

PC21 Council Decision – Notified Text unaltered by Submissions (23 Feb 2012)

Wanganui District Plan

Tracked Changes Document

Plan Change 21 – Riverfront Area

Introduction

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

~~————— The District Plan is a forward looking document, protecting the interests and opportunities of future generations. The desired environmental results are long term targets.~~

~~————— However, 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 RMA requires that the District Plan be reviewed not later than 10 years after the Plan becomes operative (s.79). There is also provision for privately initiated Plan changes.~~

~~————— Council recognises that there may be a need to review and refine the ‘first cut’ District Plan earlier than the 10 years review period allowed for in the RMA.~~

3. 1.3.5.5 **Zones**

The Wanganui District Plan recognises significant ~~and distinctive amenity and physical~~ characteristics of different parts of the District. Examples of physical characteristics include landscape features, vegetation and the nature and scale of development ~~and the amenity values generated from activity groupings~~. Areas with similar ~~physical characteristics and amenities~~ are primarily identified as zones.

The zones provide the basis for the development of conditions and terms to guide new development.

1.3.5.6 **Information and monitoring**

~~————— The Wanganui District Council's resource management functions include gathering information to monitor environmental conditions in the District. This information provides the basis for resource management decision making and monitoring the effectiveness of District Plan policies to promote sustainable management.~~

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~~There is limited information available at the moment. Developing a meaningful information system on the state of the environment takes time and requires co-operation with a number of agencies.~~

~~Where information is limited, or where there is uncertainty about the actual or potential effects of activities on the environment, Council needs to take a precautionary and conservative approach in decision-making.~~

2.8 Environmental Results Expected

~~ER.1 Improved knowledge and understanding of the role of Tangata Whenua and the Council in resource management.~~

~~ER.2 Improved participation of Tangata Whenua in resource management areas of significance to them.~~

~~ER.3 Recognition of the spiritual values and beliefs of Tangata Whenua and traditional practices in resource management.~~

~~ER.4 Protection of sites and areas of cultural significance.~~

~~ER.5 Development, use and protection of Maori land in a way which meets the expectations of Tangata Whenua and the Council's resource management obligations.~~

3.10 Environmental Results Expected

~~ER.1 State of the environment indicators establish the health of the natural environment and that these indicators improve over time.~~

~~ER.2 Landscape character of areas within the district is identified and adverse effects upon this character are avoided, remedied or mitigated.~~

~~ER.3 Significant landscape and ecological features of the District are protected.~~

~~ER.4 Conflicts between users and nuisances to residents arising from activities on the surface of water are avoided or mitigated.~~

4.8 Environmental Results Expected

~~ER.1 Increased public knowledge and appreciation of the cultural heritage resources of the Wanganui District.~~

~~ER.2 Cultural heritage resources able to be used without loss of, or reduction in, cultural heritage significance.~~

~~ER.3 No loss of, or damage to, registered items and areas of cultural heritage significance.~~

~~ER.4 All registered items and areas of cultural heritage significance remain in a good state of repair.~~

~~ER.5 Established linkages between the Old Town Conservation Area and the Whanganui River.~~

~~ER.6 An attractive and vibrant Old Town, with all buildings in a good state of repair and fully occupied.~~

5.2 Hazards Issue 1 - Identification and Recognition of Hazard Potential

~~The Wanganui District is affected by a number of natural hazards. The most significant ones are flooding and storms, erosion and earthquakes. Knowledge of the location and characteristics of natural hazards and their impacts on surrounding development and the environment is far from comprehensive.~~

~~The known major areas of concern include the following:~~

~~a. In the Kowhai Park area, 100 houses are at risk from a 50 year flood. A number of locations on the right bank in the Taupo Quay and Heads Road industrial area are also affected by different flood events.~~

~~b. Flooding has also occurred in the past along the middle reaches of the Whanganui River, affecting settlements along the Whanganui River Road.~~

