

T1 Urban Development

The urban area of Wanganui 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.

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

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

~~**P2 New Development with Urban Boundary. Encourage new development to locate in areas within the urban boundary where there is available infrastructure capacity or where upgrades or extensions to services have been planned or programmed**~~

~~Greenfield development is often an easier development option than infill development or redevelopment, but it may not be the most cost-effective and efficient in the use of land and infrastructure facilities.~~

~~This policy aims to optimise the use of existing land and infrastructure facilities for urban development before opening up new areas for urban development.~~

~~Council is required to indicate the planned level of infrastructure service and timing of provision in different parts of the urban area. This approach forms part of Council's long term asset management and financial planning. It also provides certainty and a framework to guide private development.~~

~~This approach is considered appropriate to promote a cost-effective and efficient pattern of urban development.~~

P7 Adequate and Affordable Infrastructure

~~**Ensure all development is provided with adequate and affordable infrastructure services that are appropriate to the nature and scale of activities and the needs of the respective development areas**~~

~~Currently there are different levels of infrastructure services available within the urban area. It may not be efficient, affordable or cost-effective to provide the same level of service throughout the urban area as different land use activities have different infrastructure needs. Any extensions to the existing infrastructure system also needs to be prioritised and programmed.~~

~~The District Plan recognises the different levels of infrastructure provision that exist and ensure an appropriate level of infrastructure service is provided by the developer to support the proposed development.~~

~~This policy therefore sets out the respective responsibilities of Council and developers. It requires Council to indicate the planned level of infrastructure service and timing of provision within the urban area. Appropriate District Plan rules covering conditions and terms for infrastructure facilities for different land use activities to be provided by the private developer will be established.~~

~~This implementation approach provides input to Council's asset management and financial planning. It provides certainty to developers regarding what services are available where and what they have to provide, and flexibility in the location of activities.~~

Z1 Residential Zone

~~1. 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 chapter 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.~~

~~12~~ ~~Loss~~ ~~of~~ ~~Urban~~ ~~Amenity~~

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

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~~Components of urban amenities include:~~

~~a. 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*.~~

~~b. 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.~~

~~c. Convenience and comfort – accessibility; roading standards; availability of footpaths, street lighting, water supply, network utilities*, waste disposal and recreation and community facilities.~~

~~d. Character – the vibrancy, style intensity and uniqueness of the urban form, its structures, and recreation opportunities, monuments and infrastructure*.~~

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~~2. Adverse effects on amenity include:~~

~~a. 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 Wanganui 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.~~

~~b. 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.~~

~~c. Environmental health problems where industrial activities* with significant offensive or harmful emissions or heavy industrial traffic operate~~

~~in close proximity to residential areas without adequate mitigation measures.~~

~~d. Redevelopment and infill development within the existing urban area increases the density of development. This may reduce on site and neighbourhood amenities like daylight, privacy, outlook and visual character.~~

~~e. 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.~~

~~* refer to definitions~~

~~I1~~ **Adverse Environmental Effects of Urban Development**

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

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~~a. A general intensification in residential activity* leading to a loss of visual amenity and a reduction in the open character of the countryside.~~

~~b. Irreversible physical damage to the life supporting capacity of soils.~~

~~c. Groundwater pollution and contamination.~~

~~d. 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.~~

~~e. An inappropriate interface between urban and rural activities* leading to conflict between established rural activities* and new residential (mainly) activities.~~

~~f. 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.~~

~~g. General uncertainty over the future form and direction of the urban (and indirectly rural) areas and the associated costs of this development*.~~

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

~~a. 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*.~~

~~b. 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 and is a scarce resource, within the District and nationally.~~

~~c. 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.~~

~~d. Commercial form - the physical form of commercial areas has developed as the city has grown. Commercial areas in Wanganui 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.~~

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~~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.~~

~~* refer to definitions~~

I44 Adhoc development

Adhoc and poorly designed infill/medium density housing developments reduce urban amenity and put 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.

I45 Urban infrastructure

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.

I46 Changing size and densities

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

I61 Commercial creep into Residential zones

Commercial activity creep into the 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.

I62 Low impact urban design

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

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

~~Amenity values* include those matters that contribute to the visual character of the development* and the quality of life of people living or working in, or visiting, the urban area of Wanganui. (refer to Issue: Loss of Urban Amenity (I2) 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.~~

~~* refer to definitions~~

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

~~Urban development* shall recognise the importance of the soil resource, avoid pollution of groundwater systems and promote effective and efficient infrastructure* services. It will also contribute to the overall structure of the city in a way that has regard for future generations and promotes high amenity standards. Providing for a Coastal Residential Zone located on rural land having low productivity close to the urban boundary* helps to achieve this objective.~~

~~* refer to definitions~~

O39 High quality residential areas which consist of:

- a. A variety of housing forms and densities that are available for different residential lifestyle options;
- b. Amenity values that are maintained or enhanced.
- c. Development that is integrated with infrastructure;
- d. Safe communities through urban design;
- e. Relativity quiet living environments, compared to the other zones.
- f. Low traffic on roads used primarily for property access with greater traffic on roads with a distribution function;
- g. A range of complementary activities where the effects are compatible with the predominantly residential character, scale and amenities of the area.
- h. Retention of natural and cultural heritage features;
- i. Street infrastructure that provides opportunities for the roading network as a high amenity public space that reflects the roading hierarchy.

P8 Protect and enhance the rural surrounding landscape setting and the visual character of the urban environment.

~~The landscape features, vegetation and land use pattern around and within the urban area provide an attractive green rural setting for urban development. They provide form and character and a distinctive identity to Wanganui.~~

~~-~~

~~Views of the Whanganui River and adjacent river terraces, the tree-lined streetscape, the townscape with its collection of heritage buildings, and the open spaces contribute to the visual character and quality of the urban~~

environment.

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~~Both the landscape setting and visual character of the urban environment contribute to amenity qualities within the urban area. They are valued by the _____ District _____ community.~~

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~~Significant aspects of the landscape setting and visual character of the urban environment need to be identified and appropriate conditions and terms for protection established. These will be used to manage the effects of subdivision* and building development to avoid modification, damage or loss _____ of _____ identified _____ landscape _____ value.~~

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~~While it is not possible to set standards for good design, it is possible to provide for minimum standards, or 'bottom-lines', to protect those matters or aspects that are important and contribute to the landscape setting, visual character and quality of the urban environment.~~

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~~In areas of high landscape values, or where the scale of proposed development is likely to significantly modify the landscape and visual character, it may be necessary to seek greater degrees of management.~~

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~~Therefore, this approach, while regulatory in nature, is considered appropriate as it focuses on providing minimum conditions and terms to protect significant values. It provides certainty regarding what aspects contribute to urban amenities and the quality of the built environment.~~

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~~It is considered appropriate to target subdivision* as it is usually the start of a development process. Negotiations with developers prior to development taking place may prevent problems from arising.~~

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~~The implementation approach also relies on negotiations and the use of information and advice to guide development to protect and enhance the urban landscape and the quality of the built environment. Incentives will also be used, where appropriate, to achieve voluntary protection and enhancement of landscape character. Council* activities, eg roading projects and the development of open space and reserves, can also make a significant contribution to protecting and enhancing visual character.~~

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~~There are a number of prominent sites within the urban area with~~

~~significantly poor visual amenities and, in some cases, pollution problems. Remedial and mitigation action is required.~~

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~~The Coastal Residential Zone is located in an area where there are distinctive coastal landscape values, and is intended to provide a high level of landscape amenity in relation to those values.~~

~~* refer to definitions~~

~~**P9 To define residential areas where the following characteristics are maintained:**~~

~~a. a predominance of low rise residential activity*;~~

~~b. choice and diversity for different residential lifestyle options;~~

~~c. a range of complementary activities where the 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;~~

~~Note: This part of Proposed Plan Change 18 has legal effect from 20 May 2010.~~

~~* refer to definitions~~

~~**P120 To ensure activities in the Residential Zone that:**~~

~~a. Maintain or enhance the building scale and residential character;~~

~~b. recognise streetscape as having high public value;~~

~~c. avoid or mitigate nuisance from noise, light spill and vibration;~~

~~d. ensure a high standard of property access and avoid street~~

- congestion and excessive traffic on roads;
- e. Avoid or mitigate visual amenity and safety problems from advertising;
- f. avoid excessive shading of public spaces or neighbouring properties from structures*;
- g. Manage the effects of relocated buildings*.
- h. Maintain and enhance the natural and cultural heritage features of the zone.

