

TRAN – Transport

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

The safe and efficient operation of the roading network, can be adversely affected by land use activities. Traffic safety, amenity and the increased variety of transport options need to be considered during the establishment of new activities.

Notes:

1. Any work in the State Highway Road Reserve requires approval pursuant to Section 51 of the Government Roding Powers Act 1989.
2. The written approval of KiwiRail Holdings Ltd is required for any work on activity that requires access to the Railway Network.

Issues

TRAN-I1

The transport network is the lifeblood of the District. Management of the network is required to preserve the safe and efficient operation of the transport network.

TRAN-I2

Expansive commercial car parking areas have the potential to reduce visual amenity and adversely affect the vitality or cohesiveness of the surrounding area particularly at a pedestrian scale.

TRAN-I3

The desire to cater for varied transport modes including various parking options to encourage sustainable transport.

Objectives

TRAN-O1

To protect the efficient operation of the transport network from the adverse effects of land uses and any adverse traffic impacts associated with land use activities on the District's transport corridors.

Policies

TRAN-P1

To encourage the landscaping and screening of sites to enhance the amenity of the commercial activity by:

1. The tree height and proximity of trees to buildings, and shading effects;
2. The degree of contribution that landscaped areas, including tree planting, makes to breaking up the scale of the car park, creating a pedestrian scale environment, and reducing the visual dominance and stark appearance of large areas of hard surface;
3. The degree of contribution that planting makes to the integration of the car park with the building and assists with reducing visual impacts of bulk and scale;
4. The provision of trees for shading vehicles and creating a comfortable environment, and for lowering stormwater runoff temperatures;
5. The appropriateness of species to the local environment, such as suitability and hardiness;
6. Provision of other planting;
7. Planting methods;
8. Plant protection methods;
9. Tree root management, including root pit dimensions, soil structure, aeration, irrigation, and proximity to underground services.

TRAN-P2

Encourage opportunities to facilitate establishment and use of alternative land transport modes in the District.

TRAN-P3

Limit the size and locations of vehicle crossings in order to achieve a safe and efficient transport network.

TRAN-P4

To allow joint provision of off-street parking, access via vehicle crossings and loading facilities for multiple on-site activities.

TRAN-P5

To protect the safe and efficient operation of the transport network from potential adverse effects of activities on adjoining sites and minimise any adverse traffic impacts.

Rules

TRAN-R1	Permitted activities provided they comply with the standards in TRAN-Transport as well as any other relevant chapters: <ol style="list-style-type: none"> 1. Onsite loading and vehicle parking spaces; 2. Bicycle parking spaces; 	Permitted (PER)
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	<p>3. Vehicle crossings for property access;</p> <p>4. Service lanes and on-site vehicle queuing facilities.</p>	
TRAN-R2	<p>1. Car parking that does not comply with the standards in TRAN-Transport. Council restricts its discretion to:</p> <ol style="list-style-type: none"> Configuration of the site/s and practicality of providing parking onsite; Scale and stage of the development and effects on traffic safety and traffic flows in the vicinity; Design of parking areas and opportunities for joint use of parking areas between multiple sites; Consideration of variations in parking demand for activities in a development proposal; The option of using a financial contribution; The need to provide larger parking spaces for campervans or older drivers; and Any implications for parking demand and supply in the wider area. <p>2. Provision of vehicle crossings and loading spaces that do not comply with the standards in TRAN-Transport. Council restricts its discretion to:</p> <ol style="list-style-type: none"> Design and configuration of parking spaces and other activities on-site; Effects on the safe and efficient operation of the road intersection and wider network; Ability to limit loading and servicing hours of operation; Effects on anticipated traffic volume and loading demand in the vicinity; and Options for joint loading provisions with other sites. <p>3. Car park landscaping that does not comply with the standards in TRAN-Transport. Council restricts its discretion to:</p> <ol style="list-style-type: none"> The potential effects on underground services; The effects on stormwater runoff; and Amenity of the parking area and surrounding environment. 	Restricted Discretionary (RDIS)
TRAN-R3	<p>1.</p> <p>2. New vehicle crossings or intensification of use for existing vehicle crossings on roads;</p> <ol style="list-style-type: none"> <u>roads</u> identified as Heavy Vehicle Routes in the Whanganui Urban Transportation Strategy; Mosston Road between Heads Road and Tayforth Road; 	Non-Complying (NC)

	c. Montgomery Road.	
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Standards

The following standards apply to the rules above :

TRAN-S1

Parking

1. Parking areas shall be designed and located so as to promote use of the on-site parking area rather than the road side for parking.
2. Any landscaping or screening of parking areas shall be designed and maintained so as to ensure visibility and safe access and egress between the parking area and the road.
3. Parking areas shall comply with the New Zealand Standard AS/NZS 1158 in relation to lighting of parking spaces.
4. All car parks provided shall be formed, marked-out and maintained to a permanent all-weather sealed surface.
5. All parking areas that contain more than 50 car parks must provide a pedestrian path a minimum of 1.8 metres wide through the parking area.
6. The minimum dimensions of the car parks shall be in accordance with the table below:

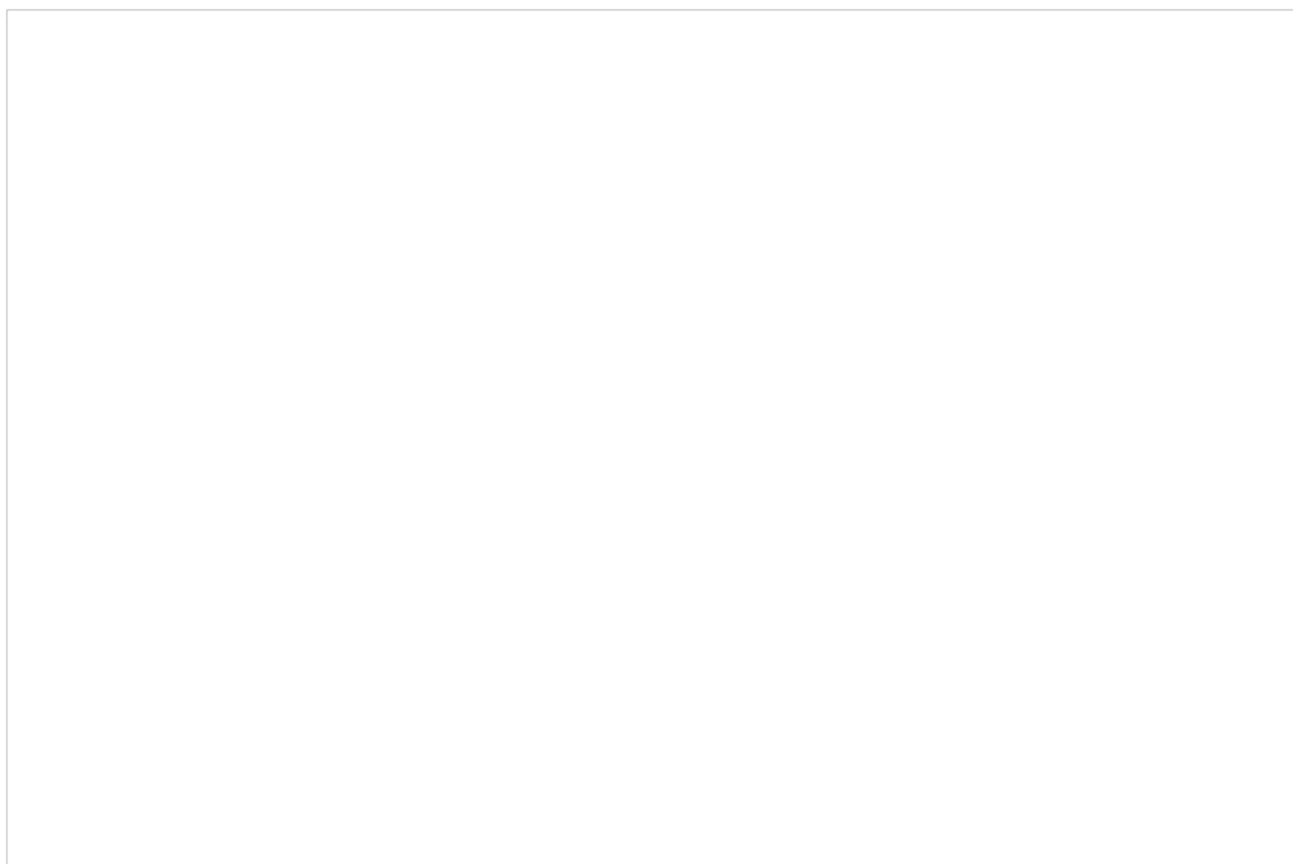
TRAN – Table 1 - Car Parking Minimum Dimensions

Degree of angle of parking	Parking type	Stall width (a)	Stall depth		Aisle width (d)	Total depth (e)	
			From wall (b)	From kerb (c)		1 row	2 rows
0°	Parallel	2.4m	See note 1	See note 1	3.5m	5.9m	8.3m
30°	Nose in	Min 2.4m	4.2m	4.0m	3.5m	7.7m	11.9m
45°	Nose in	Min 2.4m	4.9m	4.5m	3.5m	8.4m	13.3m
60°	Nose in	2.4m	5.4m	4.9m	4.5m	9.9m	15.3m
		2.5m			4.1m	9.5m	14.9m
		2.6m			3.5m	8.9m	14.3m
		2.7m			3.5m	8.9m	14.3m
75°	Nose in	2.4m	5.4m	4.9m	6.6m	12.0m	17.4m
		2.5m			6.3m	11.7m	17.1m
		2.6m			5.2m	10.6m	16.0m
		2.7m			4.6m	10.0m	15.4m
90°	Nose in	2.4m	5.1m	4.6m	8.7m	13.8m	18.9m
					7.7m	12.8m	17.9m
		2.7m			7.0m	12.1m	17.2m
					6.8m	11.9m	17.0m

Note:

1. Parallel parking spaces (parking angle 0°) must be 6 metres long, except where one end of the space is not obstructed, in which case the length may be reduced to 5metres.
2. Minimum aisle and access way widths must be 3 metres for one-way flow, and 5.5 metres for two-way flow. Recommended aisle and access way widths are 3.5 metres for one-way flow, and 6 metres for two-way flow.
3. Maximum kerb height = 150mm.
4. Stall depth computed to 90th percentile vehicle dimensions. A 200mm separation from walls has been added.
5. Dimensions adapted from New Zealand Standard AS/NZS 2890 Part 1: Off Street Car Parking.

TRAN – Figure 1 - Nose In car park dimensions



9. Disabled Car Parks
 - a. Where on-site parking is provided, except residential units, onsite parking spaces for the disabled shall be in accordance with the table below.

TRAN – Table 2 - Disability Parking Spaces

Total Number of Parking Spaces required	Number to be Disability Spaces
Less than 10	1

10-100	2
Greater than 100	3 (1 for every 50 parking spaces required)

- b. All disabled parking spaces shall be sited:
- a. As close as is practicable to the entrance to any building on-site; and
 - b. To allow reasonably practicable access for disabled persons from each parking space to the relevant building entrance.

TRAN-S2

Landscaping of Car Parking Areas

For at least every 5 on-site car spaces created, one specimen tree shall be planted that complies with the following:

1. Each tree shall be no less than 1.8 metres at the time of planting, and ideally they should have a single leader and clear stemmed up to an appropriate height.
2. The trees shall be distributed throughout the car park.
3. Trees that are damaged, diseased or die are to be replaced in a timely manner by the property owner.
4. There is space around the base of the tree for adequate root growth in proportion to the expected size of the tree.

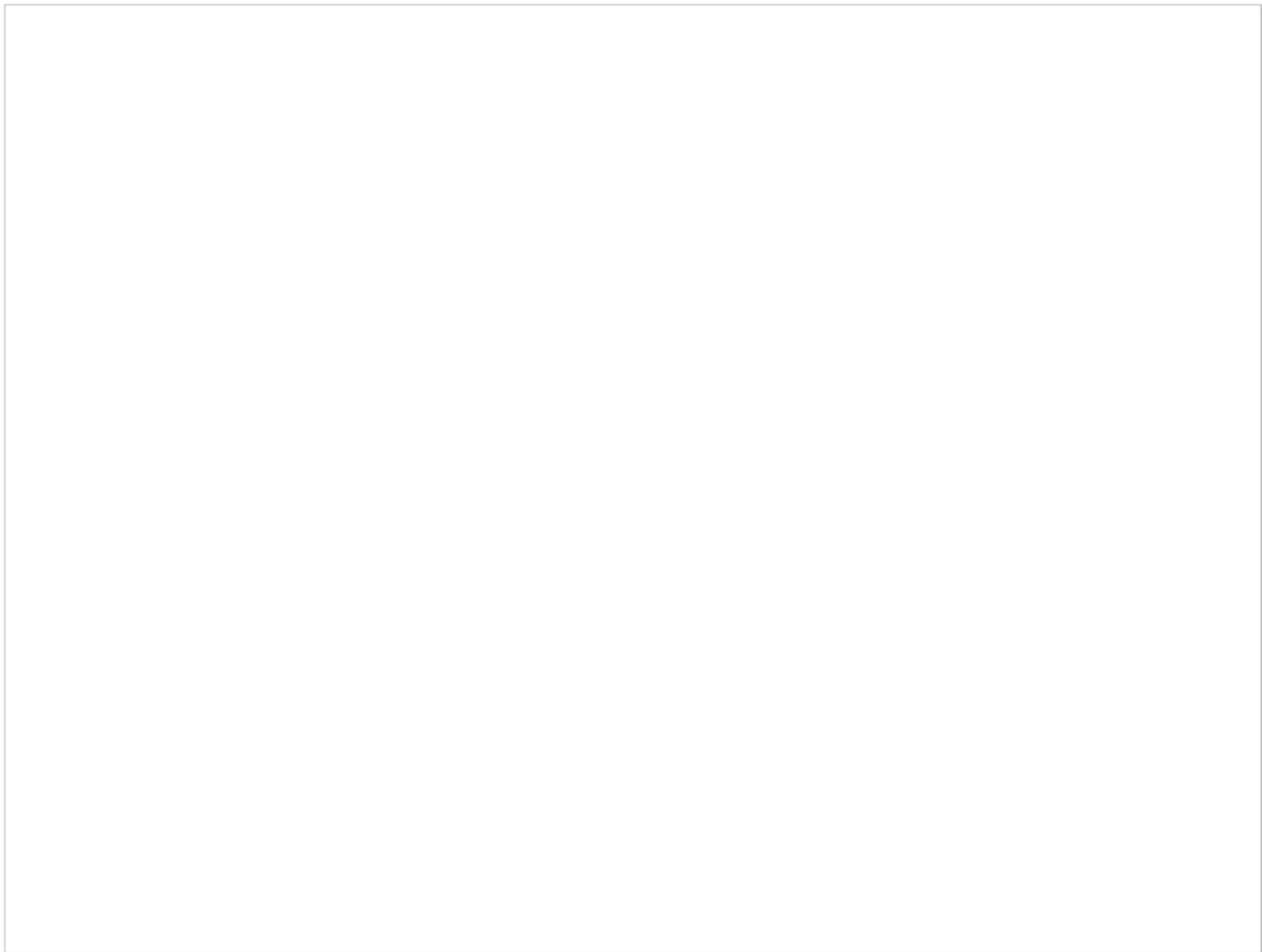
TRAN-S3

Loading

All commercial and industrial uses shall demonstrate adequate access to an area for the loading and unloading of goods and shall meet the following requirements:

1. Loading bays shall be designed and located so as to provide a safe position for loading and unloading of goods and providing access and egress without affecting any road or service lane.
2. Loading bays shall be designed and located so as to:
 - a. Promote use of the loading bay rather than the road side for loading and unloading of goods,
 - b. Minimise conflicts between traffic entering and leaving the site.
3. The area of the loading bay(s) shall be sufficient in size to cater for the largest expected vehicle, plus manoeuvring space to accommodate a 90th percentile two-axle truck as shown below:

TRAN – Figure 2 - Truck manoeuvring space



TRAN-S4

Vehicle Crossings

1. Each new allotment and additional residential unit shall be serviced by at least one formed vehicle crossing onto a formed legal road.
2. Shared accessways and rights of way to new residential unit shall be required to be constructed to the width specified in accordance with SUB-S9.

Note: All new or upgraded crossings are required to use the Whanganui District Council Corridor Access Request system, except along the State Highway Network where the Transport Agency is the Road Controlling Authority. Please contact the Transport Agency for approval and for a copy of standards.

Note: The removal of or impact on street trees for the purpose of creating a vehicle crossing is not managed by the District Plan a material planning consideration. The Parks Council's Community Property and Property Department of the Whanganui District Council Places should be contacted prior to lodging a resource consent application whenever alteration or removal of a street tree is proposed or required.

3. All vehicle crossings shall comply with the following table:

TRAN – Table 3 - Vehicle Crossing Standards

Land Use	Width of Crossing at Boundary	NZS4004 NZS4404 Supplement Document diagram
Residential 1 unit	3m-6m	RD-WDC-001 RD-WDC-002
Residential 2-3 units	3.5m-6m	RD-WDC-003 RD-WDC-004
Residential 4-6 units	5.5m-6m	RD-WDC-005 RD-WDC-006
Residential Activity in a rural zone	3.6m-7.2m	RD-WDC-012
Residential Activity in a rural zone 2-6 dwellings	5.2m-7.2m	RD-WDC-013
Primary Production Activity	3.6m-7.2m	RD-WDC-011
Commercial or Industrial	3m-9m	RD-WDC-007 RD-WDC-008 RD-WDC-009

TRAN – Table 4 - Separation Distances (Minimum)

Road Hierarchy	Separation between crossings and intersections – Meters (m)			Sightline distance - Meters (m) See note below		
	0-50 km/hr zone	51-70 km/hr zone	71-100 km/hr zone	0-50 km/hr zone	51-70 km/hr zone	71-100 km/hr zone
Local/ Collector	10	30	30	97	151	248
District Arterial	15	100	100	113	151	248
National Route	30	100	200	113	170	282

Note: When the road is shorter than the minimum sightline distance, the sightline distance required will be limited to the end of the road reserve.

4. Where an existing vehicle crossing to a property becomes redundant for any reason, then that vehicle crossing shall be removed and the berm, footpath, kerb and channel reinstated to a design and standard consistent with any adjacent berm, footpath, kerb and channel.
5. All vehicle crossings shall be designed constructed and maintained so that:
 - a. Vehicle crossings can enter and leave the site without adversely affecting the safe and efficient operation of the road. This includes between the carriageway and the property boundary (including any services and drainage systems).
 - b. In respect of national routes, primary arterials and secondary arterials (as shown on the Planning Maps), vehicle access and egress shall be in a forward direction, with sufficient on-site manoeuvring space as required to achieve this.
 - c. They are formed and sealed (except for metalled roads in any of the rural zones) and to ensure that stormwater and detritus (including gravel and silt) do not migrate onto the carriageway pavement.
 - d. Design and construction shall be in accordance with the requirements of NZS 4404 2010 and the Whanganui District Council Engineering Document 2016, except where a crossing design is specified in this chapter of the Plan in which case that design will apply.
6. Properties with a street frontage of up to 21 metres are permitted a maximum of 2 vehicle crossings per site.
7. Properties with a street frontage over 21 metres are permitted a maximum of 3 vehicle crossings per site.

TRAN-S5

Restriction on Vehicle Crossings

No new vehicle crossings shall be created from the following roads:

1. Display Frontage Streets:
 - a. Victoria Avenue between Taupo Quay and Ingestre Street.
 - b. Guyton Street between Wicksteed Street and St Hill Street.
 - c. Ridgway Street between Drews Avenue and St Hill Street.
 - d. Maria Place between Watt Street and St Hill Street.
2. Roads identified as Limited Access Roads by the New Zealand Transport Agency.

TRAN-S6

Separation from Railway Level Crossings

New vehicle crossings shall be located a minimum of 30 metres from a railway level crossing.

TRAN-S7

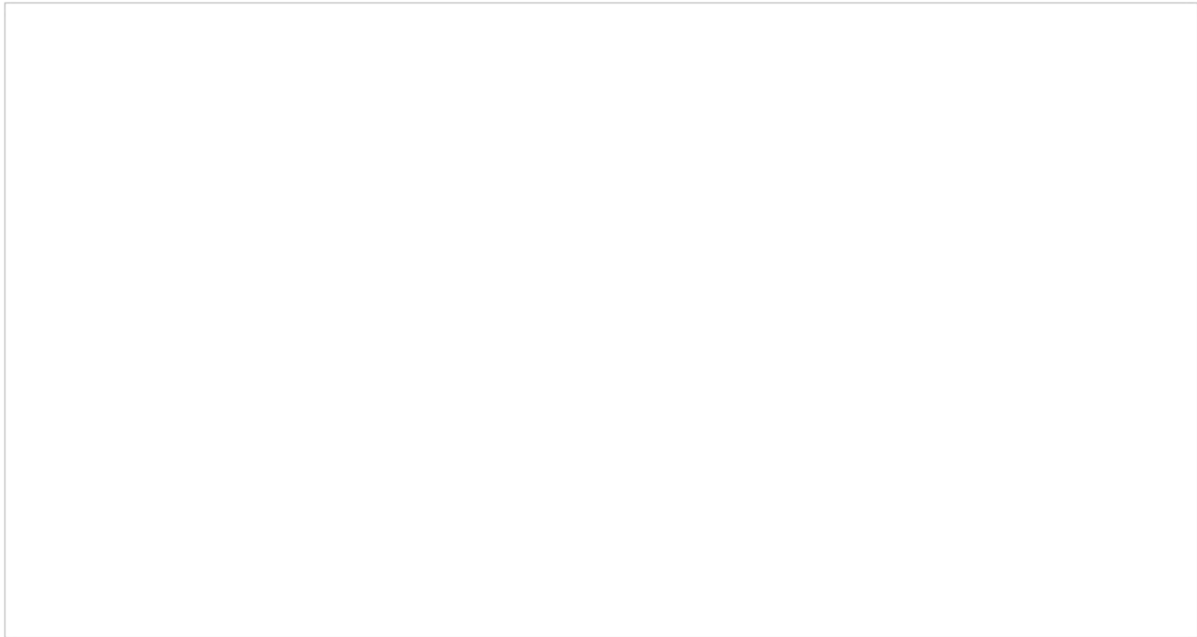
Development Near Existing Level Railway Crossings

All the conditions set out in this standard apply during both the construction and operation stages of development.

1. Approach sight triangles and level crossings with Stop or Give Way signs.
 - a. On sites adjacent to rail level crossings controlled by Stop or Give Way signs, no building, structure or planting shall be located in the shaded areas of figure 3. These are defined by

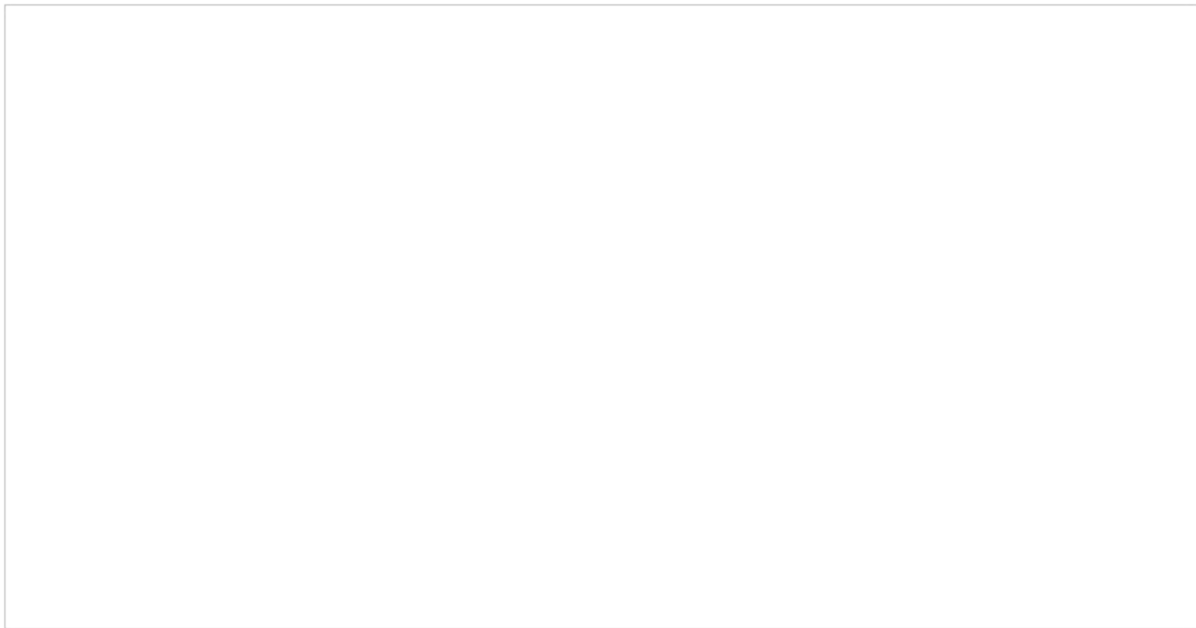
a sight triangle taken 30 metres from the outside rail and 320 metres along the railway track.

TRAN – Figure 3 – Approach sight triangles for level crossings with “Stop” or “Give Way” signs



- a. No approach sight triangles apply for level crossings fitted with alarms and/or barrier arms.
2. Restart sight triangles at level crossings.
- a. On sites adjacent to all rail level crossings, no buildings, structure or planting shall be located in the shaded areas shown in Figure 4. These are defined by a sight triangle taken 5 metres from the outside rail and distance A along the railway track. Distance A depends on the type of control (Table 1).

TRAN – Figure 4 – Restart sight triangles for all level crossings



TRAN –Table 5 – Required Restart Sight Distances for TRAN – Figure 4

Required approach visibility along tracks A (m)		
Signs only	Alarms only	Alarms and barriers
677 m	677 m	60 m

Advice Notes:

1. Figures 3 and 4 show a single set of rail tracks only. For each additional set of tracks add 25 m to the along-track distance in Figure 1, and 50 m to the along-track distance in Figure 2.
2. All figures are based on the sighting distance formula used in NZTA Traffic Control Devices manual 2008, Part 9 Level Crossings.

TRAN-S8

Service Lanes

1. Service lanes shall be designed and located so as to provide safe access and egress without adversely affecting any road.
2. The width of service lanes intended for one-way operation shall be not less than 3.5 metres nor more than 6.0 metres.
3. The width of service lanes intended for two-way operation shall be not less than 6.0 metres nor more than 10.0 metres.

TRAN-S9

Vehicle Queuing (Stacking) and Servicing

1. In relation to all:
 - a. Fuel dispensers
 - b. Ticket vending machines

c. Entrance control mechanisms

There shall be sufficient vehicle queuing or stacking space to ensure that cars waiting at normal peak times do not obstruct the road carriageway or footpath.

2. For remote ordering facilities and devices, including fast food drive through facilities, a minimum of 5 queuing or stacking car spaces is required.

NFL – Natural Features and Landscapes

Natural environment, for the purposes of this Plan, means the group of resources commonly considered as naturally occurring and includes flora and fauna (whether native or introduced), habitats, ecosystems (modified or natural), soils, rocks, and landscapes. Natural environment resources are present throughout the Whanganui District, including its urban areas. The Whanganui River, the Whanganui National Park, the District's soils, coastal dune systems, kaimoana, Matarawa Stream and Virginia Lake are all examples of natural resources.

The following documents should be considered when assessing any activity in the Natural Environment:

- The Ngā Wairiki Ngāti Apa statutory areas (Ruakiwi, part of the Whangaehu River and part of the Mangawhero River);
- Ngaa Rauru Kiitahi Puutaiao Management Plan;
- The Statutory Acknowledgement for the Nukumarū Recreational Reserve; and
- The Te Awa Tupua (Whanganui River Claims Settlement) Act 2017 which recognises Te Awa Tupua as a living and indivisible whole comprising the Whanganui River from the mountains to the sea, incorporating its tributaries and all its physical and metaphysical elements.

Riparian Margins

Water is an essential part of the New Zealand identity. It dictates where we have settled and what we have produced. Our District and Region are named after one of the central components of our landscape – the Whanganui River.

'Water is the life giver; it represents the blood of Papatuanuku, and the tears of Ranginui. Waterbodies are home to many taniwha (spiritual beings) that look after the people and ensure their physical and spiritual protection'.

Today the waterbodies in our District provide recreation, food, meditation and tourist opportunities both on the water and the surrounding land. The land directly adjoining a waterbody is called a "Riparian Margin" and is one way the public may obtain access to and appreciate the waterbodies.

In conjunction with Manawatu-Whanganui Regional Council, Council has the responsibility to control land uses that could affect the values of riparian margins and the waterbodies. Manawatu-Whanganui Regional Council looks after the ecological impacts and health of the waterbody and the life forms dependant on it. The District Council is responsible for protecting and enhancing the spiritual elements and amenity values; including people's access to and enjoyment of activities on the riparian margins while respecting the cultural heritage links between Māori and the waterbodies.

Note: Manawatu-Whanganui Regional Council should be consulted regarding any activity

which results in disturbance to the beds of waterbodies and their riparian margins.

The objectives and policies relating to riparian margins are to be considered as an ‘other matter’ as part of an assessment of environmental effects.

Urban River Landscape Overlay

The Whanganui 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.

Historically, development has turned its back to the river and buildings block views and access to the river bank. There is now a push from the community to embrace the river and provide a link between the city and the Whanganui River.

The central city is a focus for retail, office and professional activities. The banks of the Whanganui River are easily accessible from the central city, offering opportunities for passive and active recreation.

An extended walkway system as part of the Mountains to Sea New Zealand Cycle Trail is gradually being developed along the true right bank of the Whanganui River, between Aramoho and the City Bridge. However, pedestrian linkages between the central city and the river need to be enhanced.

Development in the urban area beyond City Bridge blocks views, reduces amenity for visitors entering Whanganui and discourages and restricts access to the river.

The purpose of this overlay is to recognise landscape and recreation values of the urban river overlay including public access to and along the River through managing new buildings in critical locations, including the design and external appearance of buildings and the landscaping of the area that surrounds them.

Protected Trees

Trees are part of our living heritage. Heritage defines the relationship between people and place and gives a sense of character and community identity. In particular, trees have been used to commemorate special events, places or people, sites of historic importance and attached to matters of cultural importance. Trees also provide for the maintenance and enhancement of amenity values by providing shade, a softening of the built environment and a food source for local wildlife.

Particular trees identified by the community are deemed to have significant value and are listed in Appendix C of this Plan. Development on or around these trees is limited in order to sustainably manage these resources for the duration of their lifespan.

Coastal Environment Special Management Zone

It is important that the natural character of the Coastal Environment Special Management Zone be preserved. This is a matter of national importance under the Act. Of particular importance are significant or threatened habitats or ecological areas, and outstanding and significant landscapes, seascapes and landforms.

The Coastal Environment Special Management Zone rules aim to:

1. Maintain the natural character of coastal areas;
2. Address nuisance from noise, light spill, glare, vibration and use or storage of hazardous substances;
3. Manage the effects of trees on property boundaries;
4. Restrict buildings and activities which would be susceptible to erosion;
5. Restrict buildings and activities which could increase coastal or wind erosion; and
6. Encourage indigenous planting when restoration plantings are carried out with a further preference for the use of local genetic stock in accordance with policy 3.2.10 of the NZ Coastal Policy Statement.

Issues

Riparian Margins

NFL-I1

The visual and spiritual values of our key waterbodies are not always well defined or understood for the community, making it difficult to protect these waterbodies and riparian margins from inappropriate use and development.

Urban River Landscape Overlay

NFL-I2

High quality amenity values of the river margins which potentially provide a positive visual gateway to the urban area as well as public access to the Whanganui River, are threatened by the existence of activities which reduce the visual amenity on highly visible land in the vicinity.

Protected Trees

NFL-I3

Trees that make up a part of Whanganui's history, culture, amenity or contain unique ecological value need to be identified and protected from development. Their removal or modification may result in a reduction in amenity and quality of Whanganui's environment.

Outstanding Natural Landscapes (not yet reviewed)

NFL-I4

The effect of development on the quality of the landscape

A good quality landscape is important for the district. Aesthetic surroundings contribute to

people's wellbeing. Familiar and unique landscapes are also part of an identity. Key concerns relating to landscapes are:

1. What are the aspects which contribute to Whanganui's landscape?
2. Which landscapes or landscape components are significant?
3. What development threatens these landscapes?
4. What mechanisms are appropriate to ensure the quality of the landscape is maintained?

The Whanganui Landscape and Ecology Study have established some of the components that contribute to the landscape character of the district. In particular, the study collated a number of environmental data sets to identify landscape suites. However the visual and aesthetic significance of particular landscapes, threats from development, and management methods require further study.

NFL-I5

Protection of natural environment areas of particular significance

The Whanganui 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 Whanganui Landscape and Ecology Study as:

1. Important to Tangata Whenua.
2. Places recognised by the public as being significant.
3. Rare or unusual in the Ecological District.
4. Protected by other means (Reserves Act, National Park, Protected Natural Areas Survey etc).
5. Recommended for protection by DOC or under Protected Natural Areas Survey programme.
6. Identified in the Regional Coastal Plan for Manawatu-Whanganui.
7. Critical as habitat for indigenous species (vegetation or animals).
8. Comprising more than 0.5ha of indigenous woody vegetation with average canopy height 6 metres or taller or with a continuous canopy of tree species which have the potential to reach trunk diameter of 30cm.
9. Contributing to the character or quality of an area which has locally/regionally significant or outstanding landscape value.
10. Catchment management values for protection of soil and water values and natural hazard mitigation.
11. Recommended for protection by the Regional Policy Statement for Manawatu-Whanganui.

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:

1. Protected Areas managed by the Department of Conservation (DOC).
2. Council's reserves of conservation value.
3. QEII National Trust areas protected by QEII open space covenants or owned by the Trust.
4. New Zealand Fish and Game Council significant sites.

5. Geo-preservation sites.
6. Areas of dominant indigenous vegetation cover.
7. Natural features and landscapes which are outstanding and regionally significant as defined in the Regional Policy Statement for Manawatu-Whanganui. In the Whanganui District, these are:
 - a. The Whanganui River and river valley upstream of Aramoana;
 - b. The Whanganui National Park; and
 - c. The district's coastline.
8. Those areas of significant indigenous vegetation and habitats defined in terms of policy P9.1 of the Regional Policy Statement for Manawatu-Whanganui.

It should be noted that while significant areas of indigenous vegetation have been identified through the Department of Conservation Protected Natural Areas Programme, it is preferred not to identify and protect these sites in this review of the Whanganui District Plan. Rather a programme of consultation and negotiation is envisaged for each identified site with the goal of reflecting the level of protection to which the community aspires.

These features are noted on the Plan Maps and in the GIS Database.

While many of the significant features are known, the risk of their loss through human activity is not. Some of these features are protected through public ownership or covenant while others rely on their private owner for protection. At present, little is known about the risks associated with many of these significant natural areas. It may be that private owners are providing appropriate management regimes for these areas without any regulation or facilitation. Equally significant natural areas may be neglected or destroyed.

In addition to the identification of specific “outstanding” and “significant” natural features, Section 6(a) of the Resource Management Act also states that “the preservation of the natural character of the coastal environment ..., wetlands, lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development” is a matter of national importance. This applies in general terms even in the absence of any specifically identified features. Section 6(d) of the Act states that “the maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers” is also a matter of national importance. The above resource management issues are also of significance in the Whanganui District.

Objectives

Riparian Margins

NFL-O1

Preserve and protect the natural character of key waterbodies which provide significant spiritual, cultural, amenity or access value to the community.

Urban River Landscape Overlay

NFL-O2

Enhancement of the visual quality of the urban area gateway environment.

Protected Trees

NFL-O3

Recognition and protection of trees with significant historical, cultural, amenity or ecological value to the community.

Outstanding Natural Landscapes (not yet reviewed)

NFL-O4 An ecologically healthy natural environment

The natural environment is complex and dynamic, with many interactions (processes) between its parts. Some activities have the potential to destroy natural landscapes, ecosystems, habitats and natural processes. However, with appropriate planning and design, it is possible to carry out development in a way which does not compromise, or actively enhances, the health of the natural environment.

NFL-O5

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.

NFL-O6

Natural environment features of particular significance are protected

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

Policies

Riparian Margins

NFL-P1

The following waterbodies are strategically important in the District and are collectively referred to as the 'key waterbodies' in the Plan:

1. Whanganui River and its tributaries
2. Virginia Lake (Rotokawau)
3. Westmere Lake (Roto Mokoia)
4. Matarawa Stream
5. Lake Wiritoa

6. Whangaehu River
7. Purua Stream
8. West Coast/Tasman Sea
9. The waterbodies in Gordon Park Scenic Reserve
10. Lake Purua
11. Lake Kaitoke
12. Riri a Te Hori Wetland
13. Mowhanau Stream (on public land only)
14. Kai Iwi Stream (on public land only)
15. Twin Lakes (Otoko)
16. Lake Rotokauwau
17. The waterbodies in Whitiāu Scientific Reserve

NFL-P2

When considering applications to subdivide, use or develop land on or adjacent to key waterbodies, adopt a precautionary approach and recognise actual and potential long term effects, on the quality of the environment.

NFL-P3

To preserve the natural character of the Districts waterbodies (coast, wetlands, lakes and rivers) and their margins, and protect them from inappropriate subdivision, use, or development by providing for the natural character values and requiring avoidance or mitigation of adverse effects.