~~c. Parts of Whangaehu River within the Wanganui District have flooded.~~

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- ~~— d. — Flooding in the Matarawa Catchment affects properties in Wanganui East. The flood prone area extends up the Matarawa, Kaukatea, Waikupa and Longacre valleys.~~
- ~~— e. — Erosion is a widespread problem in the hill country. There are frequent wash outs, landslips and subsidence after periods of heavy rain.~~
- ~~— f. — Areas of hillside instability within the urban area of Wanganui, particularly the hillside north of the Bastia Tower (above Turoa Road and below Mount View Road) and the hillside opposite the Whanganui River City River Bridge, below Hipango Terrace.~~
- ~~— g. — The potential for coastal erosion in some coastal areas is severe. At Mowhanau, the cliffs have been subject to significant erosion and at the Coastal Residential Zone north of Castlecliff, the cliffs are predicted to erode by 18 m before reaching equilibrium.~~
- ~~— h. — Areas of river bank erosion are found along both banks of the Whanganui River, causing loss or damage to private property, network utilities and public assets like roads.~~
- ~~— i. — Several faults including Nukumaru and Upokongaro have been mapped along the marine terraces between Wanganui and Hawera. Parts of the Wanganui urban area adjacent to the river could be affected by soil liquefaction.~~
- ~~— j. — The potential for loss of land due to a sea level rise resulting from global warming.~~
- ~~— k. — Sand dune inundation in the Castlecliff and South Beach area.~~
- ~~— As with natural hazards, information on the location of hazardous facilities and their impact on people and communities and the environment is not complete.~~
- ~~— Most of the known hazardous facilities are located within the urban area of Wanganui. The majority of these are in industrial areas, with other concentrations in commercial areas, eg service stations. Location of hazardous facilities in residential areas is increasing. This is associated with home occupations. In the rural areas, agrichemicals are commonly stored on farms.~~

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

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

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

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

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

- ~~— a. — Improve the information base regarding hazards in the District, including natural hazards and contaminated sites.~~
- ~~— b. — Increase community knowledge and awareness of risks.~~
- ~~— c. — Establish the level of risk that the community is prepared to accept to guide future development.~~

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I35 Identification and Recognition of Natural Hazard Potential

The Wanganui District is affected by a number of natural hazards. The most significant ones are flooding, storms, tsunami, erosion and earthquakes. Knowledge of the location and characteristics of natural hazards and their impacts on surrounding development and the environment is far from comprehensive.

1. The known major areas of concern include the following:

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

~~5.3 Hazards Issue 2 – Reduction of Hazard Potential~~

~~It is important to distinguish between the hazard associated with natural events and hazardous substances and facilities, and the risk they pose. Hazard is principally defined by the characteristics of the physical event and the intrinsic~~

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~~properties of the substances and facilities, eg groundshaking associated with earthquakes, or flammability of chemicals and their storage areas. The risk is defined by the probability of occurrence combined with the potential effects of that occurrence.~~

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

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

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

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

~~c. Protection of existing developments in high risk areas.~~

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

~~a. Flood mitigation – The Wanganui District Council is responsible for control of the use of land in the district for the purpose of avoiding, remedying or mitigating any adverse effects of flood hazards (except in relation to the beds of rivers and any adjacent land designated or zoned for river control which is the responsibility of the Regional Council).~~

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

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

I36 Reduction of Natural Hazard Potential

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

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

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

- a. The location and operation of new land use activities in areas affected by natural hazards.
 - b. Protection of existing developments in high risk areas.
2. Coordinate actions between the Manawatu-Wanganui Regional Council and Wanganui District Council giving effect to the provisions of the Regional Policy Statement for Manawatu-Wanganui:
 - a. Flooding – It is recognised that development can exacerbate the risk to life and property from flooding. Responsibility for managing this risk falls on both the Wanganui District Council and Manawatu-Wanganui Regional Council.
 - b. Accelerated soil erosion and land instability – This is primarily a regional council responsibility but the District Council has jurisdiction when this may affect structures or the safety of people.

