

~~Z17 Restricted Services Residential~~ Rural Lifestyle B¹ Zone

1. ~~This section contains the rules which apply to activities in the Restricted Services Residential Zone, as defined on the Planning Maps. Policy P8 explains that the Council seeks to maintain residential areas with the following characteristics:~~
 - a. ~~a predominance of low rise residential activity;~~
 - b. ~~choice and diversity for different residential lifestyle options;~~
 - c. ~~a range of complementary activities where their effects are compatible with the predominantly residential character, scale and amenities of the area;~~
 - d. ~~safe urban design (including pedestrian and vehicle safety);~~
 - e. ~~low traffic on roads used primarily for property access with greater traffic on road with a distribution function;~~
 - f. ~~a quiet living environment;~~
 - g. ~~retention of natural and cultural heritage features.~~

2. ~~The “Residential Zone” rules in this section aim to:~~
 - a. ~~maintain the scale and character of residential areas;~~
 - b. ~~recognise streetscape as having high public value;~~
 - c. ~~address nuisance from noise, light spill and vibration;~~
 - d. ~~ensure a high standard of property access and avoid street congestion;~~
 - e. ~~address visual amenity and safety problems from advertising;~~
 - f. ~~avoid excessive shading of public spaces or neighbouring properties from structures;~~
 - g. ~~manage the effects of relocated buildings.~~

The purpose of this zone is to provide areas where rural residential living activity can occur on the urban fringes and a range of rural and residential activities can occur², without the density or servicing of the residential zone. ~~and without the effects associated with the primary activity in the rural zone. The conditions and terms are exactly the same as the residential zone apart from the service level. The zone is characterised by limited services which often results in larger lot sizes to accommodate the sewage and stormwater generated on the lot. No upgrades or extensions~~

¹ Clause 16 minor change

² Submission 12 and 13

to improve the level of service shall be carried out by the Wanganui District Council, and all land use activities are required to provide their own services.

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

I37 Ad-hoc infrastructure connections

Rural lifestyle activities can lead to pressure to extend or upgrade wastewater, stormwater, and water supply into rural lifestyle areas. There are associated capital and maintenance cost implications for Council which are uneconomic when they are required in an ad-hoc manner.

I38 Urban sprawl

The amenity of rural lifestyle areas are being compromised by development of an urban scale which conflicts with the character of the area.

O32 Rural Lifestyle connections

New connections to urban water, wastewater and stormwater services are avoided.

O33 Onsite services

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

O34 Rural Lifestyle amenity

Retention of the amenity of the Rural Lifestyle B Zone.

O35 Rural Lifestyle variety

A variety of scales and opportunities for rural living within close proximity to the city centre.

P107 Amenity Characteristics of Rural Lifestyle B Zone

To achieve a Rural Lifestyle B Zone with the following amenity characteristics:

- a. A mix of rural and residential activities
- b. Large self-serviced lots;
- c. Vehicle traffic movement is slow as roads are narrow and private trees and foliage reduces sight distances
- d. Absence of kerb and channelling or footpaths identifies the area as rural lifestyle in character, as does the presence of wide grassed verges and open swale drainage that are safe for walking.
- e. Low traffic on roads used primarily for property access with greater traffic on roads with a distribution function;
- f. A rural relatively quiet living environment with low traffic and low moderate³ noise levels given the relatively low productive use made of land, and low development density;
- g. Protection of natural and cultural heritage features;
- h. Development fits within the natural landscape contour with minimal changes to landform.

P108 Rural Lifestyle development

Subdivision and rural development in the Rural Lifestyle B Zone, shall maintain or enhance the rural lifestyle character.

P109 Rural Lifestyle non-vehicular movement

Ensure pedestrian safety by providing sufficient verge space for non-vehicular movement.

P110 Rural Lifestyle B existing infrastructure maintenance

Council will maintain urban reticulated infrastructure connections to existing allotments (in existence at 1st November 2012) but these connections will not be extended to serve any new allotments created by subdivision unless the effects can be avoided, remedied or mitigated⁴.

P111 Rural Lifestyle density

Maintain overall low density character of the Rural Lifestyle B Zone.

³ Submission 32

⁴ Submission 12, 13 & 29

R210 ~~Permitted, Controlled Discretionary and Non-Complying Activities~~

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

All activities shall comply with Performance Standards and General Rules where relevant:

The following are permitted activities in Rural Lifestyle B zone.

- a. Residential activities*
- b. Rural activities*
- c. Community activities*
- d. Reserves and open space*
- e. Network utilities* as provided for by General Rule-Utilities. Note: this rule contains some exemptions from the zone rules for network utilities*.

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 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 operator⁵.