NFL-P4

To maintain, or enhance where appropriate, public access to and along the key waterbodies indicated in **NFL-P1**.

NFL-P5

To have particular regard for the maintenance and enhancement of conservation values, public access, amenity values and spiritual and cultural values, on key waterbodies.

NFL-P6

To ensure activities adjoining key waterbodies recognise and provide for:

1. The importance of the waterbody and riparian margin as a traditional food source.
2. The presence of rare or threatened species.
3. Existing public access and existing uses of the riparian margin area.
4. Social and cultural values associated to the area.

NFL-P7

Recognise that some network utilities have a function and locational need to be located in the Districts Natural Areas, including riparian margins and river environments and that their continued operation and maintenance is a functional requirement.

Urban River Landscape Overlay

NFL-P8

Recognise the Urban River Landscape Overlay area as a Landscape Conservation Area and promote quality landscape and urban design to maintain and enhance urban amenity, cultural landscape and recreational values of this environment.

NFL-P9

Promote and enhance visual and physical links and access to and along the urban river landscape overlay by:

1. preserving key view corridors and view points to and from the Urban River area; and
2. providing for development that enhances the visual and physical access between the urban area and the river that maintains the landscape values.

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

NFL-P10

Recognise that some network utilities have a function and locational need to be located in the Districts Natural Areas, including riparian margins and river environments and that their continued operation and maintenance is a functional requirement.

Protected Trees

NFL-P11

To recognise and protect significant trees (or groups of trees) that contribute to the history, ecology, character or amenity for the Whanganui community as identified in Appendix C.

NFL-P12

To manage land use and development to avoid, remedy or mitigate any adverse effect on protected trees.

NFL-P13

To promote the history, location and special features of significant trees to the public.

NFL-P14

Protected Trees shall be retained for their natural life unless this would create an immediate risk to life or property.

NFL-P15

To recognise that trees have a finite lifespan and to require the re-planting of prodigy in the same or related location, when a protected tree has reached the end of its life.

NFL-P16

Any application to modify or remove a Protected Tree shall be assessed against the following:

1. Whether the tree is near the end of its natural lifespan or if the work will extend the life of the tree.
2. The ability to replant with off-spring from the tree with a root ball of no less than PB40 (note that some species have a higher requirement).
3. How the location is to be cleared and restored after removal of the tree.
4. The historical, cultural, amenity or ecological value of the tree.
5. An independent Arborist* assessment on the condition of the tree and any works to be completed.
6. The mulching and definition of the extent of the root/drip line to prevent future damage to the tree or its replacement.

Outstanding Natural Landscapes (not yet reviewed)

NFL-P17

Promote understanding in the community about effects of activities on the health of the natural environment

To achieve a healthy natural environment it is important that people understand the inter-connected nature of the environment. This is best achieved when people are provided with useful information about activities and their potential or actual effects on the environment, to then make sound decisions. In pursuing its role as provider of information, Council will ensure that the community understands how particular activities can adversely affect or be altered to enhance the natural environment in Whanganui.

NFL-P18

Monitor the health of the natural environment and revise management as appropriate

It is important for the community to know how the state of health of all the environment is changing, either naturally or through the effects of activities on particular areas or components. Monitoring involves regular sampling or measuring, and also means there has to be feedback

into the planning process to ensure that adverse effects are avoided where possible. Section 35 of the RMA sets out requirements for State of the Environment Monitoring to be carried out by territorial authorities. The Council will initiate a State of the Environment Monitoring (SEM) strategy to set out its philosophy and programme. Monitoring of consents compliance would also provide input. Monitoring of the natural environment would be a part of the SEM strategy and programme (refer Monitoring Statement).

NFL-P19

Identify the landscape characteristics of the Whanganui District

The Council has limited existing information about the landscape characteristics of the District. The Wanganui Landscape and Ecology Study (1995) has identified known landscape features and ecological areas of significance based on existing information. An assessment building on the Study which ascribes values to the landscape may be undertaken at some time in the future. However, in the interim the effects of development proposals on environmental quality and amenity values (including landscape qualities) will need to be considered in each case on their merits in respect of effects on the quality of the landscape. Resource consent applications should identify the landscape context in which the development is to occur and in particular its effects on outstanding natural features, landscapes and ecological areas of significance. The assessment needs to be in such detail as to correspond to the scale and significance of the effects of the proposed activity.

NFL-P20

Encourage the maintenance and enhancement of the quality of the environment

The Council aims to encourage the maintenance and enhancement of the district's landscape values but recognises that many developments will have some form of visual effects. This policy, therefore, does not necessarily seek to preserve the status quo. It seeks to encourage consideration of landscape issues and, where there will be adverse visual effects, to encourage ways of avoiding, remedying or mitigating those effects. The Council recognises that the most effective long term method to achieve the objective of high landscape quality is to encourage people of the District to understand and respect the environment.

NFL-P21

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 Items, and rules on the subdivision and development of land relating to these resources take a precautionary approach.

However, it is not sufficient to protect the sites or areas per se, but to understand the qualities which make them valuable and ensure that the sites or areas are managed in a way which

protects those qualities. While the Department of Conservation has a major responsibility for conservation in the District, and Manawatu-Whanganui Regional Council shares with the District some responsibility for land and water resources, the District Council will ensure that sites of local or District significance are managed sustainably. It is important for people to know why a site or area is considered significant and what activities would potentially adversely affect it. The Council will work with other agencies such as the Department of Conservation, to ensure that the evaluation systems are compatible.

Coastal Environmental Special Management Zone

NFL-P22

To define rural coastal areas where the following characteristics are maintained:

1. preservation of the predominantly natural character of the coastal environment;
2. public access to the coast is maintained and enhanced where consistent with (4) below;
3. avoidance of activities which are susceptible to coastal or wind erosion;
4. avoidance of activities which could increase coastal or wind erosion;
5. retention of natural and cultural heritage features.

Rules - Urban River Landscape Overlay

NFL – URL – Urban River Landscape Overlay

Where there is conflict between the rules of the underlying zone and the rules of this overlay, the more stringent activity status applies, no matter which chapter of the Plan it appears in.

NFL-URL-R1	<p>1. Replacement, maintenance, upgrade or removal of an existing network utility, or a fence, bridge, culvert, ford or flood protection structure.</p> <p>Note: The Manawatu-Wanganui Regional Council should be consulted regarding any activity in this Overlay, to confirm any regional requirements.</p>	Permitted (PER)
NFL-URL-R2	<p>1. The erection of new structures.</p> <p>Council restricts its discretion to:</p> <ol style="list-style-type: none"> a. Effects on amenity values including views and access to and along the river margins; b. Effects on the landform, including physical characteristics of the riverbank and esplanade reserve; c. The effect of the form, mass, proportion and materials of any buildings on the overall visual amenities and on any specifically identified views to be protected; d. Landscaping proposals, including design and 	Restricted Discretionary (RDIS)

	<p>materials, and the effects of the landscaping on the visual amenity and on any specifically identified views shafts; and</p> <p>e. Whether or not any structures individually or collectively forms a visual landmark and makes a positive contribution to the character of the area.</p>	
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Rules - Protected Trees

NRL – PT – Protected Trees

The following rules apply to any tree shown as a Protected Tree in Appendix C.

<p>NFL-PT-R1</p>	<p>1. Minor trimming pruning and maintenance to any protected tree that meets the standards at NFL-PT-S1 & S2. This is limited to:</p> <p>a. Trimming Pruning and clearance of foliage or branches no greater than 50mm in diameter from existing utility networks, which have the potential to compromise the operation of the network utility (or access to), street lights or land boundary encroachments that does not alter the shape or health of the tree;</p> <p>b. Clearance of foliage or branches no greater than 100mm 50mm in diameter from roads, footpaths and driveways that does do not alter the shape or health of the tree;</p> <p>c. Removal of deadwood from trees;</p> <p>d. The removal Removal of dead or diseased vegetation;</p> <p>e. Clearance and clean up after storm damage including broken branches.</p> <p>f. Fencing of Protected Trees within the dripline when the location of the fence is approved by an Arborist and the assessment submitted to Council.</p> <p>g. Controlling pest plants and weeds within the dripline by methods not harmful.</p> <p>2. Destruction or removal of any protected tree with an arborist assessment submitted by Council stating the work is:</p> <p>a. An emergency work to maintain or restore existing power or telecommunication links.</p> <p>b. To safeguard life or property.</p>	<p>Permitted (PER)</p>
<p>NFL-PT-R2</p>	<p>1. Alteration of the shape or health of a protected tree as part of a Tree Maintenance Programme.</p>	<p>Controlled (CON)</p>

	<p>2. Removal of a protected tree that will be replaced with the progeny of the same tree.</p> <p>Council retains control over:</p> <p>a. The matters in NFL-PT-P11-16.</p>	
NFL-PT-R3-R2	<p>1. Any activity that does not meet the standards in NFL-PT-S1 & S2.</p> <p>2. Fencing, earthworks, construction or reconstruction work within the dripline of protected trees supported by an Arboricultural report submitted to Council.</p> <p>Note: The modification dripline shall be considered the outermost circumference of the tree's canopy. With irregular-shaped trees, destruction the dripline shall be calculated by taking the greatest radial spread of the canopy from the trunk in a full circle around the tree.</p> <p>3. Destruction or removal of any protected tree supported by an Arboricultural report submitted to Council stating:</p> <p>a. It is emergency work to maintain or restore existing power or telecommunication links;</p> <p>b. To safeguard life or property;</p> <p>c. The tree is dead or diseased.</p> <p>4. The pruning or maintenance of any protected tree that is not a permitted or controlled activity.</p> <ul style="list-style-type: none"> Earthworks, construction or reconstruction work within the drip line of a protected tree, that is not a permitted or a controlled activity <p>5. Crown reduction.</p> <p>6. A new vehicle access.</p>	Discretionary (DIS)

Standards

The following standards apply to the rules above.

NFL-PT-S1

1. All works will comply with Minimum Industry Standards for:
 - a) Tree pruning;
 - b) Tree care on construction/development sites;
 - c) Utility line clearance;
 - d) Tree protection zones.

NFL-PT-S2

Photographic evidence of the protected tree prior to any proposed works will be submitted to the Council's Arboriculturalist as part of the application. If emergency works are required under

1d) photographs shall be taken prior to works being completed, to support the required works being undertaken.

Rules - Coastal Environment Special Management

NFL - CESM - Coastal Environment Special Management

The rules for this Zone shall be read with and are subject to the General Rules which apply to every zone.

NFL-CESM-R1	<ol style="list-style-type: none"> 1. Reserves and Open Spaces; 2. Conservation works; 3. Network utilities as provided by NU-Network Utilities. 4. Note: NU-Network Utilities contains some exemptions from the zone rules for network utilities; and 5. Amenity planting. 	Permitted (PER)
NFL-CESM-R2	<ol style="list-style-type: none"> 1. Any permitted or controlled activity which does not comply with a Coastal Environment Special Management Zone standard. Council's restricts its discretion to: <ol style="list-style-type: none"> a. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance. 2. Public Access Ways Council restricts its discretion to: <ol style="list-style-type: none"> a. Whether the effect of pedestrians using the access way is to exacerbate normal erosion processes. b. Whether the effect of vehicular traffic using the access way is to exacerbate normal erosion processes, or increase the risk of conflict with other existing users of the area. c. Whether the effect of constructing the access way is to exacerbate normal erosion processes. 	Restricted Discretionary (RDIS)
NFL-CESM-R3	<ol style="list-style-type: none"> 1. Subdivision; 2. Primary Production activities; 3. Residential activities; 	Discretionary (DIS)

	<p>4. Network utilities; and</p> <p>5. Any activity which is not provided for as a permitted, controlled or restricted discretionary or prohibited activity.</p>	
NFL-CESM-R4	1. The use of recreational motor vehicles in the sand dune area.	Prohibited (PRO)

Standards

The following standards apply to rules **NFL-CESM**

NFL-CESM-S1

Noise

Emissions must not exceed the following limits when measured within 20 metres of any residential unit (other than any other residential unit on the site from which the noise is being emitted).

NFL – Table 1 - Emission Limits

7am to 6pm	50 dBA(L10)	
All other times	40 dBA(L10)	Lmax: the lower of L95 background sound plus 30 dBA or 70 dBA

The above noise standards shall not apply to temporary military training activities as these activities are subject to separate standards contained in **TEMP-Temporary Activities**.

NFL-CESM-S2

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 General Residential, Rural or Settlement zones.

No light source shall cause glare which may adversely affect the vision of motorists on a road.

NFL-CESM-S3

Vibration

No activity shall cause a vibration considered offensive or objectionable. In assessing whether vibration is offensive or objectionable, the limits set in NZS 2631: 1985-1989, Parts 1 - 3 shall be used.

NFL-CESM-S4 Hazardous Substances

All activities shall comply with the provisions in **HAZ - Hazards and Risks**

NFL-CESM-S5 Signage

All activities must comply with the following standards:

1. Signs must not exceed 5m² on any one site.
2. Signs must be located on the same site as the activity to which they relate.
3. Signs must not create a hazard.

NFL-CESM-S6 Trees

No tree for forestry, shelterbelt or soil conservation purposes shall be planted within 10 metres of any boundary except the boundary with the coastal marine area unless written consent of the appropriate neighbour and the adjacent network utility (if there are existing lines near the boundary) has been obtained and registered with the Council.

NFL-CESM-S7 Structures

Buildings (including structures) shall not exceed 10 metres in height. Chimneys, radio and television aerials, antennas, satellite dishes under 1m diameter, poles, lattice masts up to 15m in height, 0.25sqm cross sectional flagpoles, other decorative features and solar panels are excluded from this standard

Note: Where activities involve the disturbance of soil or the removal of vegetation, Manawatu-Whanganui Regional Council should be consulted, as it may require consents for activities.

NFL-CESM-S8 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 **FC-Financial Contributions**.

NFL-CESM-S9 Overlay Zones

Land in the Coastal Environment Special Management Zone may also be in the Kai Iwi Coastal Hazard Overlay. The rules in the Kai Iwi Coastal Hazard Overlay include restrictions

on activities to achieve the purpose of the Overlay. The rules applying in the Coastal Environment Special Management Zone shall be read with and are subject to the rules of the Kai Iwi Coastal Hazard Overlay.

SUB – Subdivision and Infrastructure

Note: The following provisions only apply to subdivision and land use activity in the General Residential, Settlement, all Rural, Airport, Neighbourhood Commercial, General Industrial and Open Spaces zones.

Low Impact and Urban Design

Council is a signatory to the New Zealand Urban Design Protocol, a document prepared by a number of agencies to promote the integration of urban design in New Zealand cities. Council is therefore committed to promoting good urban design outcomes.

The Protocol outlines the 7 'C's' of good urban design:

Context: Demonstrating an understanding that subdivision, buildings, land uses, movement corridors, the natural environment and processes, and public places and spaces occur within site specific and broader Whanganui settings.

Character: Reflecting, enhancing and protecting the distinctive natural and physical qualities within the local and broader context of Whanganui in the development proposal. This includes significant cultural and visual landscape features, the surrounding built environment, and historic heritage.

Connections: Enhancing connectivity within multi-modal transportation networks and the links between the different transport modes (pedestrian, cycleway, street) to ensure safe and easy movement for people and the integration of the subdivision with existing and future surrounding neighbourhoods through these networks.

Custodianship: Design that is environmentally and economically safe and accessible. Spaces that are protected as places of value by the community.

Collaboration: Designs that acknowledge the contribution of different disciplines and perspectives, communicating and sharing knowledge for the integration of land use, structures and networks. This includes the wider and affected communities.

CPTED: Crime Prevention through Environmental Design.

Infrastructure Services Development

Under the Act, Council is required to manage the effects of the use and development of networks and network utility on the environment as it would for any other structures.

The development of infrastructure services should be:

1. Co-ordinated with the planning and development of land use activities to ensure timely, adequate, affordable and cost-effective provision;

2. Managed to ensure safe and efficient operation; and
3. Managed to avoid, remedy or mitigate any adverse effects on people, communities and the natural environment.

Issues

SUB-I1

There is a lack of detailed information about the nature and performance of reticulated infrastructure in the urban areas of Whanganui. Some areas are believed to be serviced by reticulated infrastructure that is at, or nearing, capacity. Therefore, this infrastructure may not be able to absorb further subdivision development or retain a suitable level of service, creating uncertainty.

SUB-I2

New and redeveloped sites with insufficient drainage, or designed with poor solar access, inappropriate site orientation, and a lack of consideration of the benefits of energy efficiency are less sustainable.

SUB-I3

While conventional solutions for the supply of services are effective in some circumstances, a lack of consideration of alternative approaches often limits the potential to achieve sustainable low impact design. These approaches can work with the existing natural processes and landforms, maximising environmental benefits, increase liveability and has the potential to reduce the cost of developing infrastructure.

SUB-I4

Network utilities contribute to the health, safety and wellbeing of the community. However, this can be compromised by development that is not compatible with their operational needs.

Objectives

SUB-O1

Sustainable subdivision and infrastructure development in the residential areas of Whanganui that:

1. Appropriately integrates infrastructure with land uses;
2. Provides a safe, healthy and livable residential environment;
3. Connects infrastructure and communities together;
4. Is resource and energy efficient;
5. Has low environmental impact and integrates the natural environment; and
6. Avoids, or minimises adverse effects on historic heritage including archaeological sites.

SUB-O2

Subdivision and infrastructure development that demonstrates the following qualities of good urban design:

1. Context - An understanding of the setting in which the subdivision occurs, including significant vegetation, historic heritage and amenities to enhance the surrounding area.
2. Character - An understanding of existing natural and physical features including trees, waterways, viewshafts, historic heritage and significant topographical features of the subject site and surrounding areas.
3. Connections – Linkages between the roading network, recreation spaces, other neighbourhoods and natural features; use of green connections and corridors, the degree of permeability of the roading layout and incorporation of multi modal transport options.
4. Creativity – Enabling connections with places of value in the community and/or providing places for community interaction.
5. Collaboration – Engagement with the affected community including Iwi and interest groups.
6. Crime Prevention through Environmental Design (CPTED) - Safe, direct routes and connections; good visibility, sightlines and casual surveillance (overlooking) of public or publicly accessible spaces; appropriate lighting and illumination for the anticipated uses of a space.

SUB-03

Subdivision and infrastructure development that:

1. Performs its function effectively and efficiently;
2. Is flexible in design;
3. Provides resilience to natural hazards and local conditions;
4. Is durable over its lifespan;
5. Provides capacity and connectivity in reticulated services for the intended future land uses in the catchment;
6. Provides for ongoing maintenance in an effective, efficient and cost effective manner;
7. Achieves lifecycle costs that are affordable to the community;
8. Takes into account the risk of climate change; and
9. Is consistent with any relevant Servicing and/or structure plans.

SUB-04

Subdivision and development that does not compromise and is compatible with the effective operation, maintenance, upgrading and development of existing network utilities.

Policies

Efficient Subdivision Design

SUB-P1

Promote a pattern of urban development that is compact and efficient in the use of land and infrastructure services.

SUB-P2

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

SUB-P3

Promote the optimal use of existing reticulated infrastructure by identifying and supporting areas of increased density where:

1. Infill and higher density development does not compromise environmental quality and amenity values; and
2. Suitable levels of service can be achieved.

SUB-P4

Ensure on-site infrastructure facilities, and the portion of the cost of providing upgrades or extensions to Council owned infrastructure, relating to growth are paid for by the developer.

SUB-P5

Protect reticulated and network utility infrastructure resources from the adverse effects from inappropriate land use and subdivision development which compromises operation, maintenance and upgrading.

SUB-P5B

Require subdivision to provide servicing:

1. to be coordinated, integrated and compatible with the existing infrastructure network; and
2. to enable the existing network to be expanded or extended to adjacent land where that land is zoned for urban development.

Residential Zone**SUB-P6**

Require new subdivision and development of residential scale, intensity, and character to locate in the Residential Zone.

SUB-P7

Require new residential subdivision and development to locate in areas where there is a suitable level of service from reticulated infrastructure available.

SUB-P8

Avoid subdivision and land use development that utilises infrastructure capacity allocated for other identified areas or uses.

SUB-P9

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

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

SUB-P10

Promote infill subdivision and development that:

1. Complements the character of the area in which it is located;
2. Is located in an area that has capacity for reticulated services;
3. Provides on-site amenity; and
4. Enables continued solar access.

Rural Lifestyle Zone

SUB-P11

Avoid connections to, and extensions of, the reticulated infrastructure network in the Rural Lifestyle Zone.

SUB-P12

Ensure adequate information is provided prior to the granting of subdivision or land use consent to demonstrate that there is provision for additional connections to reticulated infrastructure and network utilities to all allotments to a suitable standard.

SUB-P13

Require the design of new reticulated water, wastewater and stormwater infrastructure to take into account:

1. The relevant upstream and downstream capacity and restrictions in the servicing catchment when land in the catchment is fully developed to a level anticipated by the Plan and
2. The future anticipated servicing demand of the proposed development when completed.

SUB-P14

Require connectivity and compatibility between existing and new reticulated infrastructure.

SUB-P15

Require all new residential subdivision to connect to an appropriate level of infrastructure and network utilities prior to the issue of a section 224 completion certificate.

Transport Network**SUB-P16**

Promote street design roading that integrates transport functions with adjoining lands uses in a manner that is appropriate for surrounding environment.

SUB-P17

Encourage the development of liveable streets that contribute to a sense of place, safety and positive community interaction by enabling use of local roads for a variety of purposes that result in the integration of adjoining land uses and people with the transportation network.

SUB-P18

Require new transport corridors to be designed, constructed, and operated in accordance with their intended function in the roading hierarchy.

SUB-19

Require the connectivity of new streets and public accessways with existing infrastructure, in a logical progression and in a manner that does not compromise future subdivision or development of surrounding sites at the time of subdivision.

SUB-P20

Require new allotments to have legal and physical access to a formed legal road.

SUB-P20A

Applications to defer the construction of vehicle crossings after the issue of a section 224 completion certificate shall be approved at Council's discretion. In addition the following shall also apply:

1. The applicant shall be required to provide information to establish that either:
 - a. damage to the formation of the crossing will occur prior to the establishment of the land use served by the crossing; or
 - b. there are multiple locations for a complying vehicle crossing available; and,
2. A cash bond may be taken in lieu of works of an amount appropriate to the satisfaction of Council.
3. This does not apply to crossings serving multiple lots or where there is only one location for a complying crossing, or for a crossing that has been approved in a specific location but

does not comply.

SUB-P20B

Excluding vehicle crossings, where applications to bond or defer the construction of connections or infrastructure until after the issue of a section 224 completion certificate these shall be approved at Council's discretion. In addition the following shall also apply:

1. The applicant shall be required to provide information to establish that either:
 - a. That damage to the infrastructure will occur prior to the establishment of the land use served by the crossing; or
 - b. In the case of vegetation and landscaping, that the subdivision is otherwise finished but is currently outside appropriate planting/growing season, and;
 - c. Where the infrastructure is to be vested in another party, the approval of that party must be supplied.
 - d. A cash bond may be taken in lieu of works of an amount appropriate to the satisfaction of the Development Engineering Officer.

SUB-P21

Maintain the ability of land transport networks to efficiently and safely move people and goods through and within the District.

Three Waters

SUB-P22

Encourage the use of low impact stormwater management in subdivision and development where ground conditions are suitable.

SUB-P23

Require the use of low impact stormwater management where downstream capacity in the reticulated system likely to be exceeded and ground conditions are suitable.

SUB-P24

With the exception of lots for network utilities, all subdivision and infrastructure development within the urban boundary shall ensure that each allotment is provided with connections to reticulated services that provide levels of service for water, wastewater, and stormwater.

SUB-P25

Require new allotments in the rural zones to provide for wastewater and stormwater disposal onsite, and sufficient non-reticulated potable and fire-fighting water supply.

SUB-P26

A whole catchment approach shall be used in the design, construction and operation of stormwater, water and wastewater infrastructure through subdivision and infrastructure development. New and extended reticulation shall be compatible with existing and potential future upstream and downstream infrastructure.

SUB-P26A

Mechanical Pump Stations

Subdivision proposing or requiring the installation of additional mechanical pump stations shall be assessed on the following:

1. The availability and viability of alternative servicing arrangements for that land;
2. Whether the land is developable without the use of a pump station;
3. The costs of operation and maintenance over the lifetime of the station;
4. Whether or not the land serviced by the pump station is zoned for further intensive development; and
5. The degree of risk associated with failure of that pump station.

Design Solutions

SUB-P27

Enable the use of quality alternative infrastructure solutions where they are in accordance with industry best practice, quality urban design and infrastructure design principles where approved by Council.

SUB-P27A

Where there is not sufficient available servicing capacity or supply for a proposed development, the development shall:

1. Provide a suitable alternative method for servicing and associated connections that has been approved by the way of the Alternative Design Procedure; and/or
2. Create supply or capacity in accordance with the requirements of this Plan, NZS 4404 2010 and the Engineering Document 2016 to service the proposal at the subdividers cost; and/or
3. Provision of on-site attenuation, retention or mitigation of peak and/or total flows to create pre and post development hydrological equilibrium where practicable in the case of stormwater, or
4. The deferral of the completion of a proposal until such time as Council provides capacity where upgrades to any network is programmed, or provisions are made for Council to provide that capacity where works are proposed in an existing capital works programme.

SUB-P28

Require the assessment for the approval of alternative infrastructure solutions to be processed through the Alternative Design Procedure and meet the assessment criteria for quality urban design and infrastructure.

SUB-P29

Promote subdivision and infrastructure development that demonstrates the New Zealand Urban Design Protocol qualities of good urban design.

SUB-P30

Promote the integration of natural processes, including solar energy, landforms, land features, and overland flow paths into subdivision and infrastructure design and construction where appropriate.

SUB-P31

Consider the principles of Crime Prevention through Environmental Design (CPTED) when incorporating public open space into subdivision including passive surveillance, definition of public and private spaces, and access management.

Site Suitability**SUB-P32**

Require subdivision creating additional allotments intended to support building development to provide safe and stable building platforms suitable for building development.

The design shall be assessed against the proposal's ability to achieve the following:

1. The design alternative proposed is functional with the subdivision layout proposed;
2. The alternative does not constrain the ability for connectivity to infrastructure serving other land zoned for development, nor the ability of that land to be developed;
3. The design alternative meets all the relevant general infrastructure and specific infrastructure requirements and criteria;
4. Alternative solutions reflect industry best practice;
5. In the case of design, alternative solutions are approved by the relevant network or infrastructure provider in which it will be;
6. In the case of construction and materials, alternative solutions shall be approved by the relevant network or infrastructure provider in which it will be vested prior to an application for a section 224 completion certificate being made;
7. The required levels of service for infrastructure are maintained; and
8. The ongoing life cycle costs of maintenance are comparable to those in NZS 4404 2010 and the Engineering Document 2016.

SUB-P33

Avoid the creation of new residential allotments that require significant additional engineering works (excluding specific foundation design and construction) to provide for building development.

SUB-P33B

Earthworks on development sites shall maintain existing topography, significant natural features and existing hydrological flows while ensuring:

1. Retention of topsoil on proposed allotments;
2. Avoidance of soil runoff as a result of earthworks; and
3. Avoidance of discharging sediment from earthworks onto roads or into stormwater or wastewater infrastructure by the development and approval of a Sediment Management Plan that identifies methods to be used to manage any off-site disposal of soils.

SUB-P34

Ensure that applications for subdivision and intensified land use activities:

1. Can achieve an appropriate level of service for telecommunication, electricity and gas networks for that allotment and/or use prior to the granting of subdivision consent;
2. That any specific technical requirements to achieve (a) are considered prior to the issue of a section 224 completion certificate;
3. Maintain existing topography, significant natural features and existing hydrological flows as far as practicable;
4. Include details any proposed allotment that has undergone significant construction or reconstruction including cut, fill or that is subject to overland flows or natural hazards; and
5. Identifies any specific requirements for low impact stormwater solutions including appropriate soil conditions, maintenance provisions and costs, and life cycle.

SUB-P34A

Building Platforms, NZECP: 34 2001, and the Electricity Transmission Corridor

For subdivision that creates allotments that do not comply with SUB-S6(2)(f) & (g), the following assessment criteria apply:

1. The extent to which the design, construction and layout of the subdivision (including landscaping) allows for activities to be set back from Electricity lines to ensure adverse effects on and from them and on public health and safety are appropriately avoided, remedied or mitigated;
2. The provision for the ongoing operation, maintenance and planned upgrade of Electricity lines;
3. The risk to the structural integrity of the Electricity lines;
4. The extent to which the subdivision design and consequential development will minimise the risk of injury and/or property damage from Electricity lines;
5. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity and nuisance effects of Electricity lines; and
6. Outcomes of consultation with the affected lines owner.

Springvale, North West and Mill Road Structure Plan Areas

SUB-P35

Require all subdivision and development in the Springvale Structure Plan, North West Structure Plan and Mill Road Structure Plan areas to proceed generally in accordance with the provisions of the structure plan to ensure that:

1. Stormwater is managed comprehensively and not in an ad-hoc manner including, within the structure plan area only, consideration of the impacts of climate change;
2. The transport network is consistent with the Wanganui Urban Transport Strategy 2011, and the indicative roading layout;
3. Encourages connectivity of services and land uses with public open space;
4. Quality urban design outcomes are achieved;
5. Infrastructure is developed in a logical sequence, and generally designed and located as shown on the relevant Plan.

SUB-P36

Avoid development in the Springvale Structure Plan area that:

1. Is in conflict with the indicative transport layout; and the stormwater management infrastructure, including ponding areas shown on the Springvale Structure Plan.
2. Results in ad-hoc, unconnected and piecemeal infrastructure development.

SUB-P37

Enable development on land identified in Appendix J located in the Springvale Structure Plan area where the development is generally in accordance with the provisions of the Springvale Structure Plan.

SUB-P38

Avoid any land use and/or subdivision development that allocates reticulated infrastructure intended to service the structure plan areas (Appendix L and M) to other areas. Sufficient existing capacity must be available in the infrastructure catchment to provide for the scale of development proposed.

SUB-P39

Reserve areas within the North West Structure Plan area (Appendix L) shall achieve one or more of the following:

1. protect historic heritage or ecological corridors; or
2. facilitate stormwater management, including consideration of the impacts of climate change; or
3. provide for public recreational purposes, including cycle/pedestrian and public open space networks.

Heritage

SUB-P40

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

SUB-P40A

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

Network Utilities

SUB-P41

To provide for subdivision, use and development in the National Grid Subdivision Corridor located in the Residential and Rural Lifestyle Zones that achieve the following:

1. Does not compromise the safe and efficient operation, maintenance and upgrading of the transmission network, including by:
 - a. Ensuring security of supply and integrity of transmission assets;
 - b. Not compromising existing access to conductors and support structures for maintenance and upgrading works;
 - c. Not foreclosing operation and maintenance options, or the carrying out of planned upgrade works;
 - d. Preventing new incompatible built development in close proximity to the support structures and/or under the area of conductor swing during every day wind; and
 - e. Enabling the alteration to and/or extension of existing development already under the area of conductor swing during every day wind where any restrictions or impediments created by that existing development are not further compromised.
2. Ensure electrical safe distances are maintained.
3. Manages sensitive activities to avoid exposure to risk and minimise exposure to nuisance and to avoid, remedy or mitigate adverse effects on amenity. Where built development already exists under a particular line span or around an electrical substation, enables additions and/or expansions to such development only where this does not increase, or where it reduces the existing degree of risk or exposure to nuisance and where amenity is maintained or enhanced.
4. To assist in achieving 1. – 3. above, and to facilitate good amenity and urban design outcomes, takes the proximity of transmission assets into account at the design stage of subdivision including whereby:
 - a. the ability to maintain and inspect transmission assets is protected, including ensuring for access;
 - b. The potential intensity of incompatible development under and in close proximity to a line is minimised and measures are taken to prevent building in the area of conductor swing during every day wind, including that:
 - i. A suitable building platform and, where appropriate, curtilage area is identified on each new developable lot, having regard to the range of activities that are likely to be subsequently established; and
 - ii. Measures are taken to prevent building in the area of conductor swing during every day wind
 - c. A good level of amenity is achievable.

SUB-P41A

Avoid, remedy or mitigate any adverse effects generated by land use activities, subdivision or development adjoining major infrastructure, such as land transport networks where such adverse effects have the potential to reduce the safety and efficiency of the land transport network. Adverse effects include glare, inappropriate lighting, smoke or discharges that enter into the land transport network.

SUB-P42

Ensure that land use activities, subdivision or development adjoining strategic land transport networks, including the railway corridor avoid, remedy or mitigate adverse reverse sensitivity effects of noise and vibration from that land transport network.

SUB-P43

Ensure that where infrastructure and network utility connections cross private land, that appropriate provision and legal protection of private connections to infrastructure and network utility services is provided.

SUB-P44

Where infrastructure and network utility infrastructure is to be vested in Council, efficient access to public infrastructure for operational and maintenance purposes shall be achieved by ensuring that sufficient land area is vested and or easements provided. Additional vested land area or easements shall be required to accommodate factors such as topography and the location of other infrastructure.

Rules (Part 1)

<p>Note: The following provisions <u>only</u> apply to subdivision and land use activity in the General Residential, all Rural, Airport, Neighbourhood Commercial and Open Spaces Zones.</p>		
SUB-R1	<ol style="list-style-type: none"> 1. Boundary adjustments, subject to meeting the standards of the relevant zone. 2. Conversion of cross lease allotments to freehold. <p>Council retains control over:</p> <ol style="list-style-type: none"> a. The extent to which the amenity values of the surrounding areas are affected and compliance with the general subdivision Standards. <p>Note: Applications for controlled activities subject to this rule are precluded from public and limited notification.</p>	Controlled (CON)
SUB-R2	<ol style="list-style-type: none"> 1. Subdivision unless otherwise stated. 	Restricted Discretionary

2. Subdivision within the North West Structure Plan area provided that the application is accompanied by an assessment, by a person suitably qualified in mana whenua cultural history or archaeology, confirming the location within the site of any identifiable wahi tapu or archaeological site, which:
- a. assesses the impact the proposed earthworks could have on any identified wāhi tapu; and
 - b. recommends mitigation measures, including setbacks from any identified wāhi tapu, to preserve or otherwise protect the cultural, spiritual and historic heritage values of the identified sites; and
 - c. identifies opportunities for strengthening the cultural connection between mana whenua and any of the identified sites; and
 - d. identifies any consequential implications for the development of the site; **except that no such assessment shall be required where:**
 - i. a person suitably qualified in mana whenua cultural history or archaeology certifies in writing that the proposed earthworks will not damage or destroy any identifiable wāhi tapu; or
 - ii. a pre-existing wider assessment of the structure plan area including the site, undertaken by a person or persons qualified in mana whenua cultural history or archaeology, has identified the location of wāhi tapu and archaeological sites and the proposal is in accordance with any recommendations of that assessment for management of those culturally significant sites; or
 - iii. a pre-existing assessment of the site, undertaken by a person or persons qualified in mana whenua cultural history or archaeology, has identified the location of wāhi tapu and archaeological sites and any consequential implications for the alignment of connecting roads on adjoining sites, and the proposal is in accordance with any recommendations of that assessment for management of those culturally significant sites.

In relation to 1) and 2) above, Council restricts its discretion to:

- a. The ability of a proposal to meet the relevant subdivision and infrastructure standards, and rules.
- b. The ability of a proposal to meet the relevant urban design standards.
- c. Consequences for the implementation of the North West Structure Plan (Appendix L).

(RDIS)

- d. Within the North West Structure Plan area:
 - i. The extent to which any individual elements of cultural heritage value are affected; and
 - ii. Whether written approval has been obtained from mana whenua representatives;
 - iii. The extent of earthworks required to implement the subdivision, including earthworks associated with the construction of roads, pedestrian paths, stormwater detention areas, infrastructure services and site contouring;
 - iv. Measures to recognise and provide for the relationship of mana whenua and their culture and traditions with their ancestral lands, water, wāhi tūpuna, and other taonga;
 - v. Whether a cultural impact assessment prepared in liaison with mana whenua for the specific development proposed, has been included with the application and any recommendations of that assessment;
 - vi. Mitigation measures, including measures identified in any assessment prepared under SUB-R2(2), to avoid, remedy or mitigate any identified adverse effects of the activity on the cultural values, associated with any identified wāhi tapu or archaeological site;
 - vii. The location and extent of any exclusion areas, buffers or setbacks; and
 - viii. Mitigation measures, including rehabilitation planting and the plant species used in rehabilitation planting; and
 - ix. The imposition of an accidental archaeological discovery protocol, as specified in **HH-NWSP-S2**.

3. Subdivision in the Neighbourhood Commercial Zone.

Council restricts its discretion to:

- a. Impact on the Residential Zone amenity values.
- b. Impact on parking provisions and traffic flows.

4. Subdivision in the Airport Enterprises Zone.

Council restricts its discretion to:

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

5. Subdivision in the Open Spaces Zone.

Council restricts its discretion to:

- a. Impact on the amenity values of the surrounding residential area.
- b. The ability of sites to be independently serviced for stormwater and wastewater.

6. Subdivision in the Rural Lifestyle Zone.

Council restricts its discretion to:

- a. The ability of sites to be independently serviced for stormwater and wastewater.
- b. Maintain or enhance rural lifestyle character.