~~5.5 Environmental Results Expected~~

~~ER.1 Appropriately sited and controlled hazard facilities.~~

~~ER.2 Safe and healthy environment.~~

~~ER.3 Fewer newly contaminated sites.~~

~~ER.4 More precise/definitive information about flood risks in built-up areas.~~

~~ER.5 Incidents and accidents associated with hazardous facilities are avoided.~~

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~~ER.6 — Loss or damage to life and property is avoided, remedied or mitigated when physical events and incidents or accidents associated with hazardous facilities occur.~~

~~ER.7 — New developments in hazard prone areas can meet acceptable safety standards.~~

~~ER.8 — Existing developments in hazard prone areas are covered by a safety management plan.~~

~~ER.9 — No increased risk to life or property from natural hazards.~~

6.7 — Environmental Results Expected

~~ER.1 — Infrastructure services are well maintained and disruptions to services are avoided, remedied or mitigated.~~

~~ER.2 — Infrastructure services are provided in a timely and efficient manner to service land use activities.~~

~~ER.3 — The operation of the transport network can meet defined safety and efficiency standards.~~

~~ER.4 — There are convenient vehicular routes through the urban area.~~

~~ER.5 — The volume of through traffic and industrial traffic in residential areas and the town centre is minimised.~~

~~ER.6 — Pedestrian safety and convenience is enhanced.~~

~~ER.7 — Environmental impact of infrastructure development is avoided, remedied or mitigated.~~

~~ER.8 — Roading corridors that contain a number of compatible activities.~~

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7.6 Environmental Results Expected

~~ER.1 — Soil retains its natural productive capability.~~

~~ER.2 — The rate of soil erosion, as measured by the duration of ‘brown water’ in water courses after periods of rain, and incidence of landslips and washouts, is reduced.~~

~~ER.3 — Conservation planting on erosion prone land is increased.~~

~~ER.4 — Rural settlements have convenient and safe access and are serviced with water supply and waste disposal facilities, as determined through their own planning processes.~~

~~ER.5 — There is sufficient buffer between residential uses and other activities which are likely to produce nuisances like noise and odour.~~

~~ER.6 — Unplanned urban encroachment into the rural environment is avoided.~~

~~ER.7 — Rural subdivisions are comprehensively planned.~~

~~ER.8 — There is timely development of infrastructure services which are required to service land use activities.~~

~~ER.9 — The rural character is maintained as measured by landscape analysis and significant views identification.~~

7A.4 Environmental Results Expected

~~ER.1 — A standalone zone that provides for the establishment of a new pet care manufacturing facility, along with a future food manufacturing facility.~~

~~ER.2 — A manufacturing zone that contains a buffer area around the manufacturing facilities to avoid, remedy or mitigate any adverse effects on neighbouring properties.~~

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~~ER.3 — A buffer area that is farmed and irrigated via treated process wastewater effluent.~~

~~ER.4 — A self sufficient facility in terms of both treatment and disposal of domestic and process waste and stormwater.~~

~~ER.5 — Existing wetlands on the site are enhanced and new wetlands established.~~

~~EER.6 — An area is set aside for the collection of Harakeke for customary purposes.~~

~~ER.7 — Landscaping and extensive screen planting is established to ensure visual effects from the manufacturing component of the development are mitigated.~~

~~ER.8 — The ecological values of the site are enhanced, while any potential adverse effects are avoided, remedied or mitigated via the imposition of a prescriptive rule regime.~~

M30 UM11.1 Define a “Central Commercial Zone” on the District Plan maps, ~~with corresponding rules to maintain the predominantly retail and office character and scale of the City’s commercial core.~~

~~8.7 — Environmental Results Expected~~

~~ER.1 — New urban development where:~~

~~—— a. — traffic flows, at speeds which are complementary to the environment;~~

~~—— b. — full access to present and anticipated development is available;~~

~~—— c. — clean drinking water meets user’s expectations;~~

~~—— d. — there is sufficient water for fire fighting;~~

~~—— e. — contamination of the environment (particularly ground and surface water) and risks to public health from sewage discharge are avoided;~~

~~—— f. — levels of protection to life and property from stormwater are appropriate to the degree of risk and level of potential damage;~~

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~~g. damage to areas of cultural, historical and environmental importance is avoided;~~

~~h. lifecycle costs for public utilities are minimised.~~

~~ER.2 There is a balance between the demand and supply of land for urban development.~~

~~ER.3 New urban development that has considered the needs of future generations by ensuring that roading and service corridors will be available for any further development.~~

~~ER.4 There is timely development of infrastructure services which are required to service land use activities.~~