R1 Permitted Activities

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

The following are permitted activities in the Residential Zone:

- a. Residential activities.
- b. Network utilities as provided for by section General Rule – Utilities.
~~Note: this rule contains some exemptions from the zone rules for network utilities.~~
- ~~c. Car parks on sites which have frontage to Wicksteed Street and a common boundary with the Outer Commercial Zone.~~
- c. Community activities.
- d. Reserves and open space.

These activities are required to comply with other relevant rules of the Residential Zone.

Advice 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 electric lines.
Vegetation to be planted within 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.¹

R2 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.

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 General Rule – Temporary Military Training Activities (Rule R23)

The above noise standards shall not apply to emergency sirens.²

Reason

~~To allow for noise to occur but limited in terms of duration, time of day and decibel level. The standard has been set using the New Zealand Standard for noise.~~

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

R3 Performance standard - Light and Glare

~~a. Any particular a~~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, Coastal Residential, Rural or Rural Settlement Zones.

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

R4 Performance standard - Vibration

¹ Submission 7

² Submission 2

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 apply.

Rnew Performance standard – Minor Dwellings (Granny Flats).

a. One minor dwelling per allotment

b. Must not exceed 60m² in gross floor area.³

~~R58~~ ~~Air discharge~~

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

~~Reason~~

~~To ensure that the residential community is free of nuisance caused by light spill, glare, vibration and odour.~~

~~R59~~ ~~Hazardous substances~~

~~Any new or expanded hazardous facility is subject to the provisions of Appendix A6 – “Hazardous Facility Screening Procedure”~~

R5 Performance standard – Structures

Within the Residential Zone All structures shall comply be required to meet

³ Submission 14

~~with the following conditions and terms:~~

a. 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).

b. Height recession plane

All new buildings and structures, and additions to buildings and structures, other than conjoined multi-unit developments and residential care facilities, shall be designed and constructed to fit within a recession plane (or height-to-boundary plane) which commences at 2 metres above the existing 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.~~



Reason

~~There is potential for buildings, constructed close to the boundary, to adversely affect the adjoining properties. This standard will provide flexibility while allowing a reasonable level of amenity for the adjoining property. In particular, the recession plane technique will protect against unreasonable shading, loss of sunlight, and loss of privacy and visual~~

~~outlook. In relation to the front boundary, the recession plane ensures appropriate setbacks in a flexible manner, to protect streetscape.~~

i. Multi-unit developments (detached)

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

Reason

~~The reason for this standard is to ensure an adequate separation distance between units for amenity purposes. The actual location selected for the notional site boundary between units does not matter for the purposes of this standard as the resulting separation distance will be the same.~~

ii. Conjoined multi-unit developments and residential care facilities

All new conjoined multi-unit developments and residential care facilities shall be required to meet the following ~~conditions and terms~~:

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.

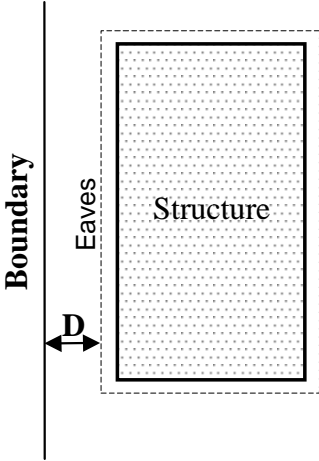
L = the continuous length of the roofline adjacent to the boundary. If the continuous length of the roofline is broken by a setback of 1.5 metres or more for at least 6 metres then separate calculations for each distance shall apply. Where a section is stepped back less than 1.5 metres or is less than 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

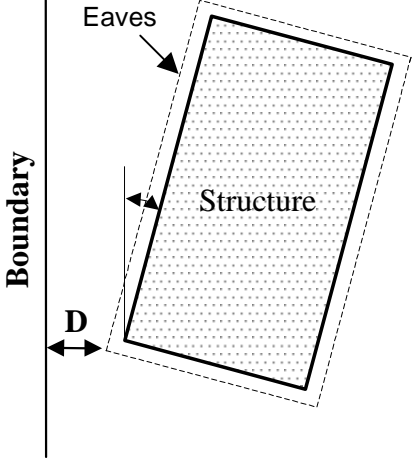
with a pitch 45% or greater is considered to be a wall.

Parallel - 14°



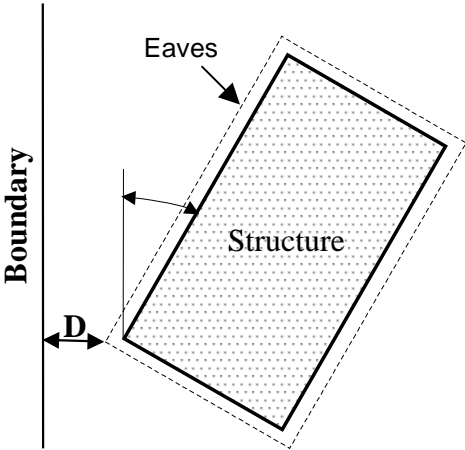
$$D = \frac{L+3H}{10}$$

15° - 29°



$$D = \frac{3\sqrt{4L+3H}}{10}$$

30° - 45°



$$D = \frac{1\sqrt{2L+3H}}{10}$$

Reason

~~It is considered that conjoined multi-unit developments and residential care facilities may have significant adverse effects relating to light and visual amenity resulting from uninterrupted lengths of wall. The distance to boundary calculation will require very long buildings to be further away from a boundary than would be required by the recession plane. The requirement to apply the distance to boundary calculation is intended to discourage long uninterrupted lengths of wall.~~

iii. Exceptions from height recession plane standard

The following structures are exempt from the above height recession plane standard:

- i. Network utility masts, poles and antennas.
- ii. Flagpoles.
- iii. Wires.
- iv. Television and radio antennas and support structures.
- v. Chimneys.
- vi. Vertical ventilation shafts.
- vii. Solar heating devices.
- viii. Photovoltaic panels fixed no more than 200mm from the main bulk of the dwelling.
- ix. Up to one-third of the height of gable end roofs and dormer windows not more than 3 metres wide.
- x. Any building or part of a building, that projects outside the recession 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 7.5 metres in total along any one boundary; or

- xi. 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 7.5 metres or the adjusted length is less than or equal to 6 7.5 metres.

Reason

~~The reason for this is that these exceptions are considered to have a minimal effect on the amenities of neighbouring properties. Furthermore, if there were not these exceptions, flexibility for location of structures could be unreasonably constrained and this could lead to wasted space.~~

b. Fences

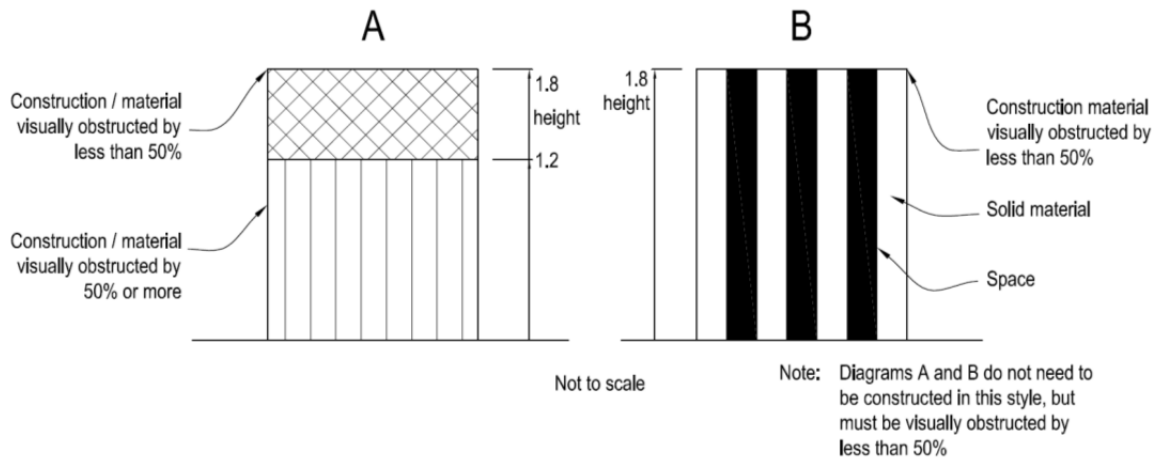
Any fence erected along a front boundary shall not exceed 1.2m in height.