7. Subdivision in the Settlement Zone.

Council restricts its discretion to:

- a. The ability of sites to be independently serviced for stormwater and wastewater.
- b. The ability of sites to maintain or enhance rural lifestyle character.

8. Subdivision in the Rural Production Zone provided that, for subdivision located within the National Grid Subdivision Corridor the identified Building Platform shall be located outside the National Grid Yard.

Council restricts its discretion to:

- a. The ability of sites to:
 - i. Be independently serviced for stormwater and wastewater;
 - ii. Maintain or enhance rural character and to avoid potential reverse sensitivity;
 - iii. Loss of productive land.

b.

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

- i. Compliance with NZECP34:2001;
- ii. The location and orientation of identified Building Platforms relative to the National Grid;
- iii. The nature and location of any vegetation proposed to be planted in the vicinity of the National Grid;
- iv. Access to the National Grid; and
- v. The risk of electrical hazards affecting public safety, and the risk of property damage.

- 9. Subdivision in the Rural Production Zone to create

one allotment with a minimum site area of [redacted] 5000m² and a maximum site area of one hectare site area provided that:

- a. [redacted] The site proposed for subdivision, legally existed at the 21st March 2016;
- b. [redacted] The balance site area is at least 10 hectares, and
- c. For [redacted] For subdivision located within the National Grid Subdivision Corridor the identified Building Platform [redacted] Platform shall be located outside the National Grid Yard.

Council restricts its discretion to:

- i. The ability of the development to be serviced by on-site means with regard to effluent and stormwater disposal;
 - ii. Impact on the rural character of the surrounding area, and to avoid potential reverse sensitivity;
 - iii. Loss of productive land;
 - iv. Impact on the operation, maintenance, upgrade and development of the National Grid, including:
 - v. Compliance with NZECP34:2001;
 - vi. The location and orientation of identified Building Platforms relative to the National Grid;
 - vii. The nature and location of any vegetation proposed to be planted in the vicinity of the National Grid; and
 - viii. Access to the National Grid.
 - ix. Risk of electrical hazards affecting public or individual safety, and the risk of property damage.
- 10. Subdivision in the Rural General Zone provided that, for subdivisions located within the National [redacted] Grid Subdivision Corridor the identified Building Platform shall be located outside the National [redacted] Grid Yard.

Council restricts its discretion to:

- a. The ability of sites to:
 - i. Be independently serviced for stormwater and wastewater;
 - ii. Maintain or enhance rural lifestyle character;
 - iii. Loss of productive land.
- b. Impact on the operation, maintenance, upgrade and development of the National Grid including:
 - iii. Compliance with NZECP34:2001;
 - iv. The location and orientation of identified Building Platforms relative to the National Grid;
 - v. The nature and location of any vegetation proposed to be planted in the vicinity of the National Grid;
 - vi. Access to the National Grid; and
 - vii. Risk of electrical hazards affecting public or individual safety, and the risk of property damage.

	<p>11. Subdivision in the General Industrial Zone Council restricts its discretion to:</p> <ol style="list-style-type: none"> a. The extent of compliance with the relevant subdivision and infrastructure standards. b. The subdivision design and layout, including the size, shape and location of lots, and the design and location of building platforms and access to minimise earthworks and land disturbance. c. Provision of appropriate infrastructure and services, including water supply (including firefighting water supply in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008), wastewater systems, stormwater control and disposal (including low impact stormwater treatment), telecommunications, electricity and gas. d. Effects on natural features and landforms, waterbodies, indigenous vegetation, historic heritage, sites of significance to tangata whenua, archaeological sites or identified features. e. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards. f. Effects on existing network utilities including the GTN. g. Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control. h. Effects of acid sulphate soils on surface water and groundwater quality in the Mill Road area, including the potential for earthworks or lowering of the water table to generate acidic run-off or exacerbate acidification of groundwater. i. Subdivision in the Mill Road area being in general accordance with the development staging sequence indicated on the Mill Road Structure Plan (Appendix M), subject to: <ol style="list-style-type: none"> i. the availability of key infrastructure such as roading, water supply, wastewater systems and stormwater control and disposal; and ii. the capacity of the water, wastewater and stormwater systems to accommodate intended site development. <p>Note: Applications subject to this rule (except on land within the North West Structure Plan area) shall be considered without service, public notification or written approvals from affected persons.</p>	
SUB-R3	1. Any subdivision or infrastructure development that results in non-compliance with any standards unless otherwise stated.	Discretionary (DIS)

	<ol style="list-style-type: none"> 2. Any subdivision that contravenes SUB-R2(2). 3. Subdivision in the General Residential Zone that does not meet the minimum net allotment size of: <ol style="list-style-type: none"> a. 400m² (excluding sites within the North West Structure Plan (Appendix L - pink shaded area only) b. 800m² on sites within the North West Structure Plan (Appendix L pink shaded area only) 4. Subdivision not in accordance with the North West Structure Plan (Appendix L). 5. Subdivision in the Coastal Residential Zone where the subdivision is part of a comprehensive structure plan developed for subdivision and infrastructure provision for the whole zone. 	
SUB-R4	<ol style="list-style-type: none"> 1. Subdivision of land in the National Grid Subdivision Corridor where the identified building platform cannot be located wholly outside the National Grid Yard. 2. Subdivision in the Springvale Structure Plan area not provided for by SUB-R3(3) 3. Subdivision in the Coastal Residential Zone that: <ol style="list-style-type: none"> a. Is not shown on a proposed Comprehensive Structure Plan for the whole zone or is not consistent with an approved Comprehensive Structure Plan for the whole zone; or b. Proposes a subsequent subdivision of a lot for which subdivision consent had been granted pursuant to a Comprehensive Structure Plan for the whole zone; or c. Proposes to create more than 100 residential allotments in the entire Coastal Residential Zone. 4. Subdivision with a Building Platform for a principal building or residential unit located within the National Grid Yard. 5. Subdivision in the Rural Lifestyle Zone that proposes to connect to or extend reticulated infrastructure including water, wastewater, and piped stormwater drains. 	Non-Complying (NC)

Standards

The following standards apply to all subdivision development unless otherwise stated.

Note: For the Engineering Document (refer Appendix I).

SUB-S1

Subdivision Engineering Basis

Subdivision and infrastructure design and construction shall be in accordance with NZS: 4404 2010 and the Engineering Document 2016. Where there is conflict between NZS 4404 2010, the Engineering Document 2016 prevails. The provisions in the Plan shall prevail over both NZS 4404:2010 and the Engineering Document 2016.

SUB-S2

Boundary Adjustments

1. Boundary adjustments shall comply with the following standards:
 - a. Existing allotments that comply with the minimum site area for the zone prior to the boundary adjustment should not be made non-compliant; and,
 - b. Existing allotments that do not comply with a minimum site area for the zone shall not be made less compliant; and

SUB-S3

Existing Buildings

1. Any new boundaries created by subdivision shall be located such that any existing buildings comply with the rules of the relevant zone or that the appropriate land use consents have been obtained.
2. Subdivisions shall comply with all other relevant rules and provisions of the Plan.

SUB-S4

Allotment Size

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

SUB – Table 1 – Minimum Net Allotment Area

Zone	Allotment Size Requirements - Net Site Area – Metres (m ²) or Hectares (ha)
Rural Production	Minimum 10ha or 5000m ² to 1 hectare for allotments subject to RPROZ-R1(7)
Rural Lifestyle	Minimum 5000m ² or 0.5ha
Rural General	10,000m ² (1 Hectare)
Rural Settlement	Allotments shall be of sufficient size and shape to contain an activity or development in a manner that complies with the rules and standards for the zone concerned.
Residential (excluding North West Structure Plan - Appendix L -pink shaded area only)	Minimum 400m ²
Residential (North West Structure Plan - Appendix L -pink shaded area only)	Minimum 800m ²

Neighbourhood Commercial	None
Reserves and Open Spaces	None
Sites Specifically for Network Utilities	No Minimum
Airport Enterprise	No Minimum
All other zones	Allotments shall be of sufficient size and shape to contain an activity or development in a manner that complies with the rules and standards for the zone concerned.

SUB-S5

Easements

1. Where private service connections, the diversion of overland flows, and vehicle access will be located over private property the subdivider shall be required to provide suitable easements in respect of any of the following:
 - a. The creation of right of way access to any allotment;
 - b. The right in respect of a dominant tenement or easement in gross to lay, construct, erect, convey, discharge or maintain an underground or overhead water, electric power, telecommunications, gas, sewage, or stormwater service; widths shall be in accordance with the requirements of NZS 4404 2010 and the Engineering Document 2016 unless stated in this Plan; and
 - c. Any other easement that the specific situation may require.
2. Infrastructure that is to be vested in Council shall be provided with easements and constructed in accordance with NZS 4404 2010 and the Engineering Document 2016.

SUB-S6

Site Suitability

1. Each allotment intended to accommodate building development in the future shall identify at least one potential building platform that meets all of the following:
 - a. In the residential zones the building platform shall be a rectangular area of land for building purposes measuring no less than 10 metres by 15 metres.
 - b. Subdivision in zones that require on-site effluent disposal shall also be required to identify an area of no less than 30 metres by 30 metres suitable for on-site effluent disposal.
 - c. For all other zones, identify an area suitable for the likely scale and nature of development.
 - d. For unit title and multiple unit developments in the Residential zone, a building platform shall identify the area that is intended for future building.
2. In addition, the identified building platform shall :
 - a. Be free of buildings and structures (where intended for future development), building restrictions, easements, yard setback requirements, or other restrictions to building.
 - b. Be identified on the proposed plan of subdivision.
 - c. Not be subject to material damage by inundation, erosion, falling debris, subsidence, or slippage.
 - d. Meet the requirements for 'good ground' for 'conventional residential development' in NZS: 3604 2011 for standard timber framed buildings.

- e. Exceed a minimum of one metre in height above subsurface groundwater at all times, and
 - f. Have the ability to achieve compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZCEP: 34 2001) for the likely activities on any such allotment.
 - g. For allotments in the Residential and Rural Lifestyle Zones, be located outside the National Grid Yard.
 - h. Excluding allotments in the Residential and Rural Lifestyle zones, each allotment shall provide a building platform that is not within 20 metres of the centreline of any electrical transmission lines which are designed to operate at or above 110kV.
 - i. Comply with **NOISE-s2(1)** (Noise Sensitive Activities) and if **NOISE-S2(2)** applies this will be lodged on a section 221 certificate.
3. The following are exempted from identifying a building platform:
- a. Subdivision to create allotments for the sole purpose of accommodating network utilities, parks and open spaces, and roads;
 - b. Subdivision around existing buildings where no further development will result; and
 - c. Applications for boundary adjustments where no additional development will result.
4. An applicant shall certify compliance with the above requirements and shall include:
- a. A record of the level of consideration and investigations, if any; and
 - b. Any constraints on development that do not require specific foundation design.
5. Where ground conditions cannot be certified as meeting the above, or where significant works or specific foundation design is required, a supporting geotechnical report from a suitably qualified and experienced professional shall be provided detailing the suitability of the site for the future intended development.
- The report shall also outline any restrictions or conditions that may be required prior to the grant of a section 224 completion certificate and any on-going restrictions after the issue of that certificate.
- Any on-going requirements will be required to be detailed and secured by consent notices.
6. In addition to the above and subject to any other requirement of this Plan, the design, and any necessary construction, of building platforms shall not result in the diversion of overland flows unless such diversions:
- a. Are discharged into an approved stormwater system; or
 - b. Approved by way of easements over all properties affected.

Notes:

1. The above requirements are in addition to any requirement placed on development by the provisions of the Hazards and Earthworks provisions of the Plan and the requirements of section 106 of the Act.
2. The onus is on the applicant to demonstrate the site is suitable for development without significant works in the first instance, prior to the issue of subdivision consent.
3. Allotments that have been assessed pursuant to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health are deemed to be suitable activities, pursuant to that NES to be acceptable on that land.

SUB-S7**Site Serviceability**

1. Each new allotment shall connect to reticulated water services (sewer, stormwater and water supply) excluding the Rural Lifestyle Zone which shall be required to demonstrate it

can provide those services in the proposed allotment.

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

2. Where connections are required, these shall be provided to the allotment boundary in accordance with NZS 4404 2010 and the Engineering Document 2016 or alternative approved by way of the Alternative Design Procedure, prior to the issue of a section 224 completion certificate.
3. Connections shall be provided underground, except that stormwater connections may be provided above ground where retention or attenuation measures are required or low impact design approaches are to be used.
4. For sites in any rural zone applications shall:
 - a. Provide secure suitable non-reticulated levels of service for potable water supply; and
 - b. Demonstrate the ability to comply with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice 2008 SNZ PAS 4509:2008.

Note: Connections for the discharge of trade waste are managed through the Trade Wastes Bylaw 2008.

SUB-S8

Network Utilities

Supply – Electricity and Telecommunications

1. Electricity supply and telecommunications services are required for all development within the urban boundary and shall provide a suitable level of service and/or capacity to serve each allotment created by that development.
2. In commercial and industrial zones the supply of network utilities shall recognise the operational needs of the probable occupation and use.

Supply – Gas

3. Provision should be made to ensure that gas connections can be provided to each allotment within the urban boundary unless the network utility operator does not wish to supply that area.

Connections

4. Connections to electricity and telecommunications infrastructure shall be required in all zones, excluding the rural zones. Within the urban boundary, connections may be above ground only where there is an existing overhead supply.
5. For greenfield subdivision where fibre reticulation is not presently available, red or green ducting shall be installed (both sides of the road) and fibre cabling shall be installed in accordance with the Engineering Document 2016.

Note: Crown UFB Partners may be required to install infrastructure. Developers should discuss the requirements of the subdivision with a representative of the relevant UFB Partner prior to lodging an application. If fibre is to be included then it should be installed during

construction.

Design and construction

- Design and construction of gas, telecommunication and electricity facilities shall be to the requirements and approval of the respective network utility operators. Design and construction shall recognise the operating access and service requirements of other adjacent utilities.

Compliance

- A compliance certificate shall be provided from the relevant network utility operator, stating that the design and construction of gas, telecommunications or electricity facilities is satisfactory in standard and level of service and that the network utility operator has undertaken to take over operation and maintenance of the facilities at no cost to Council.

SUB-S9

Site Access

Rights of way and shared access.

- Each allotment and additional residential unit shall be served by legal access to a formed legal road in accordance with the table below:

SUB – Table 2 – Legal accessway width

Access type	Number of potential household units	Minimum legal width – Metres (m)
Single user	1	3.6m
Shared accesses	1-3	3.6m
	4-6	6.5m
	7 and above	Road

- For additional residential units, physical width is an area on a plan identified for access equal to the maximum potential household units for the allotment/s that is clear of buildings and structures, that meets the remaining access requirements of this Plan.
- The legal width for subdivision, and physical width for additional residential units, shall be clear of buildings, trees, or any other above ground.
- The maximum number of household units, and potential household units, which may share a private access shall be no more than 6.

Note: Potential household units for a site will be calculated by dividing the allotment area by the minimum net site area for the zone less any area subject to physical constraints, easements, and existing or proposed right of ways. Where less than a whole number, the next lowest whole number will be used.

- The construction of shared accessways and rights of way shall be required prior to the

issue of a certificate pursuant to Section 224 of the Resource Management Act 1991, for the actual number of residential units it serves only, except in the Residential zone any vacant allotments shall be considered as one residential unit.

6. For development where a fire appliance is not able to reach either the residential unit or the source of firefighting water supply from a public road in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice 2008 SNZ PAS 4509:2008, the minimum access way width shall be 4m as required under this code.

Vehicle Crossings

7. Each new allotment shall be serviced by at least one formed vehicle crossing onto a formed legal road.
8. The design and construction of vehicle crossings shall be in accordance with the requirements of NZS 4404 2010 and the Engineering Document 2016 where Council is the Road Controlling Authority.
9. Any new vehicle crossing shall not adversely impact on any existing street tree(s).

Notes:

1. All new or upgraded crossings are required to use the Council Corridor Access Request system, except that this shall not apply where Council is not the Road Controlling Authority.
2. The design, location and construction of vehicle crossings onto state highways are managed by the New Zealand Transport Agency.
Where subdivision and land use requires access to state highways a subdivision application shall include a written statement from the Road Controlling Authority approving that access to the satisfaction of Council.
3. The removal of or impact on street trees for the purpose of creating a vehicle crossing is not managed by the Plan a material planning consideration. Council's Parks Community Property and Property Department Places should be contacted prior to lodging a resource consent application whenever alteration or removal of a street tree is proposed or required.

SUB-S10 Transport

1. Any applications for subdivision shall not include the creation of segregation strips or any other mechanism that:
 - a. Prevents access to any existing road or public pedestrian or cycle accessway;
 - b. Prevents connectivity or connections to a proposed road in the Springvale Structure Plan area, the North West Structure Plan area; or the Mill Road Structure Plan area; or
 - c. Prevents land zoned for residential development from being developed to its anticipated potential; or
 - d. The above does not apply where the Road Controlling Authority requires access to a road or public pedestrian or cycle accessway to be prevented for health and safety purposes, or where access would adversely affect the purpose of a road or public pedestrian or cycle accessway.
2. Roading Hierarchy
 - a. All new roads shall be designed, constructed, and operate in accordance with its

intended function within the Roding Hierarchy as shown on the planning maps.

- b. Where new roads are not shown in the Roding Hierarchy the road design shall be clearly appropriate to its intended function within the overall roding network.
- c. Roding layouts shall generally give effect to the Indicative Roding layouts as shown on the planning maps.

3. Roding and stormwater

No road reserve shall be used as a secondary flow path, for attenuation or detention, or for low impact stormwater treatment unless approved by the Road Controlling Authority.

4. Connectivity

An indicative future roding layout shall be identified on the plan of subdivision that identifies connections to existing or potential future road and cycle and pedestrian accessways that can comply with the provisions of this Plan.

5. Frontage to Public Open Space

Public open space should be prominent and accessible, with a minimum of 40% of the length of the boundary having direct road frontage.

6. Cycle and Pedestrian Accessways

Where pedestrian and/ or cycle accessways are required, they shall be formed and comply with the following requirements:

- a. All pedestrian and cycle accessways shall be vested in Council;
- b. Be a minimum of 4 metres in width for its length;
- c. Have suitable lighting at each entrance;
- d. Where exceeding 60 metres in length, accessways shall be lit at intervals not exceeding 30 metres;
- e. Have a direct line of sight from each access point to the point of egress; and
- f. Be secured at any entrance that has direct road access by bollards or other approved devices to prevent motor vehicles entering public spaces.

7. Cul de sac Roads

The following are specific requirements for the use of cul de sacs in proposed subdivision layouts:

- a. A cul de sac shall not exceed 150 metres in length measured from the centreline of the roads intersection with the feeder road and the head of the cul de sac road.
- b. A cul de sac shall not gain access off another cul-de-sac or terminating road unless there is no other physical or practical means of developing the related land.
- c. A cul de sac shall, at the terminating head, provide an accessway for cycling and pedestrian access that:
 - i. Connects to another existing or proposed road, cycleway, or public open space, public facility or neighbourhood commercial zone.
 - ii. That reduces travel time to cycleway, or public open space, public facility or neighbourhood commercial zone.
- d. Is located in the most efficient location to achieve the above.

Note: For 7) b) above, 'no practical and physical means' refers to constraints regarding topography, ground conditions and existing roding and development layouts. This does not include land in different ownership.

8. Street Lighting

- a. Street lighting shall be provided on new road reserve to ensure the safety of road users and pedestrians in accordance with NZS 4404 2010 and the Engineering Document 2016.
- b. All new street lighting fixtures shall:

- i. Be designed installed and maintained to minimise glare upright and spill onto properties;
 - ii. Use energy efficient lamps; and
 - iii. Be of a standard design and construction.
9. Entranceway Features
All permanent entranceway features and/or structures for the purpose of promoting or branding a subdivision name shall be located entirely within private property and not within road reserve.
10. Footpaths
Road and/or pedestrian connections between the land being subdivided, existing roads, adjoining properties, and balance lots shall be provided in accordance with NZS 4404 2010 and the Engineering Document 2016.
11. Site Frontage
The total number of allotments with no direct access onto road reserve including those with shared access with no frontage and rear allotments using access legs shall not exceed 20% of the lots in any one greenfield subdivision application.
12. Landscaping
Landscaping shall be in accordance with the requirements of the Road Controlling Authority. In the case of road reserve being vested in the Council this shall be in accordance with the Council Street Tree Strategy 2016.

SUB-S11

Earthworks

In addition to the earthworks standards and rules, the following standards also apply for subdivision.

In residential zones, earthworks and land modification shall not exceed the removal of topsoil for the purpose of establishing building platforms, construction of roads, and trenching and back filling ancillary to the installation of utilities and services.

Where land is being filled to a level that exceeds 0.6m in depth measured vertically:

1. The area/s of cut and fill shall be identified on a plan and as-built drawings shall be supplied to Council prior to the issue of a certificate pursuant to Section 223 or the Resource Management Act, and in accordance with the technical requirements of NZS 4404 2010 and the Engineering Document 2016.
2. Where intended to be used as a building platform the fill shall be certified by a suitably qualified engineering professional as being suitable to meet the definition of 'good ground' required for timber framed buildings in NZS 3604 2011.

Note:

1. The requirements of the Land Drainage Act 1908 still apply and should be referred to by anyone moving significant amounts of earth or altering overland flows.
2. Persons considering large earthworks are advised to contact Wanganui- Manawatu Regional Council.

SUB-S12

Servicing Capacity

Where subdivision occurs in any reticulated servicing catchment for water, wastewater, or stormwater and there is not sufficient capacity to meet the specified level of service, or the ability of that infrastructure catchment to provide that level of service to the remaining area of developable land in that catchment is reduced.

The subdivider shall:

1. be required to provide that level of service for their development at their own cost;
2. only be allocated an equitable proportion of existing servicing capacity based on land area, unless.

Where additional capacity is available in an infrastructure catchment in excess of what is required to provide the specified level of service for the remaining areas of developable land, this may be allocated subject to approval of Council.

SUB-S13 Consideration of Alternative Solutions

Alternative infrastructure solutions to those in NZS 4404 2010 and the Engineering Document 2016 shall be required to use the alternative design procedure.

Note: It is recommended that where a subdivision layout is based upon an alternative design that the applicant engages with Council at the earliest possible opportunity for discussions around concept and design approval.

SUB-S14 Catchment Management Basis

The design, construction and operation of stormwater, water, and wastewater infrastructure to be vested in council or where it will connect to Council owned infrastructure shall take a whole of catchment based approach and shall meet the following requirements:

1. New infrastructure shall be adequate to meet the maximum potential demand arising from the development the allotments, including future land uses as anticipated by the Plan.
2. Proposals shall identify any downstream works required to cater for the anticipated use of the allotments.

SUB-S15 Stormwater

1. Subdivision to create new stormwater infrastructure shall not require additional mechanical pumping stations.
2. Post development stormwater run-off rates shall not exceed those prior to development in catchments required to achieve hydraulic neutrality.
3. New stormwater infrastructure shall be designed and constructed to a standard that ensures stormwater is not discharged into the reticulated wastewater system.
4. The design capacity of any piped stormwater facilities shall be sufficient to accommodate the surface water flows resulting without relying on secondary flowpaths in accordance with

the Table 3 below.

SUB – Table 3 – Stormwater Design Requirements

Function	Annual Exceedance Probability (AEP %)	Return Period (years)
Primary Systems –		
- Rural	20	5
- Residential and rural lifestyle areas	10	10
- Commercial and industrial areas	10	10
- All areas where no secondary flow paths are available	1	100
Secondary systems	1	100

5. Secondary overland flow paths must cater for a minimum of a 1% AEP storm event. Where this is not feasible, the piped system must perform that requirement.

Note: All discharges will need to meet the requirements of Wanganui- Manawatu Regional Council, including any relevant conditions of any applicable consent.

6. Low Impact Stormwater Treatment
- Stormwater management and treatment shall avoid significant modification to natural drainage system and overland flow paths.
 - Where low impact stormwater approaches including swales, rain gardens, and other mechanisms are proposed or required, these shall:
 - Be required to be approved by the Alternative Design Procedure, excluding the construction of the swale in the Springvale Structure Plan area or the stormwater detention areas identified in the North West Structure Plan.
 - Meet the same performance requirements of conventional infrastructure.
7. Parks and Reserves
Areas to be vested in Council that are set aside for the purpose of accommodating stormwater flows shall not offset or replace any requirement for recreation reserves.

SUB-S16

Water

- Water supply shall meet the requirements of the Ministry of Health: Drinking Water Standards for New Zealand 2005 as updated in 2008.
- In the Residential Zone fire fighting supply shall be provided in accordance with the New Zealand Fire Service Fire Fighting Supplies Code of Practice 2008 SNZ PAS 4509:2008.

SUB-S17

Wastewater

Wastewater systems shall not provide for the direct discharge of stormwater into the reticulated system.

Rules (Part 2)

Rules (Part 2) have not yet been reviewed as part of the Plan Review)

These sections apply to all zones except all Rural, Settlement, Residential, Airport, Open Spaces, General Industrial and Neighbourhood Commercial zones.

The rules for each zone specify whether subdivision is a:

- Controlled activity;
- Discretionary activity; or
- Non-complying activity.

SUB-R5	<p>1. Where subdivision is a controlled activity:</p> <p>Control is reserved over:</p> <p>a. Subdivision layout</p> <ul style="list-style-type: none"> i. Allotment sizes; ii. Site dimensions; iii. Boundary positions; and iv. Easements. <p>b. Provision of infrastructure and services</p> <ul style="list-style-type: none"> i. Roading; ii. Water supply; iii. Wastewater disposal ; iv. Stormwater control; v. Earthworks (cut and fill); vi. Energy supply (electricity and/or gas); vii. Telecommunications; and viii. Streetscape and landscaping. <p>c. Provision of reserves</p> <ul style="list-style-type: none"> i. Local purpose; ii. Recreation; iii. Esplanade reserves/esplanade strips/access strips; and iv. Other reserves. <p>d. Suitability of sites</p> <ul style="list-style-type: none"> i. Access; ii. Building platforms; and iii. Flood control and hazard mitigation. <p>e. Preservation of places or items of natural or cultural heritage value or amenity value;</p> <p>f. The imposition of financial contributions;</p>	Controlled (CON)
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	<p>g. Any matters relating to compliance with subdivision standards;</p> <p>h. Riparian management measures:</p> <ol style="list-style-type: none"> i. Protection of existing vegetation; ii. Fencing and planting; and iii. Ongoing management of riparian margins. <p>2. In exercising control over the ‘provision of infrastructure and services’ (refer to SUB-R1-b) above) the Council will seek to ensure that subdivisions meet the performance criteria.</p> <p>The ‘acceptable solution’ provided will be just one of a range of possible methods of compliance. Applications which meet the Plan’s ‘<i>Subdivision Performance Criteria</i>’ by other means, which have been fully researched and documented, will be approved.</p>	
SUB-R6	<p>1. Subdivision or road stopping adjacent to the Whanganui River, Mangawhero River or the coast.</p> <p>Council’s discretion is restricted to:</p> <ol style="list-style-type: none"> a. Those matters in SUB-R5(b) above over which Council has control in respect of controlled activity subdivisions; b. The requirement (if any) for an esplanade reserve, esplanade strip and/or access strip. <p>In assessing (b) above, the width of any esplanade reserve or strip will depend on the circumstances involved but will not exceed 20 metres. In any given case, Council reserves the right not to require, or accept, any esplanade reserve or strip.</p>	Restricted Discretionary (RDIS)

Standards

The following standards shall apply to subdivision that is a controlled activity, that will be used as a guide in assessment.

SUB-S18

Allotment Size

1. In all zones other than rural, allotments shall be of sufficient size and shape to contain an activity or development in a manner that complies with the rules and standards for the underlying zone.
2. In all zones where there is no sewerage or stormwater reticulation, allotments shall be of sufficient size to enable the treatment and disposal of sewage and stormwater in an environmentally acceptable manner within lot boundaries. This is where the treatment and disposal of sewage and stormwater does not, or will not, either on its own or cumulatively, lead to adverse environmental or health effects either within or beyond the boundaries of

the site (including ground or surface water contamination, odours and surface run-off from land). Regard shall be had to the proposed use of the land, and the size, shape and soil characteristics of the land.

SUB-S19

Existing Buildings

Where any land to be subdivided contains existing buildings, there shall be no increase in the degree of non-compliance with any permitted activity standard for the zone concerned.

SUB-S20

Hazard Potential

1. Each allotment shall be able to be provided with a building platform, and access to that platform, for a residential unit or other intended building. The building platform and access to that platform shall not be subject, or likely to be subject, to material damage by erosion, falling debris, subsidence, slippage or inundation from any source.
2. Each allotment shall be able to be provided with a building platform that is not within 20 metres of the centreline of any electrical transmission lines which are designed to operate at or above 110kV.
3. Where subdivision of unstable land is proposed the title of that land shall be covenanted to ensure that the allotment is not intended to be used for any building.

SUB-S21

Access

1. 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 **TRAN-Transport**.
2. Any new access created to a sealed road shall be sealed from the edge of road seal to the property boundary.

Note: A Limited Access Road (LAR) is deemed by Section 93 of the Government Roding Powers Act 1989, not to be a road for the purposes of obtaining access in relation to a subdivision. Accordingly, unless the Minister of Transport gives special authorisation, land adjoining a Limited Access Road cannot be subdivided unless legal frontage to an alternative road is provided.

SUB-S22

Subdivision Adjacent to Waterways

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.

SUB-S23

General Rules

Subdivisions shall comply with the rules of the Plan to the extent that they are applicable. In particular, rules in the following plan sections apply:

NFL-Natural Features and Landscapes & HH-Historic Heritage Natural and Cultural Heritage Resources

NFL Protected Trees

NFL Riparian Margins

TRAN-Transport Parking, Loading and Vehicle Crossings

NU-Network Utilities Utilities

Esplanade Reserve and Strips

(This section has not been reviewed)

Section 229 of the Act lists the main purposes of esplanade reserves and strips as being:

1. Protection of conservation values (particularly: natural functioning of waterbody, water quality, aquatic habitats, natural values of the esplanade reserve or strip, mitigation of natural hazards);
2. Enabling public access to sea, river or lake;
3. Enabling public recreational use where the use is compatible with conservation values.

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 2) and 3) above. However, Council does not seek to use esplanade reserves and strips to achieve 1) above.

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.

Even in the few cases where opportunity to take reserves upon subdivision is available, it is doubtful that the creation of esplanades would be a cost-effective method of conservation. This is particularly so as the planting of esplanades (by far the most effective method of contributing to the protection of conservation values) is best promoted in a non-regulatory manner.

SUB-S24

Where an Esplanade Strip May be Required

An esplanade strip may only be required on a waterbody where the strip has significant recreation potential.

Where an esplanade reserve is required by SUB-R2 above, and one or more of the following circumstances exist, the Council may instead impose a condition of consent requiring an esplanade strip:

1. Where the mark of MHWS, river bank or lake margin may change.
2. Where it is desirable for the adjoining landowner to retain ownership of the land subject to an esplanade reserve, in order to maintain or promote the efficient and effective use of the adjoining land.
3. Where the mitigation of natural hazards would be better addressed by the creation of an esplanade strip.
4. Where public usage is likely to be facilitated or promoted by the creation of an esplanade strip.
5. Where the costs of the provision and maintenance of an esplanade reserve, including the costs of compensation (where applicable), are more than the public benefits in respect of the purposes of an esplanade reserve. In assessing this, it shall be recognised that benefits primarily in terms of access has value which cannot readily be expressed in monetary terms.
6. 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.

SUB-S25

Width of Esplanade Reserves/Strips May be Varied or the Requirement Waived

The width of an esplanade reserve or esplanade strip may be varied or completely waived under the following circumstances.

1. Where the recreational values are so limited that no esplanade strip or esplanade reserve can be justified.
2. Where special recreational values, cultural significance or public access arrangements warrant a wider or narrower esplanade reserve or esplanade strip.
3. Where topography or the siting of any building or other feature renders the 20 metre width excessive in regard to meeting the recreational and cultural purposes of the esplanade reserve or esplanade strip.
4. Where access to an existing or potential future reserve would be enhanced by the extra width.
5. Where the protection of waahi tapu or other taonga, as well as the provision of access to areas of importance to Maori, will be maintained or enhanced.
6. Where the land is in a natural hazard area or where there is an identified risk from one or more natural hazards (such as coastal erosion).
7. Where the costs of the provision and maintenance of a 20 metre wide esplanade reserve or esplanade strip, including the costs of compensation for any increased width, are more than the public benefits in respect of the purposes of the esplanade reserve or esplanade strip. In assessing this, it shall be recognised that benefits in terms of improved water quality, habitat and access have important values which cannot readily be expressed in monetary terms.
8. Where no additional allotments are being created by the subdivision.
9. Where access to and along the waterbody is facilitated by the existence of alternative legal access (such as paper roads).

SUB-S26

Instrument to Create an Esplanade Strip

The tenth schedule of the Act identifies matters which are to be included in an instrument to

create an esplanade strip. The 'instrument' is registered on land titles and contains the following standard conditions.

Prohibitions include:

1. Wilfully endangering, disturbing, or annoying any lawful user (including the land owner or occupier) of the strip;
2. Wilfully damaging or interfering with any structure adjoining or on the land, including any building, fence, gate, stile, marker, bridge, or notice;
3. Wilfully interfering with or disturbing any livestock lawfully permitted on the strip.

The following acts are also prohibited on the strip:

1. Lighting any fire;
2. Carrying, discharging or shooting any firearm;
3. Camping;
4. Taking any vehicle on to, or driving or having charge or control of any vehicle on, the land (whether the vehicle is motorised or non-motorised);
5. Wilfully damaging or removing any plant (unless acting in accordance with the Noxious Plants Act 1987 or the Biosecurity Act 1993);
6. Laying any poison or setting any snare or trap (unless acting in accordance with the Agricultural Pests Destruction Act 1967 or the Biosecurity Act 1993).

The previous prohibitions will not apply to the owner/occupier of the strip or land unless the instrument specifically states so.

The following management measures may be included in the instrument:

- a. Conditions relating to animal access and/or animal control, including use of the strip for dog exercise;
- b. Closure of the strip for farm management purposes, for any specified period, including particular times and dates;
- c. Provision of signage or markings for closures and other restrictions, hazard warnings and boundary demarcation;
- d. Provision of fencing.

Where the Council and the landowner agree that works need to be completed for the safety or convenience of the public using the strip, the nature of these works shall be settled by negotiation between the land owner and the Council, with Council paying for any works of public benefit.

SUB-S27

Compensation

1. Section 237E of the Act states that no compensation for esplanade reserves or esplanade strips is payable where an allotment of less than 4 hectares is created when land is subdivided;
2. Section 237F of the Act states that compensation is payable in respect of any esplanade reserve or strip required on, or from, an allotment of 4 hectares or more which is created.

EW – Earthworks

The objectives, policies and rules in this chapter apply to all activities across the District except network utilities. The earthworks provisions in **NU-Network Utilities** apply to all network utilities.

It is advised that for significant earthworks that any compaction and fill is documented at the time it is carried out, in order to reduce the potential for future issues under the Building Act or the National Environmental Standard for Assessing and Managing Contaminants on Soil to Protect Human Health.

Please be aware when undertaking earthworks that Section 55 of the Cadastral Survey Act 2002 states it is illegal to disturb or remove any type of survey mark.

Earthworks are a fundamental part of the development process. Earthworks include the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.

Best practice approaches to earthworks and subdivision development have a lower impact and choose to work with the contours of the land rather than altering it to fit for development.

Whanganui has a mix of soils and topography. This means there is a range of complex issues around stability, drainage, property and nuisance factors. Not all soils behave the same way and can require different management.

Poorly managed earthworks can result in noise effects on adjoining properties, along with the deposition of dust. However, while these create a nuisance, works that deposit silt into infrastructure, damage culturally significant items or areas, create erosion or create instability can have disastrous consequences. Therefore, key measures to manage earthworks are prudent.

This section must also be read in conjunction with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Additional resource consents may be required by that standard, or by Manawatu-Whanganui Regional Council.

A copy of the Standard can be found on the website for the Ministry for the Environment.

Issues

EW-I1

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

Objectives

EW-O1

Earthworks and land modification in Whanganui that:

1. Maintains or enhances:
 - a. Amenity values.
 - b. Landforms and natural processes.
 - c. The efficiency and effectiveness of infrastructure.
 - d. The safety of people and property.
 - e. The stability of soils.
 - f. The structural stability of infrastructure and the ability for that infrastructure to safely operate and be maintained; and
2. Has appropriate regard to cultural heritage sites and values.

Policies

EW-P1

Promote low impact earthworks and land modification that results in minimal modification to landforms and overland flow paths.

EW-P2

Avoid earthworks and land modification that result in damage to property, network utilities or significant nuisance effects.

EW-P3

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

1. Incorporating tangata whenua cultural values and practices into earthworks and land modification methods,
2. Requiring cultural and/or archaeological assessments, enabling site access and appropriate site work observation for tangata whenua.

Rules

Certain activities involving disturbance to land will also require regional council consent. Applicants are encouraged to consult the Manawatu-Whanganui Regional Council to identify any regional consent requirements.

Heritage New Zealand should be consulted regarding any activity that has the potential to modify or destroy an archaeological site in relation to the possible need for an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

Quarrying is excluded from the provisions of this section.

