in General Rule – Advertising (Rule R16), Chapter 25, Section 25.2 – page 25.7 shall apply.

Reason

The signs performance standard has been applied to allow signs within the Rural Zone of the District that convey messages about activities located there while minimising the potential for adverse effects on visual amenity and pedestrian and other traffic safety. (refer to RM2.2d – page 7.9)

R91 **21.6.9** **Retail activities (except where adjoining a State Highway)**

- a.
- c. Provision of at least four off-road parking spaces shall be provided in accordance with General Rule – Transportation (Rule R24) the General Rules, Chapter 25, Section 25.10 – page 25.20. These parking spaces shall be located adjacent to the retail activity.
- d.

Reason

Restricting the scale of commercial activity reflects appropriate amenity values of the rural area. Retail activities also have the potential to create a traffic hazard if they are not managed. (refer to RM1.2a – page 7.7)

R92 **21.6.10** **Vehicular access and parking**

All activities shall comply with the vehicular access and parking standards provided in General Rule – Transportation (Rule R24) the General Rules, Chapter 25, Section 25.10 – page 25.20 (refer to IM7.2 – page 6.19).

R93 **21.6.11** **Trees**

No tree for forestry, shelter belt or soil conservation purposes shall:

- a.

Reason

This rule is intended to reduce the potential for loss of soil fertility on neighbouring properties and avoid the spontaneous abortion of livestock from

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species known to have the potential to affect stock and may reduce shading, damage to fences, fire risk and enclosure. (refer to RM1.2g — page 7.8)

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R94 **21.6.12** **Wastewater treatment ponds**

Any wastewater treatment pond shall be located at least:

- a.

R95 **21.7** **Controlled Activities**

The following activities are controlled activities in the Rural Zone:

- a. Subdivision.

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

21.8 **Discretionary Activities**

~~The following are discretionary activities in the Rural Zone where the Council shall restrict the exercise of its discretion:~~

R96 **21.8.1** **Restricted discretionary activities**

Any permitted or controlled activity which does not comply with the relevant ~~conditions and terms zone rules~~ is a restricted discretionary activity, except that this rule does not apply to retail activities which exceed the maximum area standards. 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.

R97 **21.8.2** **Unrestricted discretionary activities**

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

- a.
f. Network utilities as provided by ~~General Rule – Utilities (Rule R15) Chapter 25, General Rules Section 25.1 – page 25.3.~~
g. Any other activity which is not provided for.

Assessment Criteria for Discretionary Activities are provided in ~~Resource Consents Assessment Criteria Chapter 28.~~

R98 **21.9** **Non Complying Activities**

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

- a. Subdivision into lots less than 1ha. (refer to ~~Subdivision rules Section 7.5.11 – page 7.16~~)
b. Manufacturing activities.
c. Commercial activities except where specified as a discretionary activity.

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Z7 Chapter 22

Rural Settlement Zone

22.1 Introduction

~~This chapter contains the rules which apply to activities in the Rural Settlement Zones, as defined on the Planning Maps. These are at:~~

- Mowhanau
- Marybank
- Fordell
- Upokongaro
- Kaiwhaiki
- Jerusalem

~~Rural Policy 2 (Section 7.4.3 page 7.8) explains that~~ ~~The Council seeks to maintain rural settlement areas with the following characteristics:~~

a.

~~For further explanation of this policy and details of the methods of implementation refer to Section 7.4.3 and 7.4.4 page 7.8. Method RM2.1 page 7.8 provides for the establishment of the “Rural Settlement Zones”.~~

~~In accordance with RM2.2 page 7.8, The “Rural Settlement Zone” rules in this chapter aim to:~~

a.

22.2 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.~~

22.3 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.~~

R99 22.4 Permitted Activities

The following are permitted activities in the Rural Settlement Zone:

a.

- e. 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.

22.5 Conditions and Terms

R100 22.5.1 Noise

.....

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

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~~Temporary Military Training Activities (Rule R23) Chapter 25, General Rules, Section 25.9 – page 25.19.~~

.....

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

R101 **22.5.2** **Light**

.....

R102 **22.5.3** **Vibration**

.....

R103 **22.5.4** **Air discharge**

.....

R104 **22.5.5** **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~~).

.....

R105 **22.5.6** **Structures**

Structures shall comply with the following conditions and terms:

a.

e. Height

i. Building height shall not exceed 10 metres in the Rural Settlement Zone (~~refer to definition of “building height” in Chapter 28~~). 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). This rule does not apply to the Mowhanau Settlement Zone.

ii. Height – Mowhanau Settlement Zone

Building height shall not exceed 7.5 metres at the highest point of the building footprint on the existing ground level in the Mowhanau Settlement Zone (~~refer to definition of “building height” in Chapter 29~~).

Where a building platform.....