Fences adjoining public pedestrian and/or cycleways shall not exceed 1.2 metres in height when constructed in material with a visual obstruction of less than 50% per 1m². Fences may exceed 1.2 metres up to a maximum height of 1.8 metres if either,

- i. the height of the fence exceeding 1.2 metres in height up to a maximum of 1.8 metres in height is constructed with material or in a manner that provides a visual obstruction of 50% per 1m² or less (refer Diagram 1(A)) or,
ii. the whole fence is constructed with material or in a manner that provides a visual obstruction of 50% per 1m² or less Refer Diagram 1 (B)).

Note: For the purpose of this Rule, visual obstruction means the total area of a fence which a person can not see from one side to another. The attachment of shade cloth or other materials which do not prevent sight from one side of the fence to another is permitted.

Diagram 1



Any fence erected along any other side or rear boundary shall not exceed 1.8m in height.

c. Site coverage

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

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

Reason

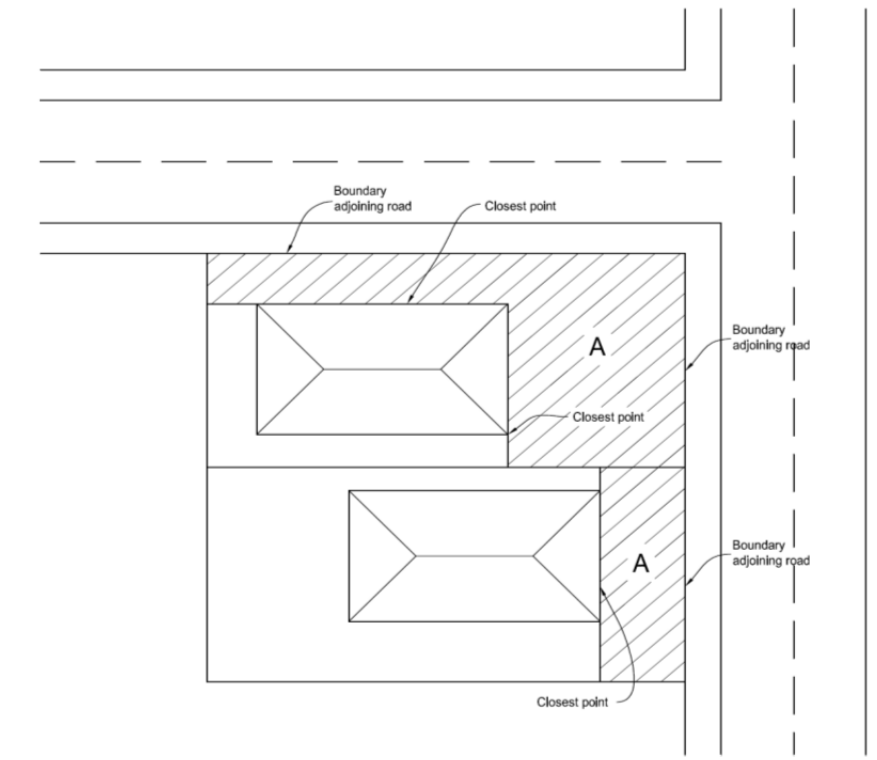
~~To maintain the balance between built and open space areas of the site that is in keeping with the existing character of the urban zone.~~

d. 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.~~

1. Accessory buildings 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 boundary adjoining Road Reserve. Refer to Diagram 2.

Diagram 2

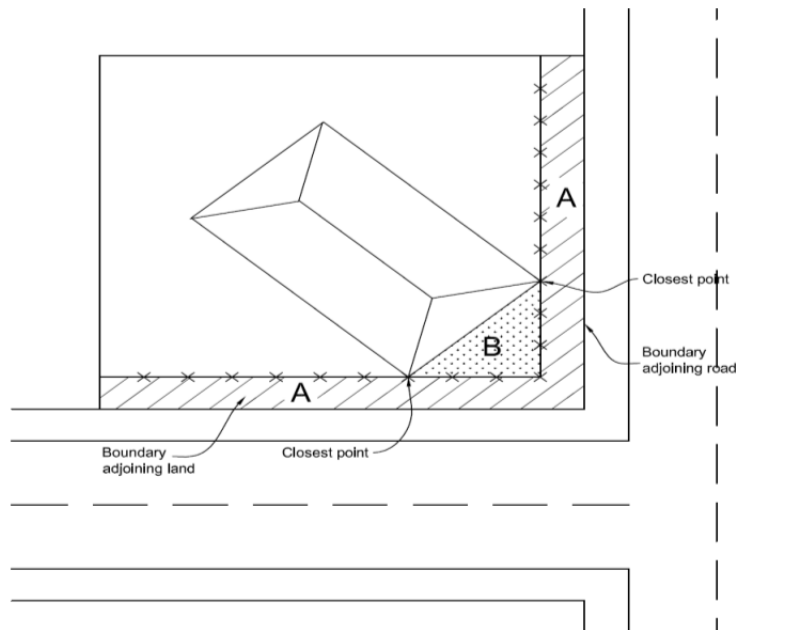


2. This Rule applies to sites with multiple frontages to Road Reserve, and boundaries that are separated from Road Reserve by way of a segregation strip or similar instrument.

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.

3. 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 3

Diagram 3



Reason

~~Garages and accessory buildings are encouraged to be located towards the rear of the site unless designed to avoid conflict with the visual quality of the streetscape.~~

e. Antenna dishes –

I. antenna dishes shall not exceed 3 ~~1.2~~ ² metres in diameter (except as provided for in General Rule – Utilities (Rule R5) in relation to network utilities).

II. Pedestal mounted dish antenna pivoted up to 4m above ground level with a maximum diameter of 5m.⁵

g. Parking

All activities shall comply with the parking standards in General Rule – Transportation (Rule R24)

Reason

~~Off street parking is to provide security and convenience, and avoid street congestion.~~

e. — Yards

⁴ Submission 8

⁵ Submission 8 – Hearing evidence Radio Transmitters

The height recession plane standard ensures that buildings are setback in proportion to their height from Residential Zone boundaries and street boundaries.

Reason

~~It is considered that this standard is more flexible than rigid yard standards. In relation to front yards, it is noted that buildings often have to be set back further than would be required by this recession plane standard in order to meet the on-site parking standards.~~

Reason

~~To ensure new development is in proportion to surrounding~~

R258 Performance standard –Amenity

1. Minimum net site area 450m² 400m² per dwelling⁶, except within the Otamatea Development Overlay which is a minimum of 1000m² net site area per dwelling.

R5(j) 2. Site amenity - ~~For more than one dwelling on a site~~

i. a. There shall be a minimum of 30m² outdoor north facing living space accessible by ~~for each dwelling or multi unit provided that adjacent to the main glazing of the main living area,~~ and the least dimension in any direction shall be 3m. Expect that:

ii. i. For upper storey units, the outdoor space requirement shall be a minimum of 15m² north facing living space accessible by each unit, and the least dimension in any direction shall be 1.5m.

Reason

~~To provide a minimum area for outdoor living.~~

iii. b. For multi units ~~Aan~~ enclosed storage space, with a minimum area of 2m² and with outdoor access shall be provided.

Reason

~~To provide a minimum area for the storage of household accessories~~

⁶ Submission 1 Submission 11 and Further submission 1

R9 ~~Traffic generation~~

3. ~~Non-residential~~ Activities other than residential activities shall not ~~accommodate~~ attract more than:

a. 50 people where an activity is accessed from a local road (as shown on planning maps);

b. 100 people for roads which are national routes, primary arterials, secondary arterials or collector roads (as shown on planning maps).