Works in close proximity to any electricity line or support structure can be dangerous. The Electrical Code of Practice for Electrical Safe Distances 34: 2001 may apply and should be referred to. This Code is enforced by the Ministry of Business, Innovation and Employment, and compliance is mandatory.

Rules regulating earthworks in close proximity to the National Grid in the respective zone chapters apply to all activities in addition to these requirements.

EW-R1	<ol style="list-style-type: none"> 1. Earthworks that meet the Standards at EW-Earthworks. 2. Earthworks for the replacement and/or removal of a fuel storage system as defined by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. The standards for earthworks do not apply to these activities. 	PER
EW-R2	<p>Earthworks that do not comply with one or more standards at EW-S1 & S2.</p> <p>Council restricts its discretion to The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance.</p> <p>Note: All discharges will need to meet the requirements of Manawatu-Whanganui Regional Council, including any relevant conditions of any applicable consent.</p>	RDIS

Standards

The following standards apply to the rules above.

EW-S1

Scale of Earthworks

Earthworks in the General Residential, Airport and Neighbourhood Commercial zones including earthworks associated with intensive indoor primary production activities shall not exceed the following:

1. Earthworks up to and including 50% of the area of any allotment up to a maximum area of 500m² of land disturbance. Where there is more than one allotment are subject to works as part of a development project, the area of works shall be calculated cumulatively across those allotments affected.
2. The erection of retaining walls shall not either singularly or cumulatively, exceed 1.5 metres in height. Refer to Diagram 1 below.

EW – Diagram 1 - Retaining walls



Note: This rule excludes the following:

1. Earthworks associated with forestry or primary production (excluding intensive indoor primary production activities) including tilling, harvesting, planting, ploughing, regrassing, or similar activity in the rural zones.
2. Sheetpiles
3. ~~Retaining walls for which a valid Building Consent exists.~~

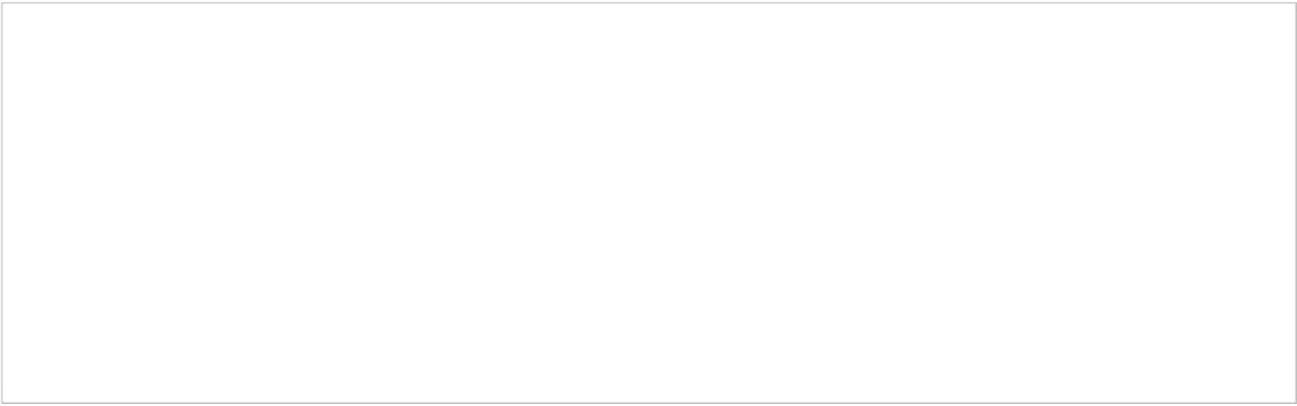
EW-S2

General Earthworks Standards

The following standards apply to earthworks in all zones except that provision **EW-S2(1)-(5)** shall not apply to the Airport Zone and **EW-S2(1)-(6)** shall not apply to the rural zones:

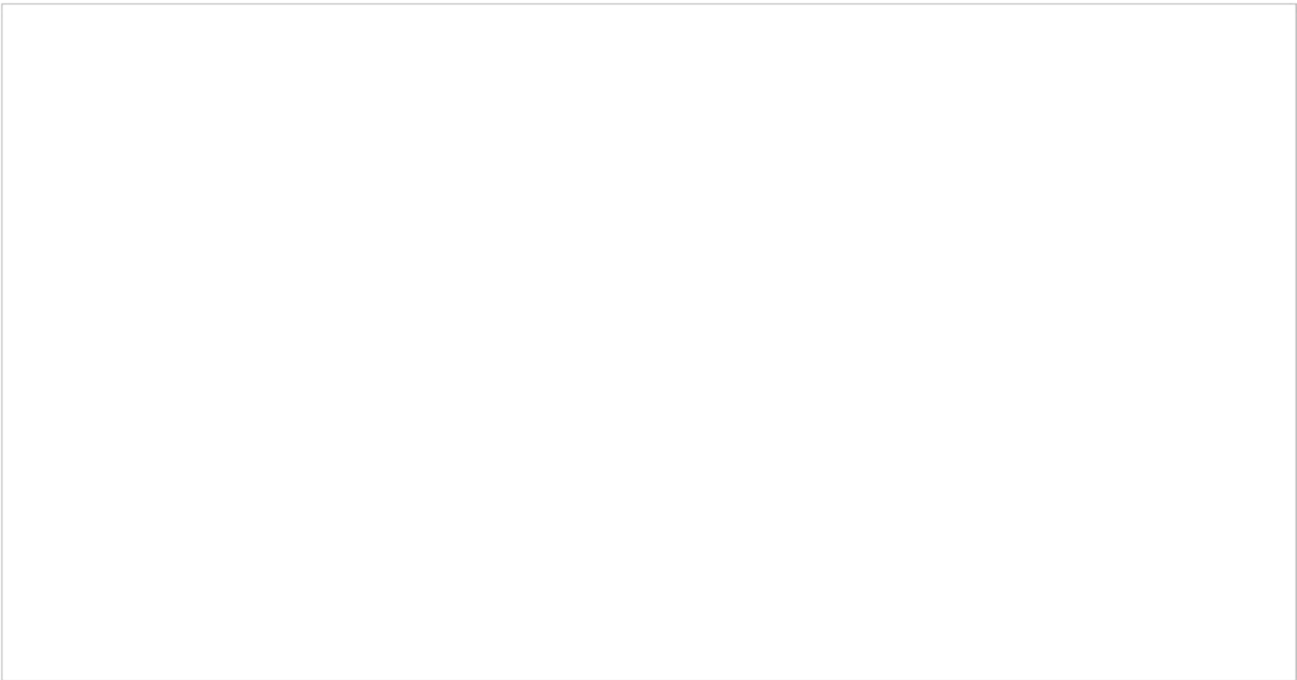
1. Cuts shall not exceed 1.5 metres in height and fills below building platforms shall not exceed 0.6 metres in depth measured vertically excluding pools and tanks that are buried. Refer to Diagram 2.

EW – Diagram 2 - Building platforms



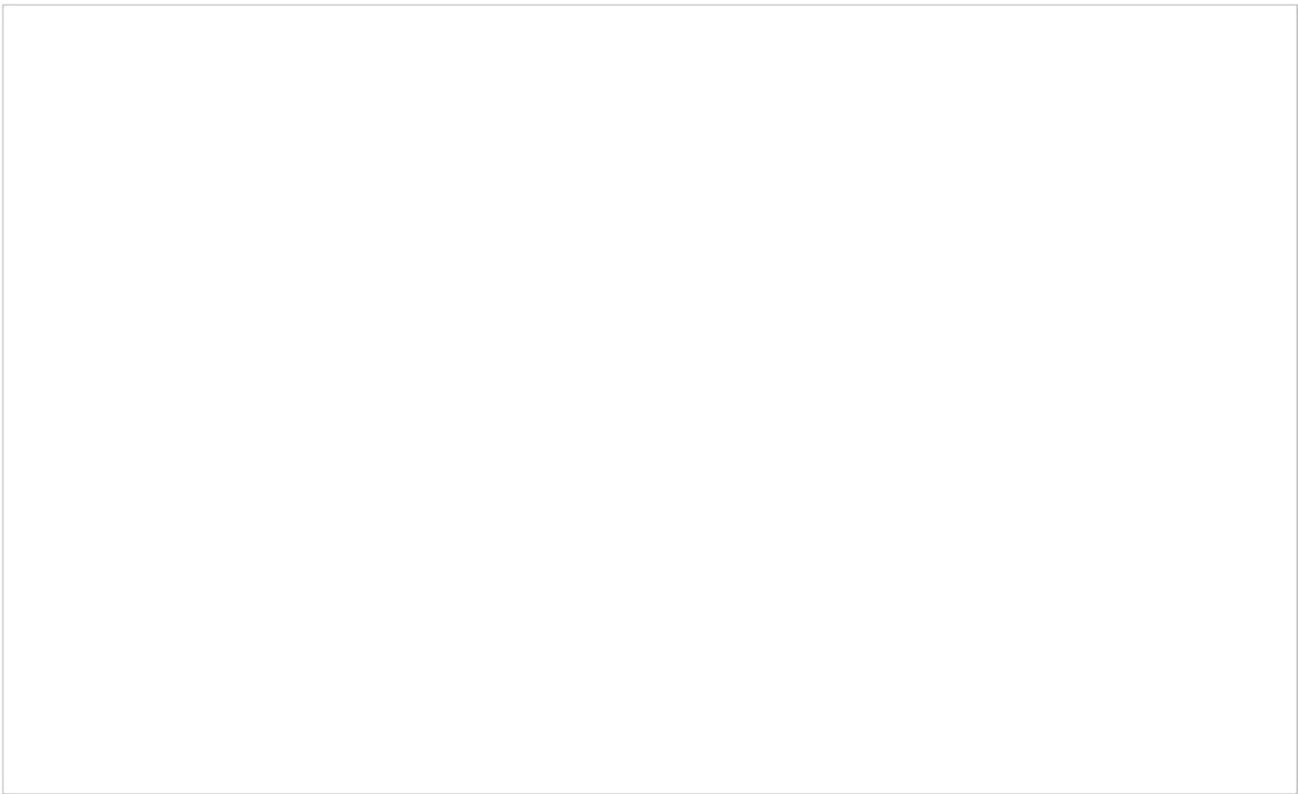
2. Cuts or fills shall not occur on slopes exceeding 20°.
3. Cuts of greater than 1.0 metre in height measured vertically shall not occur within 5 metres if a toe of a slope exceeding 20°. Refer Diagram 3.

EW – Diagram 3 - Toe of slope



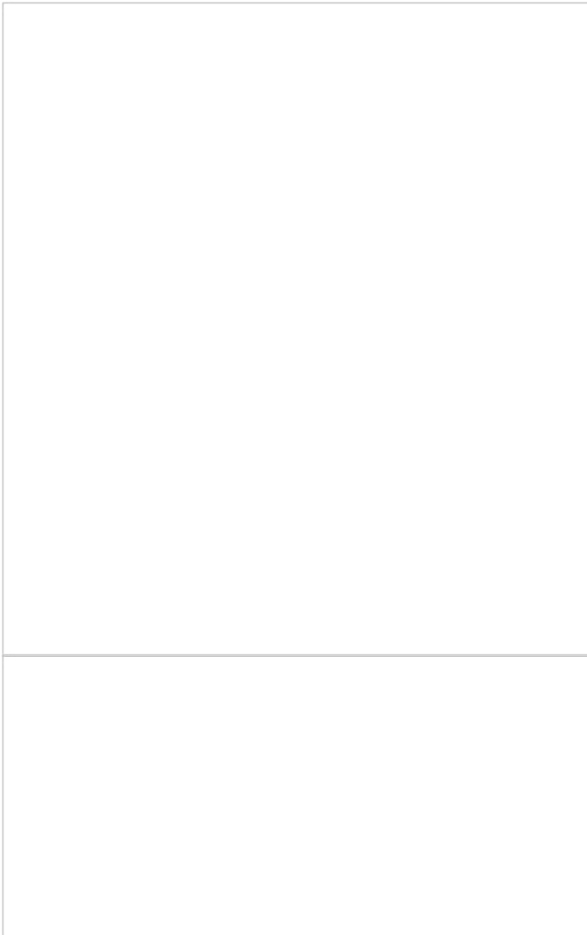
4. Fills greater than 1.0 metre in height measured vertically shall not occur within 5 metres of the top of a slope exceeding 20°. Refer Diagram 4.

EW – Diagram 4 - Top of slope



5. The toe of a fill or cut slope shall be at least 3 times the depth/height of the slope from an upslope boundary and at least 1.5 times the depth/height of the slope from a downslope boundary. Refer Diagram 5.

EW – Diagram 5 - Top of slope



6. Earthworks shall not:
 - a. Alter overland flow paths, including swales and low impact stormwater devices, in a manner that causes damage to property through inundation, erosion, or subsidence.
 - b. Cause excessive vibration on surrounding sites.
 - c. Create, encourage, or exacerbate erosion or instability.
7. Measures shall be implemented to ensure that any discharge of dust beyond the boundary of the site is avoided or limited to such that it does not cause nuisance.
8. Measures shall be implemented to ensure that infrastructure is appropriately protected from infiltration of sediments and roads are kept clean of mud and other such material.

Note:

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

GRZ – General Residential Zone

The urban area of Whanganui straddles the lower reaches of the Whanganui River. The extent of urban development generally follows the sweep of the river plain and surrounding terraces. It is greater on the western side of the river, extending beyond the river estuary along the coast to the clifftops beyond Castlecliff.

The urban area takes up less than 1% of the total area of the District but is home to approximately 90% of the District's population.

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

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

Issues

GRZ-I1

Adhoc and poorly designed infill/medium density housing developments reduce urban amenity and place pressure on existing infrastructure. Well designed and located infill and medium density housing development can contribute to the amenity values of the surrounding area, provide quality spaces and places to live, and efficiently utilize existing levels of infrastructure.

GRZ-I2

New residential development beyond the existing Residential Zone needs to be carefully managed or it will reduce the sustainability of our urban service infrastructure and the amenity of our urban environment.

GRZ-I3

Households are becoming smaller however the housing market has not adapted to changing house sizes and densities. The market must provide for the changing and varied housing needs of the urban community.

GRZ-I4

Commercial activity in the General Residential Zone along high-volume traffic routes can undermine the compact nature of the central commercial area and adversely affect the amenity of the surrounding residential environment.

GRZ-I5

While conventional solutions to supply of services are effective in some circumstances, a lack of consideration of alternative approaches often limits the potential to achieve sustainable low impact urban design which works with the natural land forms, while maximizing the potential environmental benefits.

GRZ-I6

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

GRZ-I7

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

Objective

GRZ-O1

High quality residential areas which consist of:

1. A variety of housing forms and densities that are available for different residential lifestyle options;
2. Amenity values that are maintained or enhanced;
3. Development that is integrated with infrastructure;
4. Safe communities through urban design;
5. Relatively quiet living environments, compared to the other zones;
6. Low traffic on roads used primarily for property access with greater traffic on roads with a distribution function;
7. A range of complementary activities where the effects are compatible with the predominantly residential character, scale and amenities of the area;
8. Retention of natural and cultural heritage features; and
9. Street infrastructure that provides opportunities for the roading network as a high amenity public space that reflects the roading hierarchy.
10. Residential streets that are characterised by open frontages and unencumbered by structures forward of principal buildings.

Policies

GRZ-P1

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

GRZ-P2

To ensure activities in the Residential Zone:

1. Maintain or enhance the building scale and residential character;
2. Recognise streetscape as having high public value;
3. Avoid or mitigate nuisance from noise, light spill and vibration;
4. Ensure a high standard of property access and avoid street congestion and excessive traffic on roads;
5. Avoid or mitigate adverse visual amenity and safety problems from advertising;
6. Avoid excessive shading of public spaces or neighbouring properties from structures;
7. Maintain and enhance the natural and cultural heritage features of the zone;
8. Ensure an adequate standard of on-site amenity;
9. Maintain reasonable levels of sunlight and daylight access for residential properties;
10. Maintain reasonable levels of privacy for residential properties; and
11. Maintain visual amenity by avoiding accessory buildings sited in front of principal buildings.

GRZ-P3

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.

Appropriately designed development in the Coastal Residential Zone provides diversity for the urban community and can provide high amenity values. Effective and efficient use of natural and physical resources is achieved by the zone being located close to existing infrastructure services and by occupying land that has low productive value.

GRZ-P4

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.

The Coastal Residential Zone is an area adjacent to the cliff edge North West of Castlecliff that was identified, through a requested plan change process, as being suitable for development for residential living. The zone is limited in size and the provisions of the zone are intended to manage buildings and activities to achieve a density and style of development that is compatible with the natural character of this part of the coastal environment.

GRZ-P5

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.

The coastal environment in which the Coastal Residential Zone is located provides a very attractive setting for residential development. The policy intention is to ensure that development in the zone maintains a high quality of amenity values. The characteristics that will contribute positively to maintaining amenity values include:

1. Low density of built development
2. Integration of built development with open spaces and natural features
3. Provision for the safe movement of pedestrians and cyclists
4. A quiet living environment
5. Diversity in the sizes and layout of allotments
6. A low intensity of development and maintenance of low-growing vegetation on land nearest the cliff edge and, in particular; the land within 10 metres of the cliff edge.

Evidence presented during the hearing of the proposed Coastal Residential Zone suggested that a desirable limit on density would be a maximum of 100 allotments in the 19 hectare area of the zone.

GRZ-P6

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 in the Coastal Residential Zone.

The coastal environment in which the Coastal Residential Zone is situated has distinctive natural character and landscape values. Unless carefully managed, subdivision and development of land in the zone has the potential to adversely affect these values. The remnant sand dune formations contribute valuable natural character to the zone. The policy intention is to minimise the adverse effects of earthworks and building on those natural features. Another important element of the natural character of this part of the coastal environment is the dark night sky. The policy seeks to minimise adverse effects on the dark night sky that could be created by artificial lighting in residential developments. The policy also seeks to control the location and height of buildings so that they are not prominent when viewed from the coast. The policy also seeks to ensure that activities including the construction and use of roads and infrastructure services do not adversely affect natural values, landscape values and the overall natural character of the coastal environment.

GRZ-P7

Protect rural areas from ad hoc urban development.

Rural residential development is regarded as a form of urban encroachment. It is likely to lead to the irreversible loss of highly productive land and demand for urban standards of infrastructure development. This is considered to be an inefficient use of land and infrastructure resources. It can also reduce options for future development.

The intention of this policy is to discourage urban encroachment beyond the identified urban boundary. Subdivision of land for residential development outside of the urban boundary will be managed. Conversely, new low density residential developments will be encouraged to locate within the urban boundary through the use of zoning.

It is considered necessary and appropriate to target the subdivision of land as a management tool as subdivision is usually the start of the development process, and there is a relationship between lot size and intended use. The use of incentives is considered to be a cost-effective way of complementing the use of controls.

The whole question of demand and supply of land for low density residential development needs to be monitored. This is to provide information on development trends and a basis for the review and refinement of future policies.

GRZ-P8

Ensure that land use activities, subdivision or development adjoining strategic land transport networks including the railway corridor, avoid, remedy or mitigate any adverse reverse sensitivity effects of noise and vibration from that land transport network.

GRZ-P9

Residential development in structure plan areas must ensure good quality urban design outcomes and provide efficient, safe and resilient infrastructure. Particular regard must be given to achieving the indicative roading layout, landscaping and three water infrastructure, and positive outcomes for the protection of historic heritage, including cultural values.

GRZ-P10

Developments that seek to deviate from structure plans (Appendix J and Appendix L) are provided for; but only if the following key criteria are achieved in a manner that secures positive outcomes for historic heritage protection, quality urban design outcomes, and the provision of efficient, safe and resilient infrastructure:

1. The development creates purposeful linkages for both vehicles and for active modes of transport, including pedestrian use that are safe, pleasant and work with the natural landform.
2. The development establishes road linkages to existing residential development adjacent to the structure plan area and to adjacent land within the structure plan to achieve good quality road linkages as currently proposed to optimise connectivity.
3. The development manages stormwater to ensure hydrological neutrality for each development within the structure plan area, thus ensuring neutral environmental effects beyond the wider structure plan area.
4. The development ensures residential development and associated infrastructure are designed to work with the natural landscape as far as possible.
5. The development avoids lengthy private rights of way where a road access to serve rear sections is appropriate.
6. The development avoids access for new allotments directly onto State Highway 3 and to Mosston Road. Legal and/or physical access to new allotments via existing single site accessways directly onto State Highway 3 and to Mosston Road, must be avoided.
7. The development enhances stormwater management and cycle/pedestrian networks to facilitate the potential for ecological corridors through the structure plan area.
8. The development's transportation impacts (including demand generation) on the existing or proposed intersections with the state highway are mitigated by works or design, where these effects are materially greater than the effects modelled or anticipated in the development of the structure plan.
9. The development integrates other infrastructure within the structure plan area including the electricity, gas and fibre distribution networks.

Rules

<p>GRZ-R1</p>	<p>Permitted activities provided they comply with the performance standards in GRZ-General Residential Zone as well as any other relevant chapters:</p> <ol style="list-style-type: none"> 1. Residential activities 2. Home business excluding vehicle repair and vehicle sales 3. Network utilities as provided for by section NU-Network Utilities 4. Relocated buildings and temporary relocatable buildings that comply with TEMP-Temporary Activities; and 5. Temporary military training activities that comply with TEMP-Temporary Activities <p>Advice Note: Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines. Vegetation to be planted in or near electricity lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.</p>	<p>Permitted (PER)</p>
<p>GRZ-R2</p>	<ol style="list-style-type: none"> 1. Residential units, additional to the first residential unit on an allotment, not exceeding a density of more than 1 per 400m² of net site area. <p>Control is reserved over the proposal's ability to meet the subdivision provisions in SUB-Rules.</p> <ol style="list-style-type: none"> 2. Residential units, in the North West Structure Plan, additional to the first residential unit on an allotment, not exceeding a density of 1 per 800m² of net site area. <p>Control is reserved over the proposal's ability to meet the subdivision provisions in SUB-Rules.</p>	<p>Controlled (CON)</p>
<p>GRZ-R3</p>	<ol style="list-style-type: none"> 1. Any permitted activity which does not comply with a General Residential Zone standard. <p>Council's discretion is restricted to:</p>	<p>Restricted Discretionary (RDIS)</p>

	<p>The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.</p> <p>2. Any activity which does not comply with the height in relation to boundary standard for a front boundary.</p> <p>Council restricts its discretion to the following matters:</p> <ol style="list-style-type: none"> Whether the site topography or location of existing structures constrains any other development potential; Where existing buildings on the site prevent access to the rear for accessory buildings; The impact of the non-compliance on visual amenity or the streetscape of the surrounding area; and Where the activity has the potential to be visually dominant or create shadowing on public space including footpaths and road ways. <p><u>Notification:</u> Applications subject to this rule are precluded from public and limited notification.</p> <p>3. Any activity which does not comply with the standard for accessory buildings located in front of the principal building.</p> <p>Council restricts its discretion to:</p> <ol style="list-style-type: none"> The site topography; Lack of rear access for accessory buildings; The effect on the character and appearance of the streetscape; The proposed compatibility of colour and construction of the accessory buildings on the site; and Built in the same or similar style and materials to that of the predominant building on the lot. <p><u>Notification:</u> Applications subject to this rule are precluded from public and limited notification.</p> <p>4. Structures located on or within 5 metres of the indicative roads or rights of way identified in the North West Structure Plan (Appendix L). Council restricts its discretion to the following matter:</p> <ol style="list-style-type: none"> Consequences for implementation of the North West Structure Plan (Appendix L). 	
GRZ-R4	<ol style="list-style-type: none"> Commercial activity; Network utilities not provided for as permitted or restricted discretionary activities by NU-Network 	Discretionary (DIS)

	<p>Utilities;</p> <p>3. Any other activity which is not provided for as a permitted, controlled, restricted discretionary or non-complying activity; and</p> <p>4. Additional residential units other than the first residential units on the site where the density does not meet the residential units per net site area requirements.</p>	
GRZ-R5	<p>1. Industrial activity</p> <p>2. The establishment or expansion of any sensitive activity within a National Grid Yard; and</p> <p>3. Buildings and structures located within the National Grid Yard, which are more than 2.5m in height and/or 10m² in area.</p> <p>4. Funeral Parlours</p>	Non-Complying (NC)

Standards

The following standards apply to the rules above.

GRZ-S1 Noise

All activities shall comply with the standards in **NOISE**.

Note that **NOISE** contains requirements for noise sensitive activities.

GRZ-S2 Light and Glare

- Artificial lighting systems 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 Zone.
- No light source shall cause glare which may adversely affect the vision of motorists on a road.

GRZ-S3 Minor Residential Units

- One minor residential unit per allotment site.
- Maximum gross floor area – 60sqm excluding terrace floor space (open or roofed).
- Shares its vehicle access and all utility services with the principal residential unit.

GRZ-S4

Structures

Chimneys, radio and television aerials, antennas, satellite dishes under 1m diameter, poles, lattice masts up to 15m in height, 0.25sqm cross sectional flagpoles, other decorative features and solar panels are excluded from GRZ-S4 (1) and (2).

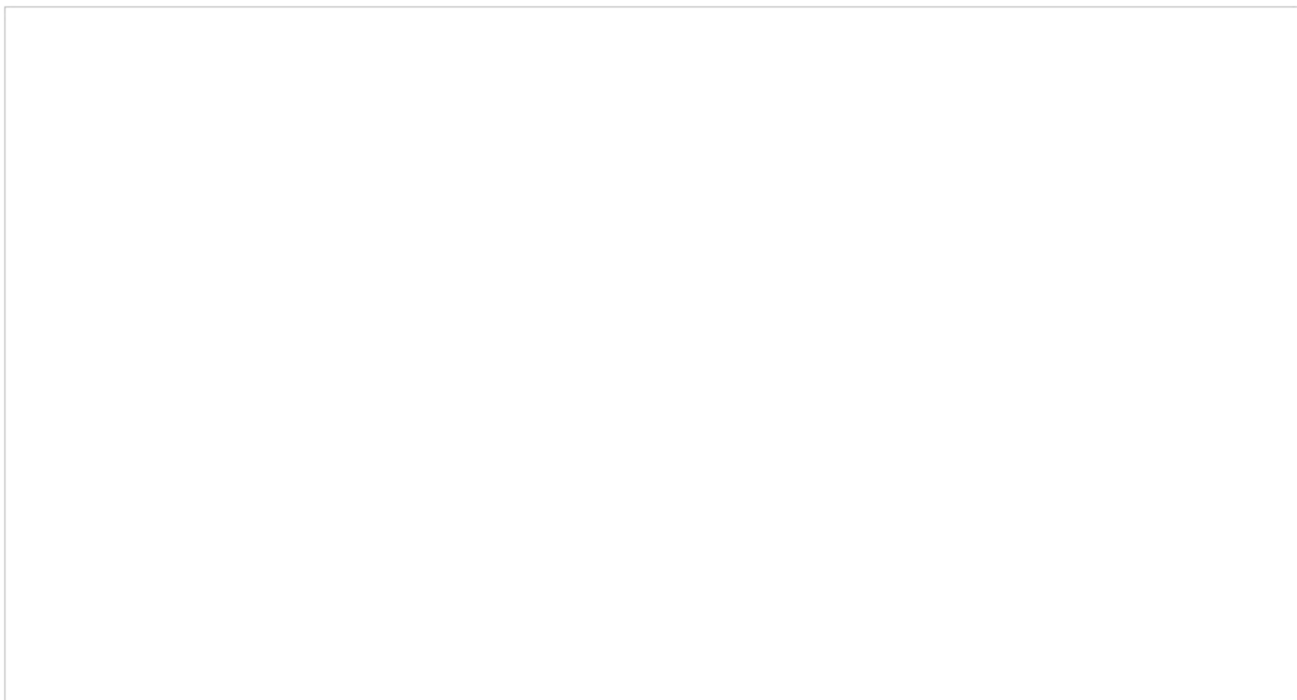
1. Height

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

2. Height in relation to boundary

All new buildings and structures, and additions to buildings and structures, other than conjoined multi-unit developments and residential care facilities, shall fit within a height-to-boundary plane which commences at 2 metres above the ground level at all site boundaries and then projects from this line inwards at a 45 degree angle.

GRZ – Figure 1 - Height in relation to boundary



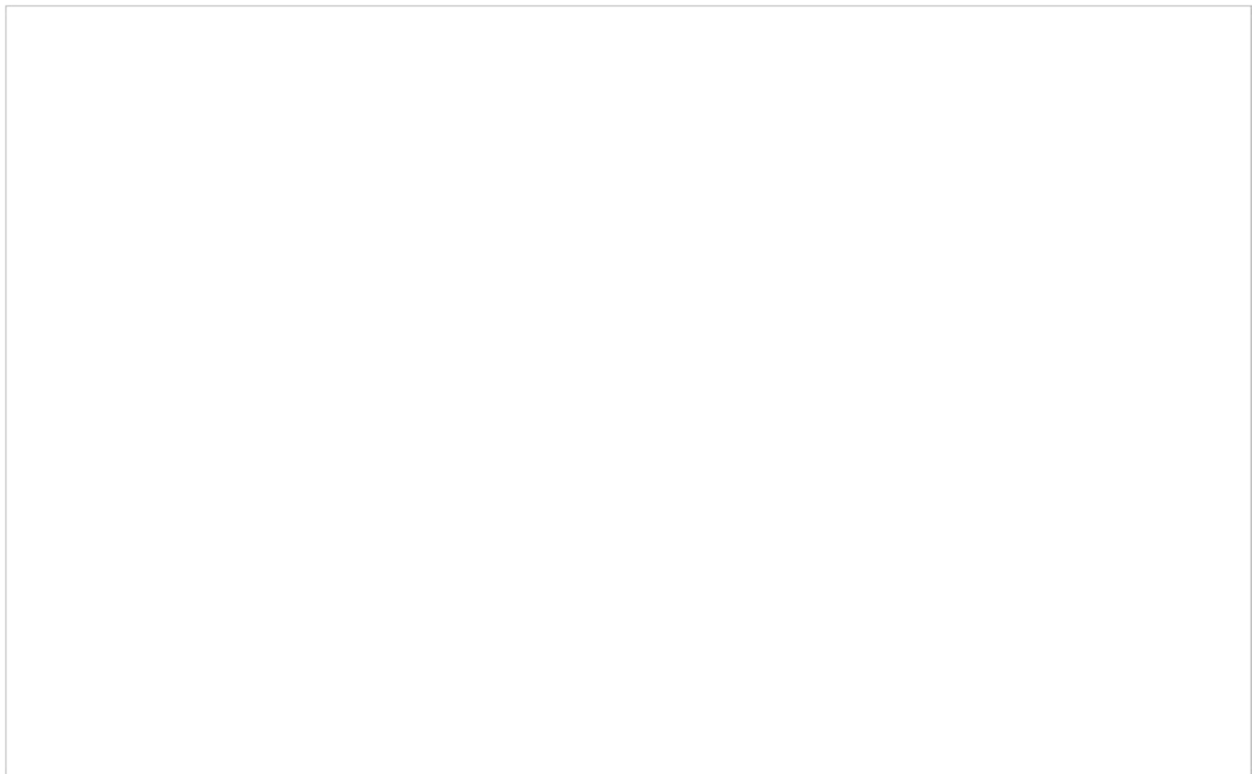
- a. Where more than one unit is to be erected on a site and the units are not physically attached, the above height in relation to boundary standard shall apply from a notional boundary between the units (such as any proposed cross-lease or unit title boundary).
- b. All new conjoined multi-unit developments and residential care facilities shall be required to meet the following:
All site boundaries:
The minimum distance of any part of a building from a boundary shall be obtained from

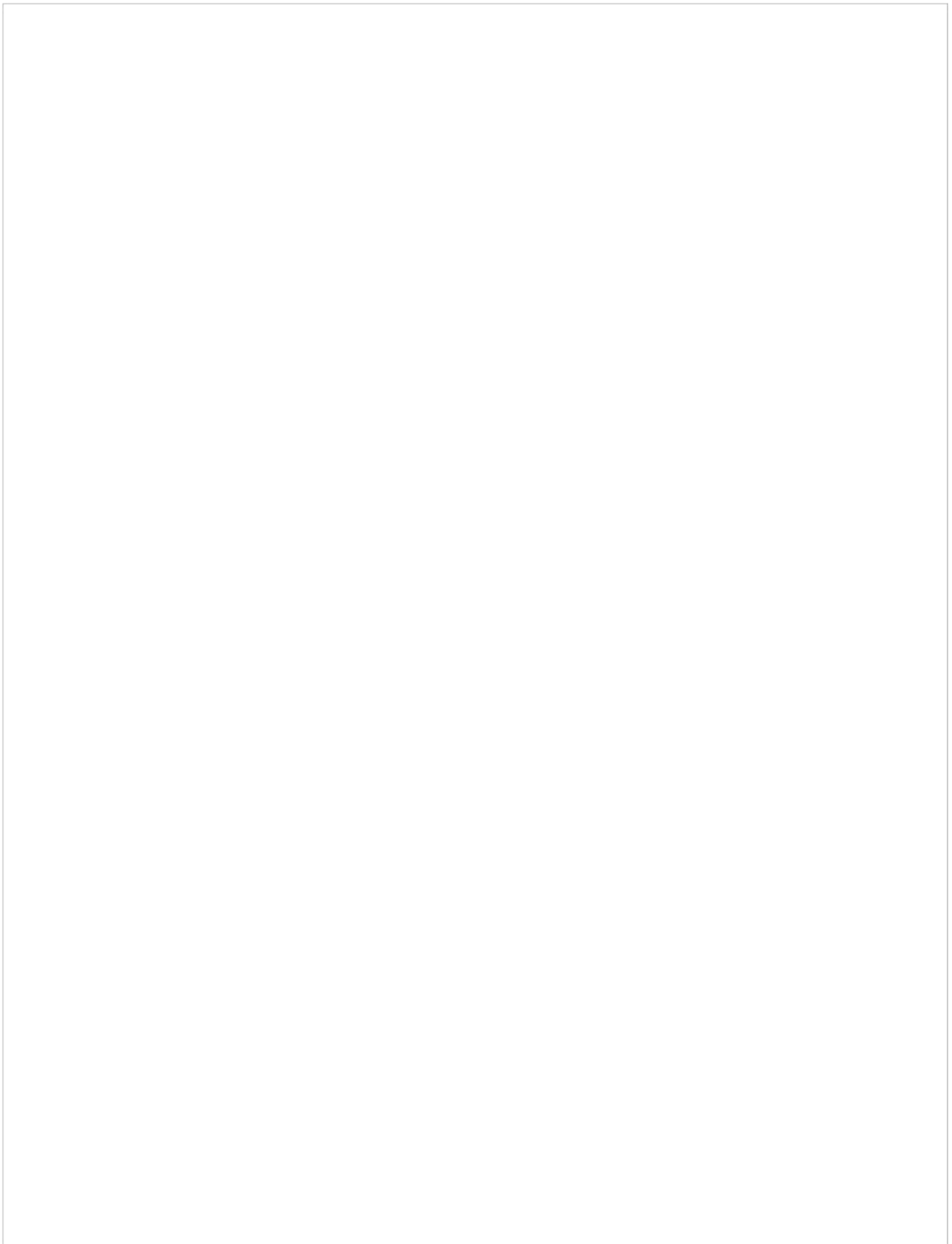
the following formula:

$$D = \frac{L + 3H}{10}$$

- D. the minimum distance of any part of a building (including eaves where they exist) from the site boundary.
- L. the continuous length of the roofline adjacent to the boundary. If the continuous length of the roofline is broken by a setback of 1.5 metres or more for at least 6 metres then separate calculations for each distance shall apply. Where a section is stepped back less than 1.5 metres or is less than 6 metres wide, the wall is deemed to be continuous.
Where the building is not parallel with the boundary, the formula is varied by adjusting the “length” used as detailed in the following diagrams.
- H. the height of the building affecting that boundary. Height shall be measured to the underside of the eaves of pitched roofs or to the height of the wall of flat roofs. For the purpose of this calculation, a roof with a pitch 45% or greater is considered to be a wall.

GRZ – Figure 2 - Site boundaries





c. Exceptions

The following structures are exempt from the above height in relation to boundary standard:

- a. Any retaining wall less than 1.5m in height measured from the lowest adjoining ground level.
- b. Any fence or wall (other than a retaining wall) less than 1.8 meters in height measured from the lowest adjoining ground level within 1 metre of a property boundary.
- c. Any pool or tank which is less than 1.0m in height measured from the lowest adjoining ground level.
- d. Play equipment and letterboxes.
- e. Motorised vehicles that can be moved under their own power.
- f. Network utility masts, poles and antennas;
- g. Flagpoles;
- h. Wires;
- i. Television and radio antennas and support structures;
- j. Chimneys;
- k. Vertical ventilation shafts;
- l. Solar heating devices;
- m. Photovoltaic panels fixed on or solar hot water systems (and associated hardware) provided that they do not protrude more than 200mm/500mm from the main bulk surface of the residential unit roof;
- n. Up to one-third of the height of gable end roofs and dormer windows not more than 3 metres wide;
- o. Any building or part of a building, that projects outside the height plane from any side or rear boundary, that is no greater than 3.5 metres in height and extends for a length of no more than 6 metres in total along any one boundary; or
- p. if the distance to boundary calculation is applicable, any building or part of a building where H is less than or equal to 3.5 metres, and L is less than or equal to 6 metres or the adjusted length is less than or equal to 6 metres.

