

## Definitions

The following words and phrases where used in this plan shall, unless the context otherwise requires, have the meaning shown in this chapter.

Those terms marked \* are as interpreted or defined in the Resource Management Act 1991 or the Resource Management Amendment Act 1993.

Term	Definition
<b>access management</b>	means a CPTED design principle that promotes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from entrances to and between public and private space.
<b>access strip*</b>	means a strip of land created by the registration of an easement in accordance with Section 237B for the purpose of allowing public access to or along any river, or lake, or the coast, or to any esplanade reserve, esplanade strip, other reserve, or land owned by the territorial authority, or land owned by the Crown (but excluding all land held for a public work except land held, administered, or managed under the Conservation Act 1987 and the Acts named in the First Schedule to that Act).
<b>accessory building</b>	means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any minor residential unit.
<b>Act/RMA</b>	means the Resource Management Act 1991 and any amendments to that Act.
<b>activities</b>	means the use, development, redevelopment or modification of land, or buildings, or structures, or utilities for residential, commercial, educational, community, industrial, farming of crops, raising of poultry or animals, forestry, recreation or tourism purposes, including earthworks and vegetation clearance, but excluding cultivation of land and domestic gardening activities.
<b>adaptive reuse</b>	Means an activity which involves no change to culturally significant fabric, changes which are substantially reversible or changes which make a minimal impact.
<b>Addition</b>	Means the action or process of adding something to something else.
<b>AEP (Annual Exceedance Probability)</b>	means the probability of exceedance of a given occurrence, generally a storm, within a period in one year (1% AEP is equivalent to a 1 in 100 years storm event).
<b>aircraft hangar residential units</b>	means a single residential unit either substantially attached to or located within an aircraft hangar residential units. Aircraft stored in the hangar shall be flight worthy and owned by the principle resident.
<b>airport operations activities</b>	means activities that are related to the operation of the airport, including, but not limited to activities within or associated with flight terminals, car parking facilities, vehicle rental facilities, flight schools, aeronautical fuel and mechanical services, hangars, rotary and fixed wing aviation services, and aero clubs.
<b>allotment</b>	has the same meaning as in section 218 of the RMA (as set out in the box

	<p>below)</p> <p>(2) In this Act, the term allotment means—</p> <ol style="list-style-type: none"> <li>any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not— <ol style="list-style-type: none"> <li>the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or</li> <li>a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or</li> </ol> </li> <li>any parcel of land or building or part of a building that is shown or identified separately— <ol style="list-style-type: none"> <li>on a survey plan; or</li> <li>on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or</li> </ol> </li> <li>any unit on a unit plan; or</li> <li>any parcel of land not subject to the Land Transfer Act 2017.</li> </ol>
<b>alteration</b>	Change in character or composition, typically in a comparatively small but significant way.
<b>amenity values</b>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.</p>
<b>ancestral land</b>	<ol style="list-style-type: none"> <li>Māori land as defined under Te Ture Whenua Māori Land Act 1993 or</li> <li>Land returned via Treaty Settlement Claims process.</li> </ol>
<b>ancillary activity</b>	<u>an activity that supports and is subsidiary to a primary activity</u>
<b>antenna or aerial</b>	means the part of a radio communication or telecommunication apparatus used or intended for transmission or reception, including dishes, panels and aerials (i.e an array of wires, rods or tubes). They include the antenna mounting and ancillary components such as radio frequency units, amplifiers, controller boxes, or similar devices, but not any supporting mast or similar structure.
<b>aquifer</b>	means a permeable geological formation, group of formations, or part of a formation, beneath the ground, capable of receiving, storing, transmitting and yielding water.
<b>Arborist</b>	means a person who, through experience and qualification, is considered by Council to hold specialist knowledge and expertise in the maintenance of trees generally or the maintenance of protected trees.
<b>archaeological site</b>	<p>As defined under the Heritage New Zealand Pouhere Taonga Act 2014 (as set out in the box below)</p> <p>means, subject to section 42(3),—</p> <ul style="list-style-type: none"> <li>(a) any place in New Zealand, including any building or structure (or part of a building or structure), that— <ul style="list-style-type: none"> <li>(i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and</li> <li>(ii) provides or may provide, through investigation by</li> </ul> </li> </ul>

	<p>archaeological methods, evidence relating to the history of New Zealand; and</p> <ul style="list-style-type: none"> <li>• (b) includes a site for which a declaration is made under section 43(1)</li> </ul>
<b>artificial crop protection structures</b>	means structures built to protect crops and/or enhance growth (excluding greenhouses).
<b>artist's studio</b>	means a workroom used for artistic pursuits, and may include an area for the display and sale of art.
<b>assessment of environmental effects (AEE):</b>	means an assessment, prepared in accordance with the Fourth Schedule of the Act, of any actual or potential effects an activity may have on the environment, and the ways in which adverse effects may be avoided, remedied or mitigated.
<b>bed</b>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>means,</p> <ol style="list-style-type: none"> <li>in relation to any river— <ol style="list-style-type: none"> <li>for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks;</li> <li>in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and</li> </ol> </li> <li>in relation to any lake, except a lake controlled by artificial means,— <ol style="list-style-type: none"> <li>for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin;</li> <li>in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and</li> </ol> </li> <li>in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and</li> <li>in relation to the sea, the submarine areas covered by the internal waters and the territorial sea.</li> </ol> </div>
<b>best practicable option</b>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div> <p>in relation to a discharge of a contaminant or an emission of noise, means the best method for preventing or minimising the adverse effects on the environment having regard, among other things, to—</p> <ol style="list-style-type: none"> <li>the nature of the discharge or emission and the sensitivity of the receiving environment to adverse effects; and</li> <li>the financial implications, and the effects on the environment, of that option when compared with other options; and</li> <li>the current state of technical knowledge and the likelihood that the option can be successfully applied.</li> </ol> </div>

<b>bore</b>	means any hole drilled or constructed in the ground that is used to: a. investigate or monitor conditions below the ground surface; or b. abstract gaseous or liquid substances from the ground; or c. discharge gaseous or liquid substances into the ground; but it excludes test pits, trenches, soak holes and soakage pits.
<b>boundary</b>	means the surveyed lines which show the spatial extent of the site.
<b>boundary adjustment</b>	means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments.
<b>boutique retail activities</b>	means a small business, with a maximum floor area of 200m <sup>2</sup> , offering specialist products and/or services
<b>building</b>	means a temporary or permanent movable or immovable physical construction that is: a. partially or fully roofed; and b. fixed or located on or inland; but excludes any motorised vehicle or other mode of transport that could be moved under its own power.
<b>building coverage</b>	means the percentage of the net site area covered by the building footprint.
<b>building footprint</b>	means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.
<b>building height (display frontage streets):</b>	means the height of the façade measured from the average of the street level between the two front corners of the site along each frontage. Where the level difference exceeds 0.5 metres, then the minimum height shall be measured from 0.25 metres from the highest corner, and the maximum height shall be measured from 0.25 metres above the lowest point.
<b>building maintenance and minor works</b>	with regard to the provisions for Flood Area A and B, means activities required to restore to a good or sound condition after decay or damage with similar materials. This includes internal refurbishment and internal alteration, and excludes additions to the exterior footprint.
<b>building platform</b>	An actual or potential area identified as being suitable for future building activity in accordance with the provisions of this Plan.
<b>coastal water</b>	means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of: a. combustible, putrescible, degradable or leachable components; b. hazardous substances and materials; c. products and materials derived from hazardous waste treatment, stabilisation or disposal practices; d. medical and veterinary wastes, asbestos, and radioactive substances; e. contaminated soil and other contaminated materials; and f. liquid wastes.
<b>coastal marine area*:</b>	means the foreshore, sea bed and coastal water, and the air space above the water: a. of which the seaward boundary is the outer limits of the territorial sea; b. of which the landward boundary is the line of mean high water springs, except where that line crosses a river, the landward boundary at that

	<p>point must be whichever is the lesser of:</p> <ol style="list-style-type: none"> <li>one kilometre upstream from the mouth of the river; or</li> <li>the point upstream that is calculated by multiplying the width of the river mouth by five.</li> </ol>
<b>commercial activities</b>	<p><del>means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).</del></p> <p><u>means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).</u></p>
<b>commercial boating activities</b>	<p>means activities involving the use of the surface of water for boating operations undertaken for hire or reward by means of any type of powered vessel or equipment designed to be used for floatation and navigation on or through the surface of water, and includes any aircraft whilst such aircraft is on the surface of the water.</p>
<b>commercial parking lot</b>	<p>means a site, under private or Council ownership, laid out, developed and used, or intended to be laid out, developed and used, for the parking of vehicles for a fee.</p>
<b>commercial scale (Renewable Energy Generation)</b>	<p>means large scale renewable energy generation development for the primary purpose of supplying the distribution network. The generation of renewable energy can occur from solar, wind, hydro-electricity, geothermal, biomass, tidal, wave or ocean current energy sources.</p>
<b>community corrections activity</b>	<p>means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.</p>
<b>community facility</b>	<p>means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.</p>
<b>community message sign</b>	<p>means a sign that is not put up for Commercial purposes and contains information on the following:</p> <ol style="list-style-type: none"> <li>The District;</li> <li>The District boundaries;</li> <li>Attractions within the District;</li> <li>Election information;</li> <li>A public health or safety message; or</li> <li>A government message.</li> </ol>
<b>Comprehensive structure plan</b>	<p>means a plan of the intended subdivision, infrastructure provisions and future activities proposed for the entire Coastal Residential zone including the following:</p> <ul style="list-style-type: none"> <li>• The size and layout of allotments;</li> <li>• The alignment and geometry of roads;</li> <li>• Pedestrian access routes;</li> <li>• Public reserves;</li> <li>• Amenity areas and open spaces;</li> <li>• Earthworks;</li> <li>• Proposed building sites for residential units;</li> </ul>

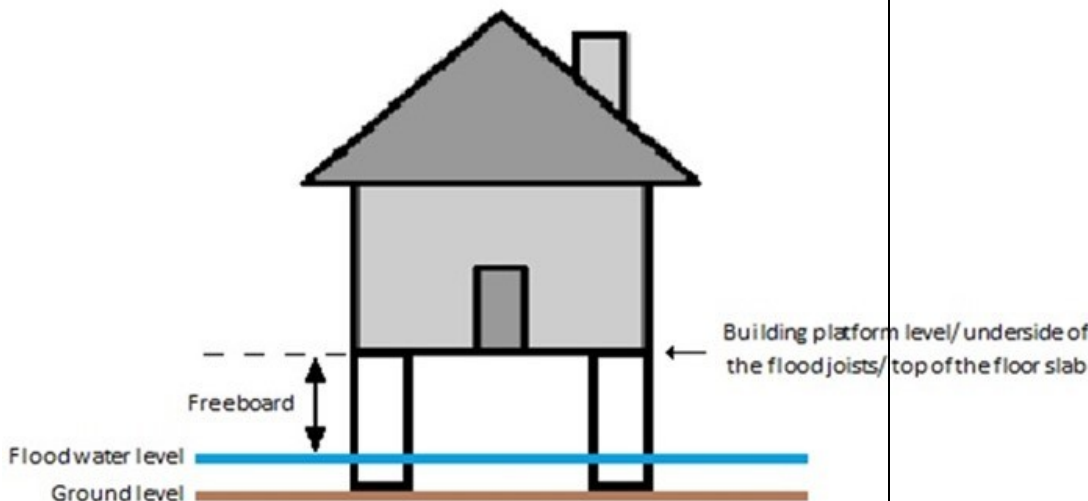
	<ul style="list-style-type: none"> <li>• Details of stormwater management and disposal;</li> <li>• The location and form of any access to the beach; and</li> <li>• A comprehensive design guide intended to guide implementation of the subdivision, infrastructure provision and future development of the land.</li> </ul>
<b>conjoined multi-unit developments</b>	means two or more residential units that are located on one site where each residential unit includes one or more common partition.
<b>connectivity</b>	Means the state or degree of being connected or interconnected with regard to transport, social, recreation and infrastructure systems.
<b>conservation</b>	In relation to Chapter 9 – Cultural Heritage as defined under the ICOMOS New Zealand Charter for The Conservation of Places of Cultural Heritage Value, means the process of caring for a place so as to safeguard its cultural heritage value.
<b>conservation plan</b>	means a document which identifies the heritage significance and values of a registered item or area and contains policies which guide any significant work or alteration that is to be carried out in the future use and development of that registered item or area.
<b>conservation report</b>	In relation to Chapter 9 – Cultural Heritage means a document identifying the heritage features of a building or area and appropriate management steps.
<b>conservation work</b>	means any public or private work, excluding production forestry, consisting of structures, or planting, designed to protect land and property from erosion, subsidence, landslip, flooding or other natural events.
<b>contaminant</b>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>includes any substance (including gases, odorous compounds, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat—</p> <ol style="list-style-type: none"> <li>a. when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or</li> <li>b. when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged.</li> </ol> </div>
<b>contaminated land</b>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>means land that has a hazardous substance in or on it that—</p> <ol style="list-style-type: none"> <li>a. has significant adverse effects on the environment; or</li> <li>b. is reasonably likely to have significant adverse effects on the environment</li> </ol> </div>
<b>contributory building</b>	Buildings which make a contribution to the streetscape when read in conjunction with Class A or B buildings.
<b>Council</b>	means the Whanganui District Council, or any committee, sub-committee or person to whom the Council's powers, duties and discretion under the Plan have been delegated lawfully pursuant to the provision of any Act.
<b>CPTED: (Crime Prevention)</b>	The discouragement of antisocial behaviour through design of the built environment using principles based on access management, defining

<b>through Environmental Design)</b>	public and private space, and passive surveillance.
<b>critical infrastructure</b>	<p>with regard to the provisions for Flood Risk Area A and B, means infrastructure necessary to provide services which, if interrupted, would have a serious effect on the people within the Region or a wider population, and which would require immediate reinstatement. Critical infrastructure includes infrastructure for:</p> <ul style="list-style-type: none"> <li>a. electricity substations,</li> <li>b. strategic road and rail networks (as defined in the Regional Land Transport Strategy).</li> </ul> <p>For the purposes of the provisions in the Flood Areas A and B, telecommunications as defined under section 5 of the Telecommunications Act 2001 are expressly excluded from the definition of 'critical infrastructure'.</p>
<b>cul de sac</b>	An enclosed local road that connects to another road at only one vehicle access point.
<b>cultivation</b>	means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) for the purpose of sowing, growing or harvesting of pasture or crops.
<b>cultural heritage significance or value</b>	As defined under the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value means possessing historical, archaeological, architectural, technological, aesthetic, scientific, spiritual, social and community esteem, traditional or other special cultural significance, associated with human activity.
<b>demolition</b>	In relation to Cultural Heritage: Defacing, destroying or dismantling of a heritage item or a component of a heritage conservation area in whole.
<b>development</b>	means any use of land involving the erection, alteration, addition, repair, maintenance, or relocation of a building or buildings on a site.
<b>discharge</b>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 2px;">includes emit, deposit, and allow to escape.</div>
<b>display frontage street</b>	<p>The display frontage streets collectively form the heart of the city. These streets have standards for continuous building facades, verandah and retail frontage, which contribute strongly to the character and vibrancy of the city centre.</p> <p>Display frontage streets in the Central Commercial zone</p> <ul style="list-style-type: none"> <li>Guyton Street both sides – St Hill Street to Wicksteed Street</li> <li>Maria Place both sides – St Hill Street to Watt Street</li> <li>Ridgway Street both sides – St Hill Street to Drews Avenue</li> <li>Victoria Avenue both sides – Taupo Quay to Guyton Street</li> </ul>
<b>domestic scale (renewable energy generation)</b>	means small scale renewable energy generation development for the primary purpose of using or generating electricity on a particular site (single household or business premise) with or without exporting back into the distribution network. The generation of renewable energy can occur from solar, wind, hydro-electricity, geothermal, biomass, tidal, wave or ocean current energy sources.
<b>drain</b>	means any artificial watercourse designed, constructed, or used for the drainage of surface or subsurface water, but excludes artificial

	watercourses used for the conveyance of water for electricity generation, irrigation, or water supply purposes.
<b>drinking water</b>	means water intended to be used for human consumption; and includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene.
<b>drip line</b>	means the ground surrounding a protected tree that is covered by the canopy plus a 0.5 metre buffer zone. Columnar Trees' drip line shall be a third of the height of the tree either side of the centre of the tree.
<b>dust</b>	means all non-combusted solid particulate matter that is suspended in the air, or has settled after being airborne. Dust may be derived from materials including rock, sand, cement, fertiliser, coal, soil, paint, animal products and wood.
<b>earthworks</b>	means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.
<b>educational facilities</b>	means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities.
<b>effect</b>	<p>has the same meaning as in section 3 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>includes—</p> <ul style="list-style-type: none"> <li>a. any positive or adverse effect; and</li> <li>b. any temporary or permanent effect; and</li> <li>c. any past, present, or future effect; and</li> <li>d. any cumulative effect which arises over time or in combination with other effects—</li> </ul> <p>regardless of the scale, intensity, duration, or frequency of the effect, and also includes—</p> <ul style="list-style-type: none"> <li>e. any potential effect of high probability; and</li> <li>f. any potential effect of low probability which has a high potential impact.</li> </ul> </div>
<b>electricity lines</b>	All National Grid, sub-transmission and distribution lines that primarily transmit and distribute electricity.
<b>entranceway features</b>	A physical construction designed to advertise or augment the amenity of a road entranceway into a subdivision development.
<b>entrance strip</b>	means a strip of land which extends from a public road to a rear site to provide a legal right of way or access to that rear site.
<b>environment</b>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>includes—</p> <ul style="list-style-type: none"> <li>a. ecosystems and their constituent parts, including people and communities; and</li> <li>b. all natural and physical resources; and</li> <li>c. amenity values; and</li> <li>d. the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are</li> </ul> </div>



	affected by those matters.
<b>esplanade reserve</b>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means a reserve within the meaning of the Reserves Act 1977—</p> <ol style="list-style-type: none"> <li>a. which is either— <ol style="list-style-type: none"> <li>i. a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or</li> <li>ii. a reserve vested in the Crown or a regional council under section 237D; and</li> </ol> </li> <li>b. which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229.</li> </ol>
<b>esplanade strip</b>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means a reserve within the meaning of the Reserves Act 1977—</p> <ol style="list-style-type: none"> <li>a. which is either— <ol style="list-style-type: none"> <li>i. a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or</li> <li>ii. a reserve vested in the Crown or a regional council under section 237D; and</li> </ol> </li> <li>b. which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229.</li> </ol>
<b>existing ground</b>	means the level of ground when the subject allotment/s were created, and any works permitted by a Building Consent to establish building foundations.
<b>fertiliser</b>	<p>means a substance or biological compound or mix of substances or biological compounds in solid or liquid form, that is described as, or held out to be suitable for, sustaining or increasing the growth, productivity or quality of soils, plants or, indirectly, animals through the application to plants or soil of any of the following:</p> <ol style="list-style-type: none"> <li>a. nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or</li> <li>b. manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or</li> <li>c. fertiliser additives to facilitate the uptake and use of nutrients; or</li> <li>d. non-nutrient attributes of the materials used in fertiliser.</li> </ol> <p>It does not include livestock effluent, human effluent, substances containing pathogens, or substances that are plant growth regulators that modify the physiological functions of plants.</p>
<b>financial contribution*:</b>	<p>means:</p> <ol style="list-style-type: none"> <li>a. money; or</li> <li>b. land, including an esplanade reserve or esplanade strip (other than in relation to a subdivision consent), but excluding Maori land within the meaning of Te Ture Whenua Maori Act 1993 unless the Act provides otherwise; or</li> <li>c. A combination of money and land.</li> </ol>
<b>finished ground level</b>	means the level of ground, whether cut or fill, as a result of earthworks.

<b>Flood Risk Area A</b>	means the area between the Whanganui River or tributaries and the line marked as 'Flood Level 100 Year Event' on the District planning maps.
<b>Flood Risk Area B</b>	means the area between the lines marked as 'Flood Level 200 Year Event' and 'Flood Level 100 Year Event' on the District planning maps.
<b>forestry</b>	means activities associated with all planting of trees for carbon sequestration purposes or production forestry including associated activities of tracking, earthworks, land preparation, planting, pruning, thinning, clearing understorey (indigenous and exotic species), and harvesting but excludes shelterbelts, planting for soil conservation purposes, and planting to form property boundaries, and excludes milling and other processing activities of the wood product. Note that forestry has additional requirements in the Horizons One Plan, the National Environmental Standard for Plantation Forestry and the Forest Act 1993.
<b>freeboard</b>	<p>means the distance measured from the top of the estimated flood water of the 200 year flood event to the building platform level, or the underside of the flood joists or the top of the floor slab, whichever is applicable as shown below:</p>  <p style="text-align: right;">Not to scale</p>
<b>fresh water</b>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">means all water except coastal water and geothermal water.</div>
<b>functional need</b>	means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment.
<b>Full Time Equivalent staff member (FTE):</b>	means the number of staff working 8 hours a day for 5 days out of 7 from the site.
<b>GIS</b>	means geographical information system - an electronic system of information storage, retrieval and presentation used by Council.
<b>GTN</b>	<b>Means the Gas Transmission Network that operates at or over 2000 kPa.</b>

<b>gross floor area</b>	means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured:
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	<ul style="list-style-type: none"> <li>a. where there are exterior walls, from the exterior faces of those exterior walls;</li> <li>b. where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;</li> <li>c. where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.</li> <li>d. Floor space in terraces (open or roofed), external balconies, breezeways, canopies or porches.</li> <li>e. Lift towers and machinery rooms on the roof having a floor area of not more than 200m<sup>2</sup>.</li> </ul>
<b>habitable room</b>	means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.
<b>hapu</b>	means a kinship group, clan, tribe, subtribe - section of a large kinship group and the primary political unit in traditional Iwi society. It consisted of a number of whanau (family in the broadest sense) sharing descent from a common ancestor, usually being named after the ancestor, but sometimes from an important event in the people's history.
<b>hazardous facilities</b>	<p><del>means any activity, site, building, installation or vehicle associated, or intended to be associated, with the use, storage, handling or disposal of hazardous substances, but does not include the following:</del></p> <ul style="list-style-type: none"> <li><del>a. incidental use or storage of hazardous substances in domestic scale quantities;</del></li> <li><del>b. trade waste sewer and waste treatment or disposal facilities, due to the difficulty of identifying the quantity and nature of the substances involved;</del></li> <li><del>c. storage or use of hazardous consumer products for private domestic purposes, because the degree of hazard is generally below the scale of potential effects considered by the HFSP;</del></li> <li><del>d. retail outlets for the domestic usage sale of hazardous substances (eg supermarkets, hardware shops, pharmacies), because storage of hazardous substances is generally in small packages;</del></li> <li><del>e. facilities using genetically modified or new organisms;</del></li> <li><del>f. developments that are, or may be, hazardous but do not involve hazardous substances (eg mineral extraction, high voltage transmission lines, radio masts, electrical substations). These are controlled by other District Plan provisions;</del></li> <li><del>g. dust explosions;</del></li> <li><del>h. gas and oil distribution systems;</del></li> <li><del>i. fuel in motor vehicles, boats and small engines such as weed eaters, lawnmowers, chainsaws etc;</del></li> <li><del>j. the transportation, storage, and/or use in any zone of hazardous substances in association with temporary military training activities.</del></li> </ul>
<b>hazardous substance</b>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</p> <ul style="list-style-type: none"> <li>a. with 1 or more of the following intrinsic properties:</li> </ul> </div>