Reason

To ensure new development is in proportion to surrounding structures. (~~refer to UM8.3a – page 8.15~~)

f. Site coverage

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

Reason

To maintain the balance between built and unbuilt areas of the site that is in keeping with the existing character of the Rural Settlement Zone. (~~refer to RM2.2a – page 7.8~~)

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- g. Accessory buildings

.....

Reason

Garages and accessory buildings are encouraged to be located towards the rear of the site unless designed to avoid conflict with the visual quality of the streetscape. (refer to RM2.2b – page 7.8)

- h. Antenna dishes - antenna dishes shall not exceed 3 metres in diameter (except as provided for in **General Rule – Utilities (Rule R15) Section 25.1 – page 25.3** in relation to network utilities).

- i. Site amenity - for more than one dwelling

.....

Reason

To provide a minimum area for outdoor living. (refer to RM2.2a – page 7.8)

- iii. An enclosed storage space, with a minimum area of 2m² and with outdoor access shall be provided.

Reason

To provide a minimum area for the storage of household accessories. (refer to RM2.2a – page 7.8)

R106 22.5.7 Parking

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

Reason

Off street parking is to provide security and convenience, and avoid street congestion. (refer to IM7.2 – page 6.19)

R107 22.5.8 Access

.....

Parking areas, vehicle crossings, manoeuvring and access shall comply with the standards in **General Rule – Transportation (Rule R24) the General Rules, Chapter 25, Section 25.10 – page 25.20.**

Reason

To provide off street parking and access. (refer to IM7.2 – page 6.19)

R108 22.5.9 Traffic generation

Non-residential activities shall not accommodate more than:

- a.

R109 22.5.10 Additional standards for home occupations

In addition to the above permitted activity standards, every home occupation shall be required to comply with the following conditions and terms:

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a.

f. Loading and Access

Ingress and egress and provision for loading to be in accordance with General Rule – Transportation (Rule R24) the General Rules, Chapter 25, Section 25.10 – page 25.20. Use of right-of-way systems is not permitted for public vehicular traffic.

Reason

To provide for the home occupation activities in a way which avoids any nuisance to the neighbouring dwellings and is appropriate to the scale and nature of other rural settlement activities. (refer to RM2.2g – page 7.9)

R110 22.5.14 Advertising

No signs shall be erected, constructed or displayed in this zone other than the following which are to be neither neon nor flashing in type:

a. One property identification sign not exceeding 3m².

b. Any official sign (refer to definition of “official sign” in Chapter 29).

c. ...

f. The general rules for advertising, General Rule – Advertising (Rule R16) Chapter 25, Section 25.2 – page 25.7 shall apply.

Reason

To ensure that advertising signs are limited to those which are safe, do not create a nuisance and do not detract from the visual amenity of the neighbourhood. (refer to RM2.2d – page 7.9)

R111 22.5.12 Retail activities (except where adjoining a State Highway)

Retail activities (except where adjoining a State Highway) are required to comply with the following terms and conditions:

a.

c. Provision of at least four off-road parking spaces shall be provided in accordance with the provisions in General Rule – Transportation (Rule R24) the General Rules, Chapter 25, Section 25.10 – page 25.20. These parking spaces shall be located adjacent to the stall.

d. Only one sign shall be permitted at the entrance to the retail activity on the road boundary of the property and shall comply with the advertising conditions and terms of this zone.

Reason

Restricting the scale of commercial activity reflects appropriate amenity values of the rural area. Retail activities also have the potential to create a traffic hazard if they are not managed. (refer to IM7.2 – page 6.19 and RM2.2a – page 7.8)

R112 22.5.13 Vehicular access and parking

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All activities shall comply with the Vehicular Access and Parking Standards provided in General Rule – Transportation (Rule R24) the General Rules, Chapter 25, Section 25.10 – page 25.20 of the Plan.

R113 22.6 Controlled Activities

The following are controlled activities Rural Settlement Zone:

- a. Subdivision.

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

R114 22.7 Restricted Discretionary Activities

The following are discretionary activities in the Rural Settlement Zone where the Council shall restrict the exercise of its discretion:

22.7.1 Restricted discretionary activities

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

.....

- b. Any activity which does not comply with General Rule – Transportation (Rule R24) Section 22.5.9 – page 22.11; traffic generation, from non residential activities.

.....

R115 22.7.2 Unrestricted discretionary activities

The following activities are discretionary activities in the Rural Settlement Zone where the exercise of the Council’s discretion is unrestricted:

- a.
- c. Network utilities as provided by General Rule – Utilities (Rule R15) 25.1 – page 25.3 of the Plan.
- d. Any other activity which is not provided for as a permitted, controlled, restricted discretionary or non-complying activity.

Assessment criteria for discretionary activities are provided in the Assessment Criteria section Chapter 28.