~~ER.5 There is aggregation of rural residential development around existing settlements.~~

~~ER.6 The number of under utilised sites within the existing urban boundary is reduced.~~

~~ER.7 The distinctive landscape character, as measured by landform, vegetation, land uses, roading pattern, built form and density, within different parts of the urban areas is maintained and enhanced.~~

~~ER.8 Identified landmarks and viewpoints are protected.~~

~~ER.9 The central river margins provide a landmark and attractive gateway to the central city.~~

~~ER.10 The river margins are used for a riverbank walkway that links up Aramoho with the Whanganui River estuary.~~

~~ER.11 The central river margins are used for passive and active recreation.~~

123 State of the Environment Monitoring 9.4 Monitoring issue 1 - Identification of Elements which Require Monitoring to Produce a Meaningful Picture of the State of the Environment

~~One of the key concerns with regard to monitoring the state of the environment is how to ensure that the right information is being monitored. Key questions are:~~

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- ~~_____ a. _____ Who should benefit from the state of the environment information?~~
- ~~_____ b. _____ What information is critical to meet their needs?~~
- ~~_____ c. _____ Does the benefit of the information meet the costs of obtaining it?~~
- ~~_____ d. _____ Does the information meet the legal requirements of the Resource Management Act 1991? and~~
- ~~_____ e. _____ How should it be presented?~~

~~**I24 _____ Monitoring Responsibilities 9.5 Monitoring Issue 2 - Clarification and Coordination of Monitoring Responsibilities**~~

~~_____ Both the Manawatu Wanganui Regional Council and the Wanganui District Council have monitoring responsibilities under the Resource Management Act 1991. Considerable overlap could occur in the monitoring of resources in the rural parts of the district, the coast and natural hazard features.~~

~~**I25 _____ Effective District Plan Policy 9.6 Monitoring Issue 3 - Ensuring Effective District Plan policy (review)**~~

~~_____ To ensure policies drafted in the District Plan are achieving their desired results, and in preparation for its 10 yearly statutory review, it is important to have a targeted monitoring programme. This would seek to identify whether policies and methods have achieved the environmental results anticipated. This includes monitoring compliance to the District Plan rules and assessing complaints regarding any alleged breaches of the provisions of the Plan or any conditions of resource consent. It also includes establishing the indicators to be reported on, and the proactive and on-going monitoring of such indicators. While such monitoring can sometimes identify the need to change plan provisions, it can also identify a need to address matters through means outside the District Plan including, for example, through the strategic or annual plan.~~

~~_____ The above process is described in the flow diagram entitled “The Monitoring Process”.~~

~~_____ The effect of the Environmental Results Expected is to identify appropriate environmental benchmarks that can be used to develop indicators to be reported~~