	<ul style="list-style-type: none"> <li>i. explosiveness:</li> <li>ii. flammability:</li> <li>iii. a capacity to oxidise:</li> <li>iv. corrosiveness:</li> <li>v. toxicity (including chronic toxicity):</li> <li>vi. ecotoxicity, with or without bioaccumulation; or</li> </ul> <p>b. which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph (a).</p>	
<b>healthcare facilities</b>	means any land or building used, or intended to be used, for the provision of professional and/or associated services to care for the physical and mental well-being of people, and includes hospitals, psychiatric units, clinics, polyclinics, medical rooms, laboratories, diagnostic and radiology treatment premises, and residential units for people requiring care, attention and counselling, with or without the administration of medication, but excludes facilities used for the promotion of physical fitness or beauty.	
<b>height</b>	means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.	
<b>height in relation to boundary</b>	means the height of a structure, building or feature, relative to its distance from either the boundary of: <ul style="list-style-type: none"> <li>a. a site; or</li> <li>b. another specified reference point.</li> </ul>	
<b>heritage fabric</b>	Any physical structure, fixture, fitting, feature, material, or finish which is associated with the heritage item. In relation to the interior of buildings, heritage fabric also includes the dimension of spaces and the relationship between spaces (floor plan). Original heritage fabric is any such physical element which was an integral part of the initial heritage item. Subsequent changes to and additions of such physical elements which contribute to the record of the historic development of the heritage item are also considered to be part of the heritage fabric. This includes the aggregate effect of material weathering and wear due to historic use.	
<b>heritage item</b>	A landscape, place, precinct, work, monument, structure or building of historical architectural, archaeological, aesthetic, social, cultural, technical, scientific or natural heritage significance.	
<b>historic heritage</b>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 10px;"> <ul style="list-style-type: none"> <li>a. means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: <ul style="list-style-type: none"> <li>i. archaeological:</li> <li>ii. architectural:</li> <li>iii. cultural:</li> <li>iv. historic:</li> <li>v. scientific:</li> <li>vi. technological; and</li> </ul> </li> <li>b. includes— <ul style="list-style-type: none"> <li>i. historic sites, structures, places, and areas; and</li> <li>ii. archaeological sites; and</li> <li>iii. sites of significance to Maori, including wahi tapu; and</li> <li>iv. surroundings associated with the natural and physical</li> </ul> </li> </ul> </div>	

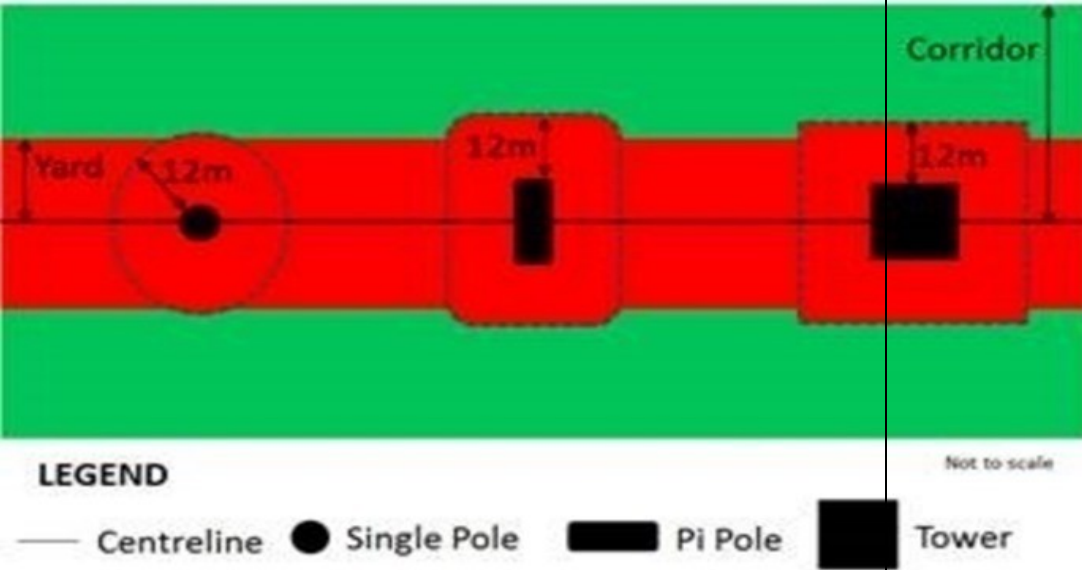
	resources.
<b>home business</b>	means a commercial activity that is: a. undertaken or operated by at least one resident of the site; and b. incidental to the use of the site for a residential activity.
<b>Horizons Regional Council</b>	means Manawatu-Whanganui Regional Council
<b>houseboat</b>	means a vessel intended for accommodation which is permanently or semi-permanently moored.
<b>industrial activities</b>	<del>means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.</del> means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.
<b>infrastructure facilities</b>	means any land, building, installation, device, reticulation line to support land use activities and to provide for the convenience, health and welfare of people and communities, and includes roading, bridges, water supply, liquid and solid waste collection, treatment and disposal systems, network utilities, defence facilities, open space, sports fields and other similar facilities.
<b>intensive indoor primary production</b>	means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.
<b>inventory item</b>	Any heritage item, group or area identified in an Appendix relevant to Cultural Heritage.
<b>issue</b>	means an existing or potential problem be resolved to promote the purpose of the RMA. However, issues can also be positive opportunities that if taken advantage of can assist in promoting the purpose of the RMA.
<b>iwi</b>	means an extended Maori kinship group, tribe, nation, people, nationality, race - often refers to a collective of related hapu, descended from a common ancestor and associated with a distinct territory.
<b>kaitiakitanga*</b>	means the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Maori in relation to natural and physical resources; and includes the ethic of stewardship.
<b>L<sub>10</sub></b>	is that sound level which is equalled or exceeded 10% of the total measurement time.
<b>L<sub>95</sub></b>	is that sound level which is equalled or exceeded 95% of the total measurement time.
<b>L<sub>A90</sub></b>	has the same meaning as the 'Background sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
<b>L<sub>Aeq</sub></b>	has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics -Measurement of

	Environmental Sound.
<b>L<sub>AF(max)</sub></b>	has the same meaning as the 'maximum A-frequency weighted, F-time weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement Of Environmental Sound.
<b>lake</b>	has the same meaning as in section 2 of the RMA (as set out in the box below) means a body of fresh water which is entirely or nearly surrounded by land.
<b>land</b>	has the same meaning as in section 2 of the RMA (as set out in the box below) a. includes land covered by water and the airspace above land; and b. in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and c. in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river.
<b>land disturbance</b>	means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) that does not permanently alter the profile, contour or height of the land.
<b>landfill</b>	means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas.
<b>L<sub>dn</sub></b>	has the same meaning as the 'Day night level, or day-night average sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
<b>lifestyle development</b>	means development in any rural zone where the predominant purpose for the site is rural residential living rather than rural production activities.
<b>lines</b>	a. means a wire or a conductor of any other kind (including a fibre optic cable) used or intended to be used for the transmission or reception of signs, signals, impulses, writing, images, sounds, instruction, information, or intelligence of any nature by means of any electromagnetic system; and b. includes— i. any pole, insulator, casing, fixture, tunnel, or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any of those wires or conductors; and ii. any part of a line
<b>liveability</b>	The quality of life and sense of wellbeing provided by built form, accessibility, positive social interaction, quality public spaces and a clean environment.
<b>liveable streets</b>	Roads that are designed around the needs of people as opposed to cars, that promotes a sense of place and community interaction, and is safe for all.
<b>loading bay</b>	means that part of a road, site or building where space has been, or is to be, provided and set aside for the sole purpose of loading and unloading of goods or other deliveries from/to vehicles.

<b>low impact design/development</b>	An engineering approach to land development and stormwater management that recognises and provides for the value of natural systems in order to mitigate environmental impacts and enhance local amenity and ecological values.
<b>maintenance</b>	In relation to lawfully established network utility structures means works including repair performed to preserve the efficacy of function of a structure without altering the type or intensity of use for which the structure is utilised.
<b>maintenance plan</b>	in relation to Cultural Heritage means a document which sets out how the protective care and repair of major elements of a registered item or area, including roof, verandah, facade, window, door and external colour scheme is to be carried out in order to protect the identified cultural heritage values of the registered item or area on an ongoing basis.
<b>major hazardous facility</b>	has the same meaning as “major hazard facility” in section 4(1) of the Health and Safety at Work (Major Hazard Facilities) Regulations 2016 or any successor regulations as made from time to time (eg. Means a facility that WorkSafe has designated as a lower tier hazard facility or an upper tier major hazard facility under regulation 19 or 20 of the Health and Safety at Work (Major Hazard Facilities) Regulations 2016.
<b>manufacturing activities (relating to the arts):</b>	means any activity which involves the processing, production, assembly, packaging, testing, repair, storage of materials, goods, products, vehicles and/or equipment (includes funeral parlours and living quarters for a caretaker).
<b>marae</b>	For the purposes of this Plan, means the land and buildings (meeting house/ wharehau, kitchen and dining hall/ wharekai, ablutions block/ wharepaku) generally associated with gatherings and meetings and programmes of tangata whenua, hapu or whanau for religious, educational, or community purposes.
<b>market activities</b>	means any food and beverage outlets, retail activities and artist’s studios located in a temporary structure within the Riverfront zone.
<b>mast</b>	means any pole, tower or similar structure which is fixed to the ground and specifically designed to carry antennas or aerials to facilitate the transmission of telecommunications and radio communication signals.
<b>minor residential unit</b>	means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site.
<b>minor upgrades</b>	In relation to Natural Hazards means increasing the carrying capacity or efficiency of an existing network utility while the effects of that utility remain the same or similar in character, intensity and scale. Examples of minor upgrading include: For electricity and telecommunication lines: a. Adding circuits and conductor to electricity and telecommunications lines. b. Reconductoring lines with higher capacity conductors. c. Resagging conductors. d. Bonding of conductors. e. Adding longer or more efficient insulators. f. Adding earthwires to electricity lines, which may contain telecommunication lines, earthpeaks and lightning rods.



	<p>g. Adding electrical or telecommunication fittings,</p> <p>h. Replacement of cross arms with cross arms of an alternative design.</p> <p>i. Support structure replacement within the existing alignment of the line or within 5m of the existing support structures being replaced.</p> <p>j. An increase in support structure height required to achieve compliance with NZECP34:2001</p> <p>k. An increase in support structure height by no more than 15% of the base height of the support structure, and where the base height is defined as the height of the structure at the date of public notification of the Plan.</p> <p>Minor upgrading shall not include an increase in the voltage of an electricity line unless the line was originally constructed to operate at the higher voltage but has been to operating at a reduced voltage.</p> <p>Other infrastructure:</p> <p>l. Widening of existing roads</p> <p>m. Improvements to existing rail lines and yards.</p>
<b>minor works and maintenance</b>	<p>a. Cleaning or washing with materials or techniques not detrimental to the heritage fabric.</p> <p>b. General maintenance and/or minor repair where minor repair means the repair of materials by patching, piecing-in, splicing and consolidating existing materials and including minor replacement of minor components such as individual bricks, cut stone, timber sections, tiles and slates where these have been damaged beyond reasonable repair or are missing. The replacement should be of the original or similar material, colour, texture, form and design as the original it replaces and the number of components replaced should be substantially less than the existing.</p> <p>c. Repainting and revarnishing of surfaces. The application of other finishes provided that the materials used are similar to the existing or earlier finishes.</p> <p>d. Activities that have an insignificant effect on the heritage fabric of the item, for example hanging planter pots, or the installation and refurbishment of services where the work does not affect significant fittings or features.</p> <p>e. Replanting of existing landscape features.</p>
<b>MHWS</b>	means the mean high water springs, and marks the seaward boundary of the administrative area of Council, except where that line crosses a river.
<b>national grid</b>	means the assets used or owned by Transpower NZ Limited. Note that this definition is the same as in the National Policy Statement on Electricity Transmission 2008.
<b>national grid subdivision corridor</b>	<p>means the area measured either side of the centreline of above ground National Grid line as follows:</p> <p>a. 16m for the 110kV lines on poles</p> <p>b. 32m for 110kV lines on towers</p> <p>c. 37m for the 220kV transmission line</p>

<b>national grid yard</b>	<p>a. the area located 12 metres in any direction from the outer edge of a National Grid support structure; and</p> <p>b. the area located 12 metres either side of the centreline of any overhead National Grid line.</p>  <p><b>LEGEND</b></p> <p>— Centreline    ● Single Pole    ■ Pi Pole    ■ Tower</p> <p>Not to scale</p>
<b>natural and physical resources</b>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>Includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.</p>
<b>natural hazard</b>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.</p>
<b>net site area</b>	<p>means the total area of the site, but excludes:</p> <p>a. any part of the site that provides legal access to another site;</p> <p>b. any part of a rear site that provides legal access to that site;</p> <p>c. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.</p>
<b>network utilities</b>	<p>means those works undertaken by network utility operators as defined in Section 166 of the Resource Management Act 1991 and for the purpose of the district plan, also includes navigation and survey aids, beacons and meteorological activities and the soil conservation, erosion control, river control or flood protection works of regional councils.</p>
<b>network utility operator</b>	<p>has the same meaning as in s166 of the RMA (as set out in the box below)</p> <p>means a person who—</p> <p>a. undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or</p>

	<p>b. operates or proposes to operate a network for the purpose of —</p> <ul style="list-style-type: none"> <li>i. telecommunication as defined in section 5 of the Telecommunications Act 2001; or</li> <li>ii. radio communication as defined in section 2(1) of the Radio Communications Act 1989; or</li> </ul> <p>c. is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or</p> <p>d. undertakes or proposes to undertake the distribution of water for supply (including irrigation); or</p> <p>e. undertakes or proposes to undertake a drainage or sewerage system; or</p> <p>f. constructs, operates, or proposes to construct or operate, a road or railway line; or</p> <p>g. is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or</p> <p>h. is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or</p> <p>i. undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,—</p> <p>and the words network utility operation have a corresponding meaning.</p>	
<b>noise</b>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 2px;">includes vibration</div>	
<b>noise event</b>	means an event that is a cumulative maximum period of up to seven hours on any day, during which time the noise generated by a temporary event exceeds the normally applying District Plan noise limits.	
<b>noise sensitive activities</b>	<p>means buildings or parts of buildings used for, or able to be used for the following purposes:</p> <ul style="list-style-type: none"> <li>a. residential activity; or</li> <li>b. community activity; or</li> <li>c. visitor accommodation.</li> </ul>	
<b>non-habitable structures</b>	With regard to the provisions for Flood Area A and B, means any building or structure where people will not sleep or work.	
<b>non-primary production activities</b>	means any activity that is not a primary production activity as defined in this Plan.	
<b>notional boundary</b>	means a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity, or the legal boundary where this is closer to such a building.	
<b>objective</b>	For the purposes of this Plan, means goals, or end states to be sought. They are expressed as broad statements of what is to be achieved and represent the resolution of the issues identified. An objective statement may satisfy more than one issue.	
<b>occupied</b>	means buildings or structures where people sleep or are employed in	

<b>structures</b>	work.
<b>office</b>	means any building or part of a building used, or intended to be used, for business, administration and professional activities.
<b>official sign</b>	means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety.
<b>operational need</b>	means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.
<b>outdoor living space</b>	means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.
<b>outer boundary</b>	means one or more of the legal boundaries of the ancestral land subject of a particular papakainga development.
<b>papakainga</b>	means development or activity established on ancestral land by an iwi, hapu or whanau of the Whanganui District on behalf of and for use by its members which promotes Tangata Whenua community development, and sustains the relationship of Tangata Whenua with their culture, traditions and ancestral land.
<b>parking space</b>	means land on a site set aside for the parking of motorised vehicles.
<b>parks and open spaces</b>	Formal public areas of either active or passive recreation.
<b>partial demolition</b>	Defacing, destroying or dismantling of a heritage item or a component of a heritage conservation area in part.
<b>passive surveillance</b>	Design layouts of built forms and other structures and vegetation that enhances visibility of activities occurring in public spaces.
<b>peak particle velocity</b>	means, to the extent used for the assessment of the risk of structural damage to a fixed structure, the instantaneous maximum velocity reached by a vibrating surface as it oscillates about its normal position.
<b>permeability</b>	<ul style="list-style-type: none"> <li>a. With regard to Roads: The extent to which connections are provided between roads within the roading network.</li> <li>b. With regard to fences or boundary structures: The degree to which space is provided that is visually unobstructed from one side to the other.</li> <li>c. With regard to ground surfaces, the degree to which water is able to infiltrate through it to ground.</li> </ul>
<b>place of assembly</b>	means any land and/or building used in whole or in part for the assembly of people for community, social, cultural or religious purposes but excludes commercial activities (including places of entertainment such as cinemas).
<b>policy</b>	For the purposes of this Plan, means the broad strategies to achieve the objectives. They give direction, and represent a general course of action to be taken.
<b>potable</b>	<p>The same meaning as the Health (Drinking Water) Amendment Act 2007 as set out below.</p> <p><i>in relation to drinking water, means water that does not contain or exhibit any determinands to any extent that exceeds the maximum acceptable values (other than aesthetic guideline values) specified in the drinking-</i></p>

	<i>water standards.</i>
<b>potential household units</b>	<p>The number of actual or theoretical household units that could reasonably be placed on a given allotment calculated by the following:</p> <p><i>Potential household units equals:</i></p> <p><i>Total allotment area - <u>Physical and legal constraints</u> (Easements, ROW's, hazards)</i></p> <p style="text-align: center;"><i>Minimum lot size</i></p> <p>Where the number of potential residential units exceeds a whole number, this shall be rounded to the lowest whole number.</p>
<b>primary production</b>	<p>means:</p> <ol style="list-style-type: none"> <li>any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and</li> <li>includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);</li> <li>includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but</li> <li>excludes further processing of those commodities into a different product.</li> </ol>
<b>property identification sign</b>	means a device whose sole purpose is to identify the name of the location on which the sign is situated. This includes schools, hospitals and business names.
<b>protected tree</b>	means any tree listed in Appendix C of the Plan.
<b>private space</b>	Places that are not intended to be accessible to the general public without explicit invitation.
<b>public space</b>	Places that are open and accessible to all people.
<b>quarry</b>	means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities.
<b>quarrying activities</b>	means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.
<b>raft</b>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>means any moored floating platform which is not self-propelled; and includes platforms that provide buoyancy support for the surfaces on which fish or marine vegetation are cultivated or for any cage or other device used to contain or restrain fish or marine vegetation; but does not include booms situated on lakes subject to artificial control which have been installed to ensure the safe operation of electricity generating facilities.</p> </div>
<b>reclamation</b>	means the manmade formation of permanent dry land by the positioning of material into or onto any part of a waterbody, bed of a lake or river or the coastal marine area, and:

	<p>a. includes the construction of any causeway; but</p> <p>b. excludes the construction of natural hazard protection structures such as seawalls, breakwaters or groynes except where the purpose of those structures is to form dryland.</p>
<b>recreation facilities</b>	means any land, building or other structure used for playgrounds, sports fields, swimming pools, games venues, club rooms, viewpoints, reserves and open space, parking and rest areas, vehicle parking, toilets.
<b>relocated building</b>	means any building, which was originally built off the subject site and is proposed to be permanently repositioned onto a new site (either in sections or as a whole). Excludes Temporary Relocatable Buildings.
<b>Reserves and open spaces</b>	means an area of land or body of water, set aside for landscape conservation or recreation, and may include open space, walkways, seating, water features, gardens, plantings and maintenance of trees and other vegetation, including removal of pest plant species on that land and include ancillary facilities such as parking, toilets, play equipment, information kiosks and accessory buildings.
<b>residential activities</b>	means the use of land and building(s) for people's living accommodation.
<b>residential care facilities</b>	means a building or buildings, which provide care for people who require ongoing health care or supervision provided by paid staff, and includes any private or public retirement village, boarding school hostel or other similar places and having accommodation for five or more persons excluding staff.
<b>residential unit</b>	means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.
<b>resilient building methods</b>	means methods that will, where appropriate to the building and nature of the hazard, limit damage and aid recovery from a flood event. Such methods include, but are not limited to, raising floor or foundation levels, surrounding a building with flood proof materials, sealing all openings below flood levels, elevating electrical systems, and providing flood water passage.
<b>retail activities</b>	means an activity which entails the use of a building or buildings for the direct sale of goods to the public. This definition shall not include service stations or fast food restaurants.
<b>retaining wall</b>	For the purposes of the Landslide Stability Assessment Areas, a retaining wall means a wall retaining more than 0.6m depth of ground.
<b>reticulated infrastructure</b>	Council owned networks of infrastructure services including for the provision of water, wastewater, and stormwater services including pipes, associated pumping stations, treatment works, swales, detention areas, and other ancillary equipment, structure or facilities.
<b>reticulated water services</b>	Water, wastewater and stormwater reticulated infrastructure.
<b>retirement village</b>	means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care)

	and other non-residential activities.
<b>reverse sensitivity</b>	The conflict between incompatible land uses where a newly established activity complains about the effects on amenity (environmental qualities i.e. levels of noise) from a legally established pre-existing activity.
<b>riparian margin</b>	means the strip of land along the edge of a waterbody including streams, lakes and wetlands. The riparian margin starts at the mean high spring water level and extends inland 20 metres. This definition only applies to waterbodies identified in <b>NFL-P1</b> .
<b>river</b>	has the same meaning as in section 2 of the RMA (as set out in the box below)  means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).
<b>road</b>	has the same meaning as in section 2 of the RMA (as set out in the box below)  has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roding Powers Act 1989 Section 315 of the Local Government Act 1974 road definition: road means the whole of any land which is within a district, and which— a. immediately before the commencement of this Part was a road or street or public highway; or b. immediately before the inclusion of any area in the district was a public highway within that area; or c. is laid out by the council as a road or street after the commencement of this Part; or d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or e. is vested in the council as a road or street pursuant to any other enactment;— and includes— f. except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988; g. every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;— but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roding Powers Act 1989 Section 2(1) of the Government Roding Powers Act 1989 motorway definition