R116 22.8 Non Complying Activities

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

- a. Manufacturing.

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Chapter 23

Z10 Coastal Environment Special Management Zone

23.1 Introduction

.....

This chapter contains the rules which apply to activities in the Coastal Special Management Zone, as defined on the Planning Maps. Rural Policy 3 (Section 7.4.5 – page 7.9) explains that ~~the~~ Council seeks to maintain rural coastal areas with the following characteristics:

a.

~~For further explanation of this policy and details of the methods of implementation refer to Section 7.4.5 and 7.4.6 page 7.9. RM3.1 page 7.9 provides for the establishment of the “Coastal Special Management Zone”.~~

~~In accordance with RM3.2 page 7.9, ~~the~~ “Coastal Special Management Zone” rules in this chapter aim to:~~

a.

23.2 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.~~

23.3 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.~~

23.4 Overlay Zones

~~Land in this zone may also be in the Kai Iwi Beach Coastal Hazard 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 Zone where they apply.~~

R147 23.5 Permitted Activities

The following are permitted activities in the Coastal Environment Special Management Zone:

- a. Reserves and Open Spaces.
- b. Conservation Works.
- c. 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.
- d. Amenity planting.

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

23.6 Conditions and terms

R148 23.6.1 Noise

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.....

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) Chapter 25, General Rules, Section 25.9 – page 25.19.

.....

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

R149 23.6.2 Light

....

R150 23.6.3 Vibration

.....

R151 23.6.4 Air discharge

....

R152 23.6.5 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 community is free of nuisance caused by light spill, glare, odour and vibration. (refer to RM3.2b – page 7.9)

R153 23.6.6 Advertising

All activities must comply with the following standards in respect of signs:

a.

Reason

The signs performance standard has been applied to allow signs within the Coastal Environment Special Management Zone of the District that convey messages about activities located there, while minimising the potential for adverse effects on visual amenity and pedestrian and other traffic safety. (refer to RM2.2d – refer 7.9)

R154 23.6.7 Trees

....

Reason

This rule is intended to reduce the potential for heavy shading, loss of fertility and fire risk to neighbouring properties and avoid the spontaneous abortion of livestock from leaves. (refer to RM3.2c – page 7.10)

R155 23.6.8 Structures

Buildings (including structures) shall not exceed 10 metres in height.

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Note: Where activities involve the disturbance of soil or the removal of vegetation, the Regional Council should be consulted, as it may require consents for activities.

R156 23.7 Controlled Activities

....

R157 23.8 Restricted Discretionary Activities

The following are discretionary activities in the Coastal Environment Special Management Zone where the Council must restrict the exercise of its discretion:

23.8.1 Restricted discretionary activities

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

b.

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.

Reason

To avoid accelerated erosion in the Coastal Environment Special Management Zone (refer to NEM8.1 page 3.15)

R158 23.8.2 Unrestricted discretionary activities

The following activities are discretionary activities in the Coastal Environment Special Management Zone where the exercise of the Council's discretion is unrestricted:

- a. Subdivision. (refer to HM2.3 page 5.10)
- b. Rural activities.
- c. Residential activities.
- d. Network utilities as provided by General Rule – Utilities (Rule R15) 25.1 page 25.3 of the Plan.
- e. Any activity which is not provided for as a permitted, controlled or restricted discretionary or prohibited activity.

Assessment criteria for discretionary activities are provided in the Assessment Criteria section of this Plan Chapter 28.

R159 23.9 Prohibited Activities

The following are prohibited activities within the Coastal Environment Special Management Zone:

- a. The use of recreational motor vehicles in the sand dune area.

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Chapter 24

Z14 Reserves and Open Space Zone

1. This ~~chapter section~~ contains the rules ~~that~~ ~~which~~ apply to activities in the Reserves and Open Space Zone, as defined on the Planning Maps. The Reserves and Open Space Zone also covers protected areas administered by the Department of Conservation. These have a total area of 39,800 hectares in Wanganui District, and include:

- a.
These reserves are administered by DOC under a Conservation Management Strategy prepared under the Conservation Act and, in the case of Whanganui National Park, a management plan prepared under the National Parks Act. In general, this zone does not aim to control development in these areas as this is already controlled in departmental management strategies and plans.

2. ~~Infrastructure Policy 5 (Section 6.6.9 – page 6.13)~~ explains that the Council seeks to maintain reserve and open space areas with the following characteristics:

- a.

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~~For further explanation of this policy and details of the methods of implementation refer to Section 6.6.9 and 6.6.10 pages 6.13 and 6.14. IM5.1 page 6.14 provides for the establishment of the “Reserves and Open Space Zones”.~~

~~3. In accordance with IM5.2 page 6.14, the “Reserves and Open Space Zone” rules in this chapter aim to:~~

~~a.~~

~~24.2 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.~~

~~24.3 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.~~

~~24.4 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) or the Kai Iwi Beach Coastal Hazard Zone (Overlay Zone). The Rules for those zones~~

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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.