3. Fences

- a. Any fence erected along a front boundary shall not exceed 1.6 metres in height.
- b. Any fence erected along any other side or rear boundary shall not exceed 1.8m in height.

4. Building coverage

- a. Building coverage not more than 40%.
- b. Building coverage under GRZ-S4(4)(a) does not apply to the following:
 - i. eaves not exceeding 1 metre in width; or
 - ii. balconies and decks not exceeding 2.4 metres above the ground level.

5. Accessory buildings

- a. Accessory buildings and minor residential units shall not be erected in front yards but shall be located behind the space identified by a theoretical line taken from the closest point of the main buildings, parallel to, and for the entire length of, any front boundary adjoining Road Reserve. Refer to Diagram 1.

GRZ – Diagram 1 - Boundaries adjoining road reserves



1. This Rule applies to sites with multiple frontages to Road Reserve, and boundaries that are separated from Road Reserve by way of a segregation strip or similar instrument.
Note: This rule (1 and 2) does not apply to sites that do not share a boundary with Road Reserve, or only do so via Right of Way or Access Strips, excluding sites that are separated from Road Reserve only by way of Segregation Strip or other similar instrument.
2. In addition, for sites that adjoin Road Reserve on multiple boundaries, accessory buildings shall not be located in the area located behind the intersection of theoretical line taken from the closest point of the main buildings, parallel to, and for the entire length of, any boundary adjoining Road Reserve and in front of the main building.
Refer to Diagram 2

GRZ – Diagram 2 - Multiple boundaries



6. Antenna dishes
 - a. Antenna dishes shall not exceed 2 metres in diameter (except as provided for **NU-Network Utilities** in relation to network utilities).
 - b. Pedestal mounted dish antenna pivoted up to 4m above ground level with a maximum diameter of 5m.
7. New structures shall not be located on or within 5 metres of the indicative roads identified in the North West Structure Plan (Appendix L).

GRZ-S5 Amenity

1. Minimum net site area 400m² per-residential unit, except that within the North West Structure Plan (Appendix L - pink shaded area only) the minimum net site area per residential unit is 800m².
2. Site amenity

- a. There shall be a minimum of 30m² outdoor north to north-west facing outdoor living space accessible from a living room for each residential unit or multi unit provided that the least dimension in any direction shall be 3m. Except that:
- b. For upper storey units, the outdoor space requirement shall be a minimum of 8m² north to north-west facing outdoor living space accessible by each unit, and the least dimension in any direction shall be 1.5m.
- c. For multi units an enclosed storage space, with a minimum area of 2m² and with outdoor access shall be provided.

GRZ-S6

Home Business

1. Only one person not living at the same site shall be employed in the home business; the total number of persons not to exceed three.
2. There shall be no exterior display, no exterior advertising (except as permitted under this Plan), no exterior storage of materials, nor any other exterior indication of the occupation or variation from the residential character of the neighbourhood.
3. Home stays for up to five paying guests and which are clearly incidental and secondary to the use of the property for residential activity are a home business in the zone.
4. Hours of Operation
Between 7am and 10pm and the sale of goods is limited to between 7.00am and 7.00pm.
Hours of operation do not apply to Home stays.
5. Loading and access shall be in accordance with **TRAN-Transport**.

GRZ-S7

Signage

All activities shall comply with the standards in **SIGN**.

GRZ-S8

Parking, Loading and Vehicle Crossings

1. All activities shall comply with the standards in **TRAN-Transport**.
2. Car parking spaces for Community facilities, Educational facilities and Home businesses shall be screened from adjoining residential properties by a solid fence and/or vegetation to a minimum height of 1.8 metres.

GRZ-S9

Hazardous Substances

All activities shall comply with the provisions in **HAZ - Hazards and Risks**

GRZ-S10

Earthworks

All activities shall comply with the standards in **EW-Earthworks**.

CRZ – Coastal Residential Zone

Council seeks to maintain a coastal residential area which has the following characteristics:

1. A range of residential and community activities that are developed and managed in such a way to ensure that their effects are compatible with the coastal character and amenity associated with the coastal environment;
2. A range of residential and community activities that are compatible with the scale and form of the coastal environment;
3. Retention of the natural and heritage features associated with the cliffs and dune area;
4. Activities consolidated in a manner which maximises the efficient and effective use of infrastructure and reticulated services;
5. Open, medium density development that complements the existing natural environment;
6. Safe urban design (including pedestrian and vehicle safety);
7. Low traffic on roads used primarily for property access with greater traffic on roads with a distribution function; and
8. A quiet living environment.

Rules

The Coastal Residential Zone rules aim to:

1. Require the preparation and implementation of a Comprehensive Structure Plan to guide subdivision, use and development of land in the zone;
2. Provide for residential activities, community activities and limited public access to the beach;
3. Limit the density of residential development to no more than 100 allotments in the 19ha zoned area;
4. Limit the height and location of buildings;
5. Ensure stormwater is managed and disposed of in a manner that does not adversely affect the natural values of the cliff face or beach below the zone;
6. Require all residential and community activities to be provided with connections to reticulated public water supply and wastewater treatment and disposal systems;
7. Limit built development close to the cliff edge and provide for the maintenance of low-growing vegetation within approximately 10 metres of the cliff face;
8. Recognise the remnant dunes as having important natural and amenity values and minimise earthworks and building on the dunes;
9. Maintain an appropriate scale and character of built development;
10. Address the potential adverse effects of nuisance from noise, light spill and vibration;
11. Ensure adequate access and vehicle parking in allotments and avoid congestion on roads and kerb-sides;
12. Avoid excessive shading of public spaces and residential properties by buildings;
13. Provide for a diversity of allotment sizes;
14. Provide for open space areas and amenity planting integrated throughout the built residential area;

15. Discourage the use of exotic plants that have the potential to become plant pests; and
 16. Set assessment criteria to address the natural character, landscape and amenity values of the coastal environment.

CRZ-R2	<p>1. Structures associated with a single public access track between the cliff top and the beach.</p> <p>Control is reserved over:</p> <ol style="list-style-type: none"> The location of the access; The design of the access structure(s), including materials used, having particular regard to safety, landscape and visual effects; The extent of earthworks and vegetation clearance. <p>2. Buildings located above the 45 metre contour level shown on Figure 1, Appendix H.</p> <p>Control is reserved over:</p> <ol style="list-style-type: none"> The effect of the height, shape, mass or location of the building for the preservation of the natural character of the dunes; The degree to which the building dominates the landscape or the surrounding residential environment; The degree to which the location of the building platform is sympathetic to the underlying landform and to the surrounding landscape patterns; and The degree to which the need for earthworks is minimised. 	Controlled (CON)
CRZ-R3	<p>1. Any permitted or controlled activity which does not comply with a Coastal Residential Zone standard.</p> <p>Council's discretion is restricted to:</p> <ol style="list-style-type: none"> The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance. <p>2. Any activity which does not comply with the height in relation to boundary or front and side yard setback standards.</p> <p>Council restricts its discretion to:</p> <ol style="list-style-type: none"> Whether the site topography or the location of existing structures constrains any other development potential; The extent to which existing buildings on the site prevent access to the rear of the site for car parking; 	Restricted Discretionary (RDIS)

	<p>c. The impact of the non-compliance on the residents' amenity or streetscape of the surrounding area; and</p> <p>d. The effects of the non-compliance on the residential character of the neighbourhood and on the natural character of the coastal environment.</p> <p><u>Notification:</u> Applications for accessory buildings subject to this rule are precluded from public or limited notification.</p>	
CRZ-R4	<ol style="list-style-type: none"> 1. 2. Network utilities not provided for as permitted or restricted discretionary by FC-Financial Contributions; and 3. 4. Any other activity which is not provided for as a permitted, controlled, restricted discretionary or non-complying activity. 	Discretionary (DIS)
CRZ-R5	<ol style="list-style-type: none"> 1. Industrial Activities; 2. Commercial Activities; 3. Retail Activities; 4. Non-compliance with GRZ-S6-4; 5. Buildings within the 50 metre contour shown on Figure 1 Appendix H. 	Non-Complying (NC)
CRZ-R6	<ol style="list-style-type: none"> 1. Residential units and accessory buildings located within 20 metres of the closest part of the cliff. 2. Access tracks and structures between the Coastal Residential Zone and the beach other than those authorised pursuant to GRZ-R2. 	Discretionary (DIS)

Standards

The following standards apply to the rules as indicated above.

CRZ-S1 Noise

All activities shall comply with the standards in **NOISE**.

Note that **NOISE** contains requirements for noise sensitive activities.

CRZ-S2**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, Coastal Residential, Rural or Rural Settlement Zones. No light source shall cause glare which may adversely affect the vision of motorists on a road. All outdoor lighting fixtures shall incorporate shields or other directional devices to prevent the spillage of light above the horizontal relative to the light source.

CRZ-S3**Hazardous Substances**

All activities shall comply with the provisions in **HAZ - Hazards and Risks**

CRZ-S4**Parking, Loading and Vehicle Crossings**

All activities shall comply with the standards in **SUB-Subdivision**.

CRZ-S5**Structures and Yards**

1. Height in relation to boundary

All new buildings and structures, and additions to buildings and structures shall fit within a recession plane (or height-to-boundary plane) which commences at 2 metres above ground level at all internal site boundaries and then projects from this line inwards at the angle specified below:

CRZ – Table 1 - Height in relation to boundary

Boundary	Angle
Northern (315° - 45°)	55°
Western (226° - 314°)	40°
Eastern (46° - 135°)	40°
Southern (136° - 225°)	30°

2. Exceptions from the height in relation to boundary standard

The following structures are exempt from the above height in relation to boundary standard:

- Any retaining wall less than 1.5m in height measured from the lowest adjoining ground level.
- Any fence or wall (other than a retaining wall) less than 1.8 meters in height measured from the lowest adjoining ground level within 1 metre of a property boundary.

- Any pool or tank which is less than 1.0m in height measured from the lowest adjoining ground level.
 - Play equipment and letterboxes.
 - Motorised vehicles that can be moved under their own power.
- a. Network utility masts, poles and antennas;
 - b. Flagpoles;
 - c. Wires;
 - d. Television and radio antennas and support structures Vertical ventilation shafts;
 - e. Chimneys Solar panels or solar hot water systems (and associated hardware) provided that they do not protrude more than 500mm from the surface of the roof;
 - f. Up to one-third of the height of gable end roofs and dormer windows not more than 3 metres wide;
 - g. Photovoltaic panels Any building or part of a building, that projects outside the height plane from any side or rear boundary, that is no greater than 3.5 metres in height and extends for a length of no more than 200mm from 6 metres in total along any one boundary; or
 - h. If the main block residential unit;
 - i. Solar heating devices distance to boundary calculation is applicable, any building or part of a building where H is less than or equal to 3.5 metres, and L is less than or equal to 6 metres or the adjusted length is less than or equal to 6 metres.
3. a. 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
 - b. Any fence or planting located adjacent to the road boundary shall have a maximum height of 1.2 metres.
 - c. The height of vegetation on any residential lot shall not exceed the height as specified in 4) a) and b) below and also meet the recession plane requirements as specified in 1) above.
 - d. On sites other than rear sites not less than 60% of the front yard shall comprise of landscaped permeable surfaces.
4. a. Chimneys, radio and television aerials, antennas, satellite dishes under 1m diameter, poles, lattice masts up to 15m in height, 0.25sqm cross sectional flagpoles, other decorative features and solar panels are excluded from **CRZ-S6**.
 - b. Building height shall not exceed 8 metres. 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).
 - c. Buildings shall not project beyond the height in relation to boundary shown in Figure 2 in Appendix H.
5. There shall be no more than one residential unit per site.
 6. The maximum impervious surface coverage on any site shall be 35%. This shall include both buildings and paved surfaces.

7. Any garage or accessory building shall be built to the same design, materials and construction standard as the principal building.
8. Antenna dishes shall not exceed 2 metres in diameter (except as provided for in **NU-Network Utilities** in relation to network utilities).

CRZ-S6

Home Businesses

1. Number of persons to be employed

Not more than one person outside the family shall be employed in the home businesses; the total number of persons not to exceed three.

2. Electrical Interference

Home businesses shall not use equipment which creates electrical interference beyond site boundaries.

3. Home stays for up to five paying guests and which are clearly incidental and secondary to the use of the property for residential activity are a home business in the Zone

4. Storage

No equipment or materials for a home business, nor refuse arising from a home business, shall be stored outdoors.

5. Amenity

There shall be no exterior display, no exterior advertising (except as permitted under this Plan), no exterior storage of materials, nor any other exterior indication of the occupation or variation from the residential character of the neighbourhood.

6. Hours of Operation

Home business may operate between the hours of 7.00 am and 10.00 pm and the sale of goods is limited to the hours between 7.00am and 7.00pm. Hours of operation do not apply to Home Stays.

7. Loading and Access

Ingress and egress and provision for loading to be in accordance with **TRAN-Transport**. Use of right of way systems is not permitted for public vehicular traffic.

CRZ-S7

Signage

All activities shall comply with the standards in **SIGN**.

CRZ-S8

Earthworks and Vegetation Clearance

1. No earthworks or vegetation clearance shall occur within 10 metres of the edge of the coastal cliff (other than earthworks and vegetation clearance associated with the construction of a public access structure authorised pursuant to **CRZ-R2-1**).
2. No area greater than 300 m² shall be cleared of vegetation cover within any 12 month period.
3. Vegetation shall be reinstated on all areas within 6 months of the initial disturbance.
4. All activities shall comply with the earthworks standards provided in **EW-Earthworks**.

Note: Additional consents may also be required from the regional council for earthworks and vegetation clearance

GRUZ – General Rural Zone

The hill country covers approximately 80% of the land area of the District. The landform is characterised by moderately to steeply dissected slopes and dominant ridges.

The soft rock hill country is inherently unstable and has the potential for erosion. The present actual level of erosion is moderate. There are limitations to the land use capability of much of this land. Approximately 87% of the hill country falls in the New Zealand Land Resource Inventory Land Use Capability Classes VII and VIII.

The coastal belt of sand dunes, sea cliffs, plains and wetlands covers around 4% of the total land area of the District. The potential and present actual erosion over much of this land is extreme. Nearly 55% of this coastal belt is made up of unstable dunes, with limitations to their land use capability. These dune areas fall in the New Zealand Land Resource Inventory Land Use Capability Classes VII and VIII.

The Rural General Zone identifies the majority of rural land in the District. It is not subject to the same peri-urban development pressures as experienced in the Rural Production Zone and Rural Lifestyle Zone, so controls are less stringent. The Rural General Zone provides for all types of primary production activities. It is intended to provide for a predominance of primary production activities and a range of complementary activities compatible with the surrounding rural environment.

Issues

GRUZ-I1

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

GRUZ-I2

Conflicts between expectations of the rural community for infrastructure service in rural areas and the community's ability to sustain and afford those services.

GRUZ-I3

Some infrastructure facilities, especially the roading network, electricity transmission and distribution networks and telecommunications facilities have specific locational and operational need to establish in the rural environment.

Objectives

GRUZ-01

Safeguard the versatility and life supporting capacity of soils in the District, particularly LUC Class I, II and III land, from inappropriate subdivision, use and development.

GRUZ-02

Primary production activities (excluding intensive indoor primary production activities) and other established land uses that have a functional necessity to be located in the rural environment, including regionally or nationally significant infrastructure, are not compromised by the establishment of non-primary production activities.

GRUZ-03

Trees and structures are located in a manner that does not cause adverse environmental effects across property boundaries.

GRUZ-04

Maintain rural character and amenity values, from inappropriate subdivision, use and development, to ensure that a predominance of rural productive activities and open, low density development continues to define the character of the wider rural environment.

GRUZ-05

The establishment, operation, maintenance and upgrading of infrastructure and other physical resources of regional or national importance is provided for in all rural zones.

Policies

GRUZ-P1

Require minimum lot sizes for rural subdivision to protect the productive capability and versatility of land from irreversible loss and to actively encourage lifestyle development in the Rural Lifestyle Zone close to the urban fringe and protect rural productive capacity of the Rural Production Zone.

GRUZ-P2

Council will maintain urban reticulated infrastructure connections to existing allotments (where connections were in existence at 30 May 2015, except for Rural Lifestyle Zone the date shall be 1 November 2012) however these connections will not be extended to serve any new allotments created by subdivision.

GRUZ-P3

Urban water and waste water services will not generally be extended to serve any new allotments created by subdivision except where the effects can be avoided, remedied or mitigated.

GRUZ-P4

To define a Rural General Zone where the following characteristics are maintained:

1. A predominance of primary production activities;
2. A range of complementary activities where their effects are compatible with the predominantly rural character, scale and amenities of the area;
3. Choice and diversity for different rural lifestyle options;
4. Open, low density development, with relatively few structures and signs, which does not detract from rural landscapes;
5. Primary production activities, including odours from primary production activities, are acceptable, provided best practicable options are used;
6. A varied noise environment may exist including intermittent noise from rural machinery and equipment;
7. Retention of natural and cultural heritage features;
8. Street lighting is not provided; and
9. Reticulated services generally do not exist.

GRUZ-P5

To avoid, remedy or mitigate adverse effects of subdivision on people's health and safety and the character of the rural environment by:

1. Ensuring, prior to granting consent to subdivide, building platforms are identified to allow adequate distances between buildings on adjacent properties to retain the privacy of the occupants of each property;
2. Require sites to be of a minimum lot size, except where the Council is satisfied that the subdivision and likely future land use will not change the general character of the area, and that the likely future uses will be compatible with the effects generated by existing neighbouring land uses, especially to avoid any potential for reverse sensitivity issues arising; and
3. Ensuring that all new lots can be self-serviced, including sewage, water and stormwater.

Rules

GRUZ-R1	<p>The following activities are permitted activities provided they comply with the standards in the Rural General Zone as well as any other relevant chapters:</p> <ol style="list-style-type: none"> 1. Primary production activities excluding intensive indoor primary production activities 2. Home business excluding vehicle repair and vehicle 	Permitted (PER)
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sales

3. Farm stays for up to five people
4. Retail activities not exceeding 75m² gross floor area that are ancillary to any permitted activity
5. Conservation works
6. One residential unit and one minor residential unit per 1 hectare site area
7. One residential unit and one minor residential unit on a site of less than 1 hectare, but at least 5000m² site area, created by a subdivision consent granted on or before the 21st March 2016 of this rule
8. Network utilities as permitted by **NU-Network Utilities**
9. Accessory buildings
10. The following activities within the National Grid Yard provided they are set back at least 12 metres from a National Grid support structure and comply with Standard **GRUZ-S10**:
 - a. Network utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid;
 - b. Uninhabited farm structures associated with farming activities (excluding milking/dairy sheds,(but not their yards) and intensive indoor primary production buildings); and
 - c. Artificial crop protection structure and crop support structures excluding commercial greenhouses and protective canopies.
11. The following structures within 12 metres of a National Grid support structure:
 - a. Fences less than 2.5m in height and at least 5m from the nearest support structure;
 - b. A fence located within 5m of a support structure where Transpower NZ Ltd has given written approval in accordance with clause 2.3.3 of NZECP34:2001;
 - c. Network Utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid;

	<p>d. Commercial scale electricity generation infrastructure;</p> <p>e. Artificial crop protection structures and crop support structures between 8 metres and 12 metres from a pole support structure that:</p> <ul style="list-style-type: none"> i. Meet the requirements of NZECP34:2001; ii. Are no more than 2.5m in height; iii. Are removable or temporary to allow a clear working space 12 metres from the pole where necessary for maintenance and emergency repair purposes; and iv. Allow all weather access to the pole and a sufficient area for maintenance equipment, including a crane. <p>f. Artificial crop protection structures, crop support structures and agricultural structures located within 12 metres of a tower support structure if they meet the requirements of clause 2.4.1 of NZECP34:2001.</p> <p>12. Relocated buildings and temporary relocatable buildings that comply with TEMP-Temporary Activities; and</p> <p>13. Temporary military training activities that comply with TEMP-Temporary Activities</p> <p>Note: Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice 34:2001 is mandatory for all buildings, earthworks, primary production and mobile plant within close proximity to all electric lines. Vegetation to be planted near electricity lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator. Compliance with the permitted activity standards of this Plan does not ensure compliance with NZECP34:2001.</p>	
<p>GRUZ-R2</p>	<p>1. Any permitted activity which does not comply with a Rural General Zone standard.</p> <p>Council restricts its discretion to:</p> <ul style="list-style-type: none"> a. The effect of the particular non-compliance on the environment, including the cumulative or 	<p>Restricted Discretionary (RDIS)</p>

	<p>combined effect of non-compliances.</p> <p>b. The loss of productive land.</p> <p>2. Any building within 20m of the secured yard of a National Grid substation.</p> <p>Council restricts its discretion to:</p> <ol style="list-style-type: none"> a. Impacts on the operation, maintenance, upgrade and development of the National Grid, including the location and orientation of residential unit and any associated plantings relative to the National Grid substation; b. Compliance with NZECP34:2001; and c. The risk of electrical hazards affecting public or individual safety, and the risk of property damage. <p>3. Earthworks within 12m of a National Grid support structure that fails to comply with performance standard GRUZ-S9(2)(a)</p> <p>Council restricts its discretion to:</p> <ol style="list-style-type: none"> a. Impacts on the operation, maintenance, upgrade and development of the National Grid, including access for these purposes and the risk to the structural integrity of the National Grid; b. Compliance with NZECP34:2001; and c. The risk of electrical hazards affecting public or individual safety, and the risk of property damage. 	
GRUZ-R3	<ol style="list-style-type: none"> 1. Community facilities; 2. Educational facilities; 3. The following commercial activities: <ol style="list-style-type: none"> a. Service stations. b. Tourism facilities. c. Visitor accommodation. d. Veterinary clinics. e. Animal boarding establishments. f. Retail activities not exceeding 75m² gross floor area adjoining a state highway. 4. Intensive indoor primary production; 5. Quarrying activities; 6. Rural industry; and 	Discretionary (DIS)

	7. Network utilities not provided for as permitted or restricted discretionary activities by NU-Network Utilities .	
GRUZ-R4	<ol style="list-style-type: none"> 1. Any other activity which is not provided for as a permitted, restricted discretionary or discretionary activity; 2. Any activity, structure or earthworks within the National Grid Yard which does not comply with the performance standards at GRUZ-S9; 3. Dairy/milking sheds or buildings (excluding associated yards) intensive indoor primary production buildings, protective canopies and commercial greenhouses within the National Grid Yard. 4. Any sensitive activity, including any change of use to a sensitive activity, or any building or addition to any building associated with a sensitive activity and located within the National Grid Yard; and 5. A hazardous facility within the National Grid Yard. 6. Subdivision with a building platform for a principal building or residential unit located within the National Grid Yard. 	Non-Complying (NC)

Standards

The following standards apply to the rules above.

GRUZ-S1 **Noise**

All activities shall comply with the standards in **NOISE**.

Note that **NOISE** contains requirements for noise sensitive activities.

GRUZ-S2 **Light and glare**

1. 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 any other adjacent property, and;
2. No light source shall cause glare which may adversely affect the vision of motorists on the road.

GRUZ-S3 Hazardous Substances

All activities shall comply with the provisions in **HAZ - Hazards and Risks**

GRUZ-S4 Structures

Chimneys, radio and television aerials, antennas, satellite dishes under 1m diameter, poles, lattice masts up to 15m in height, 0.25sqm cross sectional flagpoles, other decorative features and solar panels are excluded from GRUZ-S4 (1) (2) and (3).

1. All new structures shall be less than 10 metres in height
2. New structures (excluding fences less than two metres high, and loading races in relation to road frontage, and residential unit):
 - a. Shall be a minimum of 5 metres from any boundary; and
 - b. Shall not be located within 20 metres of any residential unit located on a separate lot.
3. Residential unit shall be located a minimum of 10 metres from any boundary;
4. Antenna dishes shall not exceed 3 metres in diameter (except as provided for in **NU- Network Utilities** in relation to network utilities);
5. Pedestal mounted dish antenna pivoted up to 4m above ground level with a maximum diameter of 5m; and
6. All new habitable structures to be used for residential, commercial, community or industrial purposes shall be provided with a fire fighting water supply and access to this supply in accordance with New Zealand Fire Service Fire Fighting Water Supply Code of Practice 2008 SNZ PAS 4509:2008.

GRUZ-S5 Signage

All activities shall comply with the standards in **SIGN**.

GRUZ-S6 Parking, Loading and Vehicle Crossings

All activities shall comply with the standards in **TRAN-Transport**.

GRUZ-S7 Home Businesses

1. Only one person not living at the site shall be employed in the home business; the total number of persons shall not exceed three.
2. Home business shall not use equipment which creates electrical interference beyond the site boundaries.
3. There shall be no exterior display, no exterior advertising (except as permitted under this

Plan), no exterior storage of materials, nor any other exterior indication of the occupation or variation from the character of the neighbourhood.

4. Home business may operate only between the hours of 7am and 10pm and the sale of goods is limited to the hours between 7.00am and 7.00pm. Hours of operation do not apply to Farm Stays or Home Stays.
5. Home stays for up to five paying guests and which are clearly incidental and secondary to the use of the property for rural activity are a home business in the zone.

GRUZ-S8

Retail Activities Ancillary to a Permitted Activity

1. The majority of products sold are produced entirely on-site.
2. The retail floor space does not exceed 75m² gross floor area.
3. The entrance to any retail activity shall be located at least 200m from any intersection with the State Highway and at least 100m from any other intersection.
4. 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 standards of this zone.

GRUZ-S9

Structures and Earthworks and Land Modification in the National Grid Yard

1. Any new structure, or addition to an existing structure, shall:
 - a. Have a minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid lines; or
 - b. Demonstrate that safe electrical clearance distances required by NZECP34:2001 are maintained under all National Grid line operating conditions; and
 - c. Be at least 12 metres from the outer edge of the foundation of a National Grid support structure.
2. Earthworks shall not:
 - a. Exceed a depth of 300mm within 12 metres of any National Grid support structure foundation, except where associated with:
 - i. A network utility;
 - ii. Agricultural or domestic cultivation;
 - iii. Repair, sealing or resealing of a road, footpath, driveway or farm track; or
 - iv. Vertical holes not exceeding 500mm in diameter are exempt provided they:
 - b. Compromise the stability of a National Grid support structure;
 - c. Result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34:2001.

Note:

The domestic wastewater requirements under Horizons Regional Council One Plan Section Rule 13-1 may apply.

GRUZ-S10

Earthworks

All activities shall comply with the standards in **EW-Earthworks**.

GRUZ-S11

Minor Residential Unit

1. One minor residential unit per allotment which has a net site area of 1ha.
2. Maximum gross floor area - 60sqm excluding terrace floor spaces and porches (open or roofed)
3. All wastewater from a minor residential unit must be serviced onsite unless the property is already connected to a wastewater reticulation network.
4. Must comply with the requirements for 'structures' in standard **GRUZ-S4**.

RPROZ – Rural Production Zone

Whanganui has good soils and climate, which is a rare coincidence in the NZ context. Future rural focus for Whanganui is to produce high end product; our future lies with increasing productive use of the land.

The extent of LUC Class I and II land in the Whanganui District is limited. It comprises just seven percent (15,712 hectares) of the land in the District (237,415.81 ha), with much of it located close to the urban area. Approximately 12% of this land is now occupied by non or low productive activities.

With increased residential and lifestyle settlement particularly in the Westmere area, reverse sensitivity issues arise. This may result in further loss of productive land, where buffer areas are created at boundaries where productive activities are limited or avoided, to minimise reverse sensitivity and neighbour issues. However the onus is not on the lawfully established rural activity to mitigate effects in this way.

The productive capability of the land is affected by subdivision, particularly close to the urban fringe where subdivision is prevalent. Small lots, which cannot accommodate a variety of primary productive uses, should be avoided to ensure a range of options are available in the future. Experience has shown that amalgamation of small lots is difficult to achieve, thus retention of larger site areas is critical to protecting the productive capabilities of the quality soil resources in the District.

The Rural Production Zone identifies those areas close to the urban area which comprise LUC Class I land and those areas of LUC Class II land which are subject to potential residential or rural lifestyle development pressure. Such activities are discouraged as they have resulted in significant loss of productive land. The Rural Production Zone provides for most types of primary production activities with a focus on not compromising the productive qualities of the land.

Issues

RPROZ-I1

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

RPROZ-I2

Conflicts between expectations of the rural community for infrastructure service in rural areas and the community's ability to sustain and afford those services.

RPROZ-I3

Some infrastructure facilities, especially the roading network, electricity transmission and distribution networks and telecommunications facilities have specific locational and operational requirements resulting in a need to establish in the rural environment.

RPROZ-I4

The extent of LUC Class I and II land in the Whanganui District is limited with much of it located close to the urban area. Approximately 12% of it is now occupied by non or low productive activities. With an increase in residential and lifestyle development particularly in the Westmere area, reverse sensitivity issues can arise. This may result in less productive land being available for rural production activities.

RPROZ-I5

Subdivision, land use and development that fragments the land resource can adversely affect the long term versatility and sustainability of the life supporting capacity of the land and/or reduce economic viability and productivity. Lifestyle development in the Rural Production Zone contributes to fragmentation and detracts from the primary use of this area for rural purposes.

Objectives

RPROZ-O1

Safeguard the versatility and life supporting capacity of soils in the District, particularly LUC Class I, II and III land, from inappropriate subdivision, use and development.

RPROZ-O2

Primary production activities (excluding intensive indoor primary production activities) and other established land uses that have a functional need to be located in the rural environment, including regionally or nationally significant infrastructure, are not compromised by the establishment of non- primary production activities .

RPROZ-O3

Trees and structures are located in a manner that does not cause adverse environmental effects across property boundaries.

RPROZ-O4

Maintain rural character and amenity values, from inappropriate subdivision, use and development, to ensure that a predominance of rural productive activities and open, low density development continues to define the character of the wider rural environment.

RPROZ-O5

The establishment, operation, maintenance and upgrading of infrastructure and other physical resources of regional or national importance is provided for in all rural zones.

RPROZ-O6

Avoid the establishment of lifestyle development in the Rural Production Zone on LUC Class I, II and III land.

Policies

RPROZ-P1

Require minimum lot sizes for rural subdivision to protect the productive capability and versatility of land from irreversible loss and to actively encourage lifestyle development in the Rural Lifestyle Zone close to the urban fringe and protect rural productive capacity of the Rural Production Zone.

RPROZ-P2

Council will maintain urban reticulated infrastructure connections to existing allotments (where connections were in existence at 30 May 2015, except for Rural Lifestyle Zone the date shall be 1 November 2012) however these connections will not be extended to serve any new allotments created by subdivision.

RPROZ-P3

Urban water and wastewater services will not generally be extended to serve any new allotments created by subdivision except where the effects can be avoided, remedied or mitigated.

RPROZ-P4

To ensure a Rural Production Zone where the following characteristics are maintained:

1. A predominance of primary production activities (excluding intensive indoor primary production activities) ;
2. A range of complementary activities where their effects are compatible with the predominantly rural character, scale and amenities of the area;
3. Regionally or nationally significant infrastructure;
4. Open, low density development, with relatively few structures and signs, which does not detract from rural landscapes;
5. Primary production , including odours from primary production activities, are acceptable, provided best practicable options are used;
6. A varied noise environment may exist including intermittent noise from rural machinery and

equipment;

7. Retain or enhance natural and cultural heritage features;
8. Street lighting is not provided; and
9. Reticulated services generally do not exist.

RPROZ-P5

Avoid ad hoc urban development in the Rural Production Zone especially on the fringes of the Rural Lifestyle Zone and Rural Settlement Zone.

RPROZ-P6

Retain LUC Class I, II and III land in holdings of sufficient size to enable opportunities for a range of primary production activities (excluding intensive indoor primary production activities) to occur.

RPROZ-P7

Ensure that primary production activities are not adversely affected by the establishment of non-rural activities sensitive to effects associated with rural activities, such as, but not limited to, noise, odour or spray drift.

Rules

<p>RPROZ-R1</p>	<p>The following activities are permitted activities provided they comply with the standards in the Rural Production Zone as well as any other relevant chapters:</p> <ol style="list-style-type: none"> 1. Primary production activities (excluding intensive indoor primary production activities) 2. Home business excluding vehicle repair and vehicle sales 3. Farm stays for up to five people 4. Retail activities not exceeding 75m² gross floor area that are ancillary to any permitted activity 5. Conservation works 6. One residential unit and one minor residential unit per 10 hectares site area 7. One residential unit and one minor residential unit on a site of less than 10 hectares, but at least 5000m² site area, created by a subdivision consent granted on or before the 21st March 2016 of this rule 8. Network utilities as permitted by NU-Network Utilities 9. Accessory buildings 10. The following activities within the National Grid Yard provided they are set back at least 12 metres from a National Grid support structure and comply with Standard RPROZ-S10 	<p>Permitted (PER)</p>
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- a. Network utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid;
 - b. Uninhabited farm structures associated with farming activities (excluding milking/dairy sheds,(but not their yards) and intensive indoor primary production buildings); and
 - c. Artificial crop protection structure and crop support structures excluding commercial greenhouses and protective canopies.
11. The following structures within 12 metres of a National Grid support structure:
- a. Fences less than 2.5m in height and at least 5m from the nearest support structure;
 - b. A fence located within 5m of a support structure where Transpower NZ Ltd has given written approval in accordance with clause 2.3.3 of NZECP34:2001;
 - c. Network Utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid;
 - d. Commercial scale electricity generation infrastructure;
 - e. Artificial crop protection structures and crop support structures between 8 metres and 12 metres from a pole support structure that:
 - i. Meet the requirements of NZECP34:2001;
 - ii. Are no more than 2.5m in height;
 - iii. Are removable or temporary to allow a clear working space 12 metres from the pole where necessary for maintenance and emergency repair purposes; and
 - iv. Allow all weather access to the pole and a sufficient area for maintenance equipment, including a crane.
 - f. Artificial crop protection structures, crop support structures and agricultural structures located within 12 metres of a tower support structure if they meet the requirements of clause 2.4.1 of NZECP34:2001.
12. Relocated buildings and temporary relocatable buildings that comply with **TEMP-Temporary Activities**; and
13. Temporary military training activities that comply with **TEMP-Temporary Activities**

Note:

Works in close proximity to any electricity line can be

	<p>dangerous. Compliance with the New Zealand Electrical Code of Practice 34:2001 is mandatory for all buildings, earthworks, primary production and mobile plant within close proximity to all electric lines.</p> <p>Vegetation to be planted near electricity lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator. Compliance with the permitted activity standards of this Plan does not ensure compliance with NZECP34:2001.</p>	
<p>RPROZ-R2</p>	<ol style="list-style-type: none"> 1. Any permitted activity which does not comply with a Rural Production Zone standards standards. Council restricts its discretion to: <ol style="list-style-type: none"> a. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances. b. The loss of productive land. 2. Any building within 20m of the secured yard of a National Grid substation. Council restricts its discretion to: <ol style="list-style-type: none"> a. Impacts on the operation, maintenance, upgrade and development of the National Grid, including the location and orientation of residential unit and any associated plantings relative to the National Grid substation; b. Compliance with NZECP34:2001; and c. The risk of electrical hazards affecting public or individual safety, and the risk of property damage. <ul style="list-style-type: none"> • Earthworks 3. Earthworks within 12m of a National Grid support structure that fails to comply with performance standard RPROZ-S9(2)(a) Council restricts its discretion to: <ol style="list-style-type: none"> a. Impacts on the operation, maintenance, upgrade and development of the National Grid, including access for these purposes and the risk to the structural integrity of the National Grid; b. Compliance with NZECP34:2001; and c. The risk of electrical hazards affecting public or individual safety, and the risk of property damage. 	<p>Restricted Discretionary (RDIS)</p>
<p>RPROZ-R3</p>	<ol style="list-style-type: none"> 1. Animal boarding establishments; 2. Retail activities not exceeding 75m² gross floor area adjoining a state highway; 3. Intensive indoor primary production ; 4. Quarrying activities; 	<p>Discretionary (DIS)</p>

	<ol style="list-style-type: none"> 5. Rural industry; and 6. Network utilities not provided for as permitted or restricted discretionary activities by NU-Network Utilities. 	
<p>RPROZ-R4</p>	<ol style="list-style-type: none"> 1. Any activity, structure or earthworks within the National Grid Yard which does not comply with standard RPROZ-S9. <ol style="list-style-type: none"> a. Dairy/milking sheds or buildings (excluding associated yards) intensive indoor primary production buildings, protective canopies and commercial greenhouses. 2. Any sensitive activity, including any change of use to a sensitive activity, or any building or addition to any building associated with a sensitive activity and located within the National Grid Yard. 3. A hazardous facility within the National Grid Yard. 4. Any other activity which is not provided for as a permitted, restricted discretionary or discretionary activity. 	<p style="text-align: center;">Non-Complying (NC)</p>

The following standards apply to the rules above.

**RPROZ-S1
Noise**

All activities shall comply with the performance standards in **NOISE-Noise**.

Note that **NOISE-Noise** contains requirements for noise sensitive activities.

**RPROZ-S2
Light and glare**

1. 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 any other adjacent property, and;
2. No light source shall cause glare which may adversely affect the vision of motorists on the road.