	<p>motorway—</p> <ul style="list-style-type: none"> <li>a. means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and</li> <li>b. includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but</li> <li>c. does not include any local road, access way, or service lane (or the supports of any such road, way, or lane) that crosses over or under a motorway on a different level</li> </ul>	
<b>road controlling authority</b>	The authority, body, or person having control of the road, and includes a person acting under and within the terms of a delegation or authorisation given by the controlling authority.	
<b>rural industry</b>	means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.	
<b>safe access/egress</b>	With regard to the provisions for Flood Area A and B, means an area that provides passage from a building to a site that is free from inundation for evacuation or access through flood waters that are no deeper than 0.5 metres and have a velocity of more than 1m/s in a 200 year flood event., or some other combination of water depth and velocity that can be shown to result in no greater risk to human life, structures or property.	
<b>sand dunes</b>	means the band of unstable, active sand systems and flat areas of wetlands, both permanent and transient, located between mean high water and fully stabilised sand characterised by forest, pasture or other development.	
<b>secondary flow</b>	The estimated surface water runoff in excess of the primary design flow of the stormwater network.	
<b>secondary flow path</b>	The path taken by stormwater runoff in excess of the primary design flow of the stormwater network.	
<b>segregation strips</b>	A piece of land, or restrictive covenant, or easement, other means by which prevent land being accessing legal road.	
<b>sensitive activities</b>	<p>means the following activities:</p> <ul style="list-style-type: none"> <li>a. Residential activities</li> <li>b. Farm stays and other buildings used for visitor or tourist accommodation</li> <li>c. The accommodation or care for people including hospitals</li> <li>d. Educational facilities including childcare facilities, kohanga reo, primary, intermediate and secondary schools.</li> </ul>	
<b>separation distances of vehicle crossings</b>	means the distance from any edge of the vehicle crossing to the closest point of either another vehicle crossing or intersection.	
<b>service lane</b>	means any access way to provide a side or rear vehicle access to commercial/manufacturing sites.	
<b>service station</b>	means a site where the principal activity is the sale of motor vehicle fuels (including petrol, CNG, LPG and diesel) and may include ancillary and incidental activities like car wash, mechanical repair, service and inspection of motor vehicles (but excludes panel beating) and the sale of motor car accessories and other goods for the convenience of the	



	travelling public.
<b>servicing capacity</b>	The level of service that infrastructure is designed and constructed to provide for all intended users throughout its entire catchment.
<b>sewage</b>	means human excrement and urine.
<b>shelterbelt</b>	means a row or rows of trees or hedges planted to partially block wind flow
<b>sightline distance</b>	means the distance visible along the road that a car could be spotted, from the point 3 metres back from the channel or kerb and 1.1 metres above ground.
<b>sign</b>	means any device, character, graphic or electronic display, whether temporary or permanent, which: <ol style="list-style-type: none"> <li>is for the purposes of:             <ol style="list-style-type: none"> <li>identification of or provision of information about any activity, property or structure or an aspect of public safety;</li> <li>providing directions; or</li> <li>promoting goods, services or events; and</li> </ol> </li> <li>is projected onto, or fixed or attached to, any structure or natural object; and</li> <li>includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice.</li> </ol>
<b><u>significant hazardous facilities</u></b>	<p>means the use of land and/or buildings (or any part of) for one or more of the following activities:</p> <ol style="list-style-type: none"> <li>Manufacturing and associated storage of hazardous substances (including manufacture of agrichemicals fertilisers, acids/alkalis or paints).</li> <li>Petroleum exploration and petroleum production.</li> <li>The storage/use of more than 100,000L of petrol.</li> <li>The storage/use of more than 100,000 of diesel.</li> <li>The storage/use of more than 6 tonnes of LPG.</li> <li>Galvanising plants.</li> <li>Electroplating and metal treatment.</li> <li>Tanneries.</li> <li>Timber treatment.</li> <li>Freezing works and rendering plants.</li> <li>Wastewater treatment plants.</li> <li>Metal smelting and refining (including battery refining or recycling).</li> <li>Milk processing plants (except where milk processing plant is specifically designed to contain and store milk so that any reasonably potential spillage of milk is contained within the site of the plant until it can be disposed of to an approved wastewater system).</li> <li>Fibreglass manufacturing</li> <li>Polymer foam manufacturing.</li> <li>The storage and/or treatment of hazardous waste (including re-use and recycling facilities) or hazardous substances awaiting re-use, recycling or treatment.</li> <li>Any facility deemed a Major Hazardous Facility under the Health and Safety at Work Major Hazardous Facilities Regulations 2016 (or successor regulations made from time to time).</li> </ol> <p>For (c) and (d), it does not include the underground storage of petroleum products undertaken in accordance with HSNOCOP 44 Below</p>

	<u>Ground Stationary Container Systems for Petroleum - Design and Installation and HSNOCOP 45 Below Ground Stationary Containers Systems for Petroleum - Operation.</u>
<b>site</b>	<p>means:</p> <ul style="list-style-type: none"> <li>a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or</li> <li>b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or</li> <li>c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or</li> <li>d. despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.</li> </ul> <p>In relation to papakainga development - means the entire area of ancestral land included within the outer boundary. The term 'on-site' shall also take the same meaning for papakainga development.</p>
<b>stormwater</b>	means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or run-off from the surface of any structure, as a result of precipitation and includes any contaminants contained within.
<b>structure</b>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft.</p> </div>
<b>subdivision</b>	<p>has the same meaning as "subdivision of land" in section 218 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>means—</p> <ul style="list-style-type: none"> <li>a. the division of an allotment— <ul style="list-style-type: none"> <li>i. by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or</li> <li>ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or</li> <li>iii. by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or</li> <li>iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or</li> <li>v. by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or</li> </ul> </li> <li>b. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.</li> </ul> </div>
<b>sustainable management</b>	has the same meaning as in section 5 of the RMA (as set out in the box below)

	means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while— <ol style="list-style-type: none"> <li>sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; an</li> <li>safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and</li> <li>avoiding, remedying, or mitigating any adverse effects of activities on the environment.</li> </ol>
<b>swale/s</b>	A constructed watercourse shaped or graded in earth materials and stabilised with suitable vegetation or rocks for the conveyance, attenuation, and the treatment of storm water runoff.

**synergistic effect** means an effect arising between two or more substances that produces an effect greater than the sum of their individual effects.

<b>tangata whenua</b>	means in relation to a particular place or area, the iwi or hapu that holds, or at any time has held, mana whenua in relation to that place or area.
<b>taonga</b>	means all things that are considered to be treasures and of great value, and includes things that are intangible.
<b>tavern</b>	means a premise used principally for providing alcohol and other refreshments to the public.
<b>temporary activities</b>	means any activity undertaken for a short term duration, either as an isolated event, or as a series of events, where the cumulative period of operation is less than one month in any calendar year, and where the activity is undertaken on a site, including any gala, sport event, festival or other community activity and does not result in any permanent structures.
<b>temporary construction sign</b>	means a sign used to advertise the parties actively involved in the development on a site.
<b>temporary military training activity</b>	means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are: <ol style="list-style-type: none"> <li>the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act;</li> <li>the protection of the interests of New Zealand, whether in New Zealand or elsewhere;</li> <li>the contribution of forces under collective security treaties, agreements, or arrangements;</li> <li>the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations;</li> <li>the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency;</li> <li>the provision of any public service.</li> </ol>

<b>temporary relocatable building</b>	means any building, not intended for permanent use on any site and is able to be moved off the site in its entirety once the activity that it was used for is completed.
<b>territorial authority</b>	means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are: <ul style="list-style-type: none"> <li>a. the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act;</li> <li>b. the protection of the interests of New Zealand, whether in New Zealand or elsewhere;</li> <li>c. the contribution of forces under collective security treaties, agreements, or arrangements;</li> <li>d. the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations;</li> <li>e. the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency;</li> <li>f. the provision of any public service.</li> </ul>
<b>the plan</b>	means the Whanganui District Plan, including maps, schedules and other material contained within.
<b>Tongi Tawhito</b>	is a local dialect term that has a translation similar to 'sites of significance'. It may be used locally in conjunction with or reference to both wahi tapu and waihi tapu.
<b>tourist facilities</b>	means any land, building or other structure which attracts and provides for transient domestic or international visitors and includes camping grounds, games venues, viewpoints, information kiosks, parking and rest areas, vehicle parking, toilets, and visitor accommodation.
<b>town centre</b>	For heritage purposes, the Town Centre is the area covered by the Central Commercial zone, Arts and Commercial zone and Riverfront zone.
<b>tree maintenance programme</b>	means a programme of works specified for up to five years that has been developed with the assistance of an approved Council Arborist or tree surgeon.
<b>upgrade</b>	means bring a structure, system, facility or installation up to date or to improve its functional characteristics, provided the upgrading itself does not give rise to any significant adverse effects, and the character, intensity and scale of any adverse effects of the upgraded structure, system, facility or installation remain the same or similar.
<b>urban design</b>	The design of the buildings, places, spaces and networks that make up our towns and cities, and the ways people use them.
<b>urupa</b>	means a Maori burial ground.
<b>vegetation clearance</b>	means the destruction of vegetation by any means, including cutting, burning, clearing or spraying; and excludes clearance of agricultural or horticultural crops, pasture, forest thinnings or coppicing, or any plant defined as a plant pest; or clearance of tracks for the use of foot traffic only; or any clearance for the purposes of a recognised river control scheme or any clearance for the normal maintenance of roads, railway

	lines and public utility networks; and includes clear felling of forest; and line clearance by bulldozer or similar machine for fences or planting. (Note: Maintenance of roads, railway lines and public utility networks includes the trimming of adjacent vegetation; but does not include vegetation clearance for new installation, roads, or access ways).
<b>vehicle</b>	means a vehicle as defined in the Transport Act 1962, and includes any contrivance that is equipped with wheels or revolving runners upon which it moves or is moved.
<b>vehicle crossing</b>	means the area of land which provides safe vehicle access to and from the road to any parking area within the site including the necessary manoeuvring area.
<b>vehicle sales</b>	means the selling of new or used cars, caravans, trailers, boats and any motorised vehicle which can accommodate a person on board.
<b>verandah</b>	means a permanent structure, constructed of weatherproof material, which is either cantilevered, or supported on posts or pillars, which extends from the building facade, usually on the street frontage and at first floor level, and overhangs a footpath or other similar public pedestrian access or space.
<b>visitor accommodation</b>	means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.
<b>waahi tapu</b>	means a place important to tangata for its ancestral significance and associated cultural and traditional values and includes ancestral places used for purposes including settlement, seasonal and permanent, cultivation and hunting sites as well as healing sites.
<b>wahi tupuna</b>	means a place important to tangata for its ancestral significance and associated cultural and traditional values and includes ancestral places used for purposes including settlement, seasonal and permanent, cultivation and hunting sites as well as healing sites. Note: Tongi Tawhito is a local dialect term that has a translation similar to 'sites of significance'. It may be used locally in conjunction with or reference to both wahi tapu and wahi tupuna.
<b>wastewater</b>	means any combination of two or more the following wastes: sewage, greywater or industrial and trade waste.
<b>water</b>	has the same meaning as in section 2 of the RMA (as set out in the box below) <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <ul style="list-style-type: none"> <li>a. means water in all its physical forms whether flowing or not and whether over or under the ground:</li> <li>b. includes fresh water, coastal water, and geothermal water:</li> <li>c. does not include water in any form while in any pipe, tank, or cistern.</li> </ul> </div>
<b>waterbody</b>	has the same meaning as in section 2 of the RMA (as set out in the box below) <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.</p> </div>
<b>wetland</b>	has the same meaning as in section 2 of the RMA (as set out in the box below)

	includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.
<b>whanau</b>	means the extended family, family group, a familiar term of address to a number of people.

## CL - Contaminated Land

Contaminated land (CL) relates to any site where hazardous substances occur in concentrations that are likely to pose an immediate or long-term hazard to human health or the environment – this can include industrial and commercial sites as well as sports fields. Sites of this nature may have been used, or are currently being used, for industrial processing, storage and use of hazardous substances including agricultural sprays, industrial chemicals or fuel, or the disposal of hazardous waste.

Horizons Regional Council has identified through its Regional Policy Statement the need to prepare a regional inventory of contaminated sites. Several sites in the District have been identified as potentially contaminated, assessed and confirmed as contaminated, or formerly contaminated.

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCSCS) provide a national environmental standard for activities on land where soil contamination may present a risk to human health. The Council is responsible for applying and enforcing the provisions of the NESCSCS.

The NESCSCS sets out a range of planning controls relating to activities on contaminated or potentially contaminated land. These include methods to establish whether land is contaminated such as whether an associated activity or industry listed in the Hazardous Activities and Industries List (HAIL) has or is likely to have been undertaken on the land. The NESCSCS requires that land affected by contaminants is identified and assessed before it is developed and, if necessary, is either remediated or the contaminants contained to ensure that it is safe for human use.

### Issue

#### CL-I1

The subdivision, use, and development of contaminated land can lead to adverse effects on human health, particularly when essential remediation or management measures have not been undertaken prior to use.

### Objectives

#### CL-O1

The risks to human health from contaminated land are avoided, remedied or mitigated.

## Policies

### CL-P1

Identify sites that are known to contain contaminated soil as a result of current and historical land use and activities.

### CL-P2

Ensure that contaminated or potentially contaminated land is suitable for use and minimises the risk to human health by requiring investigation, remediation or management, where necessary, at the time of any subdivision, site re-development or change in land use.

## Rules

There are no rules regarding contaminated land in the District Plan. The NESCS manages subdivision, use and development of potentially contaminated land and may require resource consent for these activities separately. The Council holds information that may assist in establishing whether HAIL listed activities or industries either currently operate or previously operated on the land.



## HAZ – Hazards and Risks

In addition to natural events, hazards are associated with hazardous facilities, ie the storage, use and transportation of hazardous substances. These facilities are commonly found in both the rural and urban parts of the District. Hazardous substances, like agricultural sprays, industrial chemicals or fuel, have properties which are, or when in contact with air or water are, potentially flammable or explosive, and toxic. If hazardous facilities are not located appropriately or managed properly, the accidental release of, or loss of control of, hazardous substances can cause short or long term damage to human health and contamination of land, water, air, or damage to ecosystems.

### Issues

#### HAZ-I1

##### Identification of Hazardous Substances

Information on the location of hazardous facilities and their impact on people and communities and the environment is not complete.

Most of the known hazardous facilities are located in the urban area of Whanganui. The majority of these are in industrial areas, with other concentrations in commercial areas, eg service stations. Location of hazardous facilities in residential areas is increasing. This is associated with home businesses. In the rural areas, agrichemicals are commonly stored on farms.

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

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

Part of this issue is the recognition and realisation that many of the methods used for the

disposal of hazardous waste in the past have been inadequate.

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

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

1. Improve the information base regarding hazards in the District, including natural hazards and contaminated sites.
2. Increase community knowledge and awareness of risks.
3. Establish the level of risk that the community is prepared to accept to guide future development.

## HAZ-12

### Reduction of Hazardous Substances

With respect to hazardous substances and facilities, and the risk they pose, the hazard is principally defined by the characteristics of the intrinsic properties of the substances and facilities, eg flammability of chemicals and their storage areas. The risk is defined by the probability of occurrence combined with the potential effects of that occurrence.

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

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

1. The location, design and operation of new hazardous facilities in environmentally sensitive areas and areas with high concentrations of population.
2. Protection of existing developments in high risk areas.

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

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

## **Policies (not yet reviewed)**

### **HAZ-P1**

#### **Contaminated Soils**

Ensure that land affected by contaminants in soil is appropriately identified and assessed at the time of being developed and if necessary managed, which may include remediation, or containment, to make land fit for the purpose for which the land is proposed to be used.

### **HAZ-P2**

#### **Community Awareness of Hazards**

Promote better community knowledge and awareness of risks associated with hazardous facilities.

A fundamental requirement of risk management is knowledge about the location and impact of natural hazards and hazardous facilities on people, communities and the environment, and awareness about the degree of risk present.

Traditionally, there is reluctance to identify and recognise hazards as development constraints. This is due to a lack of, or inadequate, knowledge and information, and concern that the identification of hazards can alarm people and reduce the value of properties. However, not recognising the presence of hazards can also lead to increased risks of environmental damage, property damage or loss of life.

Current information about hazards and associated risks is limited and not readily available. Work will be required to extend, update and continuously monitor and review the information available. While it may not be possible to provide definitive or predictive information about hazards and their associated risks, the availability of information should be regarded as a trigger mechanism, or a warning system, for potential land owners and developers.

This policy represents a long term, indirect approach to risk management. It requires resources to be devoted to information gathering and establishing links with the community. There are existing mechanisms which can be tapped into for implementation, eg civil defence activities, use of Project Information Memoranda and Land Information Memoranda etc.

The use of cleaner and safer production guidelines will complement District Plan conditions and terms.

The guidelines will be voluntary and self-regulating. They will be particularly useful for small industrial or commercial operators or home businesses involving the use of hazardous substances.

The approach is also consistent with the requirements of section 35 of the Resource Management Act 1991.

### HAZ-P3

#### Manage Hazardous Facilities

Meet identified safety standards.

Facilities or activities involving hazardous substances may cause adverse environmental effects when the substances are not adequately controlled and escape into the environment. Such releases, whether accidental or brought about by poor management practices, may cause environmental contamination and damage, and endanger human health, and cause damage to or loss of property.

To avoid, remedy and mitigate potential adverse environmental effects, these facilities and activities need to be located appropriately and managed correctly. The site design, layout and operational management procedures can greatly affect the risks to people and the environment from hazardous facilities.

Due to the high risks and seriousness of potential damage to human life and the environment, specific controls relating to the location, design and management of hazardous facilities are considered necessary and appropriate. Such controls are considered effective in directly influencing the nature and scale of adverse effects and the level of risk presented by hazardous facilities.

#### Hazardous Substances

Hazardous substances are used as part of undertaking many activities in the district. If not appropriately stored and used, hazardous substances can pose a serious risk to human health and the environment. Hazardous substances are substances that have one or more of the following 'hazardous properties': explosiveness, flammability, capacity to oxidise, corrosiveness, toxicity (including chronic toxicity), or ecotoxicity, with or without bioaccumulation. They are substances that are often associated with industrial operations, workshops, agricultural, and horticultural activities, and domestic activities, for example fuel, pesticides, cleaning solutions and explosives.

If facilities that use or store hazardous substances are not appropriately located or managed the accidental release or uncontrolled use of such substances can cause short to long term damage to human health and ecosystems; they can also contaminate land, water and/or air.

Currently anyone using or storing hazardous substances needs to comply with a range of requirements, including those contained in the following legislation:

- Hazardous Substances and New Organisms Act 1996 (HSNO)
- Health and Safety at Work Act 2015 (HSW)
- Resource Management Act 1991 (RMA), including changes to Sections 30 and 31 introduced by the Resource Legislation Amendment Act 2017.

Together this package of legislation and associated regulations sets out the compliance requirements, with primary management of hazardous substances falling under HSNO and HSW. Given this, Council needs to ensure that relevant provisions in the District Plan do not duplicate or conflict with these other requirements.

Although amendments to the RMA in 2017 removed the explicit requirements for councils to manage hazardous substances in their District Plans, the broad management of potential effects on the environment remains the responsibility of councils as these are not covered by the HSNO and HSW legislation. The role of councils therefore is to ensure that District Plan rules adequately address relevant effects, with these typically focused on managing the location of facilities that use and store hazardous substances. Within this context the District Plan provisions address the above matters as they relate to significant hazardous facilities, ones which pose the greatest risks to people, property and the environment.

Note: Contaminated land matters are dealt with in **CL - Contaminated Land**

## Issues

### HAZ-I1

Risks to human health, property and the environment can arise when new significant hazardous facilities are established in proximity to sensitive environments and activities, and when existing significant hazardous facilities are expanded or changed.

### HAZ-I2

Locating new sensitive activities near existing significant hazardous facilities can increase risks to human health and property and result in unintended reverse sensitivity effects.

## Objectives

### HAZ-O1

Recognise the benefits associated with the use, storage, and disposal of hazardous substances, while ensuring that unacceptable risks to the environment and human health are avoided and that any residual risks are minimised to be as low as reasonably practicable.

## HAZ-O2

Sensitive activities are located where they:

- a. Avoid areas exposed to unacceptable levels of risk from existing significant hazardous facilities; and
- b. Do not constrain or compromise the safe and efficient operation, maintenance and repair or upgrading of significant hazardous facilities due to reverse sensitivity effects.

## Policies

### HAZ-P1

Manage significant hazardous facilities to ensure they are located, designed, constructed and managed to internalise adverse effects on the environment and human health within the facility's site and by:

- a. avoiding unacceptable risk; and
- b. minimising residual risk to as low as reasonably practicable.

### HAZ-P2

Ensure that new or expanding significant hazardous facilities are located appropriately, having regard to:

- a. the type, scale, intensity, duration and frequency of the effects of the activity on the environment and human health and safety;
- b. the extent to which adverse effects can be avoided, or where avoidance is not possible, remedied or mitigated;
- c. the design and site layout of the activity and the ability for any **adverse** associated effects to be internalised within the site;
- d. whether the activity has the potential to compromise tangata whenua's relationship with their ancestral lands, water, sites, wāhi tapu, and other taonga and if so, the outcomes of any consultation with tangata whenua, including with respect to mitigation measures;
- e. adequate separation from sensitive activities and identified key waterbodies and archaeological sites to ensure conflict between activities, adverse effects and reverse sensitivity effects are minimised;
- f. avoidance or management of risks associated with natural hazards, particularly flooding and subsidence;
- g. any potential adverse cumulative or synergistic effects; and
- h. whether effective rehabilitation of the site will occur, either by a staged process or at the end of the life of the facility, having regard to the expected life of the facility.

### HAZ-P3

Avoid duplication with other statutory processes applying to activities involving hazardous substances.

#### HAZ-P4

Avoid the establishment of new sensitive activities in areas that are exposed to unacceptable risks from existing significant hazardous facilities.

#### Rules

<b>HAZ-R1</b>	Significant Hazardous Facilities in the General Industrial, Rural Production, Rural Lifestyle, General Rural and Rural Settlement zones.	<b>Discretionary (DISC)</b>
<b>HAZ-R2</b>	<ol style="list-style-type: none"> <li>1. Significant Hazardous Facilities in all other zones.</li> <li>2. Sensitive activities and visitor accommodation activities within 250m of an existing Significant Hazardous Facility in any zone.</li> <li>3. Significant Hazardous Facilities within: <ol style="list-style-type: none"> <li>a. any Land Stability Assessment or Flood Risk Area identified on the District Plan maps;</li> <li>b. 50m of any key waterbody identified in Policy <b>NFL-P1</b>;</li> <li>c. the buffer area of any archaeological site identified in Appendix K - Archaeological and Wāhi Tupuna.</li> </ol> </li> </ol>	<b>Non-Complying (NC)</b>

## NFL – Natural Features and Landscapes

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

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

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

### Riparian Margins

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

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

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

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

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



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

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

## Urban River Landscape Overlay

The Whanganui River banks provide a visually attractive and distinctive setting for the city. The river, as a transport route, also provided the impetus for early settlement, commercial development and growth of the city centre.

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

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

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

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

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

## Protected Trees

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

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

## Coastal Environment Special Management Zone

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

The Coastal Environment Special Management Zone rules aim to:

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

## Issues

### **Riparian Margins** **NFL-I1**

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

### **Urban River Landscape Overlay** **NFL-I2**

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

### **Protected Trees** **NFL-I3**

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

### **Outstanding Natural Landscapes (not yet reviewed)** **NFL-I4**

#### **The effect of development on the quality of the landscape**

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

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

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

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

## **NFL-I5**

### **Protection of natural environment areas of particular significance**

The Whanganui District has many significant natural features and landscape areas. Significant natural features include indigenous forest remnants, wetlands and indigenous vegetation. Some of these have recently been identified in the Whanganui Landscape and Ecology Study as:

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

At the time the study was completed not all of the above criteria could be applied to the District. Accordingly the Plan has identified the significant features as:

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

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

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

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

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

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

## Objectives

### Riparian Margins

#### NFL-O1

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

### Urban River Landscape Overlay

#### NFL-O2

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

## **Protected Trees**

### **NFL-O3**

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

## **Outstanding Natural Landscapes (not yet reviewed)**

### **NFL-O4 An ecologically healthy natural environment**

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

### **NFL-O5**

#### **Landscape with high quality**

The quality of the landscape is important to the District and it is the Council's intention that development be encouraged, provided it does not have a significant adverse visual effect.

### **NFL-O6**

#### **Natural environment features of particular significance are protected**

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

## **Policies**

### **Riparian Margins**

#### **NFL-P1**

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

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

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

## **NFL-P2**

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

## **NFL-P3**

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

## **NFL-P4**

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

## **NFL-P5**

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

## **NFL-P6**

To ensure activities adjoining key waterbodies recognise and provide for:

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

## **NFL-P7**

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

## **Urban River Landscape Overlay**

### **NFL-P8**

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

### **NFL-P9**

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

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

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

### **NFL-P10**

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

## **Protected Trees**

### **NFL-P11**

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

### **NFL-P12**

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

### **NFL-P13**

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

#### **NFL-P14**

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

#### **NFL-P15**

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

#### **NFL-P16**

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

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

#### **Outstanding Natural Landscapes (not yet reviewed)**

#### **NFL-P17**

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

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

#### **NFL-P18**

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

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



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

#### **NFL-P19**

##### **Identify the landscape characteristics of the Whanganui District**

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

#### **NFL-P20**

##### **Encourage the maintenance and enhancement of the quality of the environment**

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

#### **NFL-P21**

##### **Identify and protect the sites or areas of significance according to set criteria**

It is important to protect the known existing areas of significance. The Regional Policy Statement for Manawatu-Wanganui has identified the Whanganui River and river valley upstream of Aramoana; the Manganui A Te Ao River and river valley, including the Makatote and Mangaturuturu Rivers and their valleys; the Coastline of the Region as significant natural areas. Other areas of known natural heritage are therefore listed in Appendix A - Heritage Items, and rules on the subdivision and development of land relating to these resources take a precautionary approach.