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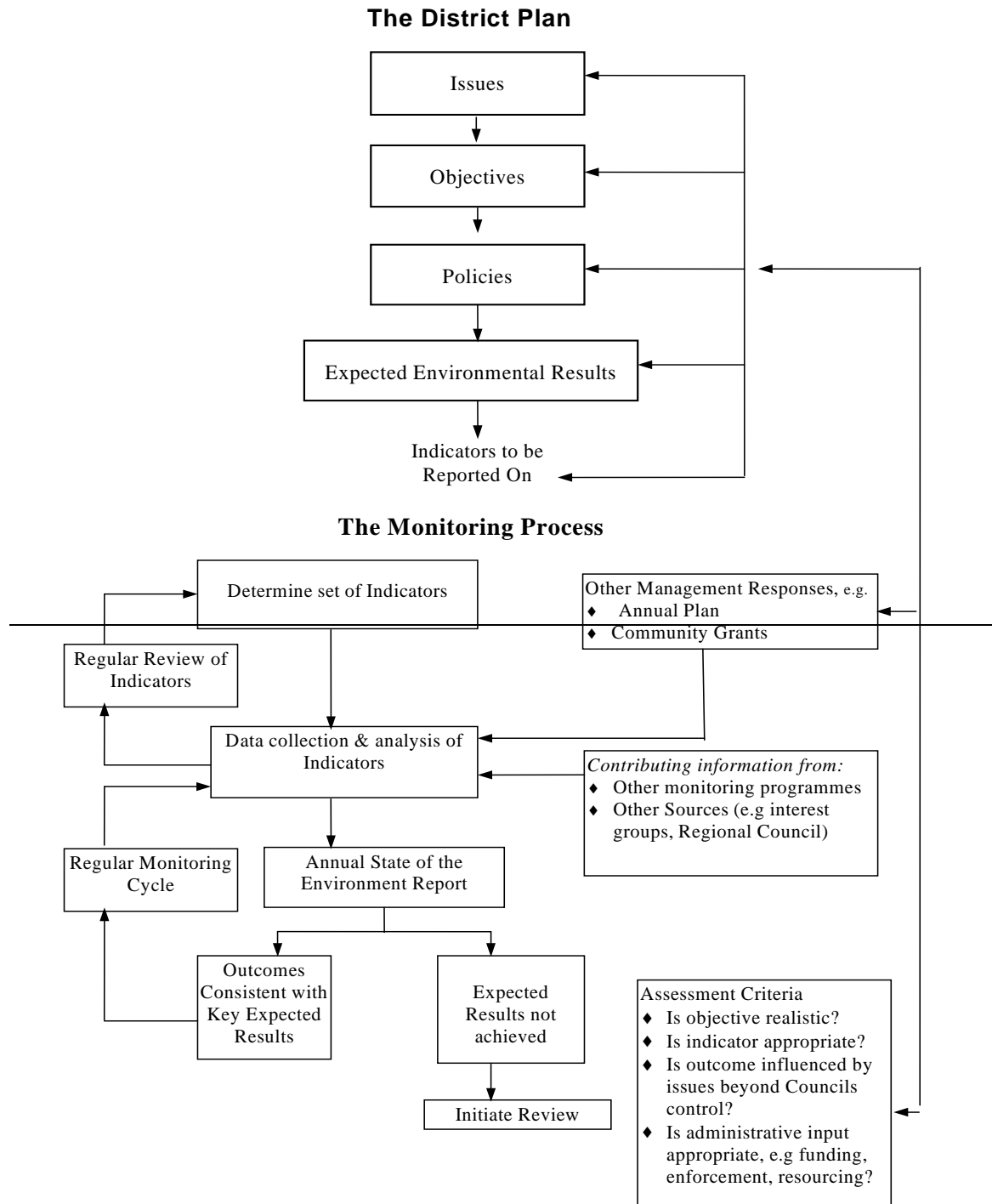
~~on. The indicators to be developed represent measures against which the benchmark can be tested. This will indicate whether or not the plan provisions are producing the expected results. Where Environmental Results Expected are not being met, the process will identify the need to review, and perhaps change one or more of the issues, objectives, policies or methods of the plan. It will also identify if the result anticipated is unrealistic or that the Council needs to pursue methods outside of the Resource Management Act to achieve the desired outcome.~~

9.7 ~~Developing a Monitoring Programme~~

~~In order to address the concerns raised above, a co-ordinated, costed and calendared programme needs to be established. To this end, the Council is committed to developing a monitoring strategy and a geographic information system so that information priorities are set within a co-ordinated information retrieval system. Once developed the monitoring strategy will be made available to the community for comment.~~

~~Land information together with data generated from monitoring activities and specific research can provide meaningful indicators to show the health of the Wanganui District and the effectiveness of the District Plan.~~

The Monitoring Process



Z2 Central Commercial Zone

~~This chapter contains the rules which apply to activities in the Central 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 a central commercial area with the following characteristics:~~

- ~~a. a predominance of pedestrian oriented retail and office activities, with continuous verandah and retail frontage at ground level, in a compact central commercial area oriented to pedestrians;~~
- ~~b. new development, alterations and additions to street facades that is/are sympathetic and complimentary to the characteristics of the streetscape;~~
- ~~c. protection for the amenity values of neighbouring residential areas;~~
- ~~d. safe urban design (including pedestrian and vehicle safety);~~
- ~~e. retention of natural and cultural heritage features;~~
- ~~f. vibrancy of commercial zones;~~
- ~~g. consolidated parking to service the pedestrian nature of the Central Commercial Zone.~~