R200 24.5 Permitted Activities

The following are permitted activities in the Reserves and Open Space Zone:

- a.
- g. Network utilities as provided by General Rule – Utilities (Rule R15) 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.

24.6 Conditions and Terms

R201 24.6.1 Noise

.....

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) Chapter 25, General Rules, Section 25.9 – page 25.19.

.....

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

R202 24.6.2 Light

....

R203 24.6.3 Vibration

....

R204 24.6.4 Air discharge

.....

Reason

To ensure that the community is free of nuisance caused by light spill, glare and vibration. (refer to IM5.2b – page 6.15)

R205 24.7 Structures

Structures in the Reserves and Open Space Zone shall comply with the following terms and conditions:

- a.

R206 24.8 Advertising

No sign will be erected, constructed or displayed in this zone other than the following, which are to be neither neon nor flashing in type:

- a.
- e. The general rules for advertising, General Rule – Advertising (Rule R16) Chapter 25, Section 25.2 – page 25.7 shall apply.

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Reason

The signs performance standard has been applied to allow signs within the Reserves and Open Space Zone of the District that convey messages or sponsorship about activities located there while minimising the potential for adverse effects on visual amenity, pedestrian and other traffic safety.

R207 24.9 Controlled Activities

.....

R208 24.10 Restricted Discretionary Activities

The following are discretionary activities in the Reserves and Open Zone where the Council shall restrict the exercise of its discretion:

24.10.1 Restricted discretionary activities

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

.....

R209 24.10.2 Unrestricted discretionary activities

The following activities are discretionary activities in the Reserves and Open Space 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 of the Plan.~~
- 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.

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Chapter 24A

Z11 Coastal Residential Zone

24A.1 Introduction

This ~~chapter section~~ contains the rules applying to activities in the Coastal Residential Zone, as defined on the Planning Maps. ~~Urban Policies 15, 15(a) and 15(b) (Sections 8.6.15 to 8.6.18) explain that~~ The Council seeks to maintain a coastal residential area which has the following characteristics:

a.

In accordance with ~~UM15.1 to UM15.5,~~ The “Coastal Residential Zone” rules in this chapter aim to:

(a)

24A.2 General Rules

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

24A.3 Financial Contribution for Development

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

R160 24A.4 Permitted Activities

The following are permitted activities in the Coastal Residential Zone:

- a. Residential Activities;
- b. Network utilities as provided for by ~~General Rule – Utilities (Rule R15) Section 25.1 – pages 25-3 and 25-4 of the Plan;~~
- c. Community Activities; and
- d. Reserves and Open Space.

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

R161 24A.4.1 Noise

.....

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) Chapter 25, General Rules, Section 25.9 – page 25.19.~~

Note: Livestock and associated farming noise is exempt from the noise standards in this zone.

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.....

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

R162 **24A.4.2** **Light**

....

R163 **24A.4.3** **Vibration**

....

R164 **24A.4.4** **Air Discharge**

....

R165 **24A.4.5** **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~~).

R166 **24A.4.6** **Parking**

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

Reason

*Off street parking is to provide security and convenience, and avoid street
congestion. (~~refer to UM8.3d – page 8.16 and IM7.2 – page 6.1~~)*

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R167 **24A.4.7** **Access**

- i)
- ii) Parking areas, vehicle crossings, manoeuvring and access shall comply with the standards in **General Rule – Transportation (Rule R24) the General Rules in section 25.10 page 25.20.**

Reason

*To provide off street parking and access. (refer to **UM8.3d page 8.16 and IM7.2 page 6.19**)*

R168 **24A.4.8** **Structures and Yards**

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

Front Yard	7 metres
Side and Rear Yards	2.5 metres
 - ii) Any fence or planting located adjacent to the road boundary shall have a maximum height of 1.2 metres.
 - iii) The height of vegetation on any residential lot shall not exceed the height as specified in **24A.4.8 d. i and ii** below and also meet the recession plane requirements as specified in **24A.4.8 a.** above.
 - iv) On sites other than rear sites not less than 60% of the front yard shall comprise of landscaped permeable surfaces.

Reason

There is potential for buildings and vegetation to adversely affect the adjoining 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 setback and height technique will protect against loss of privacy and visual outlook and will ensure that the spacious characteristics of the environment are retained.

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d. Height

- i) Building height shall not exceed 8 metres (~~refer to definition of “building height” in Chapter 29~~). Except that the standard shall not apply to supporting structures such as masts, and poles providing that, above 8 metres in height the structures have a maximum horizontal dimension of 0.7 metres (excluding aerials and antennas).
- ii) Buildings shall not project beyond the height recession plane shown in Figure 2 in Appendix A9 f.