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

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

## Coastal Environmental Special Management Zone

### NFL-P22

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

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

## Rules - Urban River Landscape Overlay

### NFL – URL – Urban River Landscape Overlay

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

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

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

### NRL – PT – Protected Trees

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

<b>NFL-PT-R1</b>	<ol style="list-style-type: none"> <li>1. Minor trimming and maintenance to any protected tree. This is limited to: <ol style="list-style-type: none"> <li>a. Trimming and clearance of foliage or branches from existing utility networks, which have the potential to compromise the operation of the network utility (or access to), street lights or land boundary encroachments that does not alter the shape or health of the tree;</li> <li>b. Clearance of foliage or branches no greater than 100mm in diameter from roads, footpaths and driveways that does not alter the shape or health of the tree;</li> <li>c. Removal of deadwood from trees;</li> <li>d. The removal of dead or diseased vegetation;</li> <li>e. Clearance and clean-up after storm damage including broken branches.</li> <li>f. Fencing of Protected Trees within the dripline when the location of the fence is approved by an Arborist and the assessment submitted to Council.</li> <li>g. Controlling pest plants and weeds within the dripline by methods not harmful.</li> </ol> </li> <li>2. Destruction or removal of any protected tree with an arborist assessment submitted by Council stating the work is: <ol style="list-style-type: none"> <li>a. An emergency work to maintain or restore existing power or telecommunication links.</li> <li>b. To safeguard life or property.</li> </ol> </li> </ol>	<b>Permitted (PER)</b>
<b>NFL-PT-R2</b>	<ol style="list-style-type: none"> <li>1. Alteration of the shape or health of a protected tree as part of a Tree Maintenance Programme.</li> <li>2. Removal of a protected tree that will be replaced with the progeny of the same tree.</li> </ol>	<b>Controlled (CON)</b>

	Council retains control over: a. The matters in <b>NFL-PT-P11-16</b> .	
<b>NFL-PT-R3</b>	<ol style="list-style-type: none"> <li>1. The modification, destruction or removal of any protected tree that is not a permitted or controlled activity.</li> <li>2. Earthworks, construction or reconstruction work within the drip line of a protected tree, that is not a permitted or a controlled activity.</li> </ol>	<b>Discretionary (DIS)</b>

## Rules - Coastal Environment Special Management

### NFL - CESM - Coastal Environment Special Management

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

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

	to exacerbate normal erosion processes.	
<b>NFL-CESM-R3</b>	1. Subdivision; 2. Primary Production activities; 3. Residential activities; 4. Network utilities; and 5. Any activity which is not provided for as a permitted, controlled or restricted discretionary or prohibited activity.	<b>Discretionary (DIS)</b>
<b>NFL-CESM-R4</b>	1. The use of recreational motor vehicles in the sand dune area.	<b>Prohibited (PRO)</b>

## Standards

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

### NFL-CESM-S1

#### Noise

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

#### NFL – Table 1 - Emission Limits

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

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

### NFL-CESM-S2

#### Light

Any particular artificial lighting system shall not result in increased luminance in excess of 8 lux in the measured ambient level in the vertical plane at the windows of any residential building in the General Residential, Rural or Settlement zones.

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

**NFL-CESM-S3****Vibration**

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

**NFL-CESM-S4****Hazardous Substances**

~~Any new or expanded hazardous facility is subject to the provisions of Appendix F Hazardous Facility Screening Procedure.~~

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

**NFL-CESM-S5****Signage**

All activities must comply with the following standards:

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

**NFL-CESM-S6****Trees**

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

**NFL-CESM-S7****Structures**

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

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

**NFL-CESM-S8****Financial Contribution for Development**

Where a development is established in the Zone the Council will require payment of a financial contribution as set out in **FC-Financial Contributions**.

### **NFL-CESM-S9 Overlay Zones**

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

# SUB – Subdivision and Infrastructure

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

## Low Impact and Urban Design

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

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

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

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

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

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

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

**CPTED:** Crime Prevention through Environmental Design.

## Infrastructure Services Development

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

The development of infrastructure services should be:



1. Co-ordinated with the planning and development of land use activities to ensure timely, adequate, affordable and cost-effective provision;
2. Managed to ensure safe and efficient operation; and
3. Managed to avoid, remedy or mitigate any adverse effects on people, communities and the natural environment.

## Issues

### SUB-I1

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

### SUB-I2

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

### SUB-I3

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

### SUB-I4

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

## Objectives

### SUB-O1

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

1. Appropriately integrates infrastructure with land uses;
2. Provides a safe, healthy and livable residential environment;
3. Connects infrastructure and communities together;

4. Is resource and energy efficient;
5. Has low environmental impact and integrates the natural environment; and
6. Avoids, or minimises adverse effects on historic heritage including archaeological sites.

## **SUB-O2**

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

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

## **SUB-O3**

Subdivision and infrastructure development that:

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

## **SUB-O4**

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

## **Policies**

## **Efficient Subdivision Design**

### **SUB-P1**

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

### **SUB-P2**

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

### **SUB-P3**

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

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

### **SUB-P4**

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

### **SUB-P5**

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

### **SUB-P5B**

Require subdivision to provide servicing:

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

## **Residential Zone**

### **SUB-P6**

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

#### **SUB-P7**

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

#### **SUB-P8**

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

#### **SUB-P9**

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

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

#### **SUB-P10**

Promote infill subdivision and development that:

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

### **Rural Lifestyle Zone**

#### **SUB-P11**

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

#### **SUB-P12**

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

#### **SUB-P13**

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

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

#### **SUB-P14**

Require connectivity and compatibility between existing and new reticulated infrastructure.

#### **SUB-P15**

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

### **Transport Network**

#### **SUB-P16**

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

#### **SUB-P17**

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

#### **SUB-P18**

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

#### **SUB-19**

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

#### **SUB-P20**

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

#### **SUB-P20A**

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

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

### **SUB-P20B**

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

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

### **SUB-P21**

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

### **Three Waters**

### **SUB-P22**

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

### **SUB-P23**

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

#### **SUB-P24**

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

#### **SUB-P25**

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

#### **SUB-P26**

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

#### **SUB-P26A**

##### **Mechanical Pump Stations**

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

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

##### **Design Solutions**

#### **SUB-P27**

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

#### **SUB-P27A**

Where there is not sufficient available servicing capacity or supply for a proposed

development, the development shall:

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

### **SUB-P28**

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

### **SUB-P29**

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

### **SUB-P30**

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

### **SUB-P31**

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

### **Site Suitability**

### **SUB-P32**

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

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



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

### **SUB-P33**

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

### **SUB-P33B**

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

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

### **SUB-P34**

Ensure that applications for subdivision and intensified land use activities:

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

**SUB-P34A****Building Platforms, NZECP: 34 2001, and the Electricity Transmission Corridor**

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

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

**Springvale, and North West and Mill Road Structure Plan Areas****SUB-P35**

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

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

**SUB-P36**

Avoid development in the Springvale Structure Plan area that:

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

**SUB-P37**

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

**SUB-P38**

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

**SUB-P39**

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

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

**Heritage****SUB-P40**

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

**SUB-P40A**

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

**Network Utilities****SUB-P41**

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

1. Does not compromise the safe and efficient operation, maintenance and upgrading of the transmission network, including by:
  - a. Ensuring security of supply and integrity of transmission assets;

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

#### **SUB-P41A**

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

#### **SUB-P42**

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

#### **SUB-P43**

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

## SUB-P44

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

## Rules (Part 1)

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

<b>SUB-R1</b>	<ol style="list-style-type: none"> <li>1. Boundary adjustments, subject to meeting the standards of the relevant zone.</li> <li>2. Conversion of cross lease allotments to freehold.</li> </ol> <p>Council retains control over:</p> <ol style="list-style-type: none"> <li>a. The extent to which the amenity values of the surrounding areas are affected and compliance with the general subdivision Standards.</li> </ol> <p><b>Note:</b> Applications for controlled activities subject to this rule are precluded from public and limited notification.</p>	<b>Controlled (CON)</b>
<b>SUB-R2</b>	<ol style="list-style-type: none"> <li>1. Subdivision unless otherwise stated.</li> <li>2. Subdivision within the North West Structure Plan area provided that the application is accompanied by an assessment, by a person suitably qualified in mana whenua cultural history or archaeology, confirming the location within the site of any identifiable wahi tapu or archaeological site, which: <ol style="list-style-type: none"> <li>a. assesses the impact the proposed earthworks could have on any identified wāhi tapu; and</li> <li>b. recommends mitigation measures, including setbacks from any identified wāhi tapu, to preserve or otherwise protect the cultural, spiritual and historic heritage values of the identified sites; and</li> <li>c. identifies opportunities for strengthening the cultural connection between mana whenua and any of the identified sites; and</li> </ol> </li> </ol>	<b>Restricted Discretionary (RDIS)</b>

- d. identifies any consequential implications for the development of the site; **except that no such assessment shall be required where:**
- i. a person suitably qualified in mana whenua cultural history or archaeology certifies in writing that the proposed earthworks will not damage or destroy any identifiable wāhi tapu; or
  - ii. a pre-existing wider assessment of the structure plan area including the site, undertaken by a person or persons qualified in mana whenua cultural history or archaeology, has identified the location of wāhi tapu and archaeological sites and the proposal is in accordance with any recommendations of that assessment for management of those culturally significant sites; or
  - iii. a pre-existing assessment of the site, undertaken by a person or persons qualified in mana whenua cultural history or archaeology, has identified the location of wāhi tapu and archaeological sites and any consequential implications for the alignment of connecting roads on adjoining sites, and the proposal is in accordance with any recommendations of that assessment for management of those culturally significant sites.

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

- a. The ability of a proposal to meet the relevant subdivision and infrastructure standards, and rules.
- b. The ability of a proposal to meet the relevant urban design standards.
- c. Consequences for the implementation of the North West Structure Plan (Appendix L).
- d. Within the North West Structure Plan area:
  - i. The extent to which any individual elements of cultural heritage value are affected; and
  - ii. Whether written approval has been obtained from mana whenua representatives;
  - iii. The extent of earthworks required to implement the subdivision, including earthworks associated with the construction of roads, pedestrian paths, stormwater detention areas, infrastructure services and site contouring;
  - iv. Measures to recognise and provide for the relationship of mana whenua and their culture

- and traditions with their ancestral lands, water, wāhi tūpuna, and other taonga;
- v. Whether a cultural impact assessment prepared in liaison with mana whenua for the specific development proposed, has been included with the application and any recommendations of that assessment;
  - vi. Mitigation measures, including measures identified in any assessment prepared under SUB-R2(2), to avoid, remedy or mitigate any identified adverse effects of the activity on the cultural values, associated with any identified wāhi tapu or archaeological site;
  - vii. The location and extent of any exclusion areas, buffers or setbacks; and
  - viii. Mitigation measures, including rehabilitation planting and the plant species used in rehabilitation planting; and
  - ix. The imposition of an accidental archaeological discovery protocol, as specified in **HH-NWSP-S2**.

3. Subdivision in the Neighbourhood Commercial Zone.

Council restricts its discretion to:

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

4. Subdivision in the Airport Enterprises Zone.

Council restricts its discretion to:

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

5. Subdivision in the Open Spaces Zone.

Council restricts its discretion to:

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

6. Subdivision in the Rural Lifestyle Zone.

Council restricts its discretion to:

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

7. Subdivision in the Settlement Zone.

Council restricts its discretion to:

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

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

Council restricts its discretion to:

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

9. Subdivision in the Rural Production Zone to create one allotment with a minimum site area of 5000m<sup>2</sup> and a maximum site area of one hectare site area provided that:

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



## Yard.

Council restricts its discretion to:

- i. The ability of the development to be serviced by on-site means with regard to effluent and stormwater disposal;
- ii. Impact on the rural character of the surrounding area, and to avoid potential reverse sensitivity;
- iii. Impact on the operation, maintenance, upgrade and development of the National Grid, including:
- iv. Compliance with NZECP34:2001;
- v. The location and orientation of identified Building Platforms relative to the National Grid;
- vi. The nature and location of any vegetation proposed to be planted in the vicinity of the National Grid; and
- vii. Access to the National Grid.
- viii. Risk of electrical hazards affecting public or individual safety, and the risk of property damage.

10. Subdivision in the Rural General Zone provided that, for subdivisions located within the National Grid Subdivision Corridor the identified Building Platform shall be located outside the National Grid Yard.

Council restricts its discretion to:

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

#### 11. Subdivision in the General Industrial Zone

Council restricts its discretion to:

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

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

## Standards

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

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

### SUB-S1

## Subdivision Engineering Basis

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

### SUB-S2

#### Boundary Adjustments

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

### SUB-S3

#### Existing Buildings

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

### SUB-S4

#### Allotment Size

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

**SUB – Table 1 – Minimum Net Allotment Area**

Zone	Allotment Size Requirements - Net Site Area – Metres (m <sup>2</sup> ) or Hectares (ha)
Rural Production	Minimum 10ha or 5000m <sup>2</sup> to 1 hectare for allotments subject to RPROZ-R1(7)
Rural Lifestyle	Minimum 5000m <sup>2</sup> or 0.5ha
Rural General	10,000m <sup>2</sup> (1 Hectare)
Rural Settlement	Allotments shall be of sufficient size and shape to contain an activity or development in a manner that complies with the rules and standards for the zone concerned.

Residential (excluding North West Structure Plan - Appendix L -pink shaded area only)	Minimum 400m <sup>2</sup>
Residential (North West Structure Plan - Appendix L -pink shaded area only)	Minimum 800m <sup>2</sup>
Neighbourhood Commercial	None
Reserves and Open Spaces	None
Sites Specifically for Network Utilities	No Minimum
Airport Enterprise	No Minimum
All other zones	Allotments shall be of sufficient size and shape to contain an activity or development in a manner that complies with the rules and standards for the zone concerned.

## SUB-S5

### Easements

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

## SUB-S6

### Site Suitability

- Each allotment intended to accommodate building development in the future shall identify at least one potential building platform that meets all of the following:
  - In the residential zones the building platform shall be a rectangular area of land for building purposes measuring no less than 10 metres by 15 metres.
  - Subdivision in zones that require on-site effluent disposal shall also be required to identify an area of no less than 30 metres by 30 metres suitable for on-site effluent disposal.
  - For all other zones, identify an area suitable for the likely scale and nature of development.
  - For unit title and multiple unit developments in the Residential zone, a building platform shall identify the area that is intended for future building.

2. In addition, the identified building platform shall :
  - a. Be free of buildings and structures (where intended for future development), building restrictions, easements, yard setback requirements, or other restrictions to building.
  - b. Be identified on the proposed plan of subdivision.
  - c. Not be subject to material damage by inundation, erosion, falling debris, subsidence, or slippage.
  - d. Meet the requirements for 'good ground' for 'conventional residential development' in NZS: 3604 2011 for standard timber framed buildings.
  - e. Exceed a minimum of one metre in height above subsurface groundwater at all times, and
  - f. Have the ability to achieve compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZCEP: 34 2001) for the likely activities on any such allotment.
  - g. For allotments in the Residential and Rural Lifestyle Zones, be located outside the National Grid Yard.
  - h. Excluding allotments in the Residential and Rural Lifestyle zones, each allotment shall provide a building platform that is not within 20 metres of the centreline of any electrical transmission lines which are designed to operate at or above 110kV.
  - i. Comply with **NOISE-s2(1)** (Noise Sensitive Activities) and if **NOISE-S2(2)** applies this will be lodged on a section 221 certificate.
3. The following are exempted from identifying a building platform:
  - a. Subdivision to create allotments for the sole purpose of accommodating network utilities, parks and open spaces, and roads;
  - b. Subdivision around existing buildings where no further development will result; and
  - c. Applications for boundary adjustments where no additional development will result.
4. An applicant shall certify compliance with the above requirements and shall include:
  - a. A record of the level of consideration and investigations, if any; and
  - b. Any constraints on development that do not require specific foundation design.
5. Where ground conditions cannot be certified as meeting the above, or where significant works or specific foundation design is required, a supporting geotechnical report from a suitably qualified and experienced professional shall be provided detailing the suitability of the site for the future intended development.  
 The report shall also outline any restrictions or conditions that may be required prior to the grant of a section 224 completion certificate and any on-going restrictions after the issue of that certificate.  
 Any on-going requirements will be required to be detailed and secured by consent notices.
6. In addition to the above and subject to any other requirement of this Plan, the design, and any necessary construction, of building platforms shall not result in the diversion of overland flows unless such diversions:
  - a. Are discharged into an approved stormwater system; or
  - b. Approved by way of easements over all properties affected.

#### Notes:

1. The above requirements are in addition to any requirement placed on development by the provisions of the Hazards and Earthworks provisions of the Plan and the requirements of section 106 of the Act.
2. The onus is on the applicant to demonstrate the site is suitable for development without

significant works in the first instance, prior to the issue of subdivision consent.

3. Allotments that have been assessed pursuant to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health are deemed to be suitable activities, pursuant to that NES to be acceptable on that land.

## **SUB-S7**

### **Site Serviceability**

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

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

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

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

## **SUB-S8**

### **Network Utilities**

#### **Supply – Electricity and Telecommunications**

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

#### **Supply – Gas**

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

## Connections

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

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

## Design and construction

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

## Compliance

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

## SUB-S9

### Site Access

Rights of way and shared access.

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

**SUB – Table 2 – Legal accessway width**

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



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

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

5. The construction of shared accessways and rights of way shall be required prior to the issue of a certificate pursuant to Section 224 of the Resource Management Act 1991, for the actual number of residential units it serves only, except in the Residential zone any vacant allotments shall be considered as one residential unit.
6. For development where a fire appliance is not able to reach either the residential unit or the source of firefighting water supply from a public road in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice 2008 SNZ PAS 4509:2008, the minimum access way width shall be 4m as required under this code.

### Vehicle Crossings

7. Each new allotment shall be serviced by at least one formed vehicle crossing onto a formed legal road.
8. The design and construction of vehicle crossings shall be in accordance with the requirements of NZS 4404 2010 and the Engineering Document 2016 where Council is the Road Controlling Authority.

### Notes:

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

### SUB-S10 Transport

1. Any applications for subdivision shall not include the creation of segregation strips or any other mechanism that:
  - a. Prevents access to any existing road or public pedestrian or cycle accessway;
  - b. Prevents connectivity or connections to a proposed road in the Springvale Structure Plan area, ~~or the North West Structure Plan area;~~ or the Mill Road Structure Plan area; or
  - c. Prevents land zoned for residential development from being developed to its anticipated potential; or
  - d. The above does not apply where the Road Controlling Authority requires access to a road or public pedestrian or cycle accessway to be prevented for health and safety purposes, or where access would adversely affect the purpose of a road or public pedestrian or cycle accessway.
2. Roding Hierarchy
  - a. All new roads shall be designed, constructed, and operate in accordance with its intended function within the Roding Hierarchy as shown on the planning maps.
  - b. Where new roads are not shown in the Roding Hierarchy the road design shall be clearly appropriate to its intended function within the overall roding network.
  - c. Roding layouts shall generally give effect to the Indicative Roding layouts as shown on the planning maps.
3. Roding and stormwater  
No road reserve shall be used as a secondary flow path, for attenuation or detention, or for low impact stormwater treatment unless approved by the Road Controlling Authority.
4. Connectivity  
An indicative future roding layout shall be identified on the plan of subdivision that identifies connections to existing or potential future road and cycle and pedestrian accessways that can comply with the provisions of this Plan.
5. Frontage to Public Open Space  
Public open space should be prominent and accessible, with a minimum of 40% of the length of the boundary having direct road frontage.
6. Cycle and Pedestrian Accessways  
Where pedestrian and/ or cycle accessways are required, they shall be formed and comply with the following requirements:
  - a. All pedestrian and cycle accessways shall be vested in Council;
  - b. Be a minimum of 4 metres in width for its length;
  - c. Have suitable lighting at each entrance;
  - d. Where exceeding 60 metres in length, accessways shall be lit at intervals not exceeding 30 metres;
  - e. Have a direct line of sight from each access point to the point of egress; and
  - f. Be secured at any entrance that has direct road access by bollards or other approved devices to prevent motor vehicles entering public spaces.
7. Cul de sac Roads  
The following are specific requirements for the use of cul de sacs in proposed subdivision layouts:
  - a. A cul de sac shall not exceed 150 metres in length measured from the centreline of the roads intersection with the feeder road and the head of the cul de sac road.
  - b. A cul de sac shall not gain access off another cul-de-sac or terminating road unless there is no other physical or practical means of developing the related land.

- c. A cul de sac shall, at the terminating head, provide an accessway for cycling and pedestrian access that:
  - i. Connects to another existing or proposed road, cycleway, or public open space, public facility or neighbourhood commercial zone.
  - ii. That reduces travel time to cycleway, or public open space, public facility or neighbourhood commercial zone.
- d. Is located in the most efficient location to achieve the above.

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

#### 8. Street Lighting

- a. Street lighting shall be provided on new road reserve to ensure the safety of road users and pedestrians in accordance with NZS 4404 2010 and the Engineering Document 2016.
- b. All new street lighting fixtures shall:
  - i. Be designed installed and maintained to minimise glare upright and spill onto properties;
  - ii. Use energy efficient lamps; and
  - iii. Be of a standard design and construction.

#### 9. Entranceway Features

All permanent entranceway features and/or structures for the purpose of promoting or branding a subdivision name shall be located entirely within private property and not within road reserve.

#### 10. Footpaths

Road and/or pedestrian connections between the land being subdivided, existing roads, adjoining properties, and balance lots shall be provided in accordance with NZS 4404 2010 and the Engineering Document 2016.

#### 11. Site Frontage

The total number of allotments with no direct access onto road reserve including those with shared access with no frontage and rear allotments using access legs shall not exceed 20% of the lots in any one greenfield subdivision application.

#### 12. Landscaping

Landscaping shall be in accordance with the requirements of the Road Controlling Authority. In the case of road reserve being vested in the Council this shall be in accordance with the Council Tree Policy 2008 Street Tree Strategy 2016.

### SUB-S11

#### Earthworks

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

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

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

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

**Note:**

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

## **SUB-S12**

### **Servicing Capacity**

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

The subdivider shall:

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

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

## **SUB-S13**

### **Consideration of Alternative Solutions**

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

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

## **SUB-S14**

## Catchment Management Basis

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

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

## SUB-S15 Stormwater

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

**SUB – Table 3 – Stormwater Design Requirements**

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

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

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

## 6. Low Impact Stormwater Treatment

- a. Stormwater management and treatment shall avoid significant modification to natural drainage system and overland flow paths.
- b. Where low impact stormwater approaches including swales, rain gardens, and other mechanisms are proposed or required, these shall:
  - i. Be required to be approved by the Alternative Design Procedure, excluding the construction of the swale in the Springvale Structure Plan area or the stormwater detention areas identified in the North West Structure Plan.
  - ii. Meet the same performance requirements of conventional infrastructure.

## 7. Parks and Reserves

Areas to be vested in Council that are set aside for the purpose of accommodating stormwater flows shall not offset or replace any requirement for recreation reserves.

