

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"> 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. 	
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:

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

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:

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

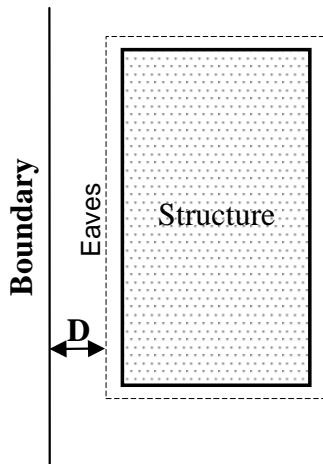
D = the minimum distance of any part of a building (including eaves where they exist) from the site boundary.

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.

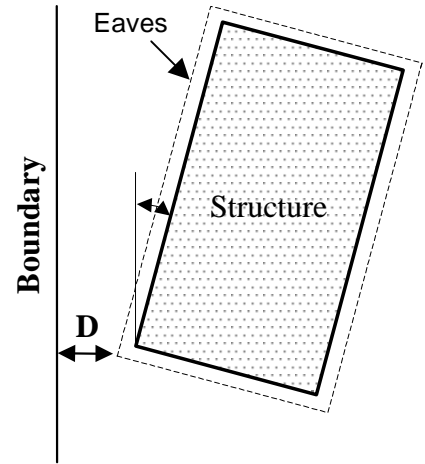
H = the height of the building affecting that boundary. Height shall be measured to the underside of the eaves of pitched roofs or to the height of the wall of flat roofs. For the purpose of this calculation, a roof with a pitch 45% or greater is considered to be a wall.

Parallel - 14°



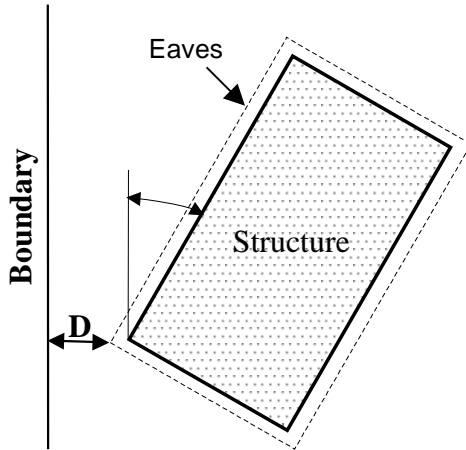
$$D = \frac{L+3H}{10}$$

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

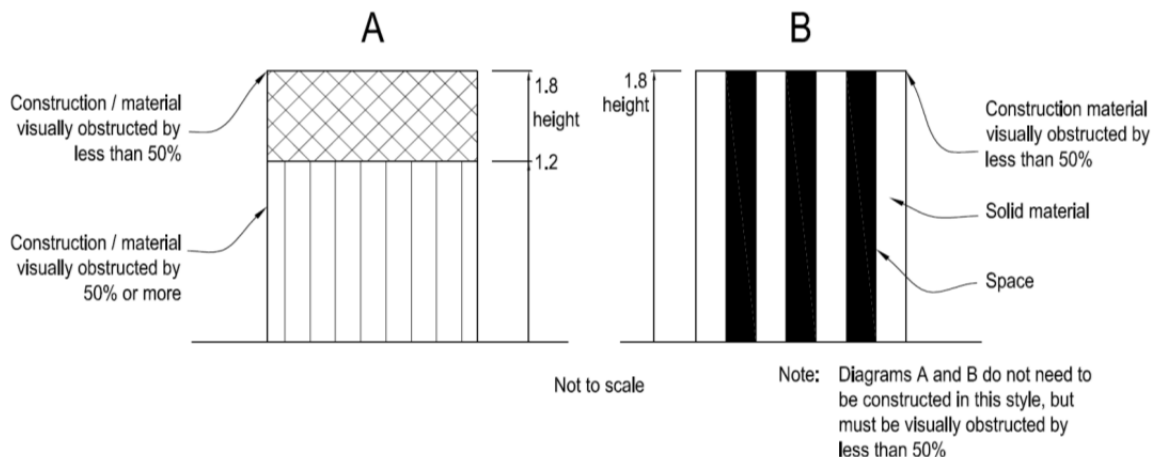
Any fence erected along a front boundary shall not exceed 1.2m in height.