Reason

To ensure new development is in proportion to surrounding structures.

e.

f. Site Coverage

The maximum impervious surface coverage on any site shall be 35%. This shall include both buildings ~~as defined in Chapter 29 and~~ paved surfaces.

Reason

To maintain the balance between built and unbuilt areas of the site, in keeping with the spacious character of the Coastal Residential zone. Furthermore, this control will ensure that appropriate areas are available on site for stormwater management and outdoor living areas.

g.

h. Antenna Dishes

Antenna dishes shall not exceed 2 metres in diameter (except as provided for in General Rule – Utilities (Rule R15) section 25.1 ~~page 25.3 in relation to network utilities~~).

R169 24A.4.9

Additional standards for home occupations

In addition to the above permitted activity standards, every home occupation shall be required to comply with the following conditions and terms:

a.

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f. Loading and Access

Ingress and egress and provision for loading to be in accordance with **General Rule – Transportation (Rule R24) Chapter 25, General Rules, Section 25.10—page 25.20**. Use of right of way systems is not permitted for public vehicular traffic.

Reason

To provide for home occupation activities in a way which avoids any nuisance to the neighbouring dwellings and is appropriate to the scale and nature of other residential activities.

R170 24A.4.10 Advertising

No signs shall be erected, constructed or displayed in this zone other than the following which are to be neither neon nor flashing in type:

- a. One property identification sign not exceeding 0.5 m².
- b. Any official sign **(refer to definition of “official sign” in Chapter 29)**.
- c.
- f. The general rules for advertising, **General Rule – Advertising (Rule R16) Chapter 25, section 25.2—page 25.7** shall apply.

Reason

To ensure that advertising signs are limited to those which are safe, do not create a nuisance and do not detract from the visual amenity of the neighbourhood.

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R171 **24A.4.11** Traffic Generation

....
R172 **24A.4.12** Earthworks and Vegetation Clearance

....
R173 **24A.5** **Controlled Activities**

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

- a.
- b. Buildings located above the 45 m contour level shown on Figure 1, Appendix **A9 f.**

Control is reserved over:

i)

R174 **24A.6** **Restricted Discretionary Activities**

The following are discretionary activities in the Coastal Residential Zone where the Council restricts the exercise of its discretion:

~~**24A.6.1** **Restricted Discretionary Activities**~~

- a. Any permitted or controlled activity which does not comply with the relevant **zone rules conditions and terms**. 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.
- d. Any activity which does not comply with Rule **R171 24A.4.11**, traffic from non residential activities.

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In exercising its discretion Council will be restricted to whether:

i)

R175 24A.6.2 Unrestricted Discretionary Activities

The following are discretionary activities in the Coastal Residential Zone where the Council's discretion is unrestricted:

- a.
- b. Network utilities as provided by General Rule – Utilities (Rule R15) Section 25.1 page 25.3 of the Plan; and
- c. Any other activity which is not provided for as a permitted, controlled, restricted discretionary or non-complying activity.

Assessment criteria for discretionary activities are provided in the Assessment Criteria section Chapter 28.

R176 24A.7 Non-Complying Activities

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

- a.
- d. Non-compliance with Rule R168 24A.4.8(e)(Density);
- e.
- g. Buildings within the 50 m contour shown on Figure 1 Appendix A9 F.

R177 24A.8 Prohibited Activities

- a. Dwellings and accessory buildings located within 20 m of the closest part of the cliff.
- b. Access tracks and structures between the Coastal Residential Zone and the beach other than those authorised pursuant to Rule R173(a) 24A.5a.

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Chapter 25

General Rules

~~Throughout the District a general set of rules apply. Unless specified otherwise, the general rules in sections 25.1 to 25.10 apply in addition to the more location specific provisions in the chapters regarding zones.~~

R15 25.1 General Rule - Utilities

In this section, “utilities” shall have the same meaning as “network utilities” as outlined in Definitions defined in Chapter 29. The zone rules in chapters 10-24 shall apply to utilities only where specifically stated in this section. The other “general rules” in this chapter shall also apply to utilities.

1. 25.1.1 Permitted activities

The following are permitted activities throughout the District:

The construction, operation, maintenance and upgrading of any of the following utilities provided that these comply with the conditions and terms:

- a.
- j. Transformers and substations, lines and support structures for conveying electricity (at any voltage) and associated telecommunication lines and their maintenance and upgrading, provided such facilities were in existence and operational at 15 November 1996. The conditions and terms in 25.1.2 (below) do not apply in respect of these activities.

k.