**RPROZ-S3
Hazardous Substances**

All activities shall comply with the provisions in **HAZ - Hazards and Risks**

**RPROZ-S4
Structures**

Chimneys, radio and television aerials, antennas, satellite dishes under 1m diameter, poles, lattice masts up to 15m in height, 0.25sqm cross sectional flagpoles, other decorative features and solar panels are excluded from RPROZ-S4 (1) (2) and (3).

1. All new structures shall be less than 10 metres in height;
2. New structures (excluding fences less than two metres high, and loading races in relation to road frontage, and residential unit):
 - a. Shall be a minimum of 5 metres from any boundary; and
 - b. Shall not be located within 20 metres of any residential unit located on a separate lot.
3. Residential unit shall be located a minimum of 10 metres from any boundary;
4. Antenna dishes shall not exceed 3 metres in diameter (except as provided for in NU-Network Utilities in relation to network utilities);
5. Pedestal mounted dish antenna pivoted up to 4m above ground level with a maximum diameter of 5m; and
6. All new habitable structures to be used for residential, commercial, community or industrial purposes shall be provided with a fire fighting water supply and access to this supply in accordance with New Zealand Fire Service Fire Fighting Water Supply Code of Practice 2008 SNZ PAS 4509:2008.

RPROZ-S5

Signage

All activities shall comply with the standards in **SIGN-Signs**.

RPROZ-S6

Parking, Loading and Vehicle Crossings

All activities shall comply with the standards in **TRAN-Transport**.

RPROZ-S7

Home Business

1. Only one person not living at the site shall be employed in the home business; the total number of persons shall not exceed three.
2. Home business shall not use equipment which creates electrical interference beyond the site boundaries.
3. There shall be no exterior display, no exterior advertising (except as permitted under this Plan), no exterior storage of materials, nor any other exterior indication of the business or variation from the character of the neighbourhood.
4. Home business may operate only between the hours of 7am and 10pm and the sale of goods is limited to the hours between 7.00am and 7.00pm. Hours of operation do not apply to Farm Stays or Home Stays.
5. Home stays for up to five paying guests and which are clearly incidental and secondary to the use of the property for rural activity are a home business in the zone.

RPROZ-S8

Retail Activities Ancillary to a Permitted Activity

1. The majority of products sold are produced entirely on-site.
2. The retail floor space does not exceed 75m² gross floor area.
3. The entrance to any retail activity shall be located at least 200m from any intersection with the State Highway and at least 100m from any other intersection.
4. 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 standards of this zone.

RPROZ-S9

Structures and Earthworks and Land Modification in the National Grid Yard

1. Any new structure, or addition to an existing structure, shall:
 - a. Have a minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid lines; or
 - b. Demonstrate that safe electrical clearance distances required by NZECP34:2001 are maintained under all National Grid line operating conditions; and
 - c. Be at least 12 metres from the outer edge of the foundation of a National Grid support structure.
2. Earthworks shall not:
 - a. Exceed a depth of 300mm within 12 metres of any National Grid support structure foundation, except where associated with:
 - i. A network utility;
 - ii. Agricultural or domestic cultivation;
 - iii. Repair, sealing or resealing of a road, footpath, driveway or farm track; or
 - iv. Vertical holes not exceeding 500mm in diameter are exempt provided they:
 - b. Compromise the stability of a National Grid support structure;
 - c. Result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34:2001.

Note:

The domestic wastewater requirements under Horizons Regional Council One Plan Section 14.5 Rules – Human effluent and domestic wastewater.

RPROZ-S10

Earthworks

All activities shall comply with the standards in **EW-Earthworks**.

RPROZ-S11

Minor Residential Unit

1. One minor residential unit per allotment which has a net site area of 1ha.
2. Maximum gross floor area - 60sqm excluding terrace floor spaces and porches (open or roofed).
3. All wastewater from a minor residential unit must be serviced onsite unless the property is

already connected to a wastewater reticulation network.

4. Must comply with the requirements for 'structures' in standard **RPROZ-S4**.

SETZ – Settlement Zone

The rural area covers nearly 99% of the land area of the District. The land is used predominantly as a natural resource for primary production and associated activities and rural settlements. The rural settlements are quite small and include a number of Maori settlements, some of which are located on the banks of the middle reaches of the Whanganui River.

There is a significant proportion of land in the rural part of the District which is not used for productive purposes at all. This is due to the physical limitations of the land resource, or the desire to protect areas with important landscape and ecological values. The Whanganui National Park occupies the northern part of the District.

Activities in the rural area use up resources and generate standards which, if unmanaged, and over time, may reduce the productive capability of the land resource base. The potential of the land to support future needs and the quality of life of people and communities in the rural environment may also be adversely affected.

The rural environment is characterised by openness and greenness and dominant physical features; and the operational characteristics of rural land use activities, e.g. smell, noise and traffic movement.

The Settlement Zone identifies the rural service centres. The Zone is intended to provide for a range of residential, community and primary production on a small scale to complement the rural area.

The Settlement Zone applies to:

- Mowhanau
- Marybank
- Fordell
- Upokongaro
- Kaiwhaiki
- Jerusalem

Rural lifestyle development is provided for in this Zone. Some rural settlements have issues with drainage, water supply and/or sewage disposal. Subdivision and land use is constrained by the ability of the environment to sustain such activities in the rural context.

Issues

SETZ-I1

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

SETZ-I2

Conflicts between expectations of the rural community for infrastructure service in rural areas and the community's ability to sustain and afford those services.

SETZ-I3

Some infrastructure facilities, especially the roading network, electricity transmission and distribution networks and telecommunications facilities have specific locational and operational requirements resulting in a need to establish in the rural environment.

SETZ-I4

Some rural settlements have problems with drainage and sewage disposal especially in settlements where there is pressure for denser lifestyle development.

Objectives**SETZ-O1**

Safeguard the versatility and life supporting capacity of soils in the District, particularly LUC Class I and II land, from inappropriate subdivision, use and development.

SETZ-O2

Primary production (excluding intensive indoor primary production activities); and other established land uses that have a functional necessity to be located in the rural environment, including regionally or nationally significant infrastructure, are not compromised by the establishment of non-primary production activities.

SETZ-O3

Trees and structures are located in a manner that does not cause adverse environmental effects across property boundaries.

SETZ-O4

Maintain rural character and amenity values, from inappropriate subdivision, use and development, to ensure that a predominance of rural productive activities and open, low density development continues to define the character of the wider rural environment

SETZ-O5

The establishment, operation, maintenance and upgrading of infrastructure and other physical resources of regional or national importance is provided for in all rural zones.

SETZ-O6

Avoid new connections to urban reticulated water, wastewater and stormwater services.

SETZ-07

Water, wastewater and stormwater services are contained onsite and sustainably managed to avoid any environmental effect beyond the site.

SETZ-08

Maintain or enhance the amenity of the Settlement Zone.

SETZ-09

Opportunities for various types of rural living in close proximity to the city centre.

Policies

SETZ-P1

Require minimum lot sizes for rural subdivision to protect the productive capability and versatility of land from irreversible loss and to actively encourage lifestyle development in the Rural Lifestyle Zone close to the urban fringe and protect rural productive capacity of the Rural Production Zone.

SETZ-P2

Council will maintain urban reticulated infrastructure connections to existing allotments (where connections were in existence at 30 May 2015, except for Rural Lifestyle Zone the date shall be 1 November 2012) however these connections will not be extended to serve any new allotments created by subdivision.

SETZ-P3

Urban water and wastewater services will not generally be extended to serve any new allotments created by subdivision except where the effects can be avoided, remedied or mitigated.

SETZ-P4

To define rural settlement areas where the following characteristics are maintained:

1. Small clusters of development;
2. A range of residential, community and primary production (excluding intensive indoor primary production activities); that are developed and managed in such a way that their effects are compatible with the rural character and amenities of the settlement and surrounding rural area;
3. Activities are consolidated in a manner which maximises the efficient use of infrastructure and reticulated services;

4. Adequate disposal of effluent without causing (or potentially causing) adverse environmental effects; and
5. Maintain or enhance natural or cultural heritage features.

SETZ-P5

To avoid, remedy or mitigate adverse effects of subdivision on people’s health and safety and the character of the rural environment by:

1. Ensuring, prior to granting consent to subdivide, building platforms are identified to allow adequate distances between buildings on adjacent properties to retain the privacy of the occupants of each property;
2. Require sites to be of a minimum lot size, except where the Council is satisfied that the subdivision and likely future land use will not change the general character of the area, and that the likely future uses will be compatible with the effects generated by existing neighbouring land uses, especially to avoid any potential for reverse sensitivity issues arising; and
3. Ensuring that all new lots can be self-serviced, including sewage, water and stormwater.

Rules

SETZ-R1	<p>Activities provided they comply with the standards in the Settlement Zone as well as any other relevant chapters:</p> <ol style="list-style-type: none"> 1. Residential activities; 2. Home businesses; 3. One residential unit and one minor residential unit per site; 4. Community facility; 5. Educational facility; 6. Primary production activities (excluding intensive indoor primary production activities); 7. Retail activities except where adjoining a state highway; 8. Network utilities as permitted by NU-Network Utilities; 9. Relocated buildings and temporary relocatable buildings that comply with TEMP-Temporary Activities; and 10. Temporary military training activities that comply with TEMP-Temporary Activities. 	Permitted (PER)
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	<p>Note: Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Code of Practice 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines. Vegetation to be planted near electricity lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator. Compliance with the permitted activity standards of this Plan does not ensure compliance with NZECP34:2001.</p>	
SETZ-R2	<p>1. Any permitted activity which does not comply with a Settlement Zone standard.</p> <p>Council’s discretion is restricted to: The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.</p> <p>2. More than one residential unit per site.</p> <p>Council’s discretion is restricted to:</p> <ol style="list-style-type: none"> a. The ability of the development to be serviced by on-site means with regard to effluent and stormwater disposal. <ol style="list-style-type: none"> i. Impact on the character of the surrounding area. 	Restricted Discretionary (RDIS)
SETZ-R3	<ol style="list-style-type: none"> 1. Retail activities adjoining a state highway; 2. Commercial activity; 3. Network utilities not provided for as permitted or restricted discretionary activities by NU-Network Utilities; and 4. Any other activity which is not provided for as a permitted, restricted discretionary or non-complying activity. 	Discretionary (DIS)
SETZ-R4	<ol style="list-style-type: none"> 1. Industrial activity. 	Non-Complying (NC)

Standards

The following standards apply to the rules above

SETZ-S1 **Noise**

All activities shall comply with the standards in **NOISE-Noise**.

Note that **NOISE-Noise** contains requirements for noise sensitive activities.

SETZ-S2 Light and Glare

1. An 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 any other adjacent property.
2. No light source shall cause glare which may adversely affect the vision of motorists on a road.

SETZ-S3 Hazardous Substances

All activities shall comply with the provisions in **HAZ - Hazards and Risks**

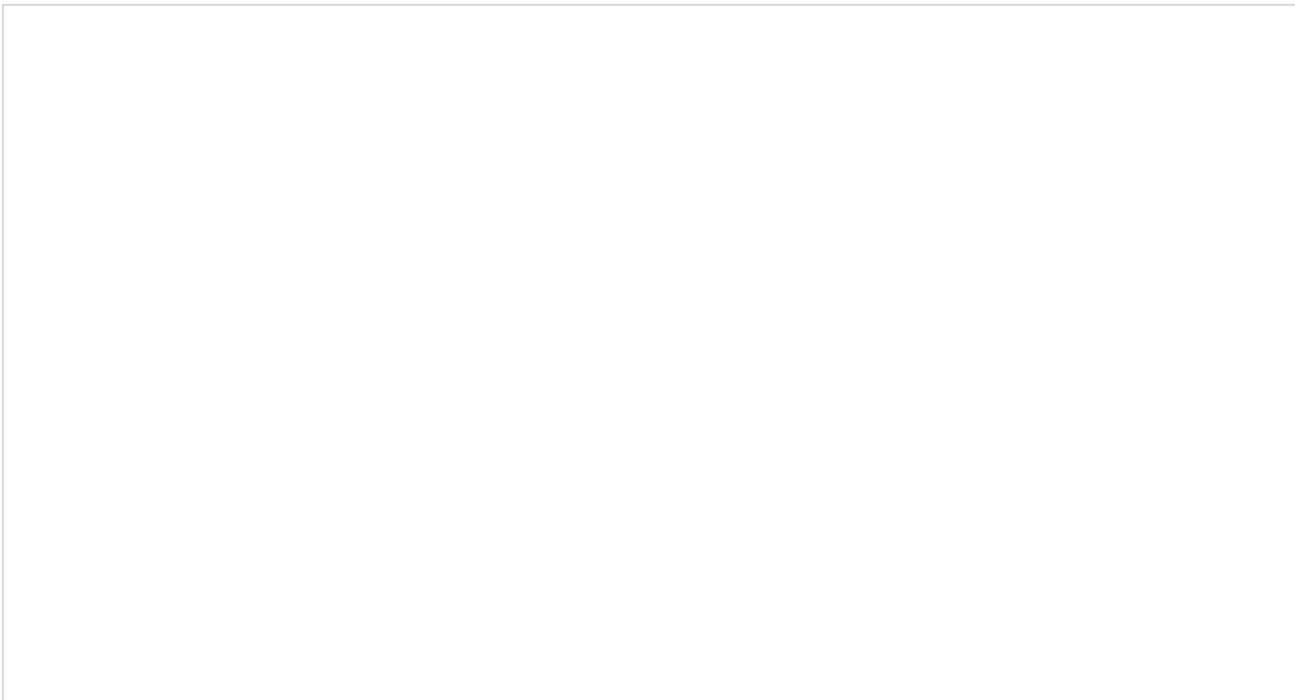
SETZ-S4 Structures

Chimneys, radio and television aerials, antennas, satellite dishes under 1m diameter, poles, lattice masts up to 15m in height, 0.25sqm cross sectional flagpoles, other decorative features and solar panels are excluded from SETZ-S4 (1), (2) and (5) in addition to any other exclusions below.

1. Height in relation to boundary.
All new buildings and structures, and additions to buildings and structures shall be designed and constructed to fit within a recession plane (or height-to-boundary plane) which commences at 2 metres above the ground level at all site boundaries and then projects from this line inwards at a 45 degree angle.

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

SETZ – Figure 1 - Height in relation to boundary



2. Multiple residential units

Where more than one unit is to be erected on a site and the units are not physically attached, the above height in relation to boundary standard shall apply from a notional boundary between the units (such as any proposed cross-lease or unit title boundary).

3. Exceptions from height in relation to boundary standard.

The following structures are exempt from the above height in relation to boundary standard:

- a. Any retaining wall less than 1.5m in height measured from the lowest adjoining ground level.
- b. Any fence or wall (other than a retaining wall) less than 1.8 meters in height measured from the lowest adjoining ground level within 1 metre of a property boundary.
- c. Any pool or tank which is less than 1.0m in height measured from the lowest adjoining ground level.
- d. Play equipment and letterboxes.
- e. Motorised vehicles that can be moved under their own power.
- f. Network utility masts, poles and antennas;
- g. Flagpoles;
- h. Wires;
- i. Television and radio aerials, antennas and support structures satellite dishes under 1m diameter, poles, lattice masts up to 15m in height ;
- j. Chimneys;
- k. Vertical ventilation shafts;
- l. Solar panels; and
- m. Photovoltaic panels or solar hot water systems (and associated hardware) provided that they do not protrude more than 200mm/500mm from the main block residential unit surface of the roof;
- n. Up to one-third of the height of gable end roofs and dormer windows not more than 3 metres wide; and
- o. Garages and accessory buildings not more than 3.5 metres high and maximum 6 metres

length (exempt height in relation to boundary from side and rear boundaries only).

4. The height in relation to boundary standard ensures that buildings are set back in proportion to their height from residential zone boundaries and street boundaries.
5. Height.
 - a. Building height shall not exceed 10 metres in the Settlement Zone. 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 standard does not apply to the Mowhanau Settlement Zone.
 - b. Height – Mowhanau Settlement Zone.
Building height shall not exceed 7.5 metres at the highest point of the building footprint on the ground level in the Mowhanau Settlement Zone.
Where a building platform lies on sloping ground the building height may increase up to a maximum of 10 metres, above the ground level, provided that no part of the building exceeds the 7.5 metres as measured at the highest point of building footprint on the ground level.
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).
6. Building coverage
 - a. ~~Building coverage not.~~
Buildings shall not cover more than 40%.
 - b. ~~Building coverage under SETZ-S4(6)(a) does not apply to~~of the following:
 - i. ~~eaves not exceeding 1 metre in width; or~~
 - ii. ~~balconies and decks not exceeding 2.4 metres above the ground level~~**net site area.**
7. 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.
2. Antenna dishes:
 - a. shall not exceed 2 metres in diameter **NU-Network Utilities** in relation to network utilities; and
 - b. Pedestal mounted dish antenna pivoted up to 4 metres above ground level with a maximum diameter of 5 metres.
3. Site amenity - for more than one residential unit.
 - a. On a site there shall be a minimum of 30m² outdoor living space for each residential unit provided adjacent to the main glazing of the main living area, and the least dimension in any direction shall be 3m.
 - b. 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.
 - c. An enclosed storage space, with a minimum area of 2m² and with outdoor access shall be provided.
4. All new habitable structures to be used for residential, commercial or industrial purposes shall be provided with a fire fighting water supply and access to this supply in accordance with New Zealand Fire Service Fire Fighting Water Supply Code of Practice 2008 SNZ PAS 4509:2008.

SETZ-S5

Traffic Generation

Non-residential activities shall not accommodate more than:

1. 50 people where an activity is accessed from a local road (as shown on planning maps).
2. 100 people for roads which are national routes, primary arterials, secondary arterials or collector roads (as shown on planning maps).

SETZ-S6

Signage

All activities shall comply with the standards in **SIGN-Signs**.

SETZ-S7

Parking, Loading and Vehicle Crossings

All activities shall comply with the standards in **TRAN-Transport**.

SETZ-S8

Home Businesses

1. Only one person not living within the same site shall be employed in the home businesses; the total number of persons not to exceed three.
2. Home businesses shall not use equipment which creates electrical interference beyond the site boundaries.
3. There shall be no exterior display, no exterior advertising (except as permitted under this Plan), no exterior storage of materials, nor any other exterior indication of the occupation or variation from the character of the neighbourhood.
4. Home businesses may operate only between the hours of 7am and 10pm and the sale of goods is limited to the hours between 7.00am and 7.00pm. Hours of operation do not apply to Farm Stays or Home Stays.
5. Home stays for up to five paying guests and which are clearly incidental and secondary to the use of the property for residential activity are a home business in the zone.

SETZ-S9

Retail Activities (Except Where Adjoining a State Highway)

1. The retail floor space shall not exceed 75m² gross floor area.
2. The entrance to any retail activity shall be located at least 200m from any intersection with the State Highway and at least 100m from any other intersection.
3. Provision of on-site parking spaces shall be in accordance with the provisions in **TRAN-Transport**.
4. 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 signage standards of this zone.

SETZ-S10

Earthworks

All activities shall comply with the standards in **EW-Earthworks**.

Note: The domestic wastewater requirements under Horizons Regional Council One Plan Section 14.5 Rules – Human effluent and domestic wastewater.

SETZ-S11

Minor Residential Unit

1. One minor residential unit per allotment which has a net site area of 1 ha.
2. Maximum gross floor area – 60sqm excluding terrace floor space (open or roofed).
3. All wastewater from a minor residential unit must be serviced onsite unless the property is already connected to a wastewater reticulation network.

COMZ – Commercial Zone

The urban area of Whanganui straddles the lower reaches of the Whanganui River. The extent of urban development generally follows the sweep of the river plain and surrounding terraces. It is greater on the western side of the river, extending beyond the river estuary along the coast to the clifftops beyond Castlecliff.

The urban area takes up less than 1% of the total area of the District but is home to about 90% of the District's population.

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

Whanganui's commercial heart (the town centre) has a special character. Many of the buildings are historic heritage and exhibit high quality design elements, contributing significantly to the amenity and feel of the town. The Whanganui Town Centre Design Guidelines (Appendix G) seek to recognise, maintain and where practical enhance the special qualities of the town centre, while fostering a creative, high-quality development.

Appendix G accompanies this chapter and includes two distinct commercial areas as follows:

1. **Town Centre Design Guidelines:** For the purposes of the guidelines, the town centre includes the Arts and Commerce Zone, Riverfront Zone and Central Commercial Zone. The Guidelines provide design direction and assessment criteria for new buildings, and alterations and additions to buildings, in the town centre.
2. **Outer Commercial Design Guidelines:** Applies to new buildings and large additions and alterations in key streets in the Outer Commercial Zone. The Guidelines seek to raise the design quality of new development in these areas.

Issues

COMZ-I1

Adverse effects of development in the central city area

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

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

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

COMZ-12

Under-utilized public space in the central city area

Public space is important to the success of the central city area.

Traditionally public space has been limited to parks. However public roads present an opportunity for use as a quality public space.

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

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

COM-13

Loss of central city characteristics

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

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

While the Act does not define “character”, the Oxford Dictionary defines it as: “Collective qualities or peculiarities....”

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

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

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

COMZ-14

Improving connectivity in the central city area

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

COMZ-15

Under-utilised neighbourhood commercial centres

Under-utilised neighbourhood commercial centres can impact on amenity values including a sense of safety in the surrounding residential environment.

COMZ-16

Adverse effects from neighbourhood commercial centres

Neighbourhood commercial centres can adversely impact on surrounding residential neighbourhoods in terms of visual amenity, noise, traffic volumes, and pedestrian safety. This can conflict with the desire to have neighbourhood facilities close by in easy access of where people live.

COMZ-17

Adverse environmental effects of urban development

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

1. A general intensification in residential activity leading to a loss of visual amenity and a reduction in the open character of the countryside.
2. Irreversible physical damage to the life supporting capacity of soils.
3. Groundwater pollution and contamination.
4. Higher loadings on existing infrastructure such as roads, sewerage and water supply services leading to such adverse effects as groundwater pollution from overloaded sewerage systems and a reduction in the safety and efficiency in the roading network.
5. An inappropriate interface between urban and primary production leading to conflict between established primary production and new residential (mainly) activities.
6. Ad hoc development which has little recognition for the long term form and efficiency of urban environments, its roading patterns, reserve and recreation facilities, sewer, stormwater and water utilities.
7. General uncertainty over the future form and direction of the urban (and indirectly rural) areas and the associated costs of this development.

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

8. Land take - urban development is irreversible and takes up land which can be used for other

purposes, now, and in the future. Present development patterns may unduly restrict future options for development.

9. Loss of the productive potential of land - the impact of restricting future development options is even more significant when considered in the context of the productive potential of land. Highly productive land is a scarce resource, in the District and nationally.
10. Infrastructure needs - urban development relies on an efficient infrastructure system to support its activities. Infrastructure facilities are costly to provide and maintain. Matters concerning the timing of provision standards, who pays and who is responsible for the work shall also be clearly identified.
11. Commercial form - the physical form of commercial areas has developed as the city has grown. Commercial areas in Whanganui are relatively compact and often complemented by key visual landmarks, view vistas and significant heritage buildings and streetscapes. Specific car parking, pedestrian and vehicle access arrangements have been tailored to the needs of each commercial area. Some areas have also recently been upgraded with street improvements.

The establishment of new commercial centres may lead to unnecessary

duplication of physical resources. Such development may not maximise the existing built form and supporting infrastructure in existing commercial areas.

COMZ-18

Loss of urban amenity (applies to the Outer Commercial Zone only)

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'.

Components of urban amenities include:

1. Landscape and visual characteristics - the shape, size, landscape features, streetscape and landmarks of the urban area; bulk, location and height of buildings; openness or density of development.
2. Land use, environmental health and safety characteristics - the nature, scale, location and mix of activities; noise; smells; vibrations; traffic volumes and movements (pedestrian and vehicular); parking, loading and unloading.
3. Convenience and comfort - accessibility; roading standards; availability of footpaths, street lighting, water supply, network utilities, waste disposal and recreation and community facilities.
4. Character – the vibrancy, style intensity and uniqueness of the urban form, its structures, and recreation opportunities, monuments and infrastructure.

Adverse effects on amenity include:

1. Features and characteristics valued by the District community could come under threat from inappropriate development, unsympathetic modification, pollution and natural hazards. The landscape character of Whanganui is defined and enhanced by a number of landscape

features, heritage buildings, landmarks and physical characteristics which give shape, cohesion, and identity to the urban area. Examples of such features include the Whanganui River and adjacent terraces, the estuary and coastal dune system, Bastia and Durie Hills, Queens Park, the Old Town and tree-lined streetscape etc.

2. New medium to low density residential developments are often characterised by open, featureless 'suburbia'. Featureless housing estates may detract from the amenity standards set by the current urban form.
3. Environmental health problems where industrial activity with significant offensive or harmful emissions or heavy industrial traffic operate in close proximity to residential areas without adequate mitigation measures.
4. Redevelopment and infill development in the existing urban area increases the density of development. This may reduce on site and neighbourhood amenities like daylight, privacy, outlook and visual character.
5. New decentralised commercial development which may not contribute to the character and vibrancy of the town centre. In particular the atmosphere associated with a focussed commercial heart may be eroded and then fail to maximise the cultural and recreational opportunities that are located here.

Objectives

COMZ-O1

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

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

1. socially inclusive;
2. economically prosperous;
3. encourages cultural expression; and
4. environmentally responsible.

COMZ-O2

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

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

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

COMZ-O3

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

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

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

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

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

1. The presence of heritage sites and buildings;
2. Natural and historic heritage features;
3. Good urban design;
4. Central city limits are defined by the Whanganui River and three parks and gardens;
5. Low speed vehicle movement;
6. Provision for noise associated with commercial activity are tolerated;
7. Provision for commercial signs associated with onsite activities;
8. Lively street activity;
9. Pedestrian oriented street layout, design, and quality;
10. High number of pedestrians in the streets;
11. Consolidated on-street and mid-block car parks;
12. A range of transport options.

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

1. 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;
2. Commercial activity reliant on pedestrian movement.

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

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

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

1. Visual and physical connections with the Whanganui River;
2. Riverbank shared pathway connection;
3. Connects to Moutoa Gardens/Pakaitore, Queens Park/Pukenamu and the central city;

4. Commercial activity reliant on pedestrian movement;
5. Public open space;
6. Public open space is used for events and activities.

COMZ-04

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

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

COMZ-05

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

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

COMZ-06

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

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

COMZ-07

To ensure a well-connected town centre, where new development contributes to establishing and maintaining safe, accessible, and pleasant-to-use pedestrian linkages

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

COMZ-08

Neighbourhood Commercial Zone that complements the surrounding Residential Zone

Safe, convenient, vibrant and compact neighbourhood commercial centres designed and operated to complement the character and amenity of the surrounding Residential Zone and that encourage community interaction.

COMZ-09

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 Whanganui. (refer to **COMZ-I8** 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.

COMZ-O10

Adverse environmental effects of urban development (applies to the Outer Commercial Zone only)

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

1. A general intensification in residential activity leading to a loss of visual amenity and a reduction in the open character of the countryside.
2. Irreversible physical damage to the life supporting capacity of soils.
3. Groundwater pollution and contamination.
4. Higher loadings on existing infrastructure such as roads, sewerage and water supply services leading to such adverse effects as groundwater pollution from overloaded sewerage systems and a reduction in the safety and efficiency in the roading network.
5. An inappropriate interface between urban and primary production leading to conflict between established primary production and new residential (mainly) activities.
6. Ad hoc development which has little recognition for the long term form and efficiency of urban environments, its roading patterns, reserve and recreation facilities, sewer, stormwater and water utilities.
7. General uncertainty over the future form and direction of the urban (and indirectly rural) areas and the associated costs of this development.

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

8. Land take - urban development is irreversible and takes up land which can be used for other purposes, now, and in the future. Present development patterns may unduly restrict future options for development.
9. Loss of the productive potential of land - the impact of restricting future development options is even more significant when considered in the context of the productive potential of land. Highly productive land is a scarce resource, in the District and nationally.
10. Infrastructure needs - urban development relies on an efficient infrastructure system to support its activities. Infrastructure facilities are costly to provide and maintain. Matters concerning the timing of provision, standards, who pays and who is responsible for the work shall also be clearly identified.
11. Commercial form - the physical form of commercial areas has developed as the city has grown. Commercial areas in Whanganui are relatively compact and often complemented by key visual landmarks, view vistas and significant heritage buildings and streetscapes. Specific car parking, pedestrian and vehicle access arrangements have been tailored to the needs of each commercial area. Some areas have also recently been upgraded with street

improvements.

The establishment of new commercial centres may lead to unnecessary duplication of physical resources. Such development may not maximise the existing built form and supporting infrastructure in existing commercial areas.

COMZ-O11

To ensure high quality building design in the town centre, which reflects those physical, cultural and heritage characteristics of the surrounding environment most valued by our community.

COMZ-O12

To ensure quality building design outcomes in the Outer Commercial Design Guide Overlay with buildings exhibiting active frontages and visual interest in street facades.

Policies

COMZ-P1

To define commercial areas where the following characteristics are maintained:

1. A predominance of pedestrian oriented retail and office activities, with continuous verandah and retail frontage at ground level, in a compact central commercial area;
2. A predominance of lower density and vehicle-oriented commercial activities in the outer commercial area which surrounds the central area;
3. Protection for the amenity values of neighbouring residential areas;
4. Safe urban design (including pedestrian and vehicle safety);
5. Retention of natural and cultural heritage features;
6. Vibrant commercial areas.

The Council seeks to provide for pedestrian and motor vehicle access to the central core of the city while encouraging sites to be intensively built up. In the Central Commercial Zone, Council will provide on and off-street parking to service the zone in a co-ordinated way that encourages stopping but maintains a high level of visual amenity.

COMZ-P2

Define a Central Commercial Zone with the following characteristics:

1. The presence of heritage sites and buildings;
2. Natural and historic heritage features;
3. Good urban design;
4. Central city limits are defined by the Whanganui River and three parks and gardens;
5. Low speed vehicle movement;
6. Provision for noise associated with commercial activities are tolerated;
7. Provision for commercial signs associated with onsite activities;

8. Lively street activity;
9. Pedestrian oriented street layout, design, and quality;
10. High number of pedestrians in the streets;
11. Consolidated on-street and mid-block car parks;
12. A range of transport options;
13. 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; and
14. Commercial activities reliant on pedestrian movement.

COMZ-P3

Define an Outer Commercial Zone with the following characteristics:

1. A predominance of lower density and vehicle-oriented commercial activities, generally with off-street parking, in the outer commercial area which surrounds the central area;
2. Protection of the amenity values of neighbouring residential areas;
3. Safe urban design (including pedestrian and vehicle safety); and
4. Vibrant commercial areas.

COMZ-P4

Define an Arts and Commerce Zone with the following characteristics:

1. The presence of heritage sites and buildings;
2. Natural and historic heritage features;
3. Good urban design;
4. Central city limits are defined by the Whanganui River and three Parks and Gardens;
5. Low speed vehicle movement;
6. Provision for noise associated with commercial activities are tolerated;
7. Provision for commercial signs associated with on-site activities;
8. Lively street activity;
9. Pedestrian oriented street layout, design, and quality;
10. High number of pedestrians in the streets;
11. Consolidated on-street and mid-block car parks;
12. A range of transport options.
13. A mix of boutique, commercial and arts activities reliant on pedestrian movement;
14. Buildings built to a high standard, up to the street frontage, reflecting the historic rhythm and with no gaps between them; and
15. Community and educational activities, including UCOL.

COMZ-P5

Define a Riverfront Zone with the following characteristics:

1. Visual and physical connections with the Whanganui River;
2. Riverbank shared pathway connection;
3. Connects to Moutoa Gardens/Pakaitore, Queens Park/Pukenamu and the central city,
4. Commercial activities reliant on pedestrian movement;

5. Public open space;
6. Public open space is used for events and activities;
7. The presence of heritage sites and buildings;
8. Natural and historic heritage features;
9. Good urban design;
10. Central city limits are defined by the Whanganui River and three Parks and Gardens;
11. Low speed vehicle movement;
12. Provision for noise associated with commercial activities are tolerated;
13. Provision for commercial signs associated with onsite activities;
14. Lively street activity;
15. Pedestrian oriented street layout, design, and quality;
16. High number of pedestrians in the streets;
17. Consolidated on-street and mid-block car parks;
18. A range of transport options.

COMZ-P6

To encourage pedestrian movement in the town centre by retaining and enhancing existing pedestrian access lanes, and promoting new thoroughfares in locations that enhance walkability for pedestrians, and strengthen connections, particularly between:

1. Victoria Avenue and:
 - a. Parallel streets and other off-street parking areas;
 - b. Trafalgar Square;
 - c. Papatuhou / Cooks Gardens;
 - d. Pukenamu / Queens Park.
2. The Old Town and:
 - a. Pukenamu / Queens Park;
 - b. Pakaitore / Moutoa Gardens; and
 - c. The Riverfront and the Whanganui River.

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

COMZ-P7

Encourage access to and along the Whanganui River and river banks

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

COMZ-P8

Incorporate urban design principles in all development

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

COMZ-P9**Incorporate crime prevention through environmental design principles in all development.**

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

COMZ-P10**Protect existing visual linkages (including identified viewshafts) and establish new visual linkages, where practicable, between the town centre and the riverfront, Queens Park/Pukenamu, Cooks Gardens/Papatuhou, Moutoa Gardens/Pakaitore and Trafalgar Square**

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

COMZ-P11**Maintain a compact central commercial area**

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

COMZ-P12**Encourage a range of transport modes to and from the central city area**

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

COMZ-P13

Identify central city roads where the following characteristics are maintained:

1. The primary use of the roading corridor is for access to central city activities;
2. Pedestrians are prioritised;
3. The road reserve is utilised as a high amenity public space;
4. Good urban design; and
5. Vehicles maintain low speeds.

COMZ-P14

To define a Neighbourhood Commercial Zone where the following characteristics are maintained:

1. A predominance of low-rise commercial activities which serve the local community in the surrounding area;
2. Design of neighbourhood commercial areas enhance safety by implementing CPTED principles;
3. Encourage compact built design of neighbourhood commercial centres that are conveniently located to the surrounding residential area;
4. Pedestrian safety and convenience predominates;
5. Adequate provision is made to accommodate vehicle access, safe and convenient traffic flow within the site and adequate shared onsite parking;
6. Vibrant commercial spaces that encourage community interaction;
7. Natural and cultural heritage features are valued and protected;
8. Recognise streetscape as having high public value; and
9. Address the effects at the zone boundaries from noise, light spill, vibration, visual amenity and advertising.

COMZ-P15

Promote a pattern of urban development that is cost-effective, efficient in the use of land and infrastructure services, and coordinated with a long term programme of infrastructure development (applies to the Outer Commercial Zone only)

Urban development is an on-going process of intensification and change in the existing urban area, and expansion into new areas. It uses up land and requires the timely provision of infrastructure facilities to support land use activities.

This policy recognises that urban development and infrastructure development should be coordinated. It also recognises that some areas are easier and cheaper to service than others.

Implementation of this policy relies on Council undertaking long term comprehensive planning to assess future development needs and the most cost-effective options for urban expansion.

This approach is considered appropriate as it provides input to Council's asset management and financial planning. It also provides certainty and a framework to guide private development.

COMZ-P16

Encourage a compact efficient and vibrant commercial form

Commercial activities have traditionally located in areas where there are complementary activities. Sprawling commercial environments does not encourage an efficient urban form that will maximise the potential of the existing infrastructure. Concentrating commercial activities enables people to combine visits to a range of shops and services, minimising vehicle trips and enhancing the vibrancy of the town centre.

COMZ-P17

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

1. Re-enforcing the character of the existing built form with regard to height, proportion, mass, rhythm, building detail, scale, materials, and overall character;
2. Providing for new developments, alterations and additions that take account of the role the structure will play with respect to its overall form, street façade and detail; and
3. Encouraging new and innovative design where the design is sympathetic with and complementary to streetscape values.

COMZ-P18

Promote and enhance access to and along the central river margin area

The banks of the Whanganui River provide opportunities for passive and active recreation. Access to and along the river is a key to participating in recreation opportunities. Access includes visual and physical access like view corridors, viewpoints, walkways, parking and visitor facilities.

A walkway from Aramoho is being extended progressively towards the central city. There are opportunities for extending the walkway to the estuary and to link up with other pedestrian routes. An appropriate route for a river bank walkway needs to be identified and protected. Where it is not possible to have a continuous route over parts of the river bank, key access points need to be identified and preserved.

Viewpoints or view corridors complement physical access. They provide critical links where a continuous physical route cannot be provided. Identification and protection of viewpoints or view corridors form part of this policy.

This policy relies on Council's operations functions for implementation. Council already has an on-going programme of works for walkways' development. Consultation and co-operation with property owners is also necessary.

COMZ-P19

To require high quality design outcomes in the town centre which adhere to the Whanganui Town Centre Design Guidelines, in particular, new development and additions or alterations to existing buildings are expected to:

1. Acknowledge, and respond to, the context of the site and the surrounding environment;
2. Create visual interest and be in keeping with streetscape values;
3. Address cultural and built heritage values and design elements;
4. Create a vibrant, active pedestrian environment of human scale;
5. Incorporate new and innovative design; and
6. Take into account sustainable building design and Crime Prevention through Environmental Design (CPTED) principles.