R6 **Performance Standard - Additional standards for hHome occupations**

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

~~a. At all times, the home occupation must remain incidental and secondary to the use of the dwelling for residential purposes.⁷~~

~~b. Not more than~~ Only one person not living within the same site ~~outside the family~~ shall be employed in the home occupation; the total number of persons not to exceed three.

~~Electrical Interference~~

~~Home occupations shall not use equipment which creates electrical interference beyond the site boundaries.~~

~~Storage~~

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

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.

⁷ Submission 14

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.

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

~~Ingress and egress and provision for loading to be in accordance with General Rule – Transportation (Rule R24). Use of right-of-way systems is not permitted for public vehicular traffic.~~

Reason

~~To provide for the home occupation activities in a way which avoids any nuisance to the neighbouring dwellings and is appropriate to the scale and nature of other residential activities.~~

R7 Performance Standard - Advertising

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

- a. One property identification sign not exceeding ~~3~~1m² total area on the same site in which it relates,
- b. Any official sign
- c. A sign not exceeding 2m² erected in connection with tourist publicity or special public information, travellers' accommodation, churches, educational establishments, residential care facilities, health care facilities ~~or hospitals~~, or denoting places or points of special interest. These signs shall be located on the property to which they relate.
- d. One ~~S~~signs not exceeding 2m² advertising the disposal of the land or premises on which the sign is situated. These shall be located within the property
- f. A One sign not exceeding 0.5m² attached to a residential building used for a home occupation, and bearing only the name, occupation and hours of

attendance or business of a person residing at that address.

g. One identification and/or health and safety sign associated with infrastructure not exceeding 0.5m² and attached to the corresponding infrastructure.⁸

g. The general rules for advertising, General Rule – Advertising (Rule R16) shall apply.

Reason

~~To ensure that advertising signs are limited to those which are safe, do not create a nuisance and do not detract from the visual amenity of the neighbourhood.~~

R8 Performance standard - Car parking lots

Car parking lots for specified in Permitted Activities Community activities and Home Occupations⁹ (Rule R1) as a permitted activity shall:

~~a. be associated with a lawfully established activity in the Outer Commercial Zone; and~~

~~b. have no vehicular access to Wicksteed Street; and~~

c. be screened from adjoining or nearby residential properties by a solid fence and/or vegetation to a minimum height of 1.8 metres; and

d. comply with the requirements in General Rule – Transportation (Rule R24)

Reason

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

~~e. Access~~

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

⁸ Submission 7 – Hearing evidence Powerco

⁹ Submission 14

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

~~Parking areas, vehicle crossings, manoeuvring and access shall comply with the standards in General – Transportation (Rule R24).~~

~~Reason~~

~~To provide off street parking and access.~~

R10 **Controlled Activities**

The following activities are controlled activities in the Residential Zone:

Dwellings, additional to the first dwelling on an allotment, not exceeding a density of more than 1 per 400m² of net site area.

Control is reserved over the proposals ability to meet the servicing and general standards ion the subdivisions in the subdivision provisions.

a. ~~Subdivision.~~

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

R11 **Restricted Discretionary Activities**

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

a. Subdivision* provided that:

i. Minimum lot size is 400m² or in the case of subdivision in the Otamatea Development Overlay 1000m²;

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

~~2. Any permitted or controlled activity which does not comply with the zone rules. In exercising its discretion, the Council shall be limited to the conditions with which that activity fails to comply.~~

~~An application need not be notified if the consent authority is satisfied that the adverse effect on the environment of the activity will be minor and written approval has been obtained from every person whom the Council is satisfied may be adversely affected by the granting of the resource consent, unless the Council considers it is unreasonable in the circumstances to require the obtaining of every such approval.~~

~~a. b. Any permitted activity which does not comply with a Residential zone performance standard.~~

Council restricts its discretion to the following matters:

1. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.
- ~~2. Applications to exceed the *site coverage** standard shall not be notified.~~

~~b. c. Any activity which does not comply with the height recession plane standard in relation to front boundaries. In exercising its discretion the Council will be restricted to the following matters:~~

Council restricts its discretion to the following matters

- ~~i.~~1. Where the site topography constrains any other development potential.
- ~~ii.~~2. Where existing buildings on the site prevent access to the rear for accessory buildings.
- ~~iii.~~3. Where the majority of neighbouring buildings already encroach the standard.
4. Where the activity has the potential to detract from the visual

amenity or streetscape of the surrounding area.

5. Where the activity has the potential to be visually dominant or create shadowing on public space including footpaths and road ways.

Reason

~~The streetscape is recognised as having high public value. The street environment is significantly influenced by the relative location of buildings. The standard is intended to provide some flexibility for the siting of buildings in relation to the street, whilst ensuring a reasonable level of definition to the street edge.~~

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

Council restricts its discretion to the following matters

- ~~i.1.~~ The site topography.
- ~~ii.2.~~ Lack of rear access for accessory buildings.
- ~~iii.3.~~ Where the majority of neighbouring accessory buildings already encroach the standard.
- ~~iv.4.~~ The proposed compatibility of colour and cladding construction of the accessory buildings on the site.

Reason

~~To ensure that any accessory buildings that are located in front of the principal building do not unduly distract from the amenity of the streetscape~~

~~d.e. Any activity which does not comply with Traffic Generation (Rule XX); traffic, from non residential activities.~~

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

Council restricts its discretion to the following matters:

- i.1. the nature of neighbouring activities (whether they are also non residential);
- ii.2. the proposed parking provisions accompanying the applications;
- iii.3. the status of the road that the activity accesses (as shown on the planning maps).

Reason

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

Refer to Resource Consent Assessment Criteria.

R12 Unrestricted-Discretionary Activities

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

- a. Commercial activities.
- b. Network utilities as provided by General Rule – Utilities (Rule R15) of the Plan.
- c. Any other activity which is not provided for as a permitted, controlled, restricted discretionary or non-complying activity.
- d. Additional dwellings other than the first dwelling unit on the site where the density does not meet the dwelling per net site area requirements.

Refer to Resource Consent Assessment Criteria in the District Plan Overview

R13 Non-Complying Activities

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

- a. Manufacturing activities.
- b. The establishment or expansion of any sensitive activity within an

electricity transmission yard.

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

Refer to Resource Consent Assessment Criteria.

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

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

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

~~M27 To adopt rules for each residential zone which:~~

~~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.~~

~~h. maintain and enhance the natural characteristics of the city.~~

M301 Regulation.

¹⁰ Submission 3 – Hearing evidence Transpower

Develop and actively enforce rules that will achieve our objectives.

Identify a Residential Zone.

Definitions

Community Activities

means any land and/or building used, or intended to be used, as a recreation facility, place of assembly, healthcare ~~health-care~~ facility, day-care facility, community policing centre, educational facility or marae.

Conjoined Multi-Unit Developments

means ~~two~~ three or more dwellings that are located on one site where each dwelling includes one or more common ~~wall~~ partition.

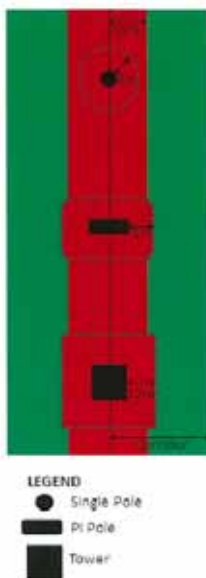
Structure*

means any building, equipment, device or other facility made by people and which is fixed to land and includes any raft. Excluding any fence or wall (other than a retaining wall) located within 1 metre of a property boundary.

Minor Dwellings (Granny Flats)

A self-contained unit accessory to the principal dwelling on the same allotment that has a shared access way with principal dwelling.¹¹

Electricity Transmission yard (shown in red) Means:



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

¹¹ Submission 14

Electricity Transmission Corridor (shown in red and green)

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



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 towers¹²

¹² Submission 3 – Hearing evidence Transpower

**Wanganui District Council
District Plan Review**

Section 32 Report

Phase Two – Residential

PROPOSED ISSUES Residential Areas

Development density

Issue 44 Adhoc and poorly designed infill/medium density housing developments reduce urban amenity and put 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 utilise existing levels of infrastructure.

Ad-hoc residential sprawl

Issue 45 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.

Changing size and densities

Issue 46 Households are becoming smaller but the housing market has not adapted to changing house sizes and densities and needs to provide for the changing and varied housing needs of the urban community.