2. 25.1.2 Conditions and terms

The following conditions and terms apply to network utilities, except that they do not apply in relation to the maintenance or upgrading of existing utilities where the character, intensity and scale of the utility remains the same or similar:

a.

d. Structures

All above ground structures shall comply with the “structures” conditions and terms for any zone in which they are located except that:

- i. Structures provided for in 25.1.1 a. and h. above and antennas and aerials shall not have to comply with any conditions and terms that control the height and setback of structures or site coverage standards.
- ii. Structures with a floor area not exceeding 10m² and a height not exceeding 5 metres shall not have to comply with any conditions and terms that control the height and setback of structures or site coverage standards.

e.

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- f. Hazardous substances - Any utility which is a new or expanded hazardous facility (refer to ~~Definitions~~ definition in Chapter 29) is subject to the provisions of Appendix A6 - ~~F~~ "Hazardous Facility Screening Procedure".

Reason

The conditions and terms for permitted activities are intended to ensure that any potential effects of activities are addressed at the time the activity is established, and also that the utilities blend with the environment in which they are established. (refer to IM8.1 page 6.20)

3. 25.1.3 Restricted discretionary activities

....
4. 25.1.4 Unrestricted discretionary activities

....
R16 25.2 General Rule - Control of Advertising

....
1. 25.2.1 Conditions and terms

- a.
c. No sign shall obstruct or detract from any official sign (as defined in Chapter 29) or shall obstruct driver visibility along the road and at intersections and driveways.

d.
2. 25.2.2 Discretionary activities

The following activities are discretionary activities throughout the District:

- a. Any sign which does not comply with the permitted activity standards in 25.2.1 (above).

Reason

To ensure advertising compliments the urban and rural environment. (refer to RM1.2e page 7.7, RM2.2d page 7.9, UM8.3e page 8.16, UM9.2e page 8.17 and UM10.4e page 8.18)

R17 25.3 General Rule - Natural and Cultural Heritage Resources

The following rules apply to heritage features listed in Appendix A1 - the Heritage Resources Inventory in Appendix A (hereafter called "registered features"):

Note: The Historic Places Trust should be consulted regarding any activity which results in damage, destruction or modification of any sites listed in Appendix A as having the Historic Places Inventory as their source. This is in order to determine any Historic Places Act requirements which may apply.

1. 25.3.1 Permitted activities

The following are permitted activities throughout the District where they comply with the conditions and terms in 25.3.2 (below):

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- a. Maintenance of registered features in the following Heritage Inventory categories (refer to Appendix A1):

- i. buildings and structures,
- ii. vegetation/natural features,
- iii. other heritage features.

2. 25.3.2 Conditions and terms

- a.

Reason

To ensure items of cultural heritage value are adequately protected. (refer to HCM4.1 page 4.12, HCM 5.4 page 4.13, HCM7.1 page 4.15 and TWM3.4 page 2.8).

3. 25.3.3 Discretionary activities (restricted)

.....

4. 25.3.4 Discretionary activities

The following are discretionary activities throughout the District where the exercise of the Council's discretion is not restricted:

- a. Alterations to, or adaptive re-use of, registered buildings or structures, provided that for major physical alterations a Conservation Plan (as defined in Chapter 29) shall be prepared by persons suitably qualified in heritage conservation prior to the physical works being undertaken.

.....

5. 25.3.5 Non-complying activities

.....

6. 25.3.6 General

.....

R18 25.4 General Rule - Protected Trees

The following rules apply to any tree shown as a protected tree in Appendix A2 – Protected Trees B.

1. 25.4.1 Permitted activities

.....

2. 25.4.2 Discretionary activities

The following are discretionary activities throughout the District:

- a. The modification, destruction or removal of any protected tree except as provided for in 25.4.1 above.
- b. Excavation, construction or reconstruction work within the dripline of a protected tree. (refer to NEM6.4 page 3.13)

R19 25.5 General Rule - Riparian Margins

1. 25.5.1 Permitted activities

.....

2. 25.5.2 Conditions and terms

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- a. No building (other than the replacement, upgrade or removal of an existing network utility, or a fence, bridge, culvert, ford or flood protection structure e.g. flood gate) shall be built within 20 metres of a waterway. (Note “Waterway” is defined in Chapter 29.)
- b. No activity (other than maintenance, upgrading, replacement or removal of existing network utility systems) shall result in vegetation clearance (including indigenous vegetation) within 20 metres of the edge of any waterway. (Note “Waterway” is defined in Chapter 29.)

.....
3. 25.5.3 Controlled activities

The following activities are controlled activities throughout the District:

- a. Any activity which does not comply with the permitted activity standards in Conditions and Terms 25.5.2 (b) above, other than those associated with any network utility.
.....
- b. Earthworks and structures within 20m of any waterway, except those activities permitted by Conditions and Terms above 25.5.2, associated with any network utility provided that:
 - i.

4. 25.5.4 Restricted Discretionary Activities:

The following are restricted discretionary activities throughout the district:

- a. Earthworks associated with any network utility within 20 metres of any waterway that are not provided for above under rules 25.5.2 or 25.5.3.