COMZ-P20

To promote quality design outcomes in the Outer Commercial Design Guide Overlay by requiring adherence to the Outer Commercial Design Guidelines, in particular, new development is

expected to:

1. Acknowledge, and respond to, the context of the site and the surrounding environment;
2. Ensure the bulk, form and siting of new buildings maintains and enhances the quality of the environment;
3. Provide a quality street frontage with visual interest and connection with the street; and
4. Ensure visual effects from car parking areas are avoided or mitigated.

COMZ-P21

To promote best practice urban design by requiring development proposals to be endorsed by an Urban Design Panel. The Panel will critique design elements and adherence to the Council's design guidelines and make recommendations to Council, if required. Triggers for referral to the panel include:

1. New buildings and alterations/additions to buildings in the Town Centre Design Guide Overlay;
2. New buildings visible from a public space or the Residential Zone in the Outer Commercial Design Guide Overlay;
3. Alterations and additions to the façade of buildings in the Outer Commercial Design Guide Overlay; and Additions to buildings in the Outer Commercial Design Guide Overlay visible from the Residential Zone where the addition is greater than 20% of the gross floor area of the existing building (excluding uncovered stairways, . floor space in terraces (open or roofed), external balconies, breezeways, canopies or porches, lift towers and machinery rooms on the roof having a floor area of not more than 200m²).

COMZ-P22

To require that new buildings or alterations/additions to the front façade of existing buildings on Display Frontage Streets be provided with a verandah appropriately designed and maintained to achieve pedestrian shelter.

COMZ-P23

To provide for and enable the inclusion of elements of Maori culture in the design of buildings and structures in the town centre, in particular, to recognise and reflect the importance of Te Awa/the Whanganui River.

COMZ-P24

To encourage use of energy efficient systems and products and other environmentally sustainable elements in new building and development.

Rules - Arts & Commerce Zone

COMZ – AC – Arts and Commerce Zone

Important characteristics in the Arts and Commerce Zone are:

1. The presence of heritage sites and buildings;
2. Natural and historic heritage features;
3. Good urban design;
4. Central city limits are defined by the Whanganui River and three Parks and Gardens;
5. Low speed vehicle movement;
6. Provision for noise associated with commercial activities are tolerated;
7. Higher numbers of commercial signs;
8. Lively street activity;
9. Pedestrian oriented street layout, design, and quality;
10. High number of pedestrians in the streets;
11. Consolidated on-street and mid-block car parks;
12. A range of transport options;
13. A mix of boutique, commercial and arts activities reliant on pedestrian movement;
14. Buildings built to a high standard, up to the street frontage, reflecting the historic rhythm and with no gaps between them; and
15. Community Activities, including UCOL.

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

COMZ-AC-R1	<p>Permitted activities provided they comply with the standards in the Arts and Commerce Zone as well as any other relevant chapters:</p> <ol style="list-style-type: none"> 1. Boutique retail activities with a maximum gross floor area of 200m²; 2. Professional and administrative offices; 3. Food and beverage outlets; 4. Visitor accommodation; 5. Residential activities; 6. Home business excluding vehicle repair and vehicle sales 7. Community facility; 8. Educational facility; 9. Manufacturing activities relating to the arts; 10. Artist's studios; 11. Vehicle and cycle parking areas developed and managed by, or on behalf of, the Whanganui District Council; 	Permitted (PER)
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	<p>12. Network utilities as provided by NU-Network Utilities, which contains some exemptions from the zone rules for network utilities;</p> <p>13. Relocated buildings and temporary relocatable buildings that comply with TEMP-Temporary Activities; and</p> <p>14. Temporary military training activities that comply with TEMP-Temporary Activities.</p>	
COMZ-AC-R2	1. Subdivision.	Controlled (CON)
COMZ-AC-R3	<p>1. Any permitted or controlled activity which does not comply with an Arts and Commerce Zone standard.</p> <p>a. Council’s discretion is restricted to:</p> <p>b. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance.</p> <p>2. Construction of new buildings.</p> <p>3. External alterations and additions to buildings.</p> <p>In relation to 2) and 3) above, Council restricts its discretion to the following matter:</p> <p>a. Whether the application is consistent with the intention of the Whanganui Town Centre Design Guidelines (Appendix G). A Design Assessment is required for each consent application proposing external works which demonstrates how the development responds to the guidelines.</p> <p>4. Any activity or development in the Whanganui River View Shaft that modifies the view to the Whanganui River.</p> <p>Council restricts its discretion to:</p> <p>a. Whether any structure or landscaping may obstruct views to the Whanganui River.</p>	Restricted Discretionary (RDIS)
COMZ-AC-R4	1. Network utilities not provided for as permitted or restricted discretionary activities by NU-Network Utilities .	Discretionary (DIS)
COMZ-AC-R5	<p>1. Vehicle sales; and</p> <p>2. Any other activity which is not provided for as a permitted, controlled or restricted discretionary activity.</p>	Non-Complying (NC)

Standards

The following standards apply to rules **COMZ-AC**:

COMZ-AC-S1

Noise

All activities shall comply with the performance standards in **NOISE-Noise**.

Note that **NOISE-Noise** contains requirements for noise sensitive activities.

COMZ-AC-S2

Structures

1. Street Boundary
 - a. The front wall of all buildings shall be built up to the street boundary.
2. All Other Site Boundaries
 - a. Buildings shall be built up to the side boundaries. No setback standards (maximum or minimum) apply to rear boundaries.
3. Building Height
 - a. Building height shall be a minimum of 7.5 metres and a maximum of 14 metres.
 - b. Height shall be measured to the top of the eaves or parapet at every point.
 - c. Chimneys, radio and television aerials, antennas, satellite dishes under 1m diameter, poles, lattice masts up to 15m in height, 0.25sqm cross sectional flagpoles, other decorative features and solar panels are excluded from **COMZ-AC-S2(3)**.
4. Passive Surveillance
 - a. Buildings with one or more wall along or facing, a street, a service lane, a designated car park, or public open space, shall have, in each of those walls, glazing or a balcony from a habitable room, retail display area, office, bar, or restaurant sufficient to allow occupants to overlook public areas.
5. Flood Hazard
 - a. Refer to **NH-Natural Hazards**.

COMZ-AC-S3

Parking, Loading and Vehicle Crossings

Vehicle Parking

1. Cycle and vehicle parking up to a maximum of one vehicle space per 100m² of site area.
2. Parking areas, associated pedestrian routes and vehicle crossings shall comply with the standards in **TRAN-Transport**.

Loading and Vehicle Crossings

1. Every commercial activity shall provide one loading bay and vehicle crossing which complies with the loading bay standards in **TRAN-Transport**.

**COMZ-AC-S4
Signage**

All activities shall comply with the performance standards in **SIGN-Signs**.

**COMZ-AC-S5
Earthworks**

All activities shall comply with the performance standards in **EW-Earthworks**.

**COMZ-AC-S6
Home Business**

Home stays for up to five paying guests and which are clearly incidental and secondary to the use of the property for residential activity are a home business in the zone.

Rules - Riverfront Zone

COMZ – RF – Riverfront Zone

Important characteristics in the Riverfront Zone are:

1. Visual and physical connections with the Whanganui River;
2. Riverbank shared pathway connection;
3. Connections to Moutoa Gardens/Pakaitore, Queen’s Park/Pukenamu, and the central city;
4. Commercial activities reliant on pedestrian movement;
5. Public open space;
6. Public open space is used for events and activities;
7. The presence of heritage sites and buildings;
8. Natural and historic heritage features;
9. Good urban design;
10. Central city limits are defined by the Whanganui River and three Parks and Gardens;
11. Low speed vehicle movement;
12. Provision for noise associated with commercial activities are tolerated;
13. Higher numbers of commercial signs;
14. Lively street activity;
15. Pedestrian oriented street layout, design, and quality;
16. High number of pedestrians in the streets;
17. Consolidated on-street and mid-block car parks; and
18. A range of transport options.

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

COMZ-RF-R1	Permitted activities provided they comply with the standards of the Riverfront Zone as well as any other relevant chapters: 1. Boutique retail activities with a maximum gross floor area	Permitted (PER)
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	<p>of 200m2;</p> <ol style="list-style-type: none"> 2. Professional and administrative offices; 3. Food and beverage outlets; 4. Community facility; 5. Educational facility; 6. Manufacturing activities relating to the arts; 7. Artists’ studios; 8. Recreational activities and facilities; 9. Tourist facilities, excluding camping grounds and vehicle parking, other than vehicle parking provided by Whanganui District Council; 10. Vehicle and cycle parking areas developed and managed by, or on behalf of, the Whanganui District Council; 11. Network utilities as provided by NU-Network Utilities, which contains some exemptions from the zone rules for network utilities; 12. Residential activities not located on the ground floor; 13. Home businesses not located on the ground floor excluding vehicle repair and vehicle sales; 14. Visitor Accommodation; 15. Public open space; 16. Market activities; 17. Relocated buildings and temporary relocatable buildings that comply with TEMP-Temporary Activities; and 18. Temporary military training activities that comply with TEMP-Temporary Activities which comply with the relevant zone rules and relevant permitted activity standards. 	
<p>COMZ-RF-R2</p>	<ol style="list-style-type: none"> 1. Subdivision <p>Refer to standards relating to subdivision in this zone.</p>	<p>Controlled (CON)</p>

COMZ-RF-R3	<p>1. Any permitted or controlled activity which does not comply with a Riverfront Zone standard.</p> <p>Council’s discretion is restricted to: The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance.</p> <p>2. Market activities that do not comply with the permitted activity standards specified in COMZ-RF-S5, or any other relevant zone rules.</p> <p>3. Construction of new buildings.</p> <p>4. External alterations and additions to buildings.</p> <p>In relation to 3) and 4) above, Council restricts its discretion to: Whether the application is consistent with the intention of the Whanganui Town Centre Design Guidelines (Appendix G). A Design Assessment is required for each consent application proposing external works which demonstrates how the development responds to the guidelines.</p> <p>5. Any activity or development in the Whanganui River View Shaft that modifies the view to the Whanganui River.</p> <p>Council restricts its discretion to: Whether any structure or landscaping may obstruct views to the Whanganui River.</p>	Restricted Discretionary (RDIS)
COMZ-RF-R4	1. Network utilities not provided for as permitted or restricted discretionary activities by NU-Network Utilities .	Discretionary (DIS)
COMZ-RF-R5	<p>1. Manufacturing activities, other than as provided for as a permitted activity;</p> <p>2. Vehicle sales;</p> <p>3. On-site vehicle parking. Other than car parking that is accessed from a service lane; and</p> <p>4. Any other activity which is not provided for as a permitted, controlled or restricted discretionary activity.</p>	Non-Complying (NC)

Standards

The following standards apply to rules **COMZ-RF**:

COMZ-RF-S1**Noise**

All activities shall comply with the standards in **NOISE-Noise**.

Note that **NOISE-Noise** contains requirements for noise sensitive activities.

COMZ-RF-S2**Structures**

1. Street Frontage

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

2. Side Boundaries

Buildings shall be built up to the side boundaries.

3. River Frontage

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

4. Building Height

- a. Buildings with direct frontage to Taupo Quay shall have a maximum height of 13 metres.
- b. Buildings that do not have direct frontage to Taupo Quay shall have a maximum height of 7.5 metres.
- c. Height shall be measured to the top of the eaves or parapet.
- d. Chimneys, radio and television aerials, antennas, satellite dishes under 1m diameter, poles, lattice masts up to 15m in height, 0.25sqm cross sectional flagpoles, other decorative features and solar panels are excluded from COMZ – RF-S2(4).

5. Passive Surveillance

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

6. Flood Hazard Mitigation

Refer to **NH-Natural Hazards** – Recognition and Reduction of Hazard Potential

COMZ-RF-S3**Loading**

1. Loading

Every activity that adjoins a service lane shall provide one loading bay that complies with the loading bay standards in **TRAN-Transport**.

COMZ-RF-S4

Market Activities

Market activities in the Riverfront Zone shall comply with the following standards:

1. Operate only between 7.00am and 2.00pm on Saturdays; and
2. Operate only in the land bounded by Moutoa Quay, Drews Avenue and Taupo Quay; and
3. Comply with all other relevant standards in the Riverfront Zone.
4. Market activities ancillary to temporary activities such as sporting recreational, entertainment, cultural or similar events and outdoor gatherings, with prior approval of the territorial authority, are not subject to standards (1) and (2) above.

COMZ-RF-S5

Signage

All activities shall comply with the standards in **SIGN-Signs**.

COMZ-RF-S6

Earthworks

All activities shall comply with the standards in **EW-Earthworks**.

COMZ-RF-S7

Home Business

Home stays for up to five paying guests and which are clearly incidental and secondary to the use of the property for residential activity are a home business in the zone.

Rules - Central Commercial Zone

COMZ – CC – Central Commercial Zone

Important characteristics in the Central Commercial Zone are:

1. The presence of heritage sites and buildings;
2. Natural and cultural heritage features;
3. Good urban design;
4. Central city limits are defined by the Whanganui River and three parks and gardens;
5. Low speed vehicle movement;
6. Provision for noise associated with commercial activities are tolerated;
7. Higher numbers of commercial signs;
8. Lively street activity;
9. Pedestrian oriented street layout, design, and quality;
10. High number of pedestrians in the streets;
11. A range of transport options;
12. 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; and
13. 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.

COMZ-CC-R1	<p>Provided they comply with the standards in the Central Commercial Zone as well as any other relevant chapters:</p> <ol style="list-style-type: none"> 1. Commercial activities; 2. Retail activities; 3. Residential activities; 4. Home businesses excluding vehicle repair and vehicle sales; 5. Community facility; 6. Educational facility; 7. Reserves and open space; 8. Vehicle and cycle parking areas developed and managed by, or on behalf of, the Whanganui District Council; 9. Network utilities as provided by NU-Network Utilities, which contains some exemptions from the zone rules for network utilities; 10. Relocated buildings and temporary relocatable buildings that comply with TEMP-Temporary Activities; and 11. Temporary military training activities that comply with TEMP-Temporary Activities. 	Permitted (PER)
COMZ-CC-R2	<ol style="list-style-type: none"> 1. Subdivision. Refer to SUB-Subdivision for standards relating to subdivision in this zone. 2. Any verandah which does not comply with the relevant standards in the Central Commercial Zone. In exercising its control, the Council shall be limited to the standards with which the verandah fails to comply. 	Controlled (CON)
COMZ-CC-R3	<ol style="list-style-type: none"> 1. Any permitted or controlled activity which does not comply with a Central Commercial Zone standard. <p>Council's discretion is restricted to: The effect of the particular non-compliance on the environment, including the cumulative or combined effect of</p>	Restricted Discretionary (RDIS)

	<p>non-compliance.</p> <ol style="list-style-type: none"> 2. Construction of new buildings. 3. External alterations and additions to buildings. <p>In relation to 2) and 3) above, Council restricts its discretion to: Whether the application is consistent with the intention of the Town Centre Design Guidelines (Appendix G). A Design Assessment will be required which demonstrates how the proposed development responds to the guidelines.</p> <ol style="list-style-type: none"> 4. Any activity or development in the Maria Place to Papatuhou/ Cooks Gardens View Shaft that modifies the view from any point along Maria Place to Papatuhou/Cooks Gardens. <p>Council restricts its discretion to: The view to Papatuhou/Cooks Gardens from Maria Place.</p>	
COMZ-CC-R4	<ol style="list-style-type: none"> 1. Industrial activity; 2. Commercial parking lots and parking buildings that are not developed and managed by, or on behalf of, the Whanganui District Council; 3. Vehicle sales; 4. Any building that, due to inadequate maintenance, has an external appearance detracting from amenity values or neighbourhood character; 5. Any site that, due to inadequate maintenance, has an external appearance detracting from amenity values of neighbourhood character; 6. Any other activity which is not provided for as a permitted, controlled or restricted discretionary activity; 7. Network utilities not provided for as permitted or restricted discretionary activities by NU-Network Utilities. 	Discretionary (DIS)

Standards

The following standards apply to rules **COMZ-CC**

COMZ-CC-S1**Noise**

All activities shall comply with the standards in **NOISE-Noise**.

Note that **NOISE-Noise** contains requirements for noise sensitive activities.

COMZ-CC-S2**Light**

Any particular artificial lighting system shall not result in increased luminance in excess of 8 lux in the measured ambient level in the vertical plane at the windows of any residential building outside the Commercial Zone. No light source shall cause glare which may adversely affect the vision of motorists on a road.

COMZ-CC-S3**Hazardous Substances**

All activities shall comply with the provisions in **HAZ - Hazards and Risks**

COMZ-CC-S4**Residential Use**

Where a building is located on 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.

COMZ-CC-S5**Structures**

1. 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

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 Ingestre Street

2. All Other Site Boundaries

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

3. Building Height

Building height (display frontage streets) shall be a minimum of 7.5 metres and a maximum of 14 metres except:

- a. The maximum height on street corners shall be 20 metres within 30 metres of the

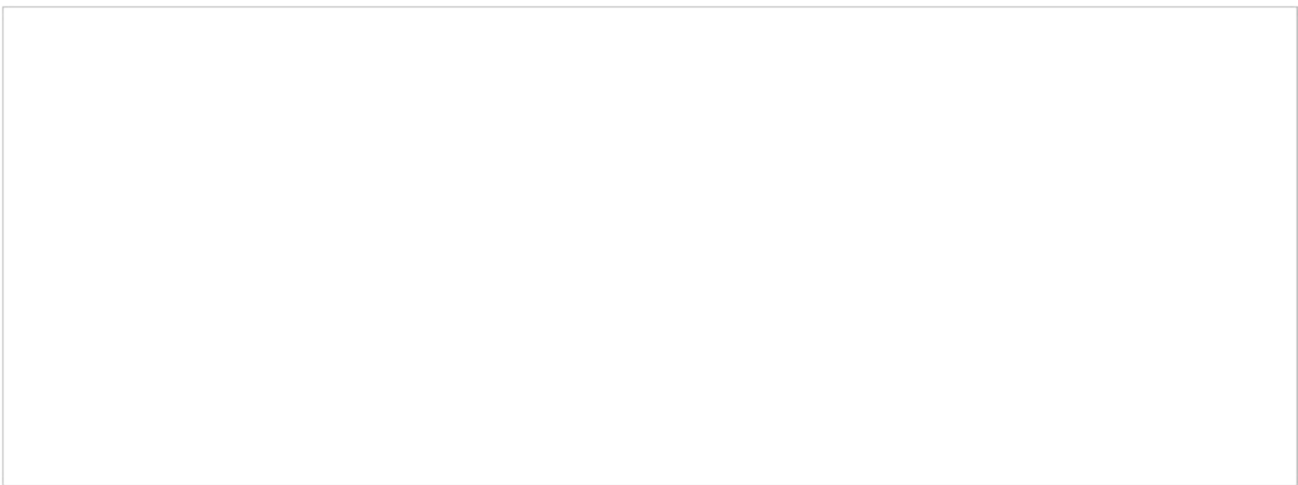
intersection.

- b. Facades north-east of Victoria Avenue shall have a minimum height set by a horizontal plane at 7.5 metres measured at the corner of Victoria Avenue.
- c. Facades on the north-eastern side of Victoria Avenue shall comply with the sunlight plane in rule e) below.
- d. Height shall be measured to the top of the eaves or parapet.
- e. Chimneys, radio and television aerials, antennas, satellite dishes under 1m diameter, poles, lattice masts up to 15m in height, 0.25sqm cross sectional flagpoles, other decorative features and solar panels are excluded.

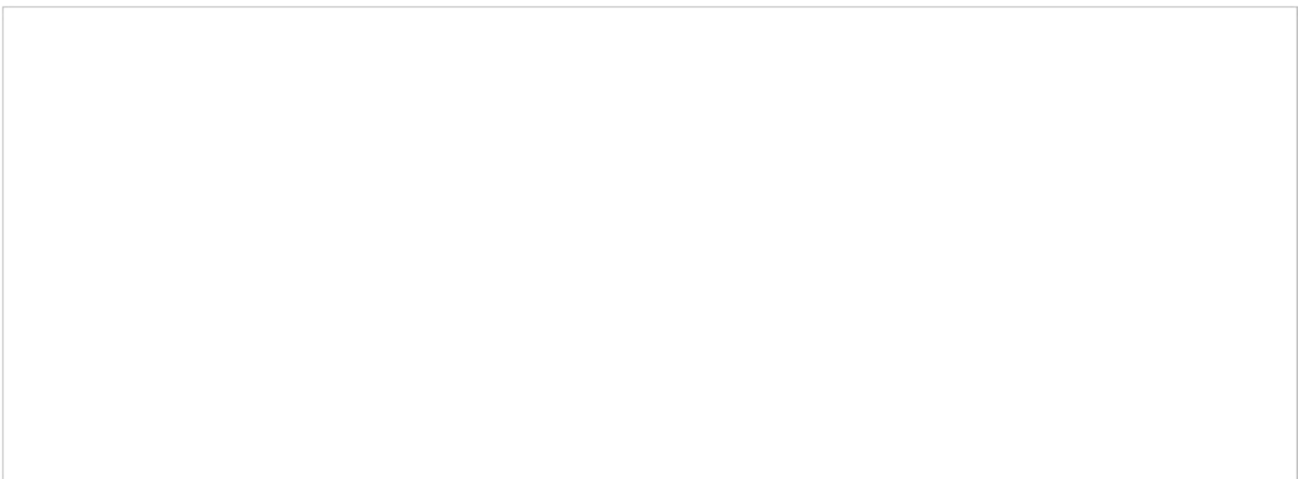
4. Sunlight Plane

Any structure erected on any site specified on the following map shall not penetrate the sunlight plane pertaining to that site. This standard shall not apply to the exception contained in standard 3) b) 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 standard.



COMZ – Figure 1 – Sunlight Plane Location



COMZ – Figure 2 – Typical Section through Sunlight Plane

5. Provision of Verandahs (Display Frontage Streets)

All new buildings or alterations/additions to the front façade of existing buildings shall be provided with a verandah along the street frontage designed in compliance with the following:

a. Verandah Locations

Verandahs shall only be erected over public road or public space where:

- i. there is a formed footway;
- ii. the public road or public space is a minimum of 12 metres in width.

b. Consistency of Verandahs

- i. The design and appearance of verandahs (including materials used) shall be consistent with adjoining verandahs;
- ii. The dimensions of verandahs shall be consistent with adjoining verandahs with regard to height and width of verandah and depth of fascia; and
- iii. The roof covering of the verandah must be of weather resistant material and be provided with gutters and downpipes that connect to a reticulated stormwater system.

c. Verandah Dimensions

- i. Fascias shall be not less than 300mm, nor more than 450mm, in depth, except that this shall not apply to concrete fascias;
- ii. No part of a verandah shall be less than 3 metres above the kerb level of the footway, nor closer than a horizontal distance of 450mm from the kerb;
- iii. Verandah posts shall not be closer than 450mm to the kerb line;
- iv. Verandah posts shall be no more than 200mm in diameter
- v. Verandah posts shall be set back no more than 200mm from the verandah fascia; and
- vi. Verandah posts for any one verandah shall be spaced at least 3 metres apart.

d. Heritage Verandahs

- e. Verandah posts for buildings listed in the Heritage Inventory shall be in keeping with the character of the building.

6. Passive Surveillance

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

COMZ-CC-S6

Parking, Loading and Vehicle Crossings

1. Parking

- a. 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. Parking areas, associated pedestrian routes and vehicle crossings shall comply with the standards in **TRAN-Transport**.

2. Loading and Vehicle Crossings

Every commercial activity shall provide one loading bay which complies with the loading bay standards in **TRAN-Transport**, except that in relation to developments on 'display frontage streets', a loading bay shall only be required where the property has access via a service lane or other street.

COMZ-CC-S7

Signage

All activities shall comply with the standards in **SIGN-Signs**.

COMZ-CC-S8

Earthworks

All activities shall comply with the standards in **EW-Earthworks**.

COMZ-CC-S9

Home Business

Home stays for up to five paying guests and which are clearly incidental and secondary to the use of the property for residential activity are a home business in the zone.

Rules - Outer Commercial Zone

COMZ – OC – Outer Commercial Zone

The Council seeks to maintain outer commercial areas with the following characteristics:

1. A predominance of lower density and vehicle-oriented commercial activities, generally with off-street parking, in the outer commercial area which surrounds the central area oriented to pedestrians;
2. Protection for the amenity values of neighbouring residential areas;
3. Safe urban design (including pedestrian and vehicle safety);
4. Retention of natural and cultural heritage features;
5. Vibrancy of commercial zones.

The Outer Commercial Zone rules in this section aim to:

1. Maintain the scale, character and function of the outer commercial area;
2. Recognise streetscape as having high public value;
3. Address nuisance at residential zone boundaries from noise, light spill, vibration, visual amenity and advertising; and
4. Avoid street congestion.

COMZ-OC-R1	<ol style="list-style-type: none"> 1. Retail activities with integrated gross floor areas over 500 square metres provided that there shall be no more than two tenancies in a building on any one site. The restriction to two tenancies does not apply to the land bounded by Taupo Quay, St Hill Street, Ridgway Street and Wilson Street, Whanganui; 2. Commercial activities other than retail activities; 	Permitted (PER)
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	<ol style="list-style-type: none"> 3. Community facility; 4. Residential activities; 5. Home business excluding vehicle repair and vehicle sales; 6. Educational Facility; 7. Industrial activities; 8. Community correction activity; 9. Reserves and open spaces; 10. Network utilities as provided by NU-Network Utilities which contains some exemptions from the zone rules for network utilities; 11. Relocated buildings and temporary relocatable buildings that comply with TEMP-Temporary Activities; and 12. Temporary military training activities that comply with TEMP-Temporary Activities. 	
COMZ-OC-R2	<ol style="list-style-type: none"> 1. Subdivision. Refer to SUB-Subdivision for standards relating to subdivision in this zone. 	Controlled (CON)
COMZ-OC-R3	<ol style="list-style-type: none"> 1. Any permitted or controlled activity which does not comply with an Outer Commercial Zone standard. Council's discretion is restricted to: The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance. 2. Construction of new buildings in the Outer Commercial Design Guide Overlay area. Council restricts its discretion to: Whether the application is consistent with the intention of the Outer Commercial Design Guidelines (Appendix G). A Design Assessment will be required which demonstrates how the proposed development responds to the guidelines. 3. Alterations and additions to buildings in the Outer Commercial Design Guide Overlay area visible from a 	Restricted Discretionary (RDIS)

	<p>public space or the Residential Zone where the addition is greater than 20% of the gross floor area of the existing building (excluding uncovered stairways, . floor space in terraces (open or roofed), external balconies, breezeways, canopies or porches, lift towers and machinery rooms on the roof having a floor area of not more than 200m²).</p> <p>Council restricts its discretion to: Whether the application is consistent with the intention of the Outer Commercial Design Guidelines (Appendix G). A Design Assessment will be required which demonstrates how the proposed development responds to the guidelines.</p>	
COMZ-OC-R4	<ol style="list-style-type: none"> 1. Network utilities not provided for as permitted or restricted discretionary activities by NU-Network Utilities; and 2. Any activity which is not provided for as a permitted, controlled or restricted discretionary activity. 	Discretionary (DIS)

Standards

The following standards apply to rules **COMZ-OC**

COMZ-OC-S1

Noise

All activities shall comply with the standards in **NOISE-Noise**.

Note that **NOISE-Noise** contains requirements for noise sensitive activities.

COMZ-OC-S2

Light

Any particular artificial lighting system shall not result in increased luminance in excess of 8 lux in the measured ambient level in the vertical plane at the windows of any residential building outside the Commercial Zone. No light source shall cause glare which may adversely affect the vision of motorists on a road.

COMZ-OC-S3

Home Business

Home stays for up to five paying guests and which are clearly incidental and secondary to the use of the property for residential activity are a home business in the zone.

COMZ-OC-S5

Outside Storage and Working Areas

All outside storage and working areas shall be screened from the street and any adjoining residential properties by a solid fence and/or vegetation to a minimum height of 1.8 metres. Except that, this standard shall not apply to outside areas which are used for sales displays or traffic access.

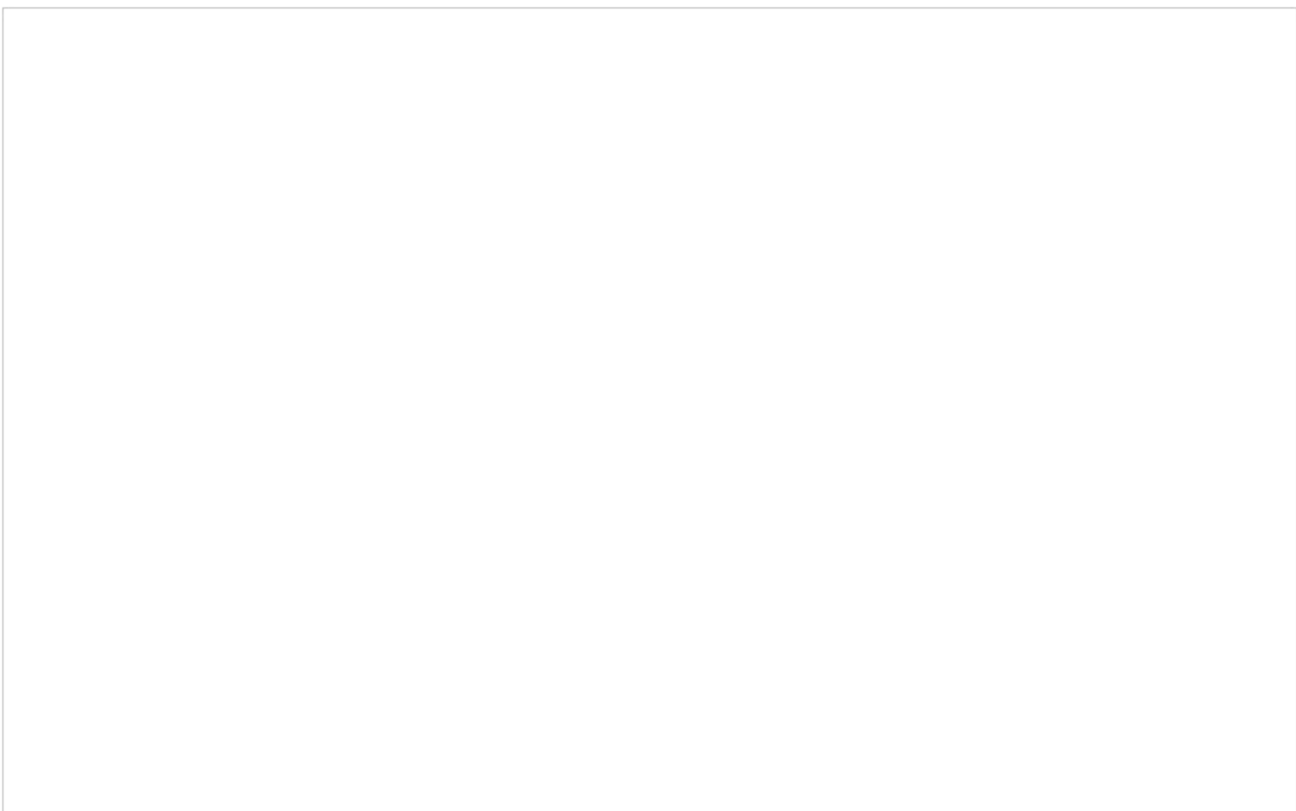
COMZ-OC-S6

Structures

1. In addition to exemptions in **COMZ-OC-S6(3)** chimneys, radio and television aerials, antennas, satellite dishes under 1m diameter, poles, lattice masts up to 15m in height, 0.25sqm cross sectional flagpoles, other decorative features and solar panels are excluded from **COMZ-OC-S6(2)** and **(5)**.
2. Height in relation to boundary
All new buildings and structures, and additions to buildings and structures shall fit within a recession plane (or height-to-boundary plane) which commences at 2 metres above ground level at any site boundary which adjoins the Residential Zone, and then projects from this line inwards at a 45 degree angle.

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

COMZ – Figure 3 - Height in relation to boundary



3. Exemptions from height in relation to boundary standard
The following structures are exempt from the above height in relation to boundary:

- a. Any retaining wall less than 1.5m in height measured from the lowest adjoining ground level.
- b. Any fence or wall (other than a retaining wall) less than 1.8 meters in height measured from the lowest adjoining ground level within 1 metre of a property boundary.
- c. Any pool or tank which is less than 1.0m in height measured from the lowest adjoining ground level.
- d. Play equipment and letterboxes.
- e. Motorised vehicles that can be moved under their own power.
- f. Network utility masts, poles and antennas;
- g. Flagpoles;
- h. Signs;
- i. Chimneys;
- j. Wires;
- k. Television and radio antennas and support structures;
- l. Vertical ventilation shafts;
- m. Solar heating devices;
- n. Photovoltaic panels fixed to or solar hot water systems (and associated hardware) provided that they do not protrude more than 200mm/500mm from the main bulk surface of the residential unit roof.

4. Yards

The height in relation to boundary standard ensures that buildings are set back in proportion to their height from Residential Zone boundaries and street boundaries.

The height in relation to boundary standard ensures that buildings are set back in proportion to their height from Residential Zone boundaries and street boundaries.

5. Building Height

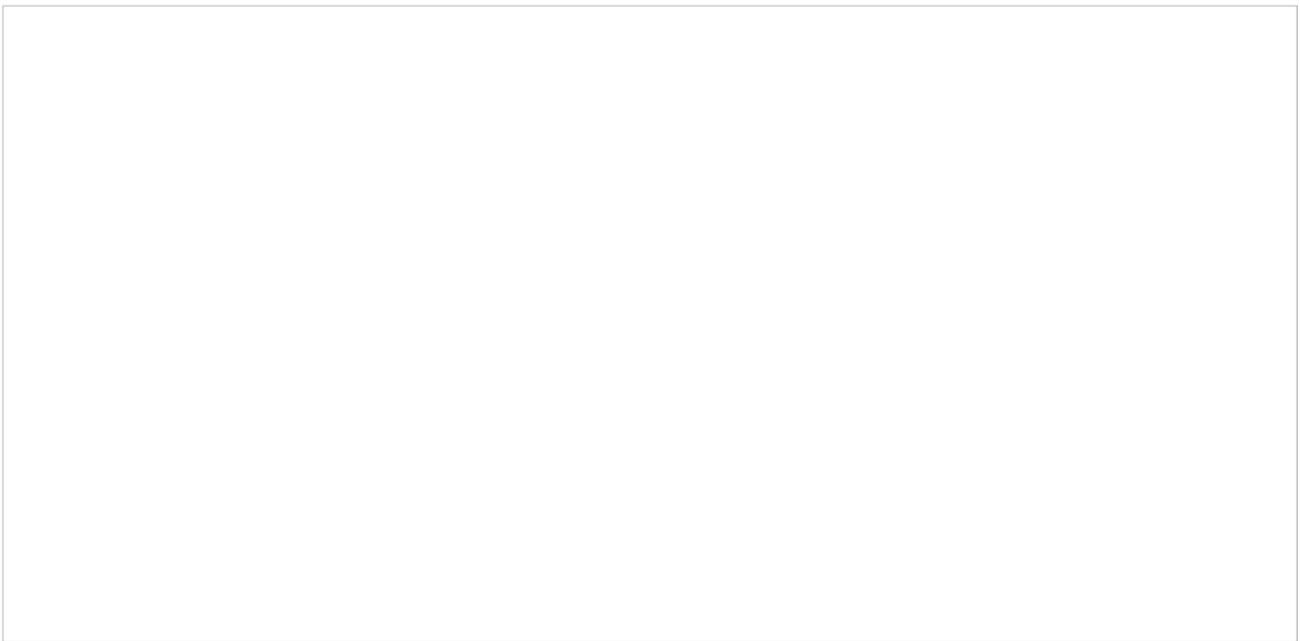
Building height shall not exceed 13 metres.

6. View Protection Plane

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



COMZ – Figure 4 – View Plane Location



COMZ – Figure 5 – 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.

7. Antenna dishes shall not exceed 2 metres in diameter (except as provided for in **NU-Network Utilities** in relation to network utilities).

COMZ-OC-S7

Parking, Loading and Vehicle Crossings

All activities shall comply with the standards in **TRAN-Transport**.

COMZ-OC-S8

Signage

All activities shall comply with the standards in **SIGN-Signs**.

COMZ-OC-S9

Landscaping

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

COMZ-OC-S10

Earthworks

All activities shall comply with the standards in **EW-Earthworks**.

Rules - Neighbourhood Commercial Zone

COMZ – NC – Neighbourhood Commercial Zone

COMZ-NC-R1	<p>Permitted activities provided they comply with the standards of the Neighbourhood Commercial Zone as well as any other relevant chapters:</p> <ol style="list-style-type: none"> 1. Commercial activities; 2. Residential activities; 3. Home businesses excluding vehicle repair and vehicle sales; 4. Community facility; 5. Educational facility; 	Permitted (PER)
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	<p>6. Reserves and open space;</p> <p>7. Network utilities as provided by NU-Network Utilities;</p> <p>8. Relocated buildings and temporary relocatable buildings that comply with TEMP-Temporary Activities; and</p> <p>9. Temporary military training activities that comply with TEMP-Temporary Activities.</p> <p><u>Advice Note:</u> Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Proactive 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines.</p> <p>Vegetation to be planted near electricity lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.</p>	
COMZ-NC-R2	<p>1. Any permitted activity which does not comply with a Neighbourhood Commercial Zone standard.</p> <p>Council restricts its discretion to: The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.</p>	Restricted Discretionary (RDIS)
COMZ-NC-R3	<p>1. Industrial activity:</p> <p>2. Commercial parking lots and parking buildings;</p> <p>3. Vehicle sales;</p> <p>4. Network utilities not provided for as permitted or restricted discretionary activities by NU-Network Utilities; and</p> <p>5. Any other activity which is not provided for as a permitted or restricted discretionary activity.</p>	Discretionary (DIS)

Standards

The following standards apply to rules **COMZ-NC**

COMZ-NC-S1 **Noise**

All activities shall comply with the standards in **NOISE**.