## SUB-S16

### Water

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

## SUB-S17

### Wastewater

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

## Rules (Part 2)

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

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

The rules for each zone specify whether subdivision is a:

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

<b>SUB-R5</b>	1. Where subdivision is a controlled activity:  Control is reserved over: <ol style="list-style-type: none"> <li>a. Subdivision layout             <ol style="list-style-type: none"> <li>i. Allotment sizes;</li> <li>ii. Site dimensions;</li> </ol> </li> </ol>	<b>Controlled (CON)</b>
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	<ul style="list-style-type: none"> <li>iii. Boundary positions; and</li> <li>iv. Easements.</li> </ul> <ul style="list-style-type: none"> <li>b. Provision of infrastructure and services               <ul style="list-style-type: none"> <li>i. Roading;</li> <li>ii. Water supply;</li> <li>iii. Wastewater disposal ;</li> <li>iv. Stormwater control;</li> <li>v. Earthworks (cut and fill);</li> <li>vi. Energy supply (electricity and/or gas);</li> <li>vii. Telecommunications; and</li> <li>viii. Streetscape and landscaping.</li> </ul> </li> <li>c. Provision of reserves               <ul style="list-style-type: none"> <li>i. Local purpose;</li> <li>ii. Recreation;</li> <li>iii. Esplanade reserves/esplanade strips/access strips; and</li> <li>iv. Other reserves.</li> </ul> </li> <li>d. Suitability of sites               <ul style="list-style-type: none"> <li>i. Access;</li> <li>ii. Building platforms; and</li> <li>iii. Flood control and hazard mitigation.</li> </ul> </li> <li>e. Preservation of places or items of natural or cultural heritage value or amenity value;</li> <li>f. The imposition of financial contributions;</li> <li>g. Any matters relating to compliance with subdivision standards;</li> <li>h. Riparian management measures:               <ul style="list-style-type: none"> <li>i. Protection of existing vegetation;</li> <li>ii. Fencing and planting; and</li> <li>iii. Ongoing management of riparian margins.</li> </ul> </li> </ul> <p>2. In exercising control over the 'provision of infrastructure and services' (refer to SUB-R1-b) above) the Council will seek to ensure that subdivisions meet the performance criteria.</p> <p>The 'acceptable solution' provided will be just one of a range of possible methods of compliance. Applications which meet the Plan's '<i>Subdivision Performance Criteria</i>' by other means, which have been fully researched and documented, will be approved.</p>	
<b>SUB-R6</b>	1. Subdivision or road stopping adjacent to the	<b>Restricted</b>

	<p>Whanganui River, Mangawhero River or the coast.</p> <p>Council's discretion is restricted to:</p> <ol style="list-style-type: none"> <li>Those matters in <b>SUB-R5(b)</b> above over which Council has control in respect of controlled activity subdivisions;</li> <li>The requirement (if any) for an esplanade reserve, esplanade strip and/or access strip.</li> </ol> <p>In assessing (b) above, the width of any esplanade reserve or strip will depend on the circumstances involved but will not exceed 20 metres. In any given case, Council reserves the right not to require, or accept, any esplanade reserve or strip.</p>	<p><b>Discretionary (RDIS)</b></p>
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## Standards

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

### SUB-S18

#### Allotment Size

1. In all zones other than rural, allotments shall be of sufficient size and shape to contain an activity or development in a manner that complies with the rules and standards for the underlying zone.
2. In all zones where there is no sewerage or stormwater reticulation, allotments shall be of sufficient size to enable the treatment and disposal of sewage and stormwater in an environmentally acceptable manner within lot boundaries. This is where the treatment and disposal of sewage and stormwater does not, or will not, either on its own or cumulatively, lead to adverse environmental or health effects either within or beyond the boundaries of the site (including ground or surface water contamination, odours and surface run-off from land). Regard shall be had to the proposed use of the land, and the size, shape and soil characteristics of the land.

### SUB-S19

#### Existing Buildings

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

### SUB-S20

#### Hazard Potential

1. Each allotment shall be able to be provided with a building platform, and access to that platform, for a residential unit or other intended building. The building platform and access



to that platform shall not be subject, or likely to be subject, to material damage by erosion, falling debris, subsidence, slippage or inundation from any source.

2. Each allotment shall be able to be provided with a building platform that is not within 20 metres of the centreline of any electrical transmission lines which are designed to operate at or above 110kV.
3. Where subdivision of unstable land is proposed the title of that land shall be covenanted to ensure that the allotment is not intended to be used for any building.

## **SUB-S21**

### **Access**

1. Each allotment shall be provided with practical, legal access to a formed legal road (or to a proposed road that is to be formed as part of the subdivision) in a manner that complies with **TRAN-Transport**.
2. Any new access created to a sealed road shall be sealed from the edge of road seal to the property boundary.

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

## **SUB-S22**

### **Subdivision Adjacent to Waterways**

Subdivision or road stopping adjacent to the Whanganui River, Mangawhero River or the Coast is deemed to be a restricted discretionary activity, not a controlled activity.

## **SUB-S23**

### **General Rules**

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

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

**NFL** Protected Trees

**NFL** Riparian Margins

**TRAN-Transport** Parking, Loading and Vehicle Crossings

**NU-Network Utilities** Utilities

## Esplanade Reserve and Strips

(This section has not been reviewed)

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

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

The Council seeks to create esplanade reserves and strips at the time of subdivision along specified rivers and the coast where there is significant recreation value to achieve 2) and 3) above. However, Council does not seek to use esplanade reserves and strips to achieve 1) above.

This is because reliance on the esplanade reserve provisions (in relation to subdivision) in section 230 of the Act will not assist achievement of any significant conservation values.

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

### **SUB-S24**

#### **Where an Esplanade Strip May be Required**

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

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

1. Where the mark of MHWS, river bank or lake margin may change.
2. Where it is desirable for the adjoining landowner to retain ownership of the land subject to an esplanade reserve, in order to maintain or promote the efficient and effective use of the adjoining land.
3. Where the mitigation of natural hazards would be better addressed by the creation of an esplanade strip.
4. Where public usage is likely to be facilitated or promoted by the creation of an esplanade strip.
5. Where the costs of the provision and maintenance of an esplanade reserve, including the costs of compensation (where applicable), are more than the public benefits in respect of

the purposes of an esplanade reserve. In assessing this, it shall be recognised that benefits primarily in terms of access has value which cannot readily be expressed in monetary terms.

6. Where the creation of an esplanade reserve would create economic hardship, risks to public safety or to the security of plant, machinery, stock or other property.

## **SUB-S25**

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

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

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

## **SUB-S26**

### **Instrument to Create an Esplanade Strip**

The tenth schedule of the Act identifies matters which are to be included in an instrument to create an esplanade strip. The 'instrument' is registered on land titles and contains the following standard conditions.

Prohibitions include:

1. Wilfully endangering, disturbing, or annoying any lawful user (including the land owner or occupier) of the strip;
2. Wilfully damaging or interfering with any structure adjoining or on the land, including any

- building, fence, gate, stile, marker, bridge, or notice;
- 3. Wilfully interfering with or disturbing any livestock lawfully permitted on the strip.

The following acts are also prohibited on the strip:

- 1. Lighting any fire;
  - 2. Carrying, discharging or shooting any firearm;
  - 3. Camping;
  - 4. Taking any vehicle on to, or driving or having charge or control of any vehicle on, the land (whether the vehicle is motorised or non-motorised);
  - 5. Wilfully damaging or removing any plant (unless acting in accordance with the Noxious Plants Act 1987 or the Biosecurity Act 1993);
  - 6. Laying any poison or setting any snare or trap (unless acting in accordance with the Agricultural Pests Destruction Act 1967 or the Biosecurity Act 1993).
- The previous prohibitions will not apply to the owner/occupier of the strip or land unless the instrument specifically states so.
- The following management measures may be included in the instrument:
- a. Conditions relating to animal access and/or animal control, including use of the strip for dog exercise;
  - b. Closure of the strip for farm management purposes, for any specified period, including particular times and dates;
  - c. Provision of signage or markings for closures and other restrictions, hazard warnings and boundary demarcation;
  - d. Provision of fencing.

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

## **SUB-S27**

### **Compensation**

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

## GRZ – General Residential Zone

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

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

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

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

### Issues

#### GRZ-I1

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

#### GRZ-I2

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

#### GRZ-I3

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

#### GRZ-I4

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

#### GRZ-I5

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

## **GRZ-I6**

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

## **GRZ-I7**

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

## **Objective**

### **GRZ-O1**

High quality residential areas which consist of:

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

## **Policies**

### **GRZ-P1**

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

## GRZ-P2

To ensure activities in the Residential Zone:

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

## GRZ-P3

**Provide for planned development in the Coastal Residential Zone provided that adverse effects on the coastal environment are avoided or appropriately remedied and mitigated and infrastructure services are able to be efficiently and effectively provided.**

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

## GRZ-P4

**To define a Coastal Residential Zone which provides for residential living and community activities in a distinctive coastal environment at lower densities than other residential zones.**

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

## GRZ-P5

**To protect the amenity values of the Coastal Residential Zone by maintaining a low density of built development, providing generous areas of open space and by carefully managing earthworks and the location and design of roads and infrastructure services.**

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

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

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

#### **GRZ-P6**

**To protect the natural character and landscape values of the coastal environment by controlling the location and height of buildings and potential sources of night light in the Coastal Residential Zone.**

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

#### **GRZ-P7**

**Protect rural areas from ad hoc urban development.**

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

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

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



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

#### **GRZ-P8**

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

#### **GRZ-P9**

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

#### **GRZ-P10**

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

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

## Rules

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

	<p>The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.</p> <p>2. Any activity which does not comply with the height in relation to boundary standard for a front boundary.</p> <p>Council restricts its discretion to the following matters:</p> <ol style="list-style-type: none"> <li>Whether the site topography or location of existing structures constrains any other development potential;</li> <li>Where existing buildings on the site prevent access to the rear for accessory buildings;</li> <li>The impact of the non-compliance on visual amenity or the streetscape of the surrounding area; and</li> <li>Where the activity has the potential to be visually dominant or create shadowing on public space including footpaths and road ways.</li> </ol> <p><u>Notification:</u> Applications subject to this rule are precluded from public and limited notification.</p> <p>3. Any activity which does not comply with the standard for accessory buildings located in front of the principal building.</p> <p>Council restricts its discretion to:</p> <ol style="list-style-type: none"> <li>The site topography;</li> <li>Lack of rear access for accessory buildings;</li> <li>The effect on the character and appearance of the streetscape;</li> <li>The proposed compatibility of colour and construction of the accessory buildings on the site; and</li> <li>Built in the same or similar style and materials to that of the predominant building on the lot.</li> </ol> <p><u>Notification:</u> Applications subject to this rule are precluded from public and limited notification.</p> <p>4. Structures located on or within 5 metres of the indicative roads or rights of way identified in the North West Structure Plan (Appendix L).</p> <p>Council restricts its discretion to the following matter:</p> <ol style="list-style-type: none"> <li>Consequences for implementation of the North West Structure Plan (Appendix L).</li> </ol>	
<b>GRZ-R4</b>	<p>1. Commercial activity;</p> <p>2. Network utilities not provided for as permitted or restricted discretionary activities by <b>NU-Network</b></p>	<b>Discretionary (DIS)</b>

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

## Standards

The following standards apply to the rules above.

### GRZ-S1 Noise

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

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

### GRZ-S2 Light and Glare

- Artificial lighting systems shall not result in increased luminance in excess of 8 lux in the measured ambient level in the vertical plane at the windows of any residential building in the Residential Zone.
- No light source shall cause glare which may adversely affect the vision of motorists on a road.

### GRZ-S3 Minor Residential Units

- One minor residential unit per allotment.
- Maximum gross floor area – 60sqm excluding terrace floor space (open or roofed).

### GRZ-S4 Structures

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

### 1. Height

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

### 2. Height in relation to boundary

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

**GRZ – Figure 1 - Height in relation to boundary**

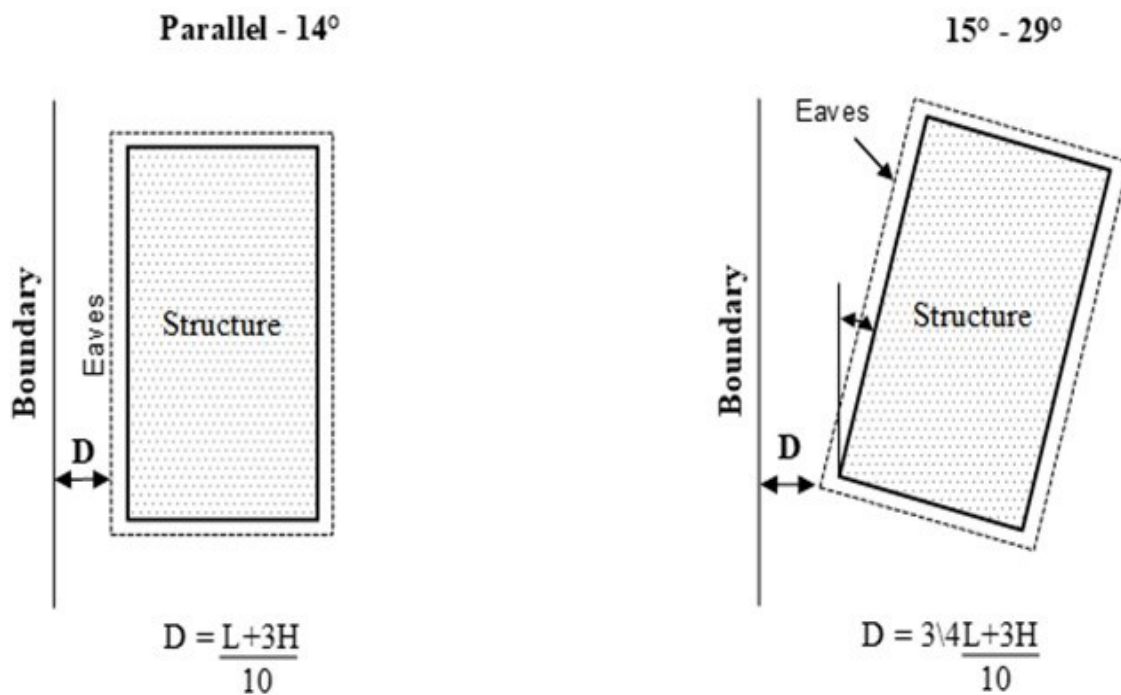


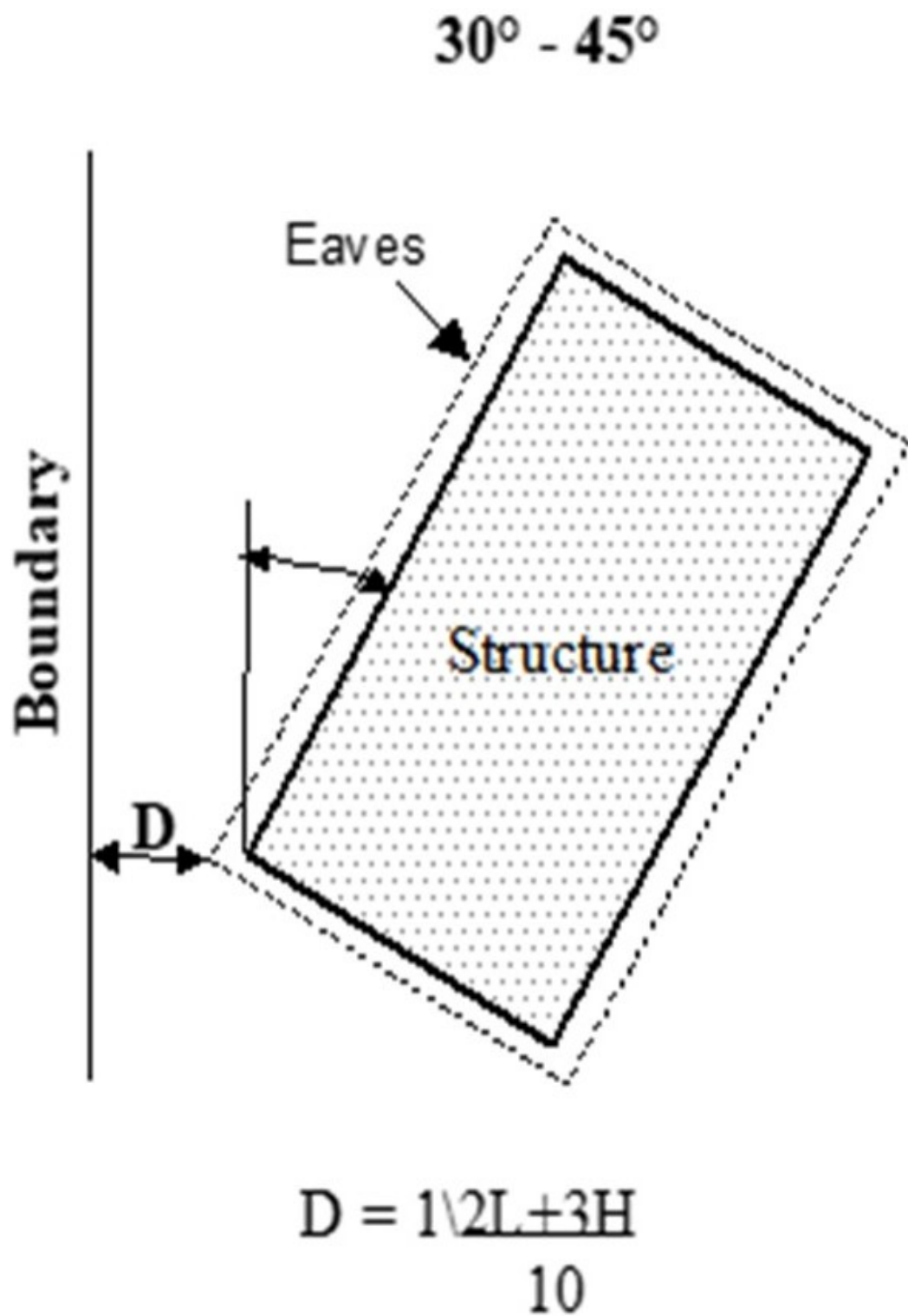
- a. Where more than one unit is to be erected on a site and the units are not physically attached, the above height in relation to boundary standard shall apply from a notional boundary between the units (such as any proposed cross-lease or unit title boundary).
- b. All new conjoined multi-unit developments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

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

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

**GRZ – Figure 2 - Site boundaries**





c. Exceptions

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

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

3. Fences

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

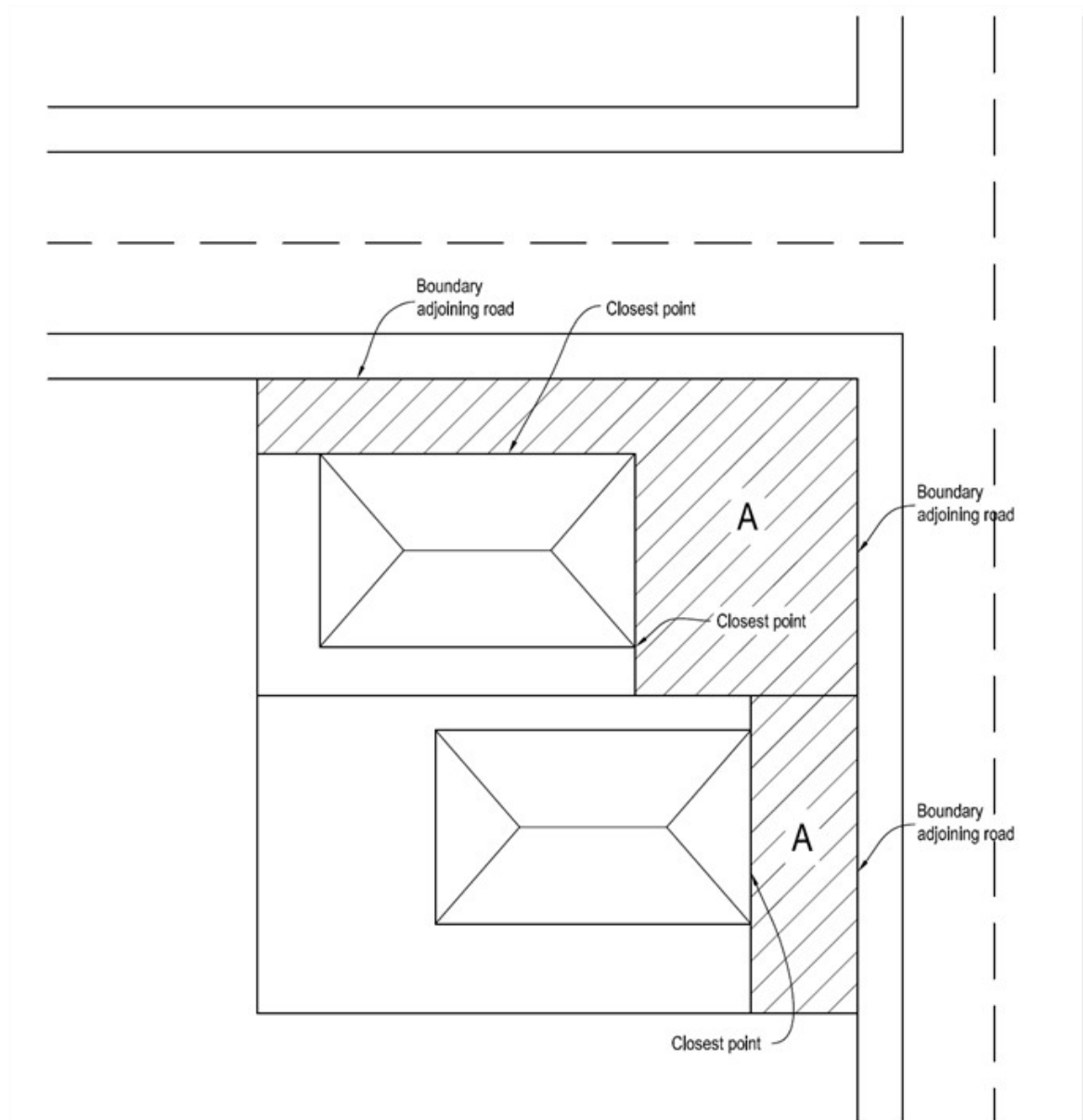
4. Building coverage not more than 40%.