.....
5. 25.5.5 Discretionary activities

The following activities are discretionary activities throughout the District:

- a. Any activity which does not comply with the permitted activity standards in Conditions and Terms 25.5.2 (a) above, other than those associated with any network utility.

.....
Note 2: Refer also to the esplanade reserve requirements in Chapter 26, Subdivision Rules, Sections 26.5 to 26.7 — page 26.6 to 26.9 and to the Financial Contribution provisions in Chapter 27 of this Plan, in relation to activities requiring subdivision or landuse consent along waterways.

6. 25.5.6 Notification

- a. Applications for activities which do not comply with Conditions and Terms Rule 25.5.2 (b) will not be publicly notified. Consents will not be required from any affected party.

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.....

Reason

The margins of waterways are important to maintain the life supporting capacity of water and the health of the habitat, the water and water edge vegetation it supports. The Wanganui District Landscape and Ecology Study 1995 has identified that margins of waterways in the District have been subject to damage from physical works and some land management practices. The condition provides a measure of management for activities that could adversely affect waterways. (refer to NEM2.2 page 3.9, NEM5.2 page 3.11, RM9.3 page 7.16)

R20 25.6 General Rule - Indigenous Forest

1. 25.6.1 Permitted activities

2. 25.6.2 Conditions and terms

-
- b. a continuous canopy of trees with the potential to reach 30cm trunk diameter; but excluding:
- ia. kanuka and manuka when not accompanied by other indigenous tree species, and
 - ii. indigenous species used for production of forestry, and
 - iii. indigenous vegetation which has grown beneath production forestry.

3. 25.6.3 Discretionary activities

.....
Reason

The measurements used in the standard are from the New Zealand Forest Accord which defines areas of indigenous vegetation with these size criteria to be worthy of protection. This same measurement has been confirmed by the Wanganui Landscape and Ecology Study 1995 as an appropriate standard to decide significance. (NEM2.2 page 3.9 and NEM5.2 page 3.11)

R21 25.7 General Rule - Relocated Buildings

The following rules apply to relocated buildings:

1. 25.7.1 Discretionary activities (restricted)

.....
Reason

To ensure that relocated buildings blend harmoniously into the surrounding neighbourhood. (refer to RM1.2h page 7.8, RM2.2h page 7.9 and UM8.3g page 8.16)

R22 25.8 General Rule - Verandahs

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-
- 1.** **25.8.1** **Permitted activities**
Verandahs which comply with the conditions and terms below
(Note: verandahs are mandatory in certain circumstances along “display frontage streets” in the Central Commercial Area - refer to **Structures – Rule R33 13.5.7f** page 13.9)
- 2.** **25.8.2** **Conditions and terms**
a.
- 3.** **25.8.3** **Restricted discretionary activities**
-
- R23** **25.9** **General Rule - Temporary Military Training Activities**
- 1.** **25.9.1** **Permitted activities**
- 2.** **25.9.2** **Conditions and terms**
a.
- 3.** **25.9.3** **Controlled activities**
-
- R24** **25.10** **General Rule - Transportation (Parking, Loading, Access and Service Lanes)**
- The following rules apply throughout the district:
- 1.** **25.10.1** **Permitted activities**
-
- 2.** **25.10.2** **Conditions and terms**
- 2.1** **25.10.2.1** **Parking**
-
- 2.2** **25.10.2.2** **Loading**
-
- 2.3** **25.10.2.3** **Property access**
-
- 2.4** **Design and formation standards:**
-
- 2.8** **Restriction on new accesses**
-
- 2.9** **Vehicle crossings - other standards**
-
- 2.10** **25.10.2.4** **Service lanes**
-
- 2.11** **25.10.2.5** **Vehicle queuing (stacking) and servicing**

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3. a.
25.10.3 Discretionary activities (restricted)

.....
R25 **25.11** **General Rule - Roads**

.....
25.11.1 **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.

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Chapter 26

Subdivision Rules

26.1 Introduction

Sub

SR1 26.2 The Subdivision Process

26.2.1 Meaning of subdivision

.....

26.2.2 Subdivision consent

In accordance with the rules in this section, and Section 11 of the Resource Management Act 1991, all subdivisions require a resource consent (subdivision consent) from the Council. Information Requirements (IR4) – Subdivision Consents Chapter 30 of this Plan sets out the information requirements for applications for subdivision consent.

26.2.3 Approval of survey plan

.....

26.2.4 Deposit of survey plan

.....

26.2.5 Negotiation and vesting of utility infrastructure

The subdivider must resolve ownership issues with all utility operators, including vesting of infrastructure and the creation of appropriate easements.