Commercial creep into Residential zones

Issue 61 Commercial activity creep into the 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.

Low impact urban design

Issue 62 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

Comment

These issues have been raised in the past by residents and Council officers seeking to manage our environment and infrastructure services. Overall, Council wants to encourage development within the Residential zone, but not where this development degrades the character of the surrounding environment or requires unnecessary expansion of urban services. Council faces an uncertain future with zero population growth projected over the life of the Plan. The community and Council are increasingly aware of the need to encourage efficient use of existing facilities and infrastructure and minimise extension of services into new residential areas.

Subdivision and development that modifies the land to fit development rather than working with the land and development that adopts hard engineered infrastructure solutions can be appropriate in some circumstances. However, Issue 14 highlights that they can also potentially limit positive environmental outcomes, and result in

unintended adverse affects e.g. creation of large impermeable hard standings.

Low impact urban design solutions include a range of servicing options that minimise modification to landforms and natural processes. They work with the natural landforms rather than against them.

Best practice approaches to the performance and role of infrastructure have changed. Roads and storm water management areas are now more than just functional amenities. Infrastructure can play a role in improving biodiversity, place-making, community engagement, connectivity, personal safety and other functions. There is also a greater acceptance that infrastructure outcomes can be delivered in many different ways rather than simply the pipe and concrete approach.

This issue recognises the changes in housing demand and supply that will need to occur to ensure that residents can find places to live that meet their specific needs. The Wanganui population is projected to decline. Changing demographics mean that the average number of people living in a dwelling will decrease. A variety of household types will become prominent eg older single person households seeking smaller houses on compact sections. A variety of housing solutions will be required to fulfil their needs. It is projected that 70-80 additional dwellings are likely to be demanded each year. Statistics New Zealand projects a 1% decline in Wanganui's population between 2006 and 2021. At the moment large, stand alone houses on medium size sections are the norm. The NZ Statistics projections for an aging population is likely to see demand grow for medium density housing located close to amenities.

Proposed Issue	Relates to Existing Issue/s
Development density	Issue 2 (2a and 2d)
Ad-hoc residential sprawl	Issue 1
Commercial creep into Residential zones	Issue I2 (item 2e)
Low impact urban design	Issue I2 & I4

PROPOSED OBJECTIVE 39

O39 High quality residential areas which consist of:

- a. A variety of housing forms and densities that are available for different residential lifestyle options;
- b. Amenity values that are maintained or enhanced.
- c. Development that is integrated with infrastructure;

- d. Safe communities through urban design;
- e. Relativity quiet living environments, compared to the other zones.
- f. Low traffic on roads used primarily for property access with greater traffic on roads with a distribution function;
- g. A range of complementary activities where the effects are compatible with the predominantly residential character, scale and amenities of the area.
- h. Retention of natural and cultural heritage features;
- i. Street infrastructure that provides opportunities for the roading network as a high amenity public space that reflects the roading hierarchy.

<p>Comment</p>	<p>The objective identifies a high level aspiration for quality of residential areas. The sub- clauses recognise that to achieve a high quality residential environment a number of key things need to occur together; Clause a) recognises the need for a range of housing options within the residential zone; Clause b) acknowledges that to achieve a high quality residential living environment the visual character and broader amenity characteristics such as noise, privacy, open space need to be at least maintained but preferably enhanced wherever possible; Clause c) recognises the need for infrastructure and land uses to be well integrated; Clause d) recognises the need for safe urban design creating safe urban communities. Clause e) promotes quiet living areas in relation to other zones. Clause f) Identifies the need to safe traffic movements through the residential area. Clause g) strives to enable a mix a complementary activities that fit within the residential zone. Clause h) strives to protect the natural and cultural heritage features within the residential zone. Clause i) recognises the need for high quality public space.</p>
<p>Appropriateness</p>	<p>The proposed objective is responsive to the consultation feedback from the community. It is relevant as it puts in place a management regime which addresses the Wanganui specific development pressures. The objective is useful as it provides a clear direction for decision making and clear communication of intent for the policies and methods to follow. The specific definition of high quality will vary between residential areas. It is achievable and reasonable given the resources available to Council and the community.</p>

Proposed objective	Relates to Existing Objective/s
High quality residential areas	Objective O1 & O2
Proposed Issue	Relates to Existing Issue/s
Varied housing needs	Issue I1 (items 1a and 1f) Issue I2 (2b and 2d)

POLICIES

The following existing policies are amended and new polices included as part of Phase Two of the District Plan review process as follows:

Policy P8 Protect and enhance the landscape setting of the District in which the city is embedded and the visual character of the urban environment.	
Comment	The setting which surrounds Wanganui city influences the character of the city and the visual character in the urban areas provides Wanganui city with identity and legibility of the landscape. Some minor wording amendments to clarify what is intended by the policy.
summary of benefits	Retention of an existing policy therefore maintains the current framework
summary of costs	There will be minimal cost as there is only minor amendment to the policy
Effectiveness	This policy has been operative in the current District Plan and had been effective in the past.
Efficiency	This rule is currently operative within the District Plan which has been efficient in achieving objectives in the past and will continue to be in the future.
Appropriateness	This policy is appropriate
Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods	Low risk

Policy P9 Residential areas where the following characteristics are maintained:	
Comment	This policy has been deleted and incorporated into Policy 120
summary of benefits	This allows for one concise policy that will guide decision makers.
summary of costs	There will be minimal cost as this policy is incorporated into Policy 120.
Effectiveness	This will help guide decision makers
Efficiency	This will help achieve the Plans objectives.
Appropriateness	This policy is appropriate
Risk of acting or not acting if there is uncertain or	Low risk

insufficient information about the subject matter of the policies, rules, or other methods	
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P120 To ensure activities in the Residential Zone that:	
<ul style="list-style-type: none"> i. Maintain or enhance the building scale and residential character; j. recognise streetscape as having high public value; k. avoid or mitigate nuisance from noise, light spill and vibration; l. ensure a high standard of property access and avoid street congestion and excessive traffic on roads; m. Avoid or mitigate visual amenity and safety problems from advertising; n. avoid excessive shading of public spaces or neighbouring properties from structures*; o. Manage the effects of relocated buildings*. p. Maintain and enhance the natural and cultural heritage features of the zone. 	
Comment	This policy is a combination of new and an existing policy.
summary of benefits	This will help guide decision makers to achieve the Plans objectives.
summary of costs	There may be costs in relation to the design principles of this policy.
Effectiveness	This will be successful in achieving the Plans objectives.
Efficiency	The benefits of this policy will outweigh the costs.
Appropriateness	This policy is appropriate
Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods	Low risk.

RULES AND OTHER METHODS

The following methods have been identified as being suitable for achieving the relevant objectives and policies for the Residential Phase of the Plan Review.

Rules

The following outlines proposed changes to rules for the Residential zone. Some of the rules will remain unchanged. These rules have proven to be effective in the past in achieving the relevant objectives and policies and it is anticipated that they will continue to do so in the future.

R1 Permitted Activities

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

The following are permitted activities in the Residential Zone:

- c. Residential activities.
- d. Network utilities as provided for by section General Rule – Utilities.
- e. Car parks on sites which have frontage to Wicksteed Street and a common boundary with the Outer Commercial Zone.
- f. Community activities.
- g. Reserves and open space.

These activities are required to comply with other relevant rules of the Residential Zone.

Comment	There are minimal changes to this rule; b. has been added to add clarity. The format of this rule has also been changed, it provides clarity and easy of use.
Benefits	This rule provides certainty to what activities are acceptable in the Residential Zone.
Costs	This will be minimal costs as there is nothing being. There are some aspects that are being reworded; however, they capture the integrity of the rule.
Effectiveness	This rule is currently operative within the District Plan which has been effective in achieving objectives in the past and will continue to be in the future.
Efficiency	This rule is currently operative within the District Plan which has been efficient in achieving objectives in the past and will continue to be in the future.
Appropriateness	This rule is considered appropriate.

R10 Controlled Activities

The following activities are controlled activities in the Residential Zone:

Dwellings, additional to the first dwelling on an allotment, not exceeding a density of more than 1 per 400m² of net site area.