5. Accessory buildings

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

**GRZ – Diagram 1 - Boundaries adjoining road reserves**



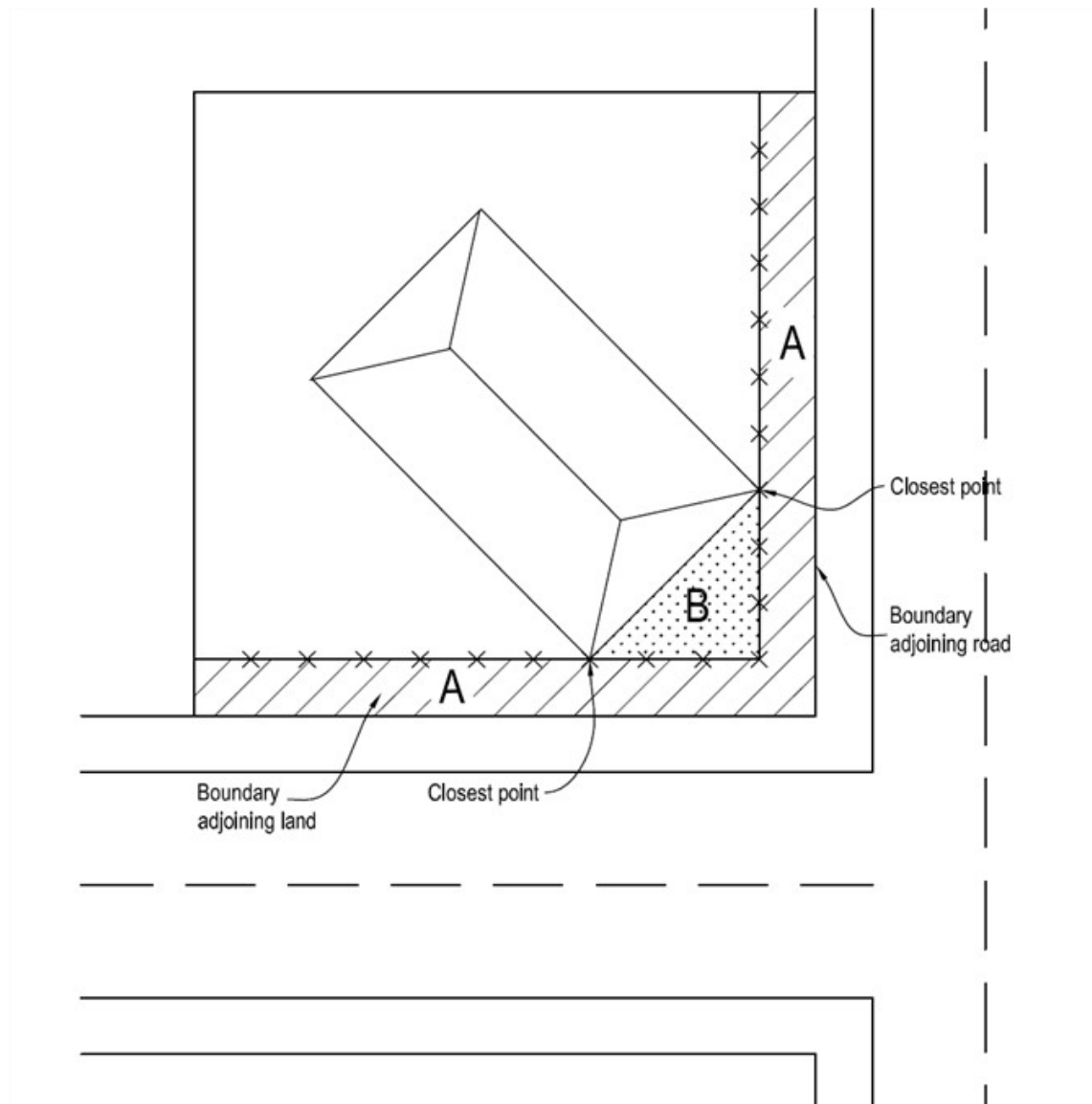


- a. This Rule applies to sites with multiple frontages to Road Reserve, and boundaries that are separated from Road Reserve by way of a segregation strip or similar instrument.

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.

- b. In addition, for sites that adjoin Road Reserve on multiple boundaries, accessory buildings shall not be located in the area located behind the intersection of theoretical line taken from the closest point of the main buildings, parallel to, and for the entire length of, any boundary adjoining Road Reserve and in front of the main building. Refer to Diagram 2

### GRZ – Diagram 2 - Multiple boundaries



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

## GRZ-S5 Amenity

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

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

## GRZ-S6

### Home Business

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

## GRZ-S7

### Signage

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

## GRZ-S8

### Parking, Loading and Vehicle Crossings

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

## GRZ-S9

### Hazardous Substances

~~Any new or expanded hazardous facility is subject to the provisions of Appendix F Hazardous Facility Screening Procedure.~~

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

## GRZ-S10

### Earthworks

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

## CRZ – Coastal Residential Zone

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

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

### Rules

The Coastal Residential Zone rules aim to:

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

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

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

	<p>c. The impact of the non-compliance on the residents' amenity or streetscape of the surrounding area; and</p> <p>d. The effects of the non-compliance on the residential character of the neighbourhood and on the natural character of the coastal environment.</p> <p><u>Notification:</u> Applications for accessory buildings subject to this rule are precluded from public or limited notification.</p>	
<b>CRZ-R4</b>	<p>1. Network utilities not provided for as permitted or restricted discretionary by <b>FC-Financial Contributions</b>; and</p> <p>2. Any other activity which is not provided for as a permitted, controlled, restricted discretionary or non-complying activity.</p>	<b>Discretionary (DIS)</b>
<b>CRZ-R5</b>	<p>1. Industrial Activities;</p> <p>2. Commercial Activities;</p> <p>3. Retail Activities;</p> <p>4. Non-compliance with <b>GRZ-S6-4</b>;</p> <p>5. Buildings within the 50 metre contour shown on Figure 1 Appendix H.</p>	<b>Non-Complying (NC)</b>
<b>CRZ-R6</b>	<p>1. Residential units and accessory buildings located within 20 metres of the closest part of the cliff.</p> <p>2. Access tracks and structures between the Coastal Residential Zone and the beach other than those authorised pursuant to <b>GRZ-R2</b>.</p>	<b>Discretionary (DIS)</b>

## Standards

The following standards apply to the rules as indicated above.

### CRZ-S1 Noise

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

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

### CRZ-S2

## Light

Any particular artificial lighting system shall not result in increased luminance in excess of 8 lux in the measured ambient level in the vertical plane at the windows of any residential building in the Residential, Coastal Residential, Rural or Rural Settlement Zones. No light source shall cause glare which may adversely affect the vision of motorists on a road. All outdoor lighting fixtures shall incorporate shields or other directional devices to prevent the spillage of light above the horizontal relative to the light source.

### CRZ-S3

#### Hazardous Substances

~~Any new or expanded hazardous facility is subject to the provisions of Appendix F Hazardous Facility Screening Procedure.~~

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

### CRZ-S4

#### Parking, Loading and Vehicle Crossings

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

### CRZ-S5

#### Structures and Yards

##### 1. Height in relation to boundary

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

**CRZ – Table 1 - Height in relation to boundary**

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

##### 2. Exceptions from the height in relation to boundary standard

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

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



from the lowest adjoining ground level within 1 metre of a property boundary.

- Any pool or tank which is less than 1.0m in height measured from the lowest adjoining ground level.
- Play equipment and letterboxes.
- Motorised vehicles that can be moved under their own power.

- a. Network utility masts, poles and antennas;
- b. Flagpoles;
- c. Wires;
- d. Television and radio antennas and support structures;
- e. Chimneys;
- f. Up to one-third of the height of gable end roofs and dormer windows not more than 3 metres wide;
- g. Photovoltaic panels no more than 200mm from the main block residential unit;
- h. Solar heating devices.

3. a. All new buildings and structures, and additions to buildings and structures shall comply with the following boundary setbacks:

Front Yard	7 metres
Side and Rear Yards	2.5 metres

- b. Any fence or planting located adjacent to the road boundary shall have a maximum height of 1.2 metres.
  - c. The height of vegetation on any residential lot shall not exceed the height as specified in 4) a) and b) below and also meet the recession plane requirements as specified in 1) above.
  - d. On sites other than rear sites not less than 60% of the front yard shall comprise of landscaped permeable surfaces.
4. a. Chimneys, radio and television aerials, antennas, satellite dishes under 1m diameter, poles, lattice masts up to 15m in height, 0.25sqm cross sectional flagpoles, other decorative features and solar panels are excluded from **CRZ-S6**.
  - b. Building height shall not exceed 8 metres. Except that the standard shall not apply to supporting structures such as masts, and poles providing that, above 8 metres in height the structures have a maximum horizontal dimension of 0.7 metres (excluding aerials and antennas).
  - c. Buildings shall not project beyond the height in relation to boundary shown in Figure 2 in Appendix H.
5. There shall be no more than one residential unit per site.
  6. The maximum impervious surface coverage on any site shall be 35%. This shall include both buildings and paved surfaces.
  7. Any garage or accessory building shall be built to the same design, materials and construction standard as the principal building.
  8. Antenna dishes shall not exceed 2 metres in diameter (except as provided for in **NU-**

**Network Utilities** in relation to network utilities).

## **CRZ-S6**

### **Home Businesses**

1. Number of persons to be employed

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

2. Electrical Interference

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

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

4. Storage

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

5. Amenity

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

6. Hours of Operation

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

7. Loading and Access

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

## **CRZ-S7**

### **Signage**

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

## **CRZ-S8**

### **Earthworks and Vegetation Clearance**

1. No earthworks or vegetation clearance shall occur within 10 metres of the edge of the coastal cliff (other than earthworks and vegetation clearance associated with the construction of a public access structure authorised pursuant to **CRZ-R2-1**).
2. No area greater than 300 m<sup>2</sup> shall be cleared of vegetation cover within any 12 month

period.

3. Vegetation shall be reinstated on all areas within 6 months of the initial disturbance.
4. All activities shall comply with the earthworks standards provided in **EW-Earthworks**.

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

## GRUZ – General Rural Zone

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

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

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

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

### Issues

#### GRUZ-I1

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

#### GRUZ-I2

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

#### GRUZ-I3

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

### Objectives

**GRUZ-01**

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

**GRUZ-02**

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

**GRUZ-03**

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

**GRUZ-04**

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

**GRUZ-05**

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

**Policies****GRUZ-P1**

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

**GRUZ-P2**

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

**GRUZ-P3**

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

#### GRUZ-P4

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

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

#### GRUZ-P5

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

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

### Rules

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

3. Farm stays for up to five people
4. Retail activities not exceeding 75m<sup>2</sup> gross floor area that are ancillary to any permitted activity
5. Conservation works
6. One residential unit and one minor residential unit per 1 hectare site area
7. One residential unit and one minor residential unit on a site of less than 1 hectare, but at least 5000m<sup>2</sup> site area, created by a subdivision consent granted on or before the 21<sup>st</sup> March 2016 of this rule
8. Network utilities as permitted by **NU-Network Utilities**
9. Accessory buildings
10. The following activities within the National Grid Yard provided they are set back at least 12 metres from a National Grid support structure and comply with Standard **GRUZ-S10**:
  - a. Network utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid;
  - b. Uninhabited farm structures associated with farming activities (excluding milking/dairy sheds,(but not their yards) and intensive indoor primary production buildings); and
  - c. Artificial crop protection structure and crop support structures excluding commercial greenhouses and protective canopies.
11. The following structures within 12 metres of a National Grid support structure:
  - a. Fences less than 2.5m in height and at least 5m from the nearest support structure;
  - b. A fence located within 5m of a support structure where Transpower NZ Ltd has given written approval in accordance with clause 2.3.3 of NZECP34:2001;
  - c. Network Utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid;

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



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

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

## Standards

The following standards apply to the rules above.

### GRUZ-S1

#### Noise

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

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

### GRUZ-S2

#### Light and glare

1. Any particular artificial lighting system shall not result in increased luminance in excess of 8 lux in the measured ambient level in the vertical plane at the windows of any residential building in any other adjacent property, and;
2. No light source shall cause glare which may adversely affect the vision of motorists on the road.

### GRUZ-S3 Hazardous Substances

~~Any new or expanded hazardous facility is subject to the provisions of Appendix F Hazardous Facility Screening Procedure.~~

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

### GRUZ-S4 Structures

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

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

### GRUZ-S5 Signage

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

### GRUZ-S6 Parking, Loading and Vehicle Crossings

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

### GRUZ-S7 Home Businesses

1. Only one person not living at the site shall be employed in the home business; the total number of persons shall not exceed three.

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

## **GRUZ-S8**

### **Retail Activities Ancillary to a Permitted Activity**

1. The majority of products sold are produced entirely on-site.
2. The retail floor space does not exceed 75m<sup>2</sup> gross floor area.
3. The entrance to any retail activity shall be located at least 200m from any intersection with the State Highway and at least 100m from any other intersection.
4. Only one sign shall be permitted at the entrance to the retail activity on the road boundary of the property and shall comply with the advertising standards of this zone.

## **GRUZ-S9**

### **Structures and Earthworks and Land Modification in the National Grid Yard**

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

#### **Note:**

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

## **GRUZ-S10**

## Earthworks

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

### GRUZ-S11

#### Minor Residential Unit

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

## RLZ – Rural Lifestyle Zone

The Rural Lifestyle Zone identifies large areas of rural land adjacent to or surrounding the urban area where lifestyle development is actively encouraged. Sites generally have independent on-site water, wastewater and stormwater services. Although in some areas sites have been connected to urban reticulated services. In future reticulated services connection will only be accommodated where it is demonstrated that there is no additional demand on the infrastructure network and no adverse effects on the environment.

The Rural Lifestyle Zone provides for most types of primary production as well as rural lifestyle development. Increased rural lifestyle development changes the character of the rural landscape. It also brings expectations of urban amenities which are quite different from those in the rural environment. The effects of primary production on rural lifestyle residents may be regarded as a nuisance. The location of rural lifestyle activities in the rural environment needs to be managed to provide for the farming operations and other primary production, as well as reasonable amenities for rural living.

### Issues

#### RLZ-I1

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

#### RLZ-I2

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

#### RLZ-I3

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

#### RLZ-I4

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

#### RLZ-I5

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

## Objectives

### RLZ-01

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

### RLZ-02

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

### RLZ-03

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

### RLZ-04

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

### RPROZ-05

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

### RLZ-06

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

### RLZ-07

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

### RLZ-08

Retention of the amenity of the Rural Lifestyle Zone.

## **RLZ-O9**

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

## **Policies**

### **RLZ-P1**

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

### **RLZ-P2**

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

### **RLZ-P3**

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

### **RLZ-P4**

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

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

### **RLZ-P5**



Subdivision and rural development shall maintain or enhance the rural lifestyle character.

### RLZ-P6

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

### RLZ-P7

Maintain overall low density character.

## Rules

<b>RLZ-R1</b>	<p>The following activities are permitted activities provided they comply with the standards in the Rural Lifestyle Zone as well as any other relevant chapters:</p> <ol style="list-style-type: none"> <li>1. Residential activities, including one minor residential unit and accessory buildings;</li> <li>2. Home business excluding vehicle repair and vehicle sales;</li> <li>3. Primary production excluding intensive indoor primary production activities;</li> <li>4. Community facility;</li> <li>5. Reserves and open space;</li> <li>6. Network utilities as permitted by <b>NU-Network Utilities</b>;</li> <li>7. Relocated buildings and temporary relocatable buildings that comply with <b>TEMP-Temporary Activities</b>; and</li> <li>8. Temporary military training activities that comply with <b>TEMP-Temporary Activities</b>.</li> </ol> <p><b>Note:</b> This rule contains some exemptions from the zone rules for network utilities. Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice 34:2001 is mandatory for all buildings, earthworks, primary production and mobile plant within close proximity to all electric lines. Vegetation to be planted near electricity lines should be</p>	<b>Permitted (PER)</b>
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	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.	
<b>RLZ-R2</b>	<p>1. Any permitted activity which does not comply with a Rural Lifestyle Zone standard.</p> <p>Council restricts its discretion to: The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.</p> <p>2. One residential unit on a site of less than 5000m<sup>2</sup>.</p> <p>Council restricts its discretion to:</p> <ol style="list-style-type: none"> <li>The ability of the development to be serviced by either off-peak pumping or on-site means with regard to effluent and stormwater disposal; and</li> <li>Impact on the character of the surrounding area, ability of the development to achieve quality urban design outcomes.</li> </ol> <p>3. More than one residential unit on a site.</p> <p>Council restricts its discretion to:</p> <ol style="list-style-type: none"> <li>The ability of the development to be serviced by on-site means with regard to effluent and stormwater disposal; and</li> <li>Impact on the character of the surrounding area, ability of the development to achieve quality urban design outcomes.</li> </ol> <p>4. Structures located on or within 5 metres of the indicative roads identified in the North West Structure Plan (Appendix L).</p>	<b>Restricted Discretionary (RDIS)</b>
<b>RLZ-R3</b>	Any activity which is not provided for as a permitted, restricted discretionary or non-complying activity.	<b>Discretionary (DIS)</b>
<b>RLZ-R4</b>	<p>1. Activities that require connection to reticulated water services, wastewater services and stormwater services;</p> <p>2. Industrial Activities;</p> <p>3. The establishment or expansion of any sensitive activity within a National Grid yard; and</p>	<b>Non-Complying (NC)</b>

	4. Buildings and structures located within the National Grid Yard, which are more than 2.5m in height and/or 10m <sup>2</sup> in area.	
	5. Funeral Parlours	

## Standards

The following standards apply to the rules above.

### RLZ-S1 Amenity

Chimneys, radio and television aerials, antennas, satellite dishes under 1m diameter, poles, lattice masts up to 15m in height, 0.25sqm cross sectional flagpoles, other decorative features and solar panels are excluded from RLZ-S1 (2) (3) and (6).

1. Minimum site area 5000m<sup>2</sup> per residential unit.
2. New structures shall be a minimum of 5 metres from any site boundary.

Exception: For Longbeach Drive Rural Lifestyle Zone – **GRZ-S4** height in relation to boundary applies.

3. 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).
4. Antenna dishes shall not exceed 2 metres in diameter (except as provided for in **NU-Network Utilities** in relation to network utilities).
5. Pedestal mounted dish antenna pivoted up to 4m above ground level and with a maximum diameter of 5 metres.
6. Structures shall not be located on or within 5 metres of the indicative roads identified in the North West Structure Plan (Appendix L).

### RLZ-S2 Noise

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

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

### RLZ-S3 Light and glare

1. Any particular artificial lighting system shall not result in increased luminance in excess of 8 lux in the measured ambient level in the vertical plane at the windows of any residential building in any other adjacent property, and;

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

## **RLZ-S4 Signage**

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

## **RLZ-S5 Home Businesses**

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

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

## **RLZ-S6 Hazardous Substances**

~~Any new or expanded hazardous facility is subject to the provisions of Appendix F Hazardous Facility Screening Procedure.~~

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

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

## **RLZ-S7 Parking, Loading and Vehicle Crossings**

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

## **RLZ-S8 Earthworks**

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

**RLZ-S9****Minor Residential Unit**

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

## RPROZ – Rural Production Zone

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

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

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

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

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

### Issues

#### RPROZ-I1

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

#### RPROZ-I2

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

## **RPROZ-I3**

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

## **RPROZ-I4**

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

## **RPROZ-I5**

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

## **Objectives**

### **RPROZ-O1**

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

### **RPROZ-O2**

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

### **RPROZ-O3**

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

### **RPROZ-O4**

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

## **RPROZ-O5**

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

## **RPROZ-O6**

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

## **Policies**

### **RPROZ-P1**

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

### **RPROZ-P2**

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

### **RPROZ-P3**

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

### **RPROZ-P4**

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

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



equipment;

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

## RPROZ-P5

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

## RPROZ-P6

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

## RPROZ-P7

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

## Rules

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

**Note:**

Works in close proximity to any electricity line can be

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

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

The following standards apply to the rules above.

#### **RPROZ-S1**

##### **Noise**

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

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

#### **RPROZ-S2**

##### **Light and glare**

- Any particular artificial lighting system shall not result in increased luminance in excess of 8 lux in the measured ambient level in the vertical plane at the windows of any residential building in any other adjacent property, and;
- No light source shall cause glare which may adversely affect the vision of motorists on the road.

#### **RPROZ-S3**

##### **Hazardous Substances**

~~Any new or expanded hazardous facility is subject to the provisions of Appendix F Hazardous Facility Screening Procedure.~~

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

#### **RPROZ-S4**

## Structures

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

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

## RPROZ-S5

### Signage

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

## RPROZ-S6

### Parking, Loading and Vehicle Crossings

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

## RPROZ-S7

### Home Business

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

**RPROZ-S8****Retail Activities Ancillary to a Permitted Activity**

1. The majority of products sold are produced entirely on-site.
2. The retail floor space does not exceed 75m<sup>2</sup> gross floor area.
3. The entrance to any retail activity shall be located at least 200m from any intersection with the State Highway and at least 100m from any other intersection.
4. Only one sign shall be permitted at the entrance to the retail activity on the road boundary of the property and shall comply with the advertising standards of this zone.

**RPROZ-S9****Structures and Earthworks and Land Modification in the National Grid Yard**

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

**Note:**

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

**RPROZ-S10****Earthworks**

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

**RPROZ-S11****Minor Residential Unit**

1. One minor residential unit per allotment which has a net site area of 1ha.
2. Maximum gross floor area - 60sqm excluding terrace floor spaces and porches (open or roofed).

3. All wastewater from a minor residential unit must be serviced onsite unless the property is already connected to a wastewater reticulation network.
4. Must comply with the requirements for 'structures' in standard **RPROZ-S4**.

## SETZ – Settlement Zone

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

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

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

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

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

The Settlement Zone applies to:

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

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

## Issues

### SETZ-I1

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



**SETZ-I2**

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

**SETZ-I3**

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

**SETZ-I4**

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

**Objectives****SETZ-O1**

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

**SETZ-O2**

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

**SETZ-O3**

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

**SETZ-O4**

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

**SETZ-O5**

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

**SETZ-O6**

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

### **SETZ-O7**

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

### **SETZ-O8**

Maintain or enhance the amenity of the Settlement Zone.

### **SETZ-O9**

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

## **Policies**

### **SETZ-P1**

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

### **SETZ-P2**

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

### **SETZ-P3**

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

### **SETZ-P4**

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

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

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

## SETZ-P5

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

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

## Rules

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

## Standards

The following standards apply to the rules above

### SETZ-S1 Noise

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

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

## **SETZ-S2**

### **Light and Glare**

1. An artificial lighting system shall not result in increased luminance in excess of 8 lux in the measured ambient level in the vertical plane at the windows of any residential building in any other adjacent property.
2. No light source shall cause glare which may adversely affect the vision of motorists on a road.

## **SETZ-S3**

### **Hazardous Substances**

~~Any new or expanded hazardous facility is subject to the provisions of Appendix F Hazardous Facility Screening Procedure.~~

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

## **SETZ-S4**

### **Structures**

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

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

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

## **SETZ – Figure 1 - Height in relation to boundary**



## 2. Multiple residential units

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

## 3. Exceptions from height in relation to boundary standard.

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

- a. Any retaining wall less than 1.5m in height measured from the lowest adjoining ground level.
- b. Any fence or wall (other than a retaining wall) less than 1.8 meters in height measured from the lowest adjoining ground level within 1 metre of a property boundary.
- c. Any pool or tank which is less than 1.0m in height measured from the lowest adjoining ground level.
- d. Play equipment and letterboxes.
- e. Motorised vehicles that can be moved under their own power.
- f. Network utility masts, poles and antennas;
- g. Flagpoles;
- h. Wires;
- i. Television and radio aerials , antennas and support structures satellite dishes under 1m diameter, poles, lattice masts up to 15m in height;
- j. Chimneys;
- k. Vertical ventilation shafts;
- l. Solar panels;and
- m. Photovoltaic panels no more than 200mm from the main block residential unit;
- n. Up to one-third of the height of gable end roofs and dormer windows not more than 3 metres wide; and
- o. Garages and accessory buildings not more than 3.5 metres high and maximum 6 metres length (exempt height in relation to boundary from side and rear boundaries only).

## 4. The height in relation to boundary standard ensures that buildings are set back in proportion

to their height from residential zone boundaries and street boundaries.

5. Height.

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

b. Height – Mowhanau Settlement Zone.

Building height shall not exceed 7.5 metres at the highest point of the building footprint on the ground level in the Mowhanau Settlement Zone.

Where a building platform lies on sloping ground the building height may increase up to a maximum of 10 metres, above the ground level, provided that no part of the building exceeds the 7.5 metres as measured at the highest point of building footprint on the ground level.

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

6. Building coverage.

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

7. Accessory buildings.

Any garage or accessory building located in front of the principal building on a site shall be built to the same design and construction standard as the principal building.

8. Antenna dishes:

- a. shall not exceed 2 metres in diameter **NU-Network Utilities** in relation to network utilities; and
- b. Pedestal mounted dish antenna pivoted up to 4 metres above ground level with a maximum diameter of 5 metres.