Note that **NOISE** contains requirements for noise sensitive activities.

COMZ-NC-S2 Light and Glare

1. Artificial lighting systems 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 and Coastal Residential Zones.
2. No light source shall cause glare which may adversely affect the vision of motorists on a road.

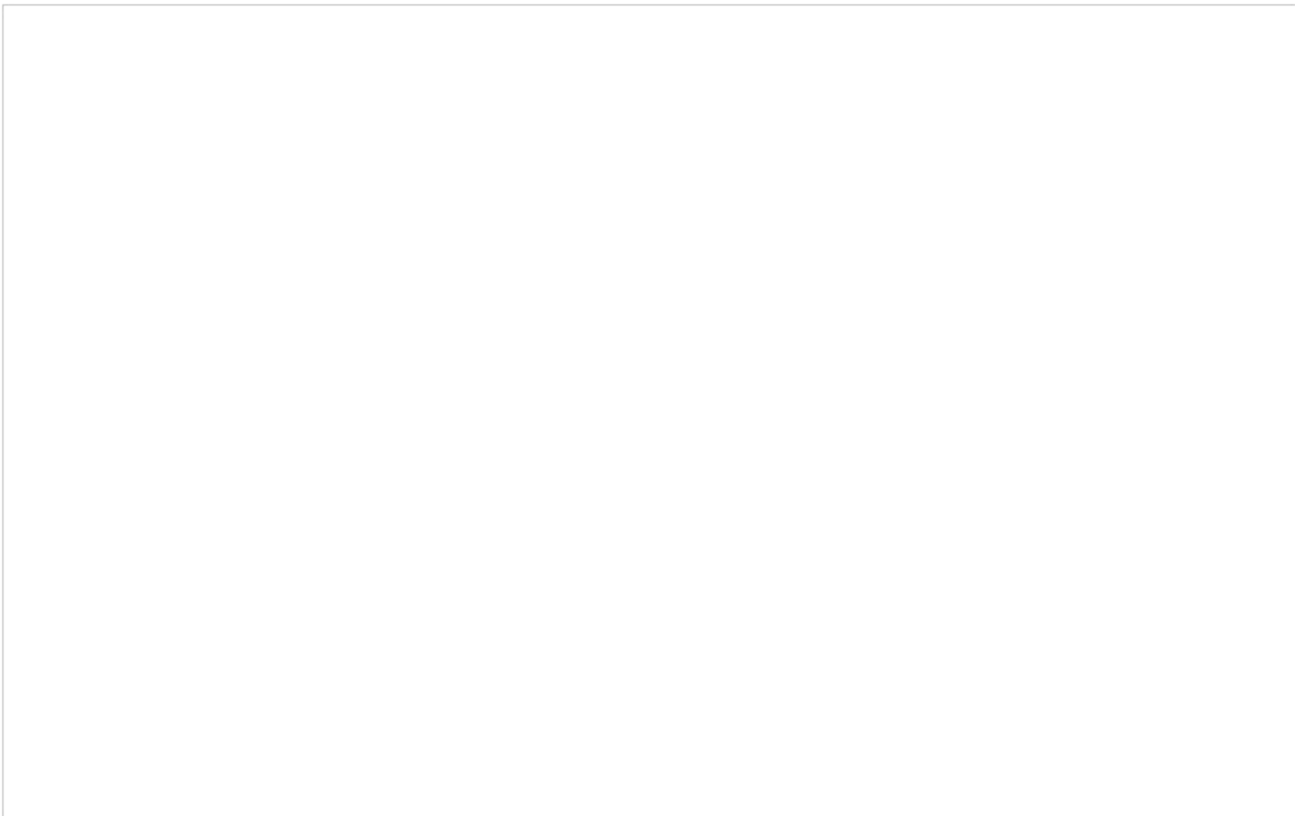
COMZ-NC-S3 Residential Use

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

COMZ-NC-S4 Structures

1. Chimneys, radio and television aerials, antennas, satellite dishes under 1m diameter, poles, lattice masts up to 15m in height, 0.25sqm cross sectional flagpoles, other decorative features and solar panels are excluded.
2. Building height shall not exceed 10 metres. Except that the standard shall not apply to supporting structures such as masts and poles providing that, above 10 metres in height, they have a maximum horizontal dimension of 0.7 metres (excluding aerials and antennas).
3. All new buildings and structures, and additions to buildings and structures shall be designed and constructed to fit within a recession plane (or height-to-boundary plane) which commences at 2 metres above the ground level at any site boundary which adjoins a Residential Zone, and then projects from this line inwards at a 45 degree angle.

COMZ – Figure 6 - Height in relation to boundary



a. The following structures are exempt from the above height in relation to boundary standard:

- The following structures are exempt from the above height in relation to boundary standard:
- Any retaining wall less than 1.5m in height measured from the lowest adjoining ground level.
- Any fence or wall (other than a retaining wall) less than 1.8 meters in height measured from the lowest adjoining ground level within 1 metre of a property boundary.
- Any pool or tank which is less than 1.0m in height measured from the lowest adjoining ground level.
- Play equipment and letterboxes.
- Motorised vehicles that can be moved under their own power.
 - i. Network utility masts, poles and antennas;
 - ii. Flagpoles;
 - iii. Signs;
 - iv. Chimneys;
 - v. Wires;
 - vi. Television and radio antennas and support structures.
 - vii. Vertical ventilation shafts;
 - viii. Solar heating devices; and
 - ix. Photovoltaic panels fixed no more than 200mm from the main bulk of the residential unit.

4. Antenna dishes shall not exceed 1.2 metres in diameter (except as provided for in **NU-
Network Utilities** in relation to network utilities).

COMZ-NC-S5
Parking, Loading and Vehicle Crossings

All activities shall comply with the standards in **TRAN-Transport**.

COMZ-NC-S6
Signage

All activities shall comply with the standards in **SIGN-Signs**.

COMZ-NC-S7
Hazardous Substances

All activities shall comply with the provisions in **HAZ - Hazards and Risks**

COMZ-NC-S8
Earthworks

All activities shall comply with the standards in **EW-Earthworks**.

COMZ-NC-S9
Home Business

Home stays for up to five paying guests and which are clearly incidental and secondary to the use of the property for residential activity are a home business in the zone.

OSZ – Open Space Zone

Issues

OSZ-I1

Design and use of reserves and open space can have both beneficial and adverse effects on the surrounding environment:

1. People will not use areas they perceive as unsafe.
2. Activities at reserves or open space areas may create noise or other nuisance effects for surrounding residents.

OSZ-I2

Progressively smaller lot sizes, coupled with larger houses means that people have less private recreation space. Access to public green space will become increasingly important.

OSZ-I3 (Not yet reviewed)

Activities which take place on the surface of water have the potential to create effects which impact adversely on the natural environment and people's appreciation of it. In particular, the Whanganui River, Lake Wairua and coastal water come under particular pressure. The adverse effects which have been identified as requiring management are:

1. The effects of noise from motorised recreational craft on residents living in close proximity to water bodies, particularly the Whanganui River.
2. The effects of spillages of hydrocarbons (oil/petrol/diesel) on the surface of water, in particular the potential reduction in water quality, reduction in visual amenity and the adverse impact on natural values (flora and fauna).
3. The effects on safety of people using the surface of water for a variety of recreational, sporting and leisure pursuits.
4. The effects on the river banks and margins from 'wash' created by recreational crafts.

The issue has not been widely discussed with Tangata Whenua. Issues surrounding the Whanganui River and the manner of future ownership, control and management will impact on the methods adopted to address this issue. Discussions and agreements need to be undertaken and resolved.

It is important to realise that under the Act both Council and Horizons Regional Council have integrated responsibilities in this area. Horizons Regional Council is responsible for water quality and soil and water conservation matters. Methods for addressing these issues are identified through separate plans. The District Council is responsible for amenity matters, natural environment protection, and the control of adverse effects of activities on the surface of water.

Objectives

OSZ-01

Parks and open space areas that are safe, accessible and pleasant to use, that meet the varied recreational needs of the community and enhance the amenity values of the surrounding environment.

OSZ-02 (Not yet reviewed)

Recreational activities such as motorised sport and leisure pursuits (jet boating, skiing, jet skiing) have the potential to impact on the health of waterways and residents living in close proximity to these. Increasing pressure to use the Whanganui River and lake environments in the District for these purposes has raised the question of how to ensure activities do not impact adversely, and how to establish sustainable levels of use.

In the interim, the adverse effects of activities on the surface of water will be managed through a series of methods identified in the District Plan, focusing on a non-regulated approach.

Policies

OSZ-P1

Ensure adequate provision and distribution of recreational facilities and opportunities, and define reserves and open spaces to ensure the following characteristics are enhanced or maintained:

1. Distribution of reserves, open spaces and facilities throughout the district.
2. Implementing CPTED principles to ensure safety in and around parks and open spaces including access ways.
3. Ensure reserves are located and designed in an integrated manner and complement the amenity value of the surrounding residential environment.
4. Ensuring that any buildings, parking facilities and vegetation are integrated into reserve sites and do not compromise the character of the site and surrounding environment.
5. Avoidance of nuisance from traffic, noise, glare or other adverse environmental effects on the surrounding environments.
6. Retention of natural landscape and historic heritage features.
7. A variety of passive and active recreational needs are provided for.

OSZ-P2 (Not yet reviewed)

The Whanganui River has been identified as the water body most under pressure for recreational activities. Because of its size, location, existing and potential recreational opportunities and historical/spiritual significance the Whanganui River is often regarded as the only body of water where the need for managing the effects of activities is evident. It is the most visible water body and is also where the potential for conflict between activities is greatest.

However, the River is currently subject to a number of ownership and management issues

outside of the resource management framework. The Council is committed to the development of a working partnership with Tangata Whenua and understands the reluctance by Tangata Whenua for involvement and decision making affecting the Whanganui River, before the claim has been settled. It therefore seeks to ensure that an interim process is put in place which allows a working partnership to develop over time, and 'holds' the position until agreements are reached. The Council is also committed to ensuring adequate and effective community consultation.

Rules

OSZ-R1		Permitted (PER)
	<ol style="list-style-type: none"> 1. Recreation facilities and activities; 2. Temporary commercial activity in Cooks Gardens/Papatuhou, Springvale Park, Queens Park/Pukenamu, the Race Course, Kowhai Park, Majestic Square, Handley Reserve, Cornmarket Reserve, Aramoho Camping Ground, Mowhanau Camping Ground, Mowhanau Domain, Castlecliff Domain, and Moutoa Gardens/Pakaitore only; 3. Temporary camping; 4. Conservation works; 5. Flood protection works (includes channel maintenance work in respect of the Whanganui River); 6. Tree maintenance provided that: <ol style="list-style-type: none"> a. Maintenance of protected trees must comply with the Rules for Protected Trees at NFL-CESM. 7. Commercial activity on the Whanganui River for transport or water based recreation purposes excluding houseboats; 8. Network utilities as provided by NU-Network Utilities which contains some exemptions from the zone rules for network utilities; 9. Relocated buildings and temporary relocatable buildings that comply with TEMP-Temporary Activities; and 10. Temporary military training activities that comply with TEMP-Temporary Activities. <p>Note: Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Proactive 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all</p>	

	<p>electric lines. Vegetation to be planted near electricity lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.</p>	
OSZ-R2	<p>1. Any permitted activity which does not comply with a Reserves and Open Space Zone standard.</p> <p>Council restricts its discretion to: The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.</p> <p>2. Commercial activity.</p> <p>Council restricts its discretion to:</p> <ol style="list-style-type: none"> Impact on the amenity values of the open space or reserve area; Impact on the amenity values of the surrounding residential area; and Impact on traffic flows and parking provision. <p>3. Whanganui River View Shaft. Any activity or development in the identified view shaft that modifies the view to the Whanganui River.</p> <p>Council restricts its discretion to:</p> <ol style="list-style-type: none"> The view to the Whanganui River; or The view to Cooks Gardens/Papatuhou and Queens Park/Pukenamu from Maria Place; <p>4. Maria Place to Cooks Gardens/Papatuhou and Queens Park/Pukenamu View Shaft. Any activity or development in the identified view shaft that modifies the view from any point along Maria Place, to Cooks Gardens/Papatuhou and Queens Park/Pukenamu.</p> <p>Council restricts its discretion to:</p> <ol style="list-style-type: none"> The view to the Whanganui River; or The view to Cooks Gardens/Papatuhou and Queens Park/Pukenamu from Maria Place. 	Restricted Discretionary (RDIS)
OSZ-R3	<p>1. Network utilities not provided for as permitted or restricted discretionary activities by NU-Network Utilities.</p> <p>2. Any activity which is not provided for as a permitted or</p>	Discretionary (DIS)

	restricted discretionary activity.	
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Standards

The following standards apply to the rules above:

OSZ-S1

Noise

All activities shall comply with the standards in **NOISE-Noise**.

Note that **NOISE-Noise** contains requirements for noise sensitive activities.

OSZ-S2

Lighting and Glare

Any artificial lighting system shall ensure that its use does not result in an added illuminance, over and above the measured ambient level, in excess of 8 lux measured in the vertical plane of any Residential, Coastal Residential, Rural or Rural Settlement Zones.

No light source shall cause glare which may adversely affect the vision of motorists on a road.

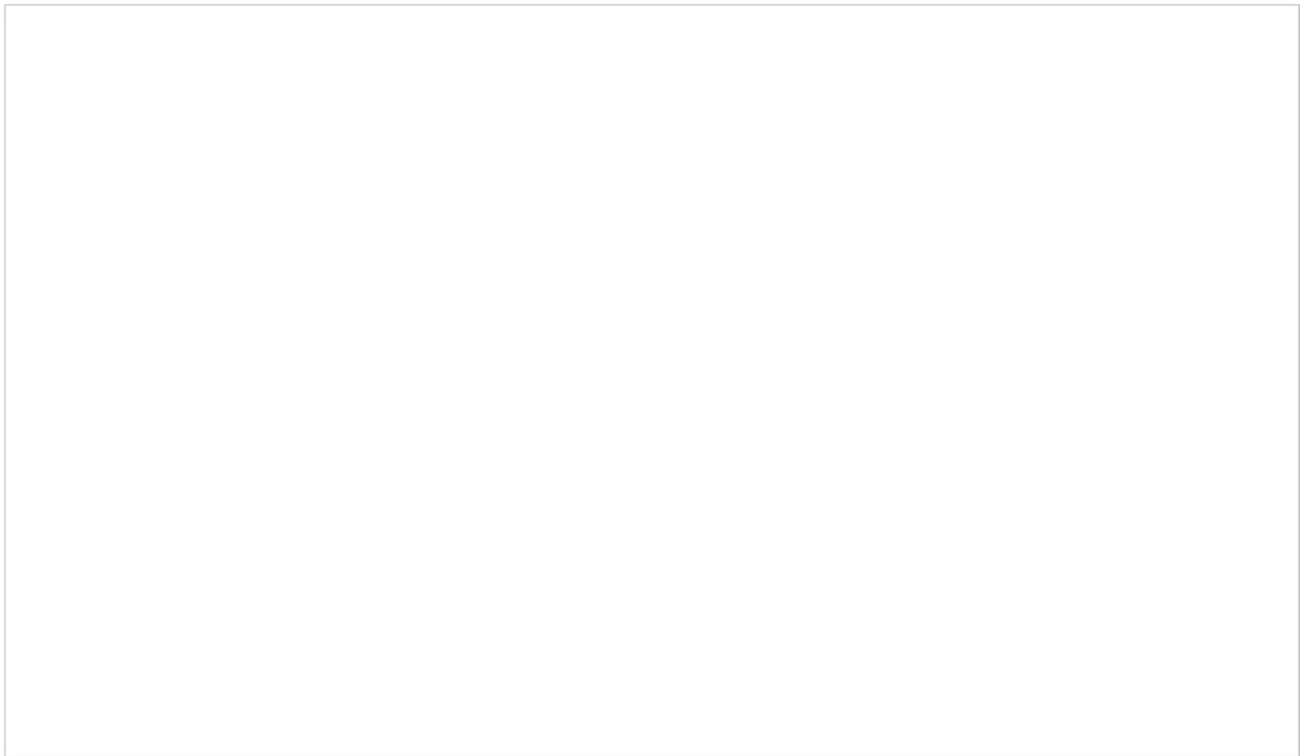
OSZ-S3

Structures

1. Height in relation to boundary

All new buildings and structures, and additions to buildings and structures shall be designed and constructed to fit within a height-to-boundary plane which commences at 2 metres above ground level at all site boundaries and then projects from this line inwards at a 45 degree angle.

OSZ – Figure 1 - Height in relation to boundary



Exceptions

The following structures are exempt from the above height in relation to boundary standard:

- a. ~~Network utility masts, poles and antennas.~~
 - b. Wires.
 - c. ~~Television and radio antennas and support structures.~~ Vertical ventilation shafts;
 - d. ~~Solar heating devices, panels or solar hot water systems (and associated hardware)~~ provided that they do not protrude more than 500mm from the surface of the roof;
 - e. ~~Photovoltaic panels fixed~~ Up to one-third of the height of gable end roofs and dormer windows not more than 3 metres wide;
 - f. Any building or part of a building, that projects outside the height plane from any side or rear boundary, that is no greater than 3.5 metres in height and extends for a length of no more than 200mm from the main bulk of the residential unit 6 metres in total along any one boundary.
2. Buildings shall not exceed 10 metres in height.
 3. Antenna dishes shall not exceed 1.2 metres in diameter (except as provided for in **NU-Network Utilities** in relation to network utilities).

OSZ-S4 **Signage**

All activities shall comply with the performance standards in **SIGN-Signs**.

OSZ-S5

Parking, Loading and Vehicle Crossings

All activities shall comply with the performance standards in **TRAN-Transport**.

OSZ-S6 Earthworks

All activities shall comply with the performance standards in **EW-Earthworks**.

APPENDIX C - PROTECTED TREES

District Plan reference		Type of Tree		Location			STEM Assessment			
Site No.	Map Ref	Common Name	Scientific Name	Addresss	Legal Description	No. of Trees	Condition	Amenity	Notable	Total
T01	U22	Pohutukawa	Metrosideros excelsa	Pakaitore, 2 Market Place	PT RS I TN OF Wanganui	1	87	57	18	162
T02	U22	Pohutukawa	Metrosideros excelsa	Pakaitore, 2 Market Place	PT RS I TN OF Wanganui	1	87	69	27	183
T03	U22	Kauri	Agathis australis	Pakaitore, 2 Market Place	PT RS I TN OF Wanganui	1	99	51	36	186
T04	U22	English Oak	Quercus robur	Pakaitore, 2 Market Place	PT RS I TN OF Wanganui	1	69	51	30	150
T05	U22	English Oak	Quercus robur	Pakaitore, 2 Market Place	PT RS I TN OF Wanganui	1	75	42	30	147
T06	U22	Mexican Fan Palm, Skyduster Palm	Washingtonia robusta	Pakaitore, 2 Market Place	PT RS I TN OF Wanganui	1	87	45	27	159
T07	U22	Morten Bay Fig	Ficus macrophylla	Pakaitore, 2 Market Place	PT RS I TN OF Wanganui	1	87	75	45	207
T08	U21	Spanish Fir	Abies pinsapo	Queens Park	SECT 1 SO 431652	1	93	63	12	168
T09	U21	Canary Island Date Palm	Phoenix canariensis	Queens Park	SECT 1 SO 431652	5	87 81 87 93 87	51 51 51 51 51	6 9 9 12 6	144 141 147 156 144
T10	U21	Monterey Cypress, Macrocarpa	Cupressus macrocarpa	Queens Park	SECT 1 SO 431652	1	75	45	9	129
T11	U21	Pohutukawa	Metrosideros excelsa	Queens Park	SECT 1 SO 431652	7	63 75 63 69 63 57 75	57 57 57 57 57 57 63	3 3 0 0 0 0 3	123 135 120 126 120 114 141
T12	U21	Mediterranean Cypress, Pencil Pine	Cupressus sempervirens	Queens Park	SECT 1 SO 431652	1	99	51	24	174
T13	U21	Canary Island Date Palm	Phoenix canariensis	Queens Park	SECT 1 SO 431652	17	87	51	6	138
T14	U22	Californian Redwood, Coast Redwood	Sequoia sempervirens	James McGregor Memorial Park	Lot 5 DP 12357	3	105	63	30	198
T15	U22	Narrow-leaf Ash	Fraxinus angustifolia	James McGregor Memorial Park	Lot 5 DP 12357	1	69	51	39	159
T16	U22	Algerian Oak, Canary Oak	Quercus canariensis	James McGregor Memorial Park	Lot 5 DP 12357	1	81	57	21	159
T17	U22	Japanese Umbrella Pine	Sciadopitys verticillata	James McGregor Memorial Park	Lot 5 DP 12357	1	99	33	81	213
T18	U22	Bald Cypress, Swamp Cypress	Taxodium distichum	James McGregor Memorial Park	Lot 5 DP 12357	1	87	45	45	177
T19	U22	Mayten	Maytenus boaria	James McGregor Memorial Park	Lot 5 DP 12357	2	99 81	51 45	72 36	222 162
T20	U22	Weeping Lilly Pilly	Syzygium ventenatii	James McGregor Memorial Park	Lot 5 DP 12357	1	81	51	51	183
T21	U16	West Himalayan Spruce	Picea smithiana	Kowhai Park near model railway	Lot 5 DP 12357	5	69 93 75	51 51 33	3 15 9	123 159 117

							75 63	33 33	3 0	111 96
T22	U16	Honey Locust	Gleditsia triacanthos	Kowhai Park	Lot 5 DP 12357	1	93	33	27	153
T23	U22	Bunya, Bunya Bunya	Araucaria bidwillii	James McGregor Memorial Park	Lot 5 DP 12357	1	87	45	15	147
T24	U16	Spanish Chestnut, Sweet Chestnut	Castanea sativa	Sedgebrook Street	Road Reserve	1	105	93	66	264
T25	U16	Rimu	Dacrydium cupressinum	25 Nile Street	Lot 2 DP 50649	1	93	57	6	156
T26	U16	Scrub Bottle Tree, White Kurrajong, Lacebark Kurrajong	Brachychiton discolor	71a Ikitara Road	PT Lot 2 DP 16273	1	99	45	72	216
T27	U10	Great Laurel Magnolia, Southern Magnolia, Bull Bay	Magnolia grandiflora	1 4 0 A n z a c Parade	Lot 2 DP 470618	1	81	51	36	168
T28	U16	Lancewood Horoeka	Pseudopanax crassifolius	Near 5 Willis Street	Road Reserve	1	63	33	3	99
T29	U16	Copper Beech	Fagus sylvatica 'Purpurea'	11 Nile Street	Lot 1 DP 79827	1	81	51	21	153
T30	U16	Camphor Tree, Camphor Laurel	Cinnamomum camphora	67 Ikitara Road	Lot 2 DP 42487	1	99	51	69	219
T31	U22	English Oak	Quercus robur	7 Purua Street	Lot 2 DP 468050	2	93 75	63 57	15 3	171 135
T32	U22	Mexican Fan Palm, Skyduster Palm	Washingtonia robusta	Hipango Terrace	Road Reserve	5	81 99 93 99 105	63 63 63 63 51	9 18 18 18 12	153 180 174 180 158
T33	U15	Ti-kouka, Cabbage Tree	Cordylina australis	98 Liverpool Street	PT SECT 16 Wanganui SBRN	1	69	51	33	153
T34		Blank								
T35	U15	Pohutukawa	Metrosideros excelsa	22 Somme Parade	Lot 1 DP 60310	1	99	63	27	189
T36	U22	Pohutukawa	Metrosideros excelsa	Police Station 1D Bell Street	SECT 541 TN OF Wanganui	1	75	57	21	153
T37	U21	English Oak	Quercus robur	2 Campbell Street	SECT 137 TN OF Wanganui	1	57	45	18	120
T38	U15	Puriri	Vitex lucens	14 Urquhart Street	Lot 3 DP 60310	1	105	63	30	198
T39	U15	Algerian Oak, Canary Oak, Mirbeck's Oak	Quercus canariensis X (hybrid)	Near 90 Dublin Street, opposite 308 Victoria Avenue	Road Reserve	2	87 81	51 51	60 42	198 174
T40	U15	Cockspur Coral Tree, Coral Tree	Erythrina crista- galli	67 Liverpool Street	PT SECT 27 Wanganui SBRN	1	93	39	45	177
T41	U15	Great Laurel Magnolia, Southern Magnolia, Bull Bay	Magnolia grandiflora	139 Glasgow Street	Pt Lot 1460 Deeds 267	2	87 75	57 51	48 30	192 156
T42	U21	Canary Island Date Palm	Phoenix canariensis	St Georges Gate	Road Reserve	6	81 75 69 81 81	45 45 45 45 45	9 9 9 9 9	135 129 123 135 135

							51	45	9	105
T43	U21	Mexican Fan Palm, Skyduster Palm	Washingtonia robusta	St Georges Gate	Road Reserve	5	93 75 81 81	57 57 57 51	39 24 24 27 24	189 171 177 165 171
T44	U15	Northern Rata	Metrosideros robusta	22 Somme Parade	Lot 1 DP 60310	1	105	5	12	174
T45	U15	Pohutukawa	Metrosideros excelsa	67 Liverpool Street	PT SEC 27 Wanganui SBRN	1	87	69	36	192
T46	U26	English Oak	Quercus robur	Heads Road between Guyton Street and Carlton Avenue	Road Reserve	78 assessed in 2 groups	63 69	69 63	57 57	189 189
T47	U15	Northern Rata	Metrosideros robusta	36 Parsons Street	Lot 4 DP 2361	1	111	69	21	201
T48	U15	Pohutukawa	Metrosideros excels	40 Parsons Street	Lot 1 DP 2361	1	93	63	24	180
T49	U14	Totara	Podocarpus totara	Rawhiti Place	Road Reserve	1	87	63	24	174
T50	U15	Copper Beech	Fagus sylvatica 'Purpurea'	6 St Leonard Street	Lot 12 DP 2255	1	87	75	3	165
T51	U8	English Oak	Quercus robur	Corner of Great North and Virginia Roads	Road Reserve	1	75	69	66	210
T52	U3	Pohutukawa	Metrosideros excelsa	193 Great North Road	Lot 1 DP 55118	1	81	57	9	177
T53	U15	Copper Beech	Fagus sylvatica 'Purpurea'	59 Great North Road	Lot 2 DP 17440	1	81	57	21	159
T54	U24	Pohutukawa	Metrosideros excelsa	Near 21 Tongariro Street	Road Reserve	1	93	57	21	171
T55	U2	Rimu	Dacrydium cupressinum	355 Somme Parade	Lot 8 DP 43235	1	99	57	12	168
T56	U2	Claret Ash	Fraxinus angustifolia subsp. oxcarpa	460 Somme Parade	Lot 1 DP 1811	1	99	51	45	195
T57	U5	Monkey Puzzle	Araucaria araucana	237 Somme Parade	Lot 1 DP 46035	1	99	51	36	186
T58	U5	Copper Beech	Fagus sylvatica 'Purpurea'	274 Somme Parade	Lot 12 A 1904	1	75	57	12	144
T59	U2	Common Lime, European Basswood	Tilia X europaea	460 Somme Parade	Lot 2 DP 3855	1	105	63	51	219
T60	U2	Atlantic Cedar, Atlas Cedar	Cedrus atlantica	357 Somme Parade	Lot 17 DP 43235	1	81	51	3	135
T61	U2	Red-Flowering Gym	Corymbia ficifolia	3 Willow Place	Lot 75 DP 45461	1	111	63	39	213
T62	U5	English Oak	Quercus robur	258 Somme Parade	Lot 2 DP 48551	1	81	63	27	171
T63	U5	Japanese Maple	Acer palmatum	259 Somme Parade	Lot 1 DP 60598	1	81	51	21	153
T64	U5	English Oak	Quercus robur	15a Cumbrae Place	PT Lot 100 DP 2079	1	87	57	9	153
T65	R14	Douglas Fir	Pseudotsuga menziesii	Bushy Park, 791 Rangitatau East Road	Lot 2 DP 12732	4	93 93 93 81	51 51 51 45	27 27 27 12	171 171 171 138
T66	R14	Rimu	Dacrydium cupressinum	Bushy Park, 791 Rangitatau East Road	Lot 2 DP 12732	1	117	69	81	267

T67	R14	Copper Beech	Fagus sylvatica 'Purpurea'	Bushy Park, 791 Rangitatau East Road	Lot 2 DP 12732	1	93	51	15	159
T68	R14	Northern Rata	Metrosideros robusta	Bushy Park, 791 Rangitatau East Road	Lot 2 DP 12732	1	117	81	111	309
T69		BLANK								
T70	R19	Kauri	Agathis australis	333 Papaiti Road	Lot 1 DP 45184	1	93	45	12	150
T71	R18	Tasmanian Blue Gum	Eucalyptus globulus	Near 736 Papaiti Road	Queens Chain near Lot 3 DP 76859	1	75	63	9	147
T72	R18	Hoop Pine	Araucaria cunninghamii	778 Papaiti Road	Lot 1 DP 76859	1	93	69	45	207
T73	R18	Tulip Tree	Liriodendron tulipifera	701 Papaiti Road	Lot 1 DP 78939	1	87	57	15	159
T74	R19	Pin Oak, Swamp Oak	Quercus palustris	305 Kaukatea Valley Road	PT SECT 206 LBWR	1	105	63	45	213
T75	R19	Bunya, Bunya Bunya	Araucaria bidwillii	305 Kaukatea Valley Road	PT SECT 206 LBWR	1	99	63	60	222
T76	U5	Pohutukawa	Metrosideros excelsa	27 Riverbank Road	PT Lot 10 DP 5698	1	93	69	9	171
T77	U5	Holm Oak	Quercus ilex	27 Riverbank Road	PT Lot 10 DP 5698	1	81	63	12	156
T78	R 22 & RS3	Holm Oak	Quercus ilex	19 Budge Street	Lot 3 DP 45498	1	93	75	21	189
T79	R19 & R22	Ponderosa Pine	Pinus ponderosa	Aird, No.2 Line	PT Lot 3 DP 4431	1	105	63	66	234
T80	R19 & R22	Hungarian Oak	Quercus frainetto	Aird, No.2 Line	PT Lot 3 DP 4431	1	111	45	78	234
T81	R19 & R22	Cork Oak	Quercus suber	Aird, No.2 Line	PT Lot 3 DP 4431	1	111	39	72	222
T82	R19 & R22	Spanish Oak	Quercus X hispanica	Aird, No.2 Line	PT Lot 3 DP 4431	1	93	33	60	186
T83	R19 & R22	Pecan	Carya illinoensis	Aird, No.2 Line	PT Lot 3 DP 4431	1	111	63	78	252
T84	R19 & R22	Weeping Lilly Pilly	Syzygium ventenatii	Aird, No.2 Line	PT Lot 3 DP 4431	1	99	69	42	210
T85	R19 & R22	Kiwifruit, Chinese Gooseberry	Actinidia deliciosa	Aird, No.2 Line	PT Lot 3 DP 4431	1	99	57	81	237
T86	R19 & R22	Norway Maple Cultivar	Acer platanoides	Aird, No.2 Line	PT Lot 3 DP 4431	1	99	39	66	204
T87	R19 & R22	Queensland Kauri	Agathis robusta	Aird, No.2 Line	PT Lot 3 DP 4431	1	105	45	30	180
T88	U6	Queensland Kauri	Agathis robusta	Aries, State Highway 4	Lot 2 DP 81420	1	117	81	63	261
T89	U9	Swamp Marie	Syzygium maire	Virginia Lake	PT Sections 16-17 RBWR	1	99	45	9	153
T90	U9	Maiden's Wattle	Acacia maidenii	Virginia Lake	PT Sections 16-17 RBWR	1	51	33	69	183
T91	U22	Totara	Podocarpus totara	Pakaitore, 2 Market Place	PT Reserve I TN of Wanganui	1	63	45	30	138
T92	U22	Karaka	Corynocarpus laevigatus	Pakaitore, 2 Market Place	PT Reserve I TN of Wanganui	1	57	39	21	117
T93	U21	English Oak, Turkey Oak	Quercus robur and Quercus cerris X	Queens Park	SECT 1 & 2 SO 431652 and Queens Park Road Reserve	5	60 63 60 63	51 57 51 48	42 48 39 42	153 168 153 153

T94	U21	Aleppo Pine	<i>Pinus halepensis</i>	Queens Park	Section 1 SO 431652	1	69	51	60	180
T95	U21	Totara	<i>Podocarpus totara</i>	Queens Park	Section 1 SO 431652	1	63	45	15	123
T96	U16	Rimu	<i>Dacrydium cupressinum</i>	Glenn Logie Rose Garden	Lot 2 DP 75953	1	99	51	12	162
T97	U15& U21	London Plane	<i>Platanus X hispanica</i>	Victoria Avenue – Between Ingestre Street and Great North Road	Victoria Avenue Road Reserve	58	81	87	3	171
T98	U21	Pohutukawa	<i>Metrosideros excelsa</i>	Wanganui Racecourse	PT Lot 1 DP 7131	1	99	69	21	189
T99	U15	Black Beech, Red Beech and Silver Beech	<i>Fuscospora solandri</i> , <i>Fuscospora fusca</i> and <i>Lophozonia menziesii</i>	Victoria Park	PT Reserve L TN of Wanganui	3	111	51	18	180
T100	U15	Swamp Yate	<i>Eucalyptus occidentalis</i>	Victoria Park	PT Reserve L TN of Wanganui	3	111	63	63	237
T101	U15	Grey Ironbark	<i>Eucalyptus paniculata</i>	Victoria Park	PT Reserve L TN of Wanganui	3	117	63	45	225
T102	U15	Blue Mountain Ash	<i>Eucalyptus oreades</i>	Victoria Park	PT Reserve L TN of Wanganui	1	93	45	57	195
T103	U15	Slivertop Ash or Black Ash	<i>Eucalyptus sieberi</i>	Victoria Park	PT Reserve L TN of Wanganui	1	93	45	15	153
T104	U15	Karri	<i>Eucalyptus diversicolor</i>	Victoria Park	PT Reserve L TN of Wanganui	2	123	63	51	237
T105	U15	Sugar Gum	<i>Eucalyptus cladocalyx</i>	Victoria Park	PT Reserve L TN of Wanganui	2	111	63	45	219
T106	U15	Mountain Grey Gum	<i>Eucalyptus cypellocarpa</i>	Victoria Park	PT Reserve L TN of Wanganui	1	105	39	15	159
T107	U15	Spotted Gum	<i>Corymbia maculata</i>	Victoria Park	PT Reserve L TN of Wanganui	3	117	69	45	231
T108	U9	Totara	<i>Podocarpus totara</i>	Riverbank between 66 Somme Parade and Russell Street	PT Lot E RBWR	19	93	81	33	207
T109	U 9 & U15	Red-Flowering Gum	<i>Corymbia ficifolia</i>	Riverbank between 66 Somme Parade and Russell Street	PT Lot E RBWR	4	87	69	27	183
T110	U9	Hybrid Wingnut	<i>Pterocarya X rehderana</i>	Peat Park	Sections 405-406 RBWR	2	99 87	57 57	63 63	219 207
T111	U22	Yate	<i>Eucalyptus cornuta</i>	Hipango Terrace	Road Reserve	1	99	57	51	207
T112	R19	Dawn Redwood	<i>Metasequoia glyptostroboides</i>	AH Collins Park	Lot 1 DP 18301	6	93	39	45	177
T113	U9	Sydney Red Gum	<i>Angophora costata</i>	Virginia Lake	PT Sections 16-17 RBWR	1	117	57	63	237
T114	U9	Sydney Red Gum	<i>Angophora costata</i>	Virginia Lake	PT Sections 16-17 RBWR	4	105	51	27	183
T115	U15	Northern Rata	<i>Metrosideros robusta</i>	Road Reserve – Corner of Somme Parade and Liverpool Street	Road Reserve	1	87	57	0	144
T116	U9	Canary Island Date Palm	<i>Phoenix canariensis</i>	Virginia Lake	PT Sections 16-17 RBWR	12	87	57	6	150
T117	U9	Canary Island Date Palm	<i>Phoenix canariensis</i>	Virginia Lake	PT Sections 16-17 RBWR	13	87	39	6	132

T118	U15	Pohutukawa	Metrosideros excelsa	Corner Liverpool and Halswell Streets	Road Reserve	1	63	51	0	114
T119	R14	Common Ash	Fraxinus excelsior	Rangitatau East Road	Road Reserve	1	75	45	15	135
T120	R14	European Beech	Fagus sylvatica	Rangitatau East Road	Road Reserve	18	75	45	3	123
T121	U 9 & U15	English Oaks	Quercus robur	Halswell Street	Halswell Street Road Reserve	72	75	69	3	147
T122		Pohukutawa		12 Helmore St						
T123		Pohukutawa		42 Riverbank Rd						