Control is reserved over the proposals ability to meet the servicing and general standards ion the subdivisions in the subdivision provisions.	
Comment	A subdivision density of 1 per 400m ² of net site area has been added as a controlled activity.
Summary of benefits	This gives the Council means to control subdivision within the Wanganui area.
Summary of Costs	If a subdivider wishes to subdivide smaller than the stated requirements a resource consent will be required.
Effectiveness	This is effective in achieving the Plans objectives.
Efficiency	The benefits outweigh the cost; therefore, this is an efficient requirement.
Appropriateness	This rule is appropriate in achieving the Plans objectives.

R11 Restricted Discretionary Activities

The following are restricted discretionary activities in the Residential Zone:

a. Subdivision* provided that:

i. Minimum average allotment size of 400m² or in the case of subdivision in the Otamatea Development Overlay 1000m²;

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

b. Any permitted activity which does not comply with a Residential zone performance standard.

Council restricts its discretion to the following matters:

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

c. Any activity which does not comply with the height recession

plane standard in relation to front boundaries.

Council restricts its discretion to the following matters

1. Where the site topography constrains any other development potential.
 2. Where existing buildings on the site prevent access to the rear for accessory buildings.
 3. Where the majority of neighbouring buildings already encroach the standard.
 4. Where the activity has the potential to detract from the visual amenity or streetscape of the surrounding area.
 5. Where the activity has the potential to be visually dominant or create shadowing on public space including footpaths and road ways.
- d.** Any activity which does not comply with the standard for accessory buildings located in front of the principal building.

Council restricts its discretion to the following matters

1. The site topography.
 2. Lack of rear access for accessory buildings.
 3. Where the majority of neighbouring accessory buildings already encroach the standard.
 4. The proposed compatibility of colour and construction of the accessory buildings on the site.
- e.** Any activity which does not comply with Traffic Generation; from non residential activities.

Council restricts its discretion to the following matters:

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

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

Comment	<p>There is a large amount of reformatting in this rule; however the integrity of the rule remains the same. The reasons have been removed as there are not needed.</p> <p><u>However, it is recognised that where infrastructure is managed around a 400m² development assumptions, that many sites not would exceed this and result in oversupply of infrastructure.</u></p>
Summary of benefits	This allows for greater control on subdivision within the area.
Summary of Costs	If a subdivider wants a smaller lot they will need to apply for resource consent.
Effectiveness	This will guide decision makers in achieving the objectives of the Plan.
Efficiency	This is an efficient way to achieve the objectives of the Plan.
Appropriateness	This is an appropriate rule.

R12 Discretionary Activities

The following are discretionary activities in the Residential Zone.

- a. Commercial activities.
- b. Network utilities as provided by General Rule – Utilities (Rule R15) of the Plan.
- c. Any other activity which is not provided for as a permitted, controlled, restricted discretionary or non-complying activity.
- d. Additional dwellings other than the first dwelling unit on the site where the density does not meet the dwelling per net site area requirements of Minimum lot size is 400m² or in the case of subdivision in the Otamatea Development Overlay 1000m².

Refer to Resource Consent Assessment Criteria in the District Plan Overview

Comment	Additional dwellings on a site have been added to this rule.
Summary of benefits	This allows for better control on housing density whilst creating flexibility.
Summary of Costs	There will be a cost if a developer wishes to have a higher an 400m ² of the resource consent.
Effectiveness	This will be successful in achieving the objectives of the Plan; therefore, it is effective.
Efficiency	The benefits of this rule will outweigh the cost; therefore, it is efficient.
Appropriateness	This rule is appropriate.

R13 Non-Complying Activities

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

- a. Manufacturing activities.

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

Comment	There are no proposed changes to this rule.
Summary of benefits	This rule states what is not an activity that should be occurring within residential areas.
Summary of Costs	Anyone wanting to do a stated activity will have to apply for recourse consent.

Effectiveness	This is effective in achieving the Plans objectives
Efficiency	The benefits outweigh the cost; therefore, this is efficient.
Appropriateness	This rule is appropriate.

R8 Performance standard - Car parking lots	
Car parking lots for Permitted Activities (Rule R1):	
<ul style="list-style-type: none"> a. be screened from adjoining or nearby residential properties by a solid fence and/or vegetation to a minimum height of 1.8 metres; and b. comply with the requirements in General Rule – Transportation (Rule R24) 	
Comment	Some aspects of this rule have been removed as they no longer apply.
Summary of benefits	This creates a more concise rule that reflects current issues.
Summary of Costs	There will be minimal cost as all aspects of the rule have been in the operative District Plan.
Effectiveness	This aspect rule is currently operative within the District Plan which has been effective in achieving objectives in the past and will continue to be in the future.
Efficiency	This aspect rule is currently operative within the District Plan which has been efficient in achieving objectives in the past and will continue to be in the future.
Appropriateness	This rule is considered appropriate.

R7 Performance Standard - Advertising	
No signs shall be erected, constructed or displayed in the Residential zone other than the following which are to be neither neon nor flashing in type:	
<ul style="list-style-type: none"> a. One property identification sign not exceeding 1m² total area on the same site in which it relates, b. Any official sign c. A sign not exceeding 2m² erected in connection with tourist publicity or special public information, travellers' accommodation, churches, educational establishments, residential care facilities or 	

<p>hospitals, or denoting places or points of special interest. These signs shall be located on the property to which they relate.</p> <p>d. One sign not exceeding 2m² advertising the disposal of the land or premises on which the sign is situated. These shall be located within the property</p> <p>e. A One sign not exceeding 0.5m² attached to a residential building used for a home occupation, and bearing only the name, occupation and hours of attendance or business of a person residing at that address.</p> <p>f. The general rules for advertising, General Rule – Advertising (Rule R16) shall apply.</p>	
Comment	There is a reduction in the size limit of signs relating to property identification, this is to reduce visual impacts on the surrounding areas. Along with stating there can be only one sign in relation to the disposal of a site.
Summary of benefits	This provides clarity over what is acceptable in the Residential zone. It also reduces negative visual impact on surrounding areas.
Summary of Costs	There will be no costs related to this rule.
Effectiveness	This rule is more effective as it provides clarity for decision makers.
Efficiency	This rule is more efficient as it provides clarity for decision makers.
Appropriateness	This rule is appropriate to reduce visual impacts on surrounding areas.

<p>R6 Performance Standard - Home occupations</p> <p>In addition to the above permitted activity standards and general rules, every home occupation shall be required to comply with the following:</p> <p>a. At all times, the home occupation must remain incidental and secondary to the use of the dwelling for residential purposes.</p> <p>b. 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.</p>

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.

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.

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

Comment	Storage has been removed as it is covered twice in the rule. Electrical Interference has also been removed as it no longer applies.
Summary of benefits	This creates more concise requirements to guide decision makers.
Summary of Costs	There will be minimal costs related to this rule.
Effectiveness	This rule will be effective in achieve the Plans objectives.
Efficiency	This rule is efficient as the benefits outweigh the costs.
Appropriateness	This rule is appropriate to minimise negative effects from home occupations within the residential zone.

R258 Performance standard –Amenity

1. Minimum site area 400m² per dwelling.

2. Site amenity

a. There shall be a minimum of 30m² outdoor north facing living space for each dwelling or multi unit provided that the least dimension in any direction shall be 3m. Expect that:

i. 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.

b. For multi units Aan enclosed storage space, with a minimum area of 2m² and with outdoor access shall be provided.

3. Activities other than residential activities shall not accommodate

<p>more than:</p> <p>a. 50 people where an activity is accessed from a local road (as shown on planning maps);</p> <p>b. 100 people for roads which are national routes, primary arterials, secondary arterials or collector roads (as shown on planning maps).</p>	
Comment	This is a new rule that is made up of two existing rules (R5(j) and R9) as well as new elements.
Summary of benefits	This allows for aspects relating to site amenity to be in one place.
Summary of Costs	There will be extra cost to the developers to implement this rule.
Effectiveness	This will be successful in achieving the Plans objectives.
Efficiency	The benefits of this rule will outweigh the costs; therefore, this rule is efficient.
Appropriateness	This rule is appropriate.