SR2 26.3 Activity Status

The rules for each zone Chapters 10 to 24 of the Plan specify, ~~for each zone,~~ whether subdivision is a:

- controlled activity
- discretionary activity; or
- non-complying activity

Where subdivision is a controlled activity, the standards in SR3 – Subdivision Standards section 26.4 below shall apply. Where the standards are not met, the subdivision becomes a discretionary activity.

SR3 26.4 Subdivision Standards

The following standards and terms shall apply to subdivision that is a controlled activity. Applications for subdivisions that are a discretionary or non-complying activity shall be assessed against the criteria contained in Assessment Criteria, Chapter 28 (particularly C1 – General Criteria and C6 – Subdivision Sections 28.2 – page 28.4 and 28.7 – page 28.7). The extent (or degree) to which such applications comply (or do not comply) with the following standards for controlled activities shall also be used as a guide in assessment.

26.4.1 Allotment size

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a.

26.4.2 Existing buildings

.....
26.4.3 Hazard potential

.....
26.4.4 Access

- a. Each allotment shall be provided with practical, legal access to a formed legal road (or to a proposed road that is to be formed as part of the subdivision) in a manner that complies with the access rules in **General Rule – Transportation (Rule R24) section 25.10 – page 25.20.**

.....
26.4.5 Subdivision adjacent to waterways

- a. Subdivision or road stopping adjacent to the Whanganui River, Mangawhero River or the Coast is deemed to be a restricted discretionary activity, not a controlled activity. Refer to **SR6 – Esplanade Reserve and Strips section 25.7 below.**

26.4.6 General rules

.....
Rule R17 24.3 Natural and Cultural Heritage Resources

Rule R18 24.4 Protected Trees

Rule R19 24.5 Riparian Margins

Rule R24 24.10 Transportation (**Parking, Loading, Access and Service Lanes**)

SR4 26.5 Matters Over Which Council Has Reserved Control

.....
SR5 26.6 Performance Criteria for Infrastructure and Services

In exercising control over the “provision of infrastructure and services” (refer to **SR4 26.5(b) above**) the Council will seek to ensure that subdivisions meet the performance criteria outlined in Appendix **A7 G** entitled “*Subdivision Performance Criteria*”.

The Council will prepare a document, entitled the “*Wanganui Subdivision Code of Practice*” which will be completely separate from, and will not form part of, the District Plan. This document will:

- contain a copy of the District Plan’s “Subdivision Performance Criteria” (Appendix **A7 G**); and
- provide a detailed “means of compliance” which meets the District Plan’s “Subdivision Performance Criteria”; and
- list the New Zealand Standards and other standards from which the “means of compliance” has been derived;
- outline documentation required at design, “as built” and completion stages.

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SR6 26.7 Esplanade Reserve and Strips

1. Section 229 of the Resource Management Act lists the main purposes of esplanade reserves and strips as being:

a.

The Council's approach to esplanade reserves and strips is set out in the discussion under ~~Policy P53 – Waterways Environment Policy 8 in section 3.8.5 – page 3.14~~. In summary, the Council seeks to create esplanade reserves and strips at the time of subdivision along specified rivers and the coast where there is significant recreation value to achieve (b) and (c) above. However, Council does not seek to use esplanade reserves and strips to achieve (a) above. Refer to ~~Policy P53 – Waterways Environment Policy 8 in section 3.8.5 – page 3.14~~ for the reasons for this approach. While the protection of conservation values is regarded as very important, the Council has adopted other regulatory and non-regulatory methods to better achieve this outcome (refer also to ~~General Rule – Riparian Margins (Rule R19) section 25.5 – page 25.12~~).

2. 26.7.1 Restricted discretionary activities

The following are discretionary activities where the Council will restrict the exercise of its discretion:

(a) Subdivision or road stopping adjacent to the Whanganui River, Mangawhero River or the coast.

Council's discretion is restricted to:

- (i) Those matters in ~~SR4 Section 26.5 above~~ over which Council has reserved control in respect of controlled activity subdivisions;
- (ii) The requirement (if any) for an esplanade reserve, esplanade strip and/or access strip.

.....
3. 26.7.2 Where an esplanade strip may be required

An esplanade strip may only be required on a waterway where the strip has significant recreation potential .

Where an esplanade reserve is required by ~~SR6.2 26.7.1~~ above, and one or more of the following circumstances exist, the Council may instead impose a condition of consent requiring an esplanade strip:

a.

f. Where the creation of an esplanade reserve would create economic hardship, risks to public safety or to the security of plant, machinery, stock or other property (refer to ~~Policy P47 NEM2.2 – page 3.9~~ and ~~Policy P51 NEM6.4 – page 3.13~~).

4. 26.7.3 Circumstances in which the width of esplanade reserves or esplanade strips may be varied or the requirement waived

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5. **26.7.4** Matters which are included in an instrument to create an
esplanade strip

6. **26.7.5** Compensation

a.