- ~~a. Except as specified below, permitted, controlled, discretionary and non-complying activities, and associated conditions and terms, shall be as specified for the **Residential Zone** (Zone Z1).~~
- ~~b. Rural activities are a permitted activity in the Restricted Services Zone.~~
- ~~c. Subdivision is a controlled activity in the Restricted Services Zone.~~
- ~~i. In relation to any subdivision in the Mosston Restricted Services Residential Zone south of Springvale Road, the proposed subdivision shall not compromise the future full residential development of the subject land, nor surrounding land. For all subdivisions (other than boundary adjustments), applicants are required to demonstrate this by preparing a residential concept plan (with indicative layout of roads and sections) for the subject land.~~

⁵ Submission 25

~~This is to illustrate how the subject land could be developed at residential densities in the future and how the proposed subdivision does not compromise the ability to implement this. The concept plan is required to show how road access will be provided to adjacent landholdings so as not to preclude options for future residential development of the adjacent land.~~

- ~~ii. In relation to any residential subdivision (defined as where reticulated services are to be provided) in the Mosston Restricted Services Zone south of Springvale Road, roads shall be vested to the boundary of any adjacent land which is dependent on such road access in order to be developed for residential purposes.~~
- ~~iii. In relation to any residential subdivision in the Dickens Lane Westmere Restricted Services Residential Zone (immediately adjacent and north of the designation labelled 'Water Supply Purpose - Westmere Reservoirs'), there shall be no more than five allotments, with a maximum of one dwelling unit per lot. This is in recognition that access to the site is via a proposed right-of-way from Dickens Lane, which is of a width capable of accommodating between four and six lots in total. Amenity effects on Dickens Lane associated with volumes of traffic in excess of five allotments in the Dickens Lane Westmere Restricted Services Residential Zone (immediately adjacent and north of the designation labelled 'Water Supply Purpose - Westmere Reservoirs') are considered adverse and not capable of mitigation without adversely affecting the current amenity enjoyed by residents of Dickens Lane.~~
- ~~d. In the Mosston/Springvale "Restricted Services Residential Zone", new connections to existing water, stormwater or wastewater reticulation networks which serve the urban area to the east, are a non-complying activity.~~
- ~~e. New subdivision or new buildings requiring access to Mosston Road is a non-complying activity.~~

R247 Performance standard - Amenity:

- a. Minimum site area 5000m² per dwelling.
- b. New structures* shall be a minimum of 40 5⁶ metres from any site* boundary.

Exception: Longbeach Drive Rural Lifestyle B Zone – R5 (b) height recession plane i-iii applies⁷.

- c. 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).
- d. Antenna dishes

⁶ Submission 1-7, 28 12, 13, 32 & F Sub 1, 28

⁷ Submission 1-7 & F Sub 1

- i. antenna dishes shall not exceed 1.2 2⁸ metres in diameter (except as provided for in General Rule - Utilities (Rule R15) in relation to network utilities*).
- ii. Pedestal mounted dish antenna pivoted up to 4m above ground level and with a maximum diameter of 5 meters⁹¹⁰

R248 Performance standard - Noise

Sound emissions from any activity shall not exceed the following limits when measured on, or within, the boundary of any other site zoned for residential purposes.

Emissions shall not exceed the following limits when measured within 20 metres of any dwelling (other than any other dwelling on the site from which the noise is being emitted)¹¹.

7am to 6pm 50 55 dBA(L10)

All other times 40 45¹² 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 General Rule – Temporary Military Training Activities (Rule R23)

The above noise standards shall not apply to sirens or warning devices used by emergency services¹³.

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

⁸ Submission 26 & F Sub 3

⁹ As heard: Submission 26 Heard Wed 15 May 2013

¹⁰ As heard: Submission 12 & Further Submission 2, 3 & 4 Heard Mon 6 May 2013

¹¹ Submission 12, 13 & 32

¹² Submission 12, 13 & 32

¹³ Submission 9

R249 Performance Standard - Light and Glare

a. 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 boundary of any site residential building¹⁴ in the Rural Lifestyle B Zone.

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

R250 Performance Standard – 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 apply.

R251 Performance Standard - Advertising

No signs shall be erected, constructed or displayed in the Rural Lifestyle B Zone other than the following which are to be neither neon nor flashing in type:

- a. One *property identification sign** not exceeding 1m² total area,
- b. Any *official sign**,
- c. One sign not exceeding 2 m² erected in connection with tourist publicity or special public information, travellers' accommodation, churches, educational establishments, residential care facilities or hospitals, or denoting places or points of special interest. These signs shall be located on the property to which they relate.