R59 Hazardous substances	
Comment	This rule has been removed as it is not controlled under the District Plan.
Summary of benefits	This rule has been removed as it is not controlled under the District Plan.
Summary of Costs	This rule has been removed as it is not controlled under the District Plan.
Effectiveness	This rule has been removed as it is not controlled under the District Plan.
Efficiency	This rule has been removed as it is not controlled under the District Plan.
Appropriateness	The removal of this rule is considered appropriate.

R58 Air discharge	
Comment	This rule has been removed as it is not controlled under the District Plan.
Summary of benefits	This rule has been removed as it is not controlled under the District Plan.
Summary of Costs	This rule has been removed as it is not controlled under the District Plan.
Effectiveness	This rule has been removed as it is not controlled under the District Plan.
Efficiency	This rule has been removed as it is not controlled under the District Plan.
Appropriateness	The removal of this rule is considered appropriate.

R4 Performance standard - Vibration	
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<p>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.</p>	
Comment	Removal of reason is the only change to this rule, it is not needed.
Summary of benefits	This standard will provide flexibility while allowing a reasonable level of amenity for the adjoining property.
Summary of Costs	As no aspect of the rule, other than the unnecessary reason statement, is being removed there will be no cost from this rule.
Effectiveness	This rule is currently operative within the District Plan which has been effective in achieving objectives in the past and will continue to be in the future.
Efficiency	This rule is currently operative within the District Plan which has been efficient in achieving objectives in the past and will continue to be in the future.
Appropriateness	This rule is considered appropriate.

<p>R3 Performance standard - Light and Glare</p> <p>a. 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.</p> <p>b. No light source shall cause glare which may adversely affect the vision of motorists on a road.</p>	
Comment	Removal of reason and relation to other zones are the only changes to this rule. The reasons are not needed and Coastal Residential, Rural and Rural Settlement zones are covered in there respective zone rules.
Summary of benefits	This standard will provide flexibility while allowing a reasonable level of amenity for the adjoining property.
Summary of Costs	There will be no cost from this rule.
Effectiveness	This rule is currently operative within the District Plan which has been effective in achieving objectives in the past and will continue to be in the future.
Efficiency	This rule is currently operative within the District Plan which has been efficient in achieving objectives in the past and will continue to be in the future.
Appropriateness	This rule is considered appropriate.

<p>R2 Performance standard - Noise</p> <p>Sound emissions from any activity shall not exceed the following</p>	
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limits when measured on, or within, the boundary of any other site zoned for residential purposes.

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 General Rule – Temporary Military Training Activities (Rule R23)

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

Comment	Removal of reason is the only change to this rule, it is not needed.
Summary of benefits	This standard will provide flexibility while allowing a reasonable level of amenity for the adjoining property.
Summary of Costs	As no aspect of the rule, other than the unnecessary reason statement, is being removed there will be no cost from this rule.
Effectiveness	This rule is currently operative within the District Plan which has been effective in achieving objectives in the past and will continue to be in the future.
Efficiency	This rule is currently operative within the District Plan which has been efficient in achieving objectives in the past and will continue to be in the future.
Appropriateness	This rule is considered appropriate.

R5 Performance standard – Structures

All structures shall comply with the following:

a. 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).

b. Height recession plane

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



i. Multi-unit developments (detached)

Where more than one unit is to be erected on a site and the units are not joined together, the above height recession plane standard shall apply from a notional site boundary between the units (such as any proposed

cross-lease or unit title boundary).

ii. Conjoined multi-unit developments and residential care facilities

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:

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

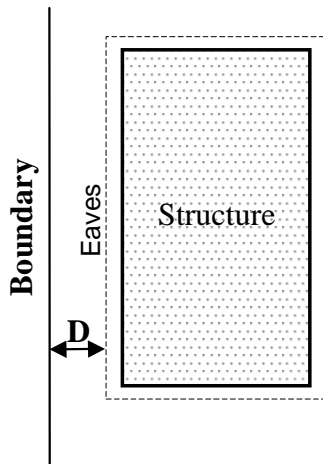
D = the minimum distance of any part of a building (including eaves where they exist) from the site boundary.

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.

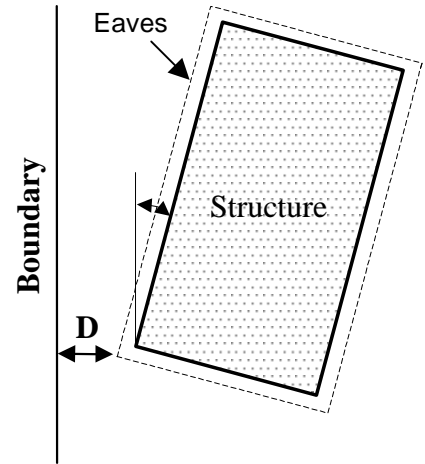
H = the height of the building affecting that boundary. Height shall be measured to the underside of the eaves of pitched roofs or to the height of the wall of flat roofs. For the purpose of this calculation, a roof with a pitch 45% or greater is considered to be a wall.

Parallel - 14°



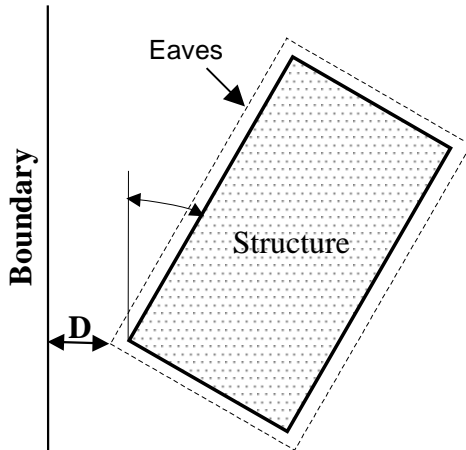
$$D = \frac{L+3H}{10}$$

15° - 29°



$$D = \frac{3\sqrt{4L+3H}}{10}$$

30° - 45°



$$D = \frac{1\sqrt{2L+3H}}{10}$$

iii. Exceptions

The following structures are exempt from the above height recession plane standard:

- i. Network utility masts, poles and antennas.
- ii. Flagpoles.
- iii. Wires.
- iv. Television and radio antennas and support structures.
- v. Chimneys.
- vi. Vertical ventilation shafts.
- vii. Solar heating devices.
- viii. Photovoltaic panels fixed no more than 200mm from the main bulk of the dwelling.
- ix. Up to one-third of the height of gable end roofs and dormer windows not more than 3 metres wide.
- x. Any building or part of a building, that projects outside the recession plane from any side or rear boundary, that is no greater than 3 metres in height and extends for a length of no more than 6 metres in total along any one boundary; or
- xi. if the distance to boundary calculation is applicable, any building or part of a building 2 metres above the existing ground level at all site boundaries and then projects from this line inwards at a 45 degree angle.

where H is less than or equal to 3 metres, and L is less than or equal to 6 metres or the adjusted length is less than or equal to 6 metres.

b. Fences

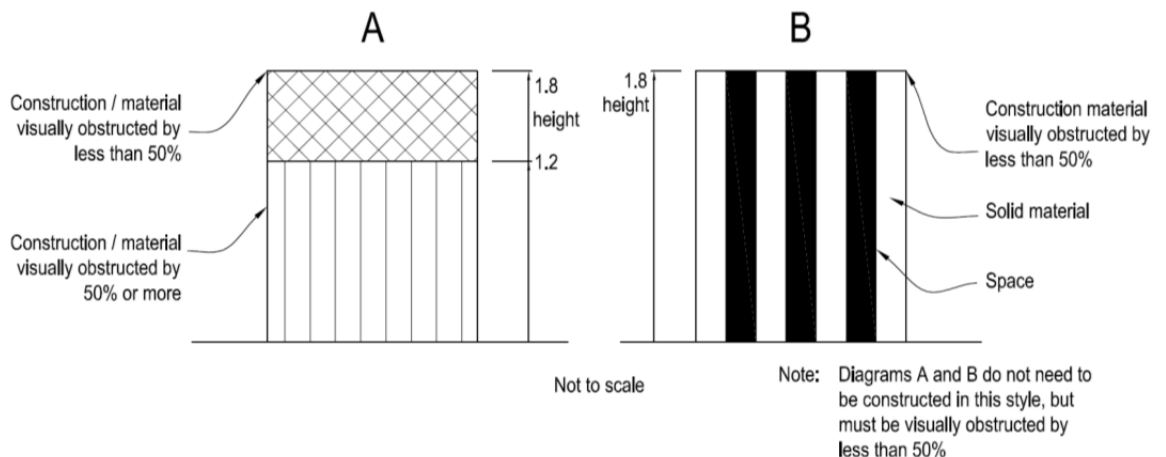
Any fence erected along a front boundary shall not exceed 1.2m in height.