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.

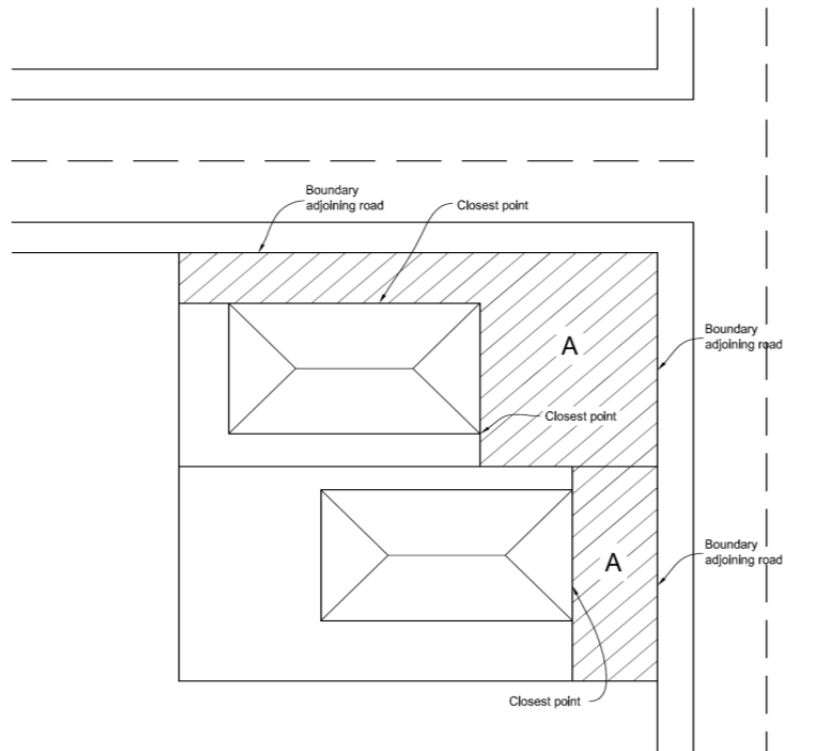
c. Site coverage

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



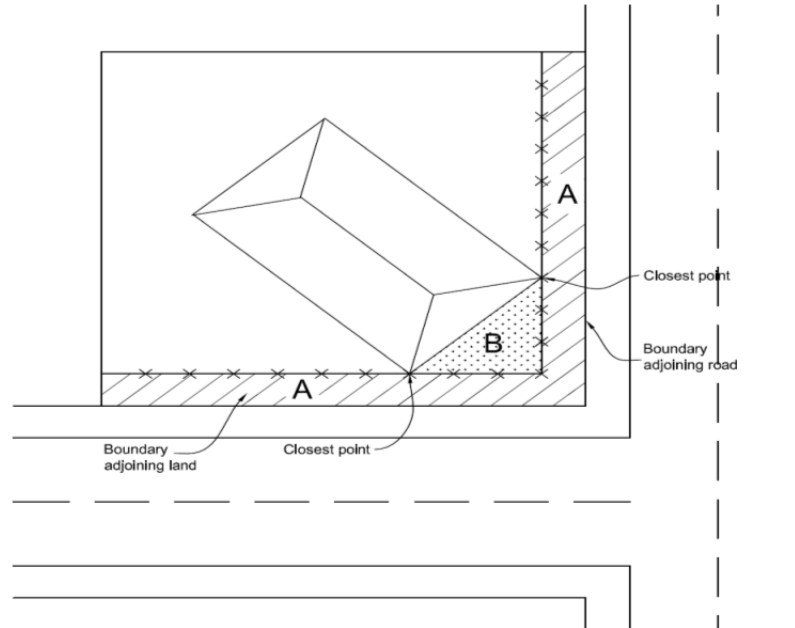
2. This Rule applies to sites with multiple frontages to Road Reserve, and boundaries that are separated from Road Reserve by way of a segregation strip or similar instrument.

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.