~~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. UM10.1 – page 8.18 provides for the establishment of the “Central Commercial Zone”.~~

~~In accordance with UM10.4 – page 8.18, The “Central Commercial Zone” rules in this chapter aim to:~~

- ~~a. maintain the scale, character, amenity values and function of the central commercial area;~~
- ~~b. recognise streetscape as having high public value;~~
- ~~c. address nuisance at residential zone boundaries from noise, light spill, vibration, visual amenity and advertising (noting, however, that the Central Commercial Zone touches a Residential Zone boundary at only two intersections. The Outer Commercial Zone surrounds the remainder of the Central Commercial Zone);~~
- ~~d. avoid street congestion.~~

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

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

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

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;~~

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- b. Retail activities;
- bc. Residential activities.
- ed. Community activities.
- de. Reserves and open space.
- ef. Vehicle and cycle parking areas developed and managed by, or on behalf of, the Wanganui District Council;
- g. Network utilities as provided by General Rule – Utilities (Rule R15), which contains some exemptions from the zone rules for network utilities.

Which comply with the relevant zone rules.

R27 13.5.4 Noise

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

At all times ~~7am to 10pm~~ 65 dBA L10

~~10pm to 7am~~ 55 dBA L10

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

Sound emissions from any activity ~~shall not exceed the following~~ limits when measured at or within the boundary of any site in the Residential Zone, ~~on any land zoned for residential purposes:~~ shall not exceed the following:

7am to 6pm 55 dBA L10

6pm to 7am 45 dBA L10

Lmax: the lower of L95 background sound level plus 30dBA, or 70 dBA

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

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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)

Reason

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

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.

R30 13.5.4 Air discharge

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

R32 13.5.6 Residential Use

1. Residential Use
- a. Noise Insulation

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

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

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

- accords with the schedule of typical building construction set out in Noise (Reference A4); or
- accords with an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design as proposed will achieve compliance with the above performance standard.

Reason

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

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

- b. Where a building is located along a “display frontage street”, 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.

R33 13.5.7 Structures

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

.....

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

Reason

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

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~~g. Antenna dishes—antenna dishes shall not exceed 5 metres in diameter.~~

R216 Lighting

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

Reason

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

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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 page 8.18)

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) Continuous building façade
- ii) Height
- iii) Proportion of elements
- iv) Form and materials
- v) Rhythm and repetition
- vi) Detail
- vii) Bonds (S108 RMA, 1991)

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

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

.....

- 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:

PC21 Council Decision – Notified Text unaltered by Submissions (23 Feb 2012)

- i. The location and size of the sign in relation to the surrounding environment.
- ii. The design and appearance of the sign.
- iii. The effects of the sign on the movement of people and goods.
- iv. The nature and content of the sign and whether it is to be illuminated. Flashing signs shall not be permitted.
- ~~i.~~ The nature, size and number of other signs in the immediate environment. (refer to ~~UM10.4c~~ page 8.18)
- ii. The effect of the sign, which does not relate to the activity undertaken on the site, on the identification of the activity undertaken on the site.

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

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.
 - a. Any building that, due to inadequate maintenance, has an external appearance detracting from amenity values or neighbourhood character.
 - b. 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)~~

PC21 Council Decision – Notified Text unaltered by Submissions (23 Feb 2012)

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

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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. This area fronts onto the Whanganui River, and is immediately opposite State Highway 4 (Putiki Drive), a route identified as the gateway to the central city.

Defintions

Def120 Artists studio

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

Def118 Boutique retail activities

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

Def116 Display Frontage Street

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

Display frontage streets in the Central Commercial Zone

Guyton Street Both sides – St Hill Street to Wicksteed Street

Maria Place Both sides – St Hill Street to Watt Street

Ridgway Street Both sides – St Hill Street to Drews Avenue

Victoria Avenue both sides – Taupo Quay to Guyton Street

Def121 Habitable room

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

Def122 Issue

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

PC21 Council Decision – Notified Text unaltered by Submissions (23 Feb 2012)

Def117 Mainstreet approach

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

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

Def119 Manufacturing activities relating to the arts

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

Def125 Method

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

Def123 Objective

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

Def124 Policy

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