Fences adjoining public pedestrian and/or cycleways shall not exceed 1.2 metres in height when constructed in material with a visual obstruction of less than 50% per 1m². Fences may exceed 1.2 metres up to a maximum height of 1.8 metres if either,

- i. the height of the fence exceeding 1.2 metres in height up to a maximum of 1.8 metres in height is constructed with material or in a manner that provides a visual obstruction of 50% per 1m² or less (refer Diagram 1(A)) or,
- ii. the whole fence is constructed with material or in a manner that provides a visual obstruction of 50% per 1m² or less Refer Diagram 1 (B)).

Note: For the purpose of this Rule, visual obstruction means the total area of a fence which a person can not see from one side to another. The attachment of shade cloth or other materials which do not prevent sight from one side of the fence to another is permitted.

Diagram 1



Any fence erected along any other side or rear boundary shall not exceed 1.8m in height.

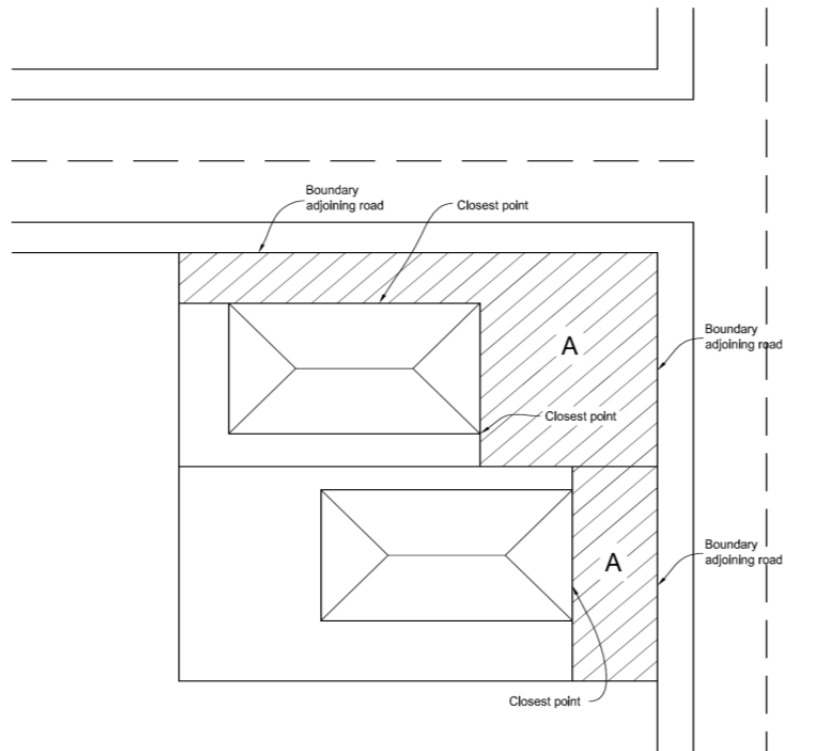
c. Site coverage

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

d. Accessory buildings

1. Accessory buildings 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 boundary adjoining Road Reserve. Refer to Diagram 2.

Diagram 2



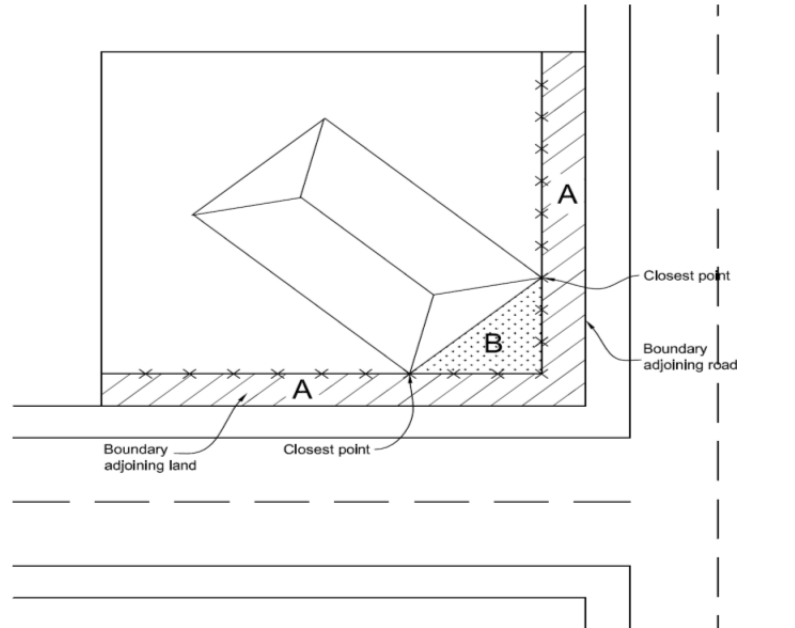
2. This Rule applies to sites with multiple frontages to Road Reserve, and boundaries that are separated from Road Reserve by way of a segregation strip or similar instrument.

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.

3. 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 3

Diagram 3



e. Antenna dishes - antenna dishes shall not exceed 1.2 metres in diameter (except as provided for in General Rule – Utilities (Rule R5) in relation to network utilities).

f. Parking

All activities shall comply with the parking standards in General Rule – Transportation (Rule R24)

<p>Comment</p>	<p>Photovoltaic panels have been added to the height exemption aspect of this rule to encourage sustainable development. The side and rear boundary exemption has been reduced to reduce the size of buildings right on the boundary. Fence rules have been added to incorporate CPTED principles, creating safer communities. The accessory building rule has been reworded to accurately reflect the intentions of the rule. Also antenna dish size has been reduced to reflect modern technology.</p>
<p>Summary of benefits</p>	<p>This rule protects the amenity value of the sounding area whilst allowing flexibility for developers.</p>

Summary of Costs	Resource consent will be required if these requirements are not meet.
Effectiveness	This rule help achieve the Plans objectives by protecting the amenity values of the residential area.
Efficiency	The benefits of this rule out weigh the costs; therefore, this rule is efficient.
Appropriateness	This rule is appropriate as it helps decision makers to achieve the Plans objectives.

M25 Define a “Residential Zone” on the District Plan maps, with corresponding rules to maintain the predominantly residential character and scale of the City’s residential areas.	
Comment	This is an existing method with in the operative District Plan.
Summary of benefits	This will allow for rule based regulation that has been successful in the operative District Plan.
Summary of Costs	There will be minimal cost as this method is already in the operative District Plan.
Effectiveness	This method has been effective in the operative District Plan and will continue to be so.
Efficiency	This method has been efficient in the operative District Plan and it will continue to be so.
Appropriateness	It is appropriate that this stays with the Plan as it is a key element to a functional District Plan.

M27 ——— To adopt rules for each residential zone which:	
Comment	This method was written more like a policy; therefore, it has been removed and incorporated into a policy.
Summary of benefits	The putting this method into a policy allows for a more comprehensive flow throughout the District Plan.
Summary of Costs	There will be minimal cost as nothing is being removed from the plan.
Effectiveness	As a policy this will guide decision makings to achieve the objective.
Efficiency	This will have greater benefit as a policy in achieving the objective; therefore, it is efficient.
Appropriateness	This is appropriate as a policy as it will better achieve the objectives of the Residential zone.

M301 Regulation.
Develop and actively enforce rules that will achieve our objectives.

Identify a Residential Zone.	
Comment	This is a completely new method.
Summary of benefits	This allows for a more comprehensive flow throughout the District Plan.
Summary of Costs	There will be minimal cost.
Effectiveness	This method creates the ability to identified and attach rules to Neighbourhood Commercial zones and achieve enforce them to achieve the Plans objective.
Efficiency	This is the most efficient way to achieve the Plans objectives.
Appropriateness	This method is considered appropriate.