¹⁴ As heard: Submission 12 Further Submitter 2, 3 & 4 Heard Mon 6 May 2013

- d. One sign not exceeding 2m² advertising the disposal of land or premises on which the sign is situated. These shall be located within the property.
- e. One sign not exceeding 0.5 m² used for a home occupation, and bearing only the name, occupation and hours of attendance or business of a person residing at that address. These signs shall be located on the property to which they relate.
- f. One identification and/or health and safety sign associated with infrastructure, not exceeding 0.5m² and attached to the corresponding infrastructure¹⁵.

R252 Performance Standard – Home Occupation

In addition to the above permitted activity standards and general rules, every home occupation shall be required to comply with the following:

a. At all times, the home occupation must remain incidental and secondary to the use of the dwelling for residential purposes¹⁶.

ab. Only one person not living within the same site shall be employed in the home occupation; the total number of persons not to exceed three.

b-c. 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.

c-d. Hours of Operation

Home occupations 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 Home Stays.

¹⁵ As heard: Submission 25 Tabled Tue 7 May 2013

¹⁶ Submission 32

d e. Loading and Access shall be in accordance with General Rule –
Transportation (Rule R24)

R253. Restricted Discretionary Activities

The following are Restricted Discretionary activities:

- a. Any permitted activity which does not comply with a Rural
Lifestyle B zone performance standard.

Council restricts its discretion to the following matter:

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

- b. One residential dwelling on a lot less than 5000m²

Council restricts its discretion to the following matters:

1. the ability of the development to be serviced by on-site means with
regard to effluent and stormwater disposal.
2. Impact on the character of the surrounding area, ability of the site
to achieve quality urban design outcomes.

- c. More than one residential dwelling on a lot

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effluent and stormwater disposal.
2. Impact on the character of the surrounding area, ability of the site
to achieve quality urban design outcomes.

- d. Subdivision provided that:

- I. Minimum lot size is 5000m², except that this shall not apply to allotments required for network utility activities
- II. Complies with Rules R260, R261, R262, R263 regarding RXX¹⁷ Subdivision

Council restricts its discretion to the following matters:

1. the ability of sites to:
 - a. be independently serviced for water, wastewater; and
 - b. to comply with compliance subdivision provisions (Rules R260, R261, R262, R263)¹⁸
 - c. ~~achieve hydrological neutrality if required~~
 - d. c Maintain or enhance rural lifestyle character

Refer to [Resource Consent Assessment Criteria](#).

R254 Discretionary Activities

The following are Discretionary activities:

- a. Any activity which is not provided for as a permitted, restricted discretionary or non complying activity.

Refer to [Resource Consent Assessment Criteria](#).

R255 Non Complying Activities

The following are Non Complying activities:

- a. Activities that require connection to reticulated water services, wastewater services and stormwater services
- b. Manufacturing activities.
- c. The establishment or expansion of any sensitive activity within an electricity transmission yard.

¹⁷ Submission 32

¹⁸ Submission 32

- d. Buildings and structures located within the electricity transmission yard, which are more than 2.5m in height and/or 10m² in area¹⁹.

Refer to [Resource Consent Assessment Criteria](#).

M26 Define a ~~Restricted Services Residential~~ Rural Lifestyle B Zone on the District Plan maps

Define a "~~Restricted Services Residential~~ Rural Lifestyle B Zone" on the District Plan maps to, with corresponding rules to allow larger lot residential subdivision and development in areas with limited or no reticulated services provide for lifestyle *development** and rural lifestyle *subdivision** of land where urban services are not provided on the District Plan maps.

M6 — ~~Identify restricted services zone~~

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

~~The lot sizes will vary depending on the ability of the land to demonstrably provide for disposal of stormwater and sewage, reticulation of water, and road access without creating off *site** *effects**.~~

Definitions:

Electricity Transmission yard (shown in red) Means:



LEGEND
● Single Pole
■ Pi Pole

- The area located 12 metres in any direction from the outside visible edge of an electricity transmission support structure; and
- The area located 10 metres either side of the centreline of a 110kV electricity transmission line on poles; or
- The area located 12 metres either side of the centreline of a 110kV electricity line on pi-poles or towers.

¹⁹ As heard: Submission 10 Heard Wed 15 May 2013

Electricity Transmission Corridor (shown in red and green)

Measured either side if the centreline of the electricity transmission line equals:



- LEGEND
- Single Pole
 - ▬ Pi Pole
 - Tower

- a. 14 for 110kV transmission line on single poles
- b. 16m for 110kV transmission line on pi-poles or towers
- c. 32m for 110kV transmission lines on towers
- d. 37m for 220kV transmission lines on towers²⁰

²⁰ As heard: Submission 10 Heard Wed 15 May 2013