9. Site amenity - for more than one residential unit.

- a. On a site there shall be a minimum of 30m<sup>2</sup> outdoor living space for each residential unit provided adjacent to the main glazing of the main living area, and the least dimension in any direction shall be 3m.
- b. For upper storey units, the outdoor space requirement shall be a minimum of 15m<sup>2</sup>, and the least dimension in any direction shall be 1.5m.
- c. An enclosed storage space, with a minimum area of 2m<sup>2</sup> and with outdoor access shall be provided.

10. All new habitable structures to be used for residential, commercial or industrial purposes shall be provided with a fire fighting water supply and access to this supply in accordance with New Zealand Fire Service Fire Fighting Water Supply Code of Practice 2008 SNZ PAS 4509:2008.

## SETZ-S5

### Traffic Generation

Non-residential activities shall not accommodate more than:

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

**SETZ-S6****Signage**

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

**SETZ-S7****Parking, Loading and Vehicle Crossings**

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

**SETZ-S8****Home Businesses**

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

**SETZ-S9****Retail Activities (Except Where Adjoining a State Highway)**

1. The retail floor space shall not exceed 75m<sup>2</sup> gross floor area.
2. The entrance to any retail activity shall be located at least 200m from any intersection with the State Highway and at least 100m from any other intersection.
3. Provision of on-site parking spaces shall be in accordance with the provisions in **TRAN-Transport**.
4. Only one sign shall be permitted at the entrance to the retail activity on the road boundary of the property and shall comply with the signage standards of this zone.

**SETZ-S10****Earthworks**

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

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

**SETZ-S11****Minor Residential Unit**



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

## COMZ – Commercial Zone

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

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

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

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

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

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

## Issues

### COMZ-I1

#### **Adverse effects of development in the central city area**

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

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

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

## **COMZ-I2**

### **Under-utilized public space in the central city area**

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

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

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

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

## **COM-I3**

### **Loss of central city characteristics**

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

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

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

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

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

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

#### **COMZ-I4**

##### **Improving connectivity in the central city area**

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

#### **COMZ-I5**

##### **Under-utilised neighbourhood commercial centres**

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

#### **COMZ-I6**

##### **Adverse effects from neighbourhood commercial centres**

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

#### **COMZ-I7**

##### **Adverse environmental effects of urban development**

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

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

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

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

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

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

The establishment of new commercial centres may lead to unnecessary

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

## **COMZ-I8**

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

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

Components of urban amenities include:

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

Adverse effects on amenity include:

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

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

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

## Objectives

### COMZ-O1

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

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

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

### COMZ-O2

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

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

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

### COMZ-O3

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

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

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

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

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

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

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

1. Buildings built to a high standard, up to the street frontage, with no gaps between them, reflecting the historic rhythm, and predominantly with verandahs over the footpath;
2. Commercial activity reliant on pedestrian movement.

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

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

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

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

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

#### **COMZ-O4**

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

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

#### **COMZ-O5**

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

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

#### **COMZ-O6**

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

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

#### **COMZ-O7**

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

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

#### **COMZ-O8**

**Neighbourhood Commercial Zone that complements the surrounding Residential Zone**

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

#### **COMZ-O9**



## **To manage the effects of different urban activities to ensure that high quality urban amenities are sustained**

Amenity values include those matters that contribute to the visual character of the development and the quality of life of people living or working in, or visiting, the urban area of Whanganui. (refer to **COMZ-18** for discussion of amenity). The objective seeks to maintain the urban area as a pleasant place to live, where interrelationships between different uses, types of activities, natural environments and effects will as far as possible, be compatible.

### **COMZ-O10**

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

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

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

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

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

improvements.

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

### **COMZ-O11**

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

### **COMZ-O12**

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

## **Policies**

### **COMZ-P1**

To define commercial areas where the following characteristics are maintained:

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

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

### **COMZ-P2**

Define a Central Commercial Zone with the following characteristics:

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

8. Lively street activity;
9. Pedestrian oriented street layout, design, and quality;
10. High number of pedestrians in the streets;
11. Consolidated on-street and mid-block car parks;
12. A range of transport options;
13. Buildings built to a high standard, up to the street frontage, with no gaps between them, reflecting the historic rhythm, and predominantly with verandahs over the footpath; and
14. Commercial activities reliant on pedestrian movement.

### **COMZ-P3**

Define an Outer Commercial Zone with the following characteristics:

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

### **COMZ-P4**

Define an Arts and Commerce Zone with the following characteristics:

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

### **COMZ-P5**

Define a Riverfront Zone with the following characteristics:

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

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

### **COMZ-P6**

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

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

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

### **COMZ-P7**

#### **Encourage access to and along the Whanganui River and river banks**

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

### **COMZ-P8**

#### **Incorporate urban design principles in all development**

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

**COMZ-P9**

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

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

**COMZ-P10**

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

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

**COMZ-P11**

**Maintain a compact central commercial area**

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

**COMZ-P12**

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

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

**COMZ-P13**

Identify central city roads where the following characteristics are maintained:

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

**COMZ-P14**

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

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

### **COMZ-P15**

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

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

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

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

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

### **COMZ-P16**

**Encourage a compact efficient and vibrant commercial form**

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

### **COMZ-P17**

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

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

### **COMZ-P18**

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

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

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

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

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

### **COMZ-P19**

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

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

### **COMZ-P20**

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

expected to:

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

### **COMZ-P21**

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

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

### **COMZ-P22**

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

### **COMZ-P23**

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

### **COMZ-P24**

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

## **Rules - Arts & Commerce Zone**

### **COMZ – AC – Arts and Commerce Zone**



Important characteristics in the Arts and Commerce Zone are:

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

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

<b>COMZ-AC-R1</b>	Permitted activities provided they comply with the standards in the Arts and Commerce Zone as well as any other relevant chapters:	<b>Permitted (PER)</b>
	<ol style="list-style-type: none"> <li>1. Boutique retail activities with a maximum gross floor area of 200m<sup>2</sup>;</li> <li>2. Professional and administrative offices;</li> <li>3. Food and beverage outlets;</li> <li>4. Visitor accommodation;</li> <li>5. Residential activities;</li> <li>6. Home business excluding vehicle repair and vehicle sales</li> <li>7. Community facility;</li> <li>8. Educational facility;</li> <li>9. Manufacturing activities relating to the arts;</li> <li>10. Artist's studios;</li> <li>11. Vehicle and cycle parking areas developed and managed by, or on behalf of, the Whanganui District Council;</li> </ol>	

	<p>12. Network utilities as provided by <b>NU-Network Utilities</b>, which contains some exemptions from the zone rules for network utilities;</p> <p>13. Relocated buildings and temporary relocatable buildings that comply with <b>TEMP-Temporary Activities</b>; and</p> <p>14. Temporary military training activities that comply with <b>TEMP-Temporary Activities</b>.</p>	
<b>COMZ-AC-R2</b>	1. Subdivision.	<b>Controlled (CON)</b>
<b>COMZ-AC-R3</b>	<p>1. Any permitted or controlled activity which does not comply with an Arts and Commerce Zone standard.</p> <p>a. Council's discretion is restricted to:</p> <p>b. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance.</p> <p>2. Construction of new buildings.</p> <p>3. External alterations and additions to buildings.</p> <p>In relation to 2) and 3) above, Council restricts its discretion to the following matter:</p> <p>a. Whether the application is consistent with the intention of the Whanganui Town Centre Design Guidelines (Appendix G). A Design Assessment is required for each consent application proposing external works which demonstrates how the development responds to the guidelines.</p> <p>4. Any activity or development in the Whanganui River View Shaft that modifies the view to the Whanganui River.</p> <p>Council restricts its discretion to:</p> <p>a. Whether any structure or landscaping may obstruct views to the Whanganui River.</p>	<b>Restricted Discretionary (RDIS)</b>
<b>COMZ-AC-R4</b>	1. Network utilities not provided for as permitted or restricted discretionary activities by <b>NU-Network Utilities</b> .	<b>Discretionary (DIS)</b>
<b>COMZ-AC-R5</b>	<p>1. Vehicle sales; and</p> <p>2. Any other activity which is not provided for as a permitted, controlled or restricted discretionary activity.</p>	<b>Non-Complying (NC)</b>

## Standards

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

### COMZ-AC-S1

#### Noise

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

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

### COMZ-AC-S2

#### Structures

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

### COMZ-AC-S3

#### Parking, Loading and Vehicle Crossings

##### Vehicle Parking

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

##### Loading and Vehicle Crossings

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

**COMZ-AC-S4****Signage**

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

**COMZ-AC-S5****Earthworks**

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

**COMZ-AC-S6****Home Business**

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

**Rules - Riverfront Zone****COMZ – RF – Riverfront Zone**

Important characteristics in the Riverfront Zone are:

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

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

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

<b>COMZ-RF-R3</b>	<ol style="list-style-type: none"> <li>1. Any permitted or controlled activity which does not comply with a Riverfront Zone standard.</li> </ol> <p>Council's discretion is restricted to: The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance.</p> <ol style="list-style-type: none"> <li>2. Market activities that do not comply with the permitted activity standards specified in <b>COMZ-RF-S5</b>, or any other relevant zone rules.</li> <li>3. Construction of new buildings.</li> <li>4. External alterations and additions to buildings.</li> </ol> <p>In relation to 3) and 4) above, Council restricts its discretion to: Whether the application is consistent with the intention of the Whanganui Town Centre Design Guidelines (Appendix G). A Design Assessment is required for each consent application proposing external works which demonstrates how the development responds to the guidelines.</p> <ol style="list-style-type: none"> <li>5. Any activity or development in the Whanganui River View Shaft that modifies the view to the Whanganui River.</li> </ol> <p>Council restricts its discretion to: Whether any structure or landscaping may obstruct views to the Whanganui River.</p>	<b>Restricted Discretionary (RDIS)</b>
<b>COMZ-RF-R4</b>	<ol style="list-style-type: none"> <li>1. Network utilities not provided for as permitted or restricted discretionary activities by <b>NU-Network Utilities</b>.</li> </ol>	<b>Discretionary (DIS)</b>
<b>COMZ-RF-R5</b>	<ol style="list-style-type: none"> <li>1. Manufacturing activities, other than as provided for as a permitted activity;</li> <li>2. Vehicle sales;</li> <li>3. On-site vehicle parking. Other than car parking that is accessed from a service lane; and</li> <li>4. Any other activity which is not provided for as a permitted, controlled or restricted discretionary activity.</li> </ol>	<b>Non-Complying (NC)</b>

## Standards

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

**COMZ-RF-S1****Noise**

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

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

**COMZ-RF-S2****Structures****1. Street Frontage**

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

**2. Side Boundaries**

Buildings shall be built up to the side boundaries.

**3. River Frontage**

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

**4. Building Height**

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

**5. Passive Surveillance**

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

**6. Flood Hazard Mitigation**

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

**COMZ-RF-S3****Loading****1. Loading**

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

**COMZ-RF-S4**

## Market Activities

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

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

### COMZ-RF-S5

#### Signage

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

### COMZ-RF-S6

#### Earthworks

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

### COMZ-RF-S7

#### Home Business

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

## Rules - Central Commercial Zone

### COMZ – CC – Central Commercial Zone

Important characteristics in the Central Commercial Zone are:

1. The presence of heritage sites and buildings;
2. Natural and cultural heritage features;
3. Good urban design;
4. Central city limits are defined by the Whanganui River and three parks and gardens;
5. Low speed vehicle movement;
6. Provision for noise associated with commercial activities are tolerated;
7. Higher numbers of commercial signs;
8. Lively street activity;
9. Pedestrian oriented street layout, design, and quality;
10. High number of pedestrians in the streets;
11. A range of transport options;
12. Buildings built to a high standard, up to the street frontage, with no gaps between them, reflecting the historic rhythm, and predominantly with verandahs over the footpath; and
13. Commercial activities reliant on pedestrian movement.



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

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

	<p>non-compliance.</p> <p>2. Construction of new buildings.</p> <p>3. External alterations and additions to buildings.</p> <p>In relation to 2) and 3) above, Council restricts its discretion to: Whether the application is consistent with the intention of the Town Centre Design Guidelines (Appendix G). A Design Assessment will be required which demonstrates how the proposed development responds to the guidelines.</p> <p>4. Any activity or development in the Maria Place to Papatuhou/ Cooks Gardens View Shaft that modifies the view from any point along Maria Place to Papatuhou/Cooks Gardens.</p> <p>Council restricts its discretion to: The view to Papatuhou/Cooks Gardens from Maria Place.</p>	
<b>COMZ-CC-R4</b>	<p>1. Industrial activity;</p> <p>2. Commercial parking lots and parking buildings that are not developed and managed by, or on behalf of, the Whanganui District Council;</p> <p>3. Vehicle sales;</p> <p>4. Any building that, due to inadequate maintenance, has an external appearance detracting from amenity values or neighbourhood character;</p> <p>5. Any site that, due to inadequate maintenance, has an external appearance detracting from amenity values of neighbourhood character;</p> <p>6. Any other activity which is not provided for as a permitted, controlled or restricted discretionary activity;</p> <p>7. Network utilities not provided for as permitted or restricted discretionary activities by <b>NU-Network Utilities</b>.</p>	<b>Discretionary (DIS)</b>

## Standards

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

**COMZ-CC-S1****Noise**

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

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

**COMZ-CC-S2****Light**

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

**COMZ-CC-S3****Hazardous Substances**

~~Any new or expanded hazardous facility is subject to the provisions of Appendix F – Hazardous Facility Screening Procedure.~~

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

**COMZ-CC-S4****Residential Use**

Where a building is located on a 'display frontage street', the ground floor of the building up to a depth of 6 metres from the street frontage shall not be used for residential purposes.

**COMZ-CC-S5****Structures**

1. The front wall of all buildings shall be built up to the street boundary on all display frontage streets.

**Display frontage streets in the Central Commercial Zone**

Guyton Street	Both sides – St Hill Street to Wicksteed Street
Maria Place	Both sides – St Hill Street to Watt Street
Ridgway Street	Both sides – St Hill Street to Drews Avenue
Victoria Avenue	Both sides – Taupo Quay to Ingestre Street

2. All Other Site Boundaries

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

3. Building Height

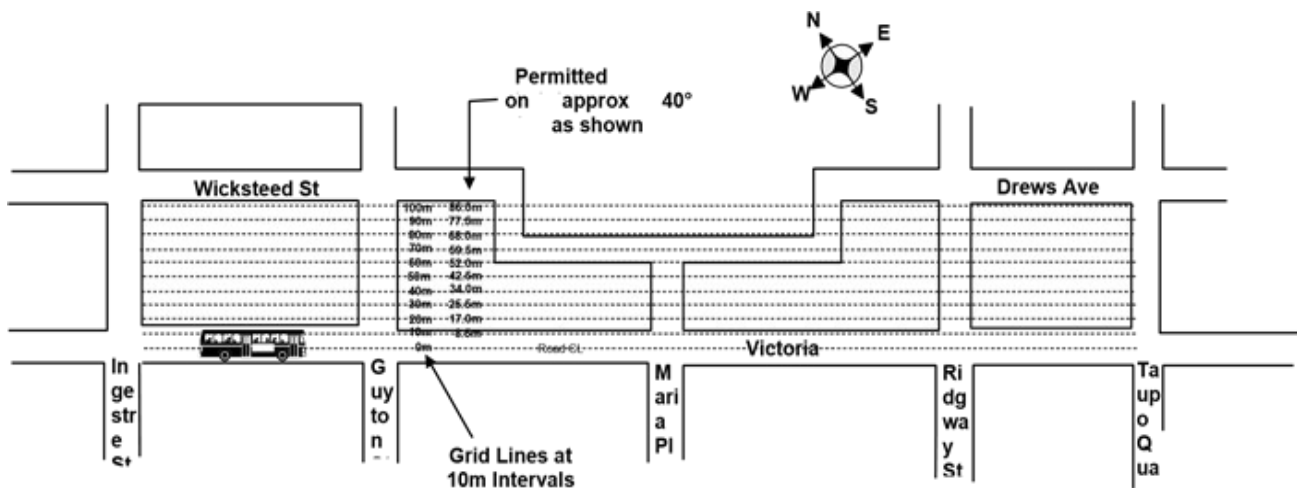
Building height (display frontage streets) shall be a minimum of 7.5 metres and a maximum of 14 metres except:

- The maximum height on street corners shall be 20 metres within 30 metres of the intersection.
- Facades north-east of Victoria Avenue shall have a minimum height set by a horizontal plane at 7.5 metres measured at the corner of Victoria Avenue.
- Facades on the north-eastern side of Victoria Avenue shall comply with the sunlight plane in rule e) below.
- Height shall be measured to the top of the eaves or parapet.
- Chimneys, radio and television aerials, antennas, satellite dishes under 1m diameter, poles, lattice masts up to 15m in height, 0.25sqm cross sectional flagpoles, other decorative features and solar panels are excluded.

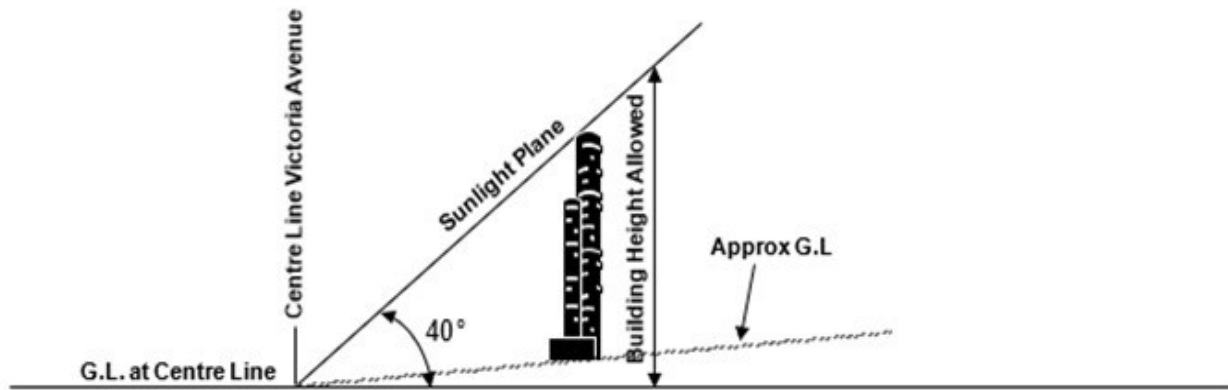
#### 4. Sunlight Plane

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

Any addition to that part of an existing building which penetrates this plane shall not further restrict the sunlight admission to that part of Victoria Avenue protected by this standard.



COMZ – Figure 1 – Sunlight Plane Location



**COMZ – Figure 2 – Typical Section through Sunlight Plane**

#### 5. Provision of Verandahs (Display Frontage Streets)

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

- a. Verandah Locations  
Verandahs shall only be erected over public road or public space where:
  - i. there is a formed footway;
  - ii. the public road or public space is a minimum of 12 metres in width.
- b. Consistency of Verandahs
  - i. The design and appearance of verandahs (including materials used) shall be consistent with adjoining verandahs;
  - ii. The dimensions of verandahs shall be consistent with adjoining verandahs with regard to height and width of verandah and depth of fascia; and
  - iii. The roof covering of the verandah must be of weather resistant material and be provided with gutters and downpipes that connect to a reticulated stormwater system.
- c. Verandah Dimensions
- d. Fascias shall be not less than 300mm, nor more than 450mm, in depth, except that this shall not apply to concrete fascias;
- e. No part of a verandah shall be less than 3 metres above the kerb level of the footway, nor closer than a horizontal distance of 450mm from the kerb;
- f. Verandah posts shall not be closer than 450mm to the kerbline;
- g. Verandah posts shall be no more than 200mm in diameter
- h. Verandah posts shall be set back no more than 200mm from the verandah fascia; and
- i. Verandah posts for any one verandah shall be spaced at least 3 metres apart.
- j. Heritage Verandahs
- k. Verandah posts for buildings listed in the Heritage Inventory shall be in keeping with the character of the building.

#### 6. Passive Surveillance

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

overlook the public areas.

### **COMZ-CC-S6**

#### **Parking, Loading and Vehicle Crossings**

1. Parking
  - a. Parking may be provided on a voluntary basis up to a maximum of one space per 100m<sup>2</sup> of site zone provided that carpark access from Victoria Avenue shall not be permitted.
  - b. Parking areas, associated pedestrian routes and vehicle crossings shall comply with the standards in **TRAN-Transport**.
2. Loading and Vehicle Crossings

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

### **COMZ-CC-S7**

#### **Signage**

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

### **COMZ-CC-S8**

#### **Earthworks**

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

### **COMZ-CC-S9**

#### **Home Business**

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

## **Rules - Outer Commercial Zone**

### **COMZ – OC – Outer Commercial Zone**

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

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

The Outer Commercial Zone rules in this section aim to:

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

<b>COMZ-OC-R1</b>	<ol style="list-style-type: none"> <li>1. Retail activities with integrated gross floor areas over 500 square metres provided that there shall be no more than two tenancies in a building on any one site. The restriction to two tenancies does not apply to the land bounded by Taupo Quay, St Hill Street, Ridgway Street and Wilson Street, Whanganui;</li> <li>2. Commercial activities other than retail activities;</li> <li>3. Community facility;</li> <li>4. Residential activities;</li> <li>5. Home business excluding vehicle repair and vehicle sales;</li> <li>6. Educational Facility;</li> <li>7. Industrial activities;</li> <li>8. Community correction activity;</li> <li>9. Reserves and open spaces;</li> <li>10. Network utilities as provided by <b>NU-Network Utilities</b> which contains some exemptions from the zone rules for network utilities;</li> <li>11. Relocated buildings and temporary relocatable buildings that comply with <b>TEMP-Temporary Activities</b>; and</li> <li>12. Temporary military training activities that comply with <b>TEMP-Temporary Activities</b>.</li> </ol>	<b>Permitted (PER)</b>
<b>COMZ-OC-R2</b>	<ol style="list-style-type: none"> <li>1. Subdivision. Refer to <b>SUB-Subdivision</b> for standards relating to subdivision in this zone.</li> </ol>	<b>Controlled (CON)</b>
<b>COMZ-OC-R3</b>	<ol style="list-style-type: none"> <li>1. Any permitted or controlled activity which does not comply with an Outer Commercial Zone standard.</li> </ol>	<b>Restricted Discretionary</b>

	<p>Council's discretion is restricted to: The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance.</p> <p>2. Construction of new buildings in the Outer Commercial Design Guide Overlay area.</p> <p>Council restricts its discretion to: Whether the application is consistent with the intention of the Outer Commercial Design Guidelines (Appendix G). A Design Assessment will be required which demonstrates how the proposed development responds to the guidelines.</p> <p>3. Alterations and additions to buildings in the Outer Commercial Design Guide Overlay area visible from a public space or the Residential Zone where the addition is greater than 20% of the gross floor area of the existing building (excluding uncovered stairways, . floor space in terraces (open or roofed), external balconies, breezeways, canopies or porches, lift towers and machinery rooms on the roof having a floor area of not more than 200m<sup>2</sup>).</p> <p>Council restricts its discretion to: Whether the application is consistent with the intention of the Outer Commercial Design Guidelines (Appendix G). A Design Assessment will be required which demonstrates how the proposed development responds to the guidelines.</p>	(RDIS)
COMZ-OC-R4	<p>1. Network utilities not provided for as permitted or restricted discretionary activities by <b>NU-Network Utilities</b>; and</p> <p>2. Any activity which is not provided for as a permitted, controlled or restricted discretionary activity.</p>	Discretionary (DIS)

## Standards

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

### COMZ-OC-S1 Noise

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

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



**COMZ-OC-S2****Light**

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

**COMZ-OC-S3****Home Business**

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

**COMZ-OC-S4****Hazardous Substances**

Any new or expanded hazardous facility is subject to the provisions of Appendix F – Hazardous Facility Screening Procedure.

**COMZ-OC-S5****Outside Storage and Working Areas**

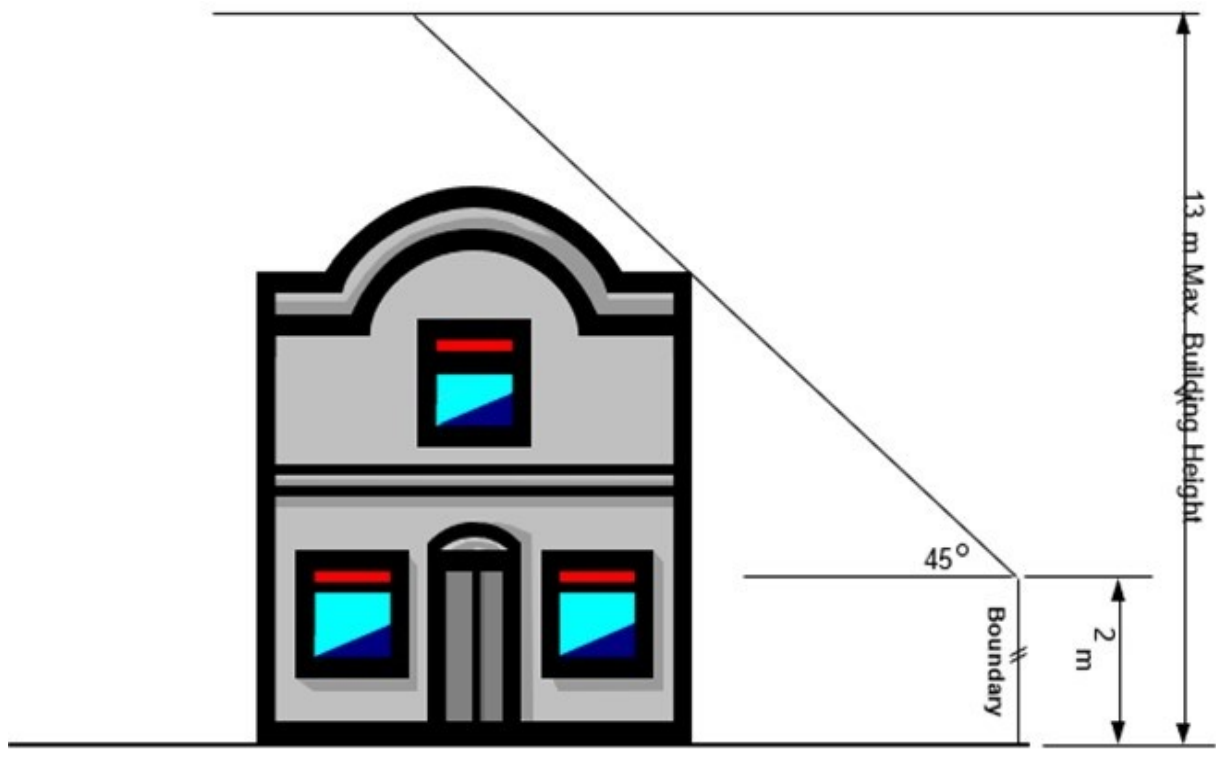
All outside storage and working areas shall be screened from the street and any adjoining residential properties by a solid fence and/or vegetation to a minimum height of 1.8 metres. Except that, this standard shall not apply to outside areas which are used for sales displays or traffic access.

**COMZ-OC-S6****Structures**

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

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

**COMZ – Figure 3 - Height in relation to boundary**



### 3. Exemptions from height in relation to boundary standard

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

- a. Any retaining wall less than 1.5m in height measured from the lowest adjoining ground level.
- b. Any fence or wall (other than a retaining wall) less than 1.8 meters in height measured from the lowest adjoining ground level within 1 metre of a property boundary.
- c. Any pool or tank which is less than 1.0m in height measured from the lowest adjoining ground level.
- d. Play equipment and letterboxes.
- e. Motorised vehicles that can be moved under their own power.
- f. Network utility masts, poles and antennas;
- g. Flagpoles;
- h. Signs;
- i. Chimneys;
- j. Wires;
- k. Television and radio antennas and support structures;
- l. Vertical ventilation shafts;
- m. Solar heating devices;
- n. Photovoltaic panels fixed no more than 200mm from the main bulk of the residential unit.

### 4. Yards

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

The height in relation to boundary standard ensures that buildings are set back in proportion to

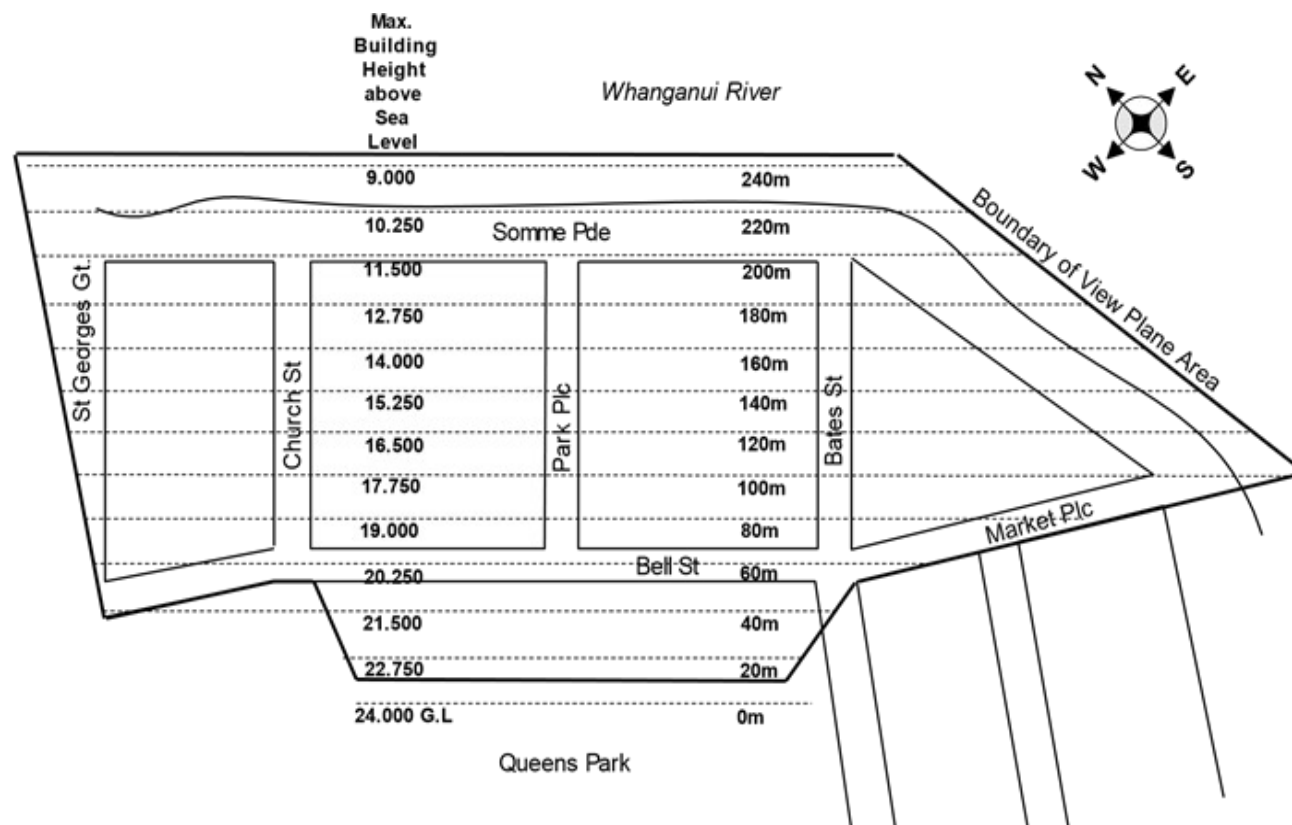
their height from Residential Zone boundaries and street boundaries.

#### 5. Building Height

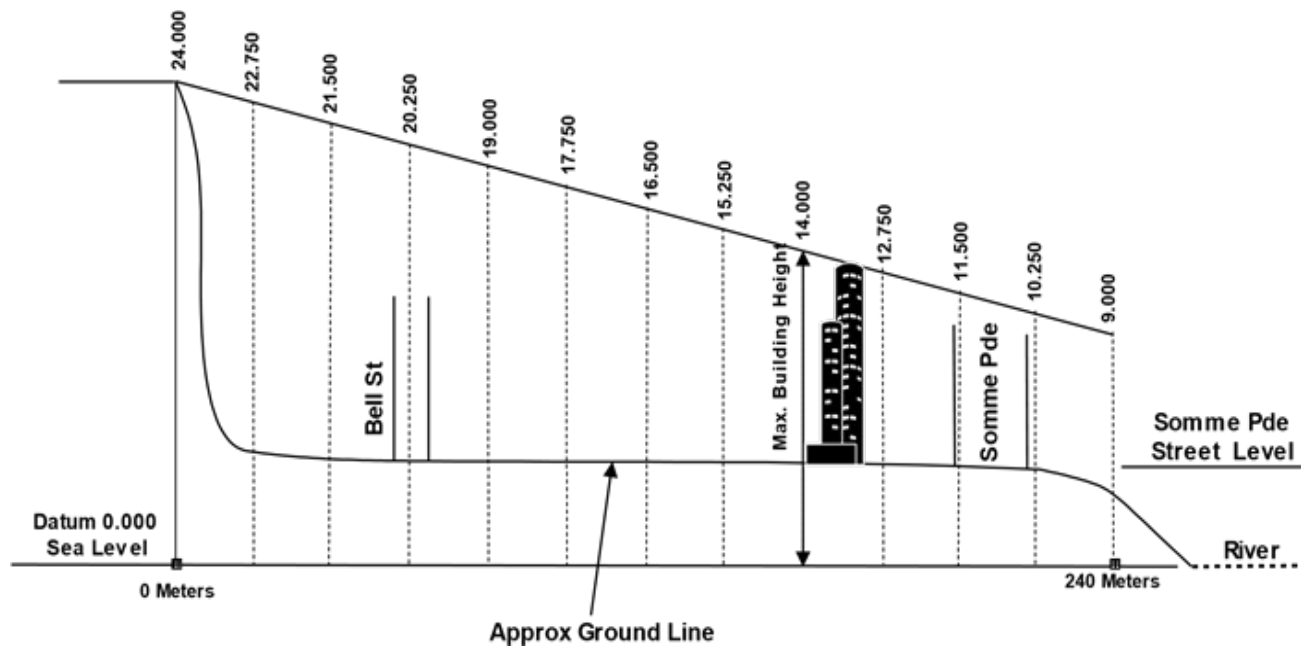
Building height shall not exceed 13 metres.

#### 6. View Protection Plane

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



**COMZ – Figure 4 – View Plane Location**



**COMZ – Figure 5 – Section through View Plane**

Note: Levels are for heights above sea level

Any addition to that part of an existing building which penetrates this plane shall not further restrict the view protected by this clause.

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

#### **COMZ-OC-S7**

##### **Parking, Loading and Vehicle Crossings**

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

#### **COMZ-OC-S8**

##### **Signage**

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

#### **COMZ-OC-S9**

##### **Landscaping**

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

## COMZ-OC-S10

### Earthworks

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

## Rules - Neighbourhood Commercial Zone

### COMZ – NC – Neighbourhood Commercial Zone

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

	The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.	
<b>COMZ-NC-R3</b>	<ol style="list-style-type: none"> <li>1. Industrial activity;</li> <li>2. Commercial parking lots and parking buildings;</li> <li>3. Vehicle sales;</li> <li>4. Network utilities not provided for as permitted or restricted discretionary activities by <b>NU-Network Utilities</b>; and</li> <li>5. Any other activity which is not provided for as a permitted or restricted discretionary activity.</li> </ol>	<b>Discretionary (DIS)</b>

## Standards

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

### COMZ-NC-S1

#### Noise

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

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

### COMZ-NC-S2

#### Light and Glare

1. Artificial lighting systems shall not result in increased luminance in excess of 8 lux in the measured ambient level in the vertical plane at the windows of any residential building in the Residential and Coastal Residential Zones.
2. No light source shall cause glare which may adversely affect the vision of motorists on a road.

### COMZ-NC-S3

#### Residential Use

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

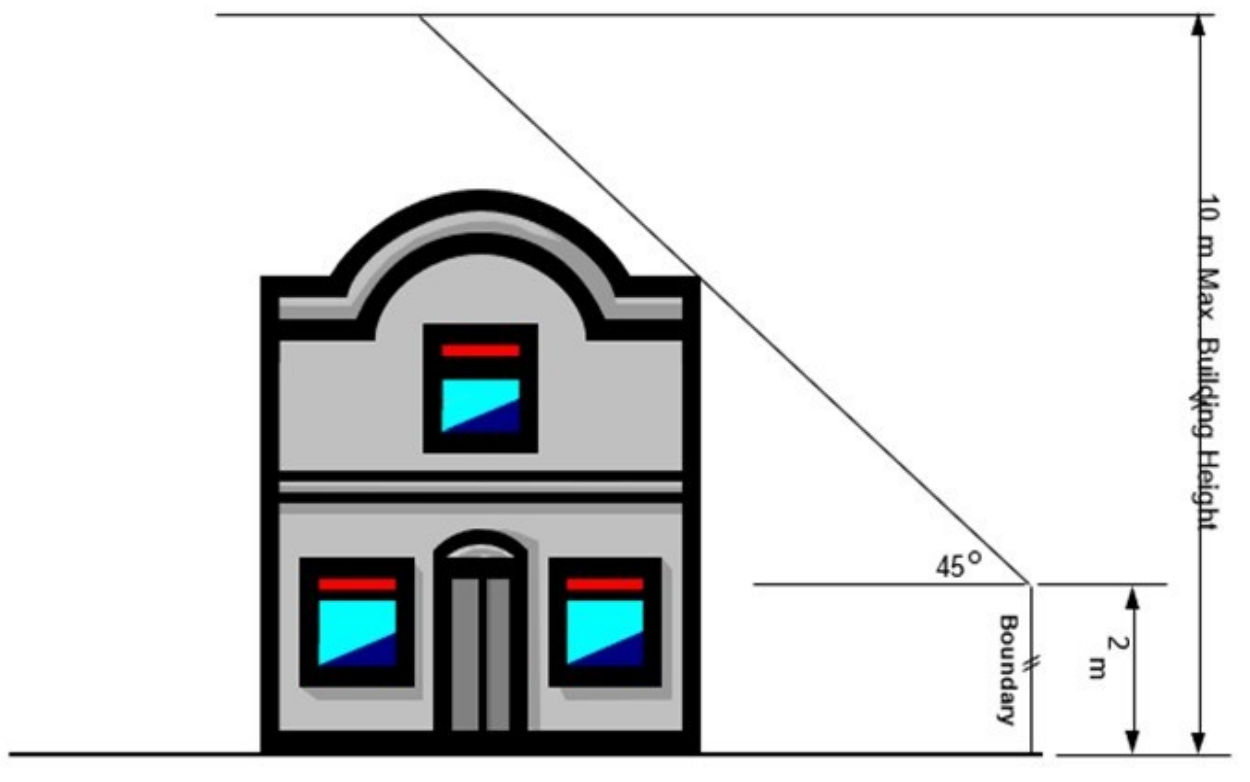
### COMZ-NC-S4

#### Structures

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

2. Building height shall not exceed 10 metres. Except that the standard shall not apply to supporting structures such as masts and poles providing that, above 10 metres in height, they have a maximum horizontal dimension of 0.7 metres (excluding aerials and antennas).
3. All new buildings and structures, and additions to buildings and structures shall be designed and constructed to fit within a recession plane (or height-to-boundary plane) which commences at 2 metres above the existing ground level at any site boundary which adjoins a Residential Zone, and then projects from this line inwards at a 45 degree angle.

**COMZ – Figure 6 - Height in relation to boundary**



- a. The following structures are exempt from the above height in relation to boundary standard:
  - The following structures are exempt from the above height in relation to boundary standard:
  - Any retaining wall less than 1.5m in height measured from the lowest adjoining ground level.
  - Any fence or wall (other than a retaining wall) less than 1.8 meters in height measured from the lowest adjoining ground level within 1 metre of a property boundary.
  - Any pool or tank which is less than 1.0m in height measured from the lowest adjoining ground level.
  - Play equipment and letterboxes.
  - Motorised vehicles that can be moved under their own power.
    - i. Network utility masts, poles and antennas;
    - ii. Flagpoles;
    - iii. Signs;

- iv. Chimneys;
- v. Wires;
- vi. Television and radio antennas and support structures.
- vii. Vertical ventilation shafts;
- viii. Solar heating devices; and
- ix. Photovoltaic panels fixed no more than 200mm from the main bulk of the residential unit.

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

#### **COMZ-NC-S5**

##### **Parking, Loading and Vehicle Crossings**

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

#### **COMZ-NC-S6**

##### **Signage**

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

#### **COMZ-NC-S7**

##### **Hazardous Substances**

~~Any new or expanded hazardous facility is subject to the provisions of Appendix F – Hazardous Facility Screening Procedure.~~

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

#### **COMZ-NC-S8**

##### **Earthworks**

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

#### **COMZ-NC-S9**

##### **Home Business**

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



## GIZ – General Industrial Zone

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

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

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

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.

The purpose of the General Industrial Zone (GIZ) is to provide for a broad range of industrial activities that make an important contribution to the economic wellbeing of Whanganui. Provision is also made for some supporting activities that are compatible with adverse land use effects typically associated with industrial activities (such as noise, odour, heavy traffic movements) or less sensitive to the lower levels of amenity usually experience in such zones. More sensitive non-industrial activities such as residential dwellings, educational and health facilities, retail shops and commercial offices are discouraged from establishing in the zone.

Buildings within the zone are typically functional in appearance, with industrially zoned land generally located close to transport routes, including the railway line and State Highways, and in places where effects on the environment such as noise, traffic and visual amenity can largely be contained and managed. Areas covered by the General Industrial Zone include: Heads Road West, Heads Road East, Mill Road, London Street, Aramoho, Eastown and Putiki. These areas are anticipated to have sufficient capacity to meet short-medium term industrial demand in the district provided currently undeveloped/underutilised sites are fully utilised.

## Issues

### GIZ-I1

#### Adverse Environmental Effects of Urban Development

Adequate provision needs to be made to enable the efficient and effective functioning of industrial activities due to the contribution they make to the economic and social wellbeing of the

district. However, the nature, scale and intensity of industrial land use activities, can generate significant adverse effects on the environment, particularly on adjacent residential and commercial areas, and on the transport network, including key road frontages, resulting in reduced quality of the environment and incompatibility between different land uses beyond the zone.

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

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

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

1. 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.
2. Loss of the productive potential of land – the impact of restricting future development options is even more significant when considered in the context of the productive potential of land. Highly productive land is a scarce resource, in the District and nationally.
3. 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.
4. Commercial form – the physical form of commercial areas has developed as the city has grown. Commercial areas in Whanganui are relatively compact and often complemented by key visual landmarks, view vistas and significant heritage buildings and streetscapes. Specific car parking, pedestrian and vehicle access arrangements have been tailored to the needs of each commercial area. Some areas have also recently been upgraded with street improvements.

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

**GIZ-I2**

There is potential for incompatibility between different land uses within and adjacent to industrial areas, including potential for reverse sensitivity effects. A wide range of land uses occur within the zone and new activities may not always be compatible with existing activities.

The potential for incompatible land uses also exists at the interface between zones (eg. where industrial activities are located adjacent to a residential zone)

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

Components of urban amenities include:

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

Adverse effects on amenity include:

1. Features and characteristics valued by the District community could come under threat from inappropriate development, unsympathetic modification, pollution and natural hazards. The landscape character of Whanganui is defined and enhanced by a number of landscape features, heritage buildings, landmarks and physical characteristics which give shape, cohesion, and identity to the urban area. Examples of such features include the Whanganui River and adjacent terraces, the estuary and coastal dune system, Bastia and Durie Hills, Queens Park, the Old Town and tree-lined streetscape etc.
2. New medium to low density residential developments are often characterised by open, featureless 'suburbia'. Featureless housing estates may detract from the amenity standards set by the current urban form.
3. Environmental health problems where industrial activity with significant offensive or harmful emissions or heavy industrial traffic operate in close proximity to residential areas without adequate mitigation measures.
4. Redevelopment and infill development in the existing urban area increases the density of development. This may reduce on site and neighbourhood amenities like daylight, privacy,

outlook and visual character.

5. New decentralised commercial development which may not contribute to the character and vibrancy of the town centre. In particular the atmosphere associated with a focussed commercial heart may be eroded and then fail to maximise the cultural and recreational opportunities that are located here.

### GIZ-I3

The Mill Road industrial area is a key contributor to providing locational choice and industrial development opportunities in the district, particularly for light-medium industries. As the area is still largely undeveloped and predominantly under individual ownership it is critical that the effects and demands of future industrial development are managed in an orderly, integrated fashion, particularly in terms of the location and staging of supporting infrastructure services.

There are specific locations in the urban area with poor amenities and pollution problems. These areas are a focus of particular concern as they have a high public profile in the urban area. What is at issue is how these areas can be improved so that their amenity standards improve.

The following are examples of problem areas:

1. There are vacant, disused or visually unattractive industrial sites and road corridors in the Heads Road and Aramoho industrial areas. The existing development represents an under-utilisation of land and infrastructure.
2. The Balgownie Landfill site is located in close proximity to residential areas. Problems of smells, landfill traffic and visual pollution seriously reduce the amenities of the adjacent residential neighbourhoods. There is the added problem of possible contamination of land and water due to leachate from the Landfill.
3. The Whanganui River is an outstanding landscape feature. It is a taonga of spiritual and cultural significance particularly to Iwi. While the natural values in the river will be significantly improved with the completion of the wastewater project, concern has been raised about degradation of the landscape character, loss or under utilised recreation opportunities around the river margins, and little recognition of the ecological value of the estuary.

## Objectives

### GIZ-O1

**Urban Development Which Minimises Adverse Environmental Effects and Maximises Effective and Efficient Use of Natural and Physical Resources**

Industrial activities are able to easily establish and safely and efficiently operate within the zone.

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.

**GIZ-O2****To Manage Effects of Different Urban Activities to Ensure High Quality Urban Amenities are Sustained**

Adverse effects on amenity values within the zone and adjoining zones are managed, particularly at Residential Zone boundaries.

Amenity values include those matters that contribute to the visual character of the development and the quality of life of people living or working in, or visiting, the urban area of Whanganui. (refer to GIZ-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.

**GIZ-O3**

The industrial role, function and character of the zone is not compromised by the establishment of non-industrial or other incompatible activities.

**GIZ-O4**

The level of amenity within the zone is consistent with its primary industrial role, function and character.

**Policies****GIZ-P1****Promote Urban Development that is Cost-Effective, Efficient in the Use of Land and Infrastructure Services, and Co-ordinated with a Long Term Programme of Infrastructure Development**

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

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

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

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

Enable industrial activities and other activities compatible with the role, function and character of the zone.

## **GIZ-P2**

### **Encourage the Redevelopment of Vacant or Under-Utilised Industrial Land**

There is a significant amount of vacant or disused land in the existing established industrial areas. These areas could be used for new industries or other land use activities. This policy aims at encouraging a more efficient use of this serviced land resource.

Implementation requires working closely with land owners and developers to negotiate a suitable development package. It may also be necessary to use incentives to make redevelopment a more attractive option.

Discourage activities that are incompatible, do not support the primary industrial role and function of the zone or could result in unanticipated reverse sensitivity effects.

## **GIZ-P3**

### **Ensure All Development Provides Adequate and Affordable Infrastructure Services Appropriate to the Nature and Scale of Activities and Needs of the Respective Development Areas**

Currently there are different levels of infrastructure services available in 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 in the urban area. Appropriate District Plan rules covering standards 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.

Encourage the efficient use and development of vacant or underutilised industrially zoned land.

**GIZ-P4****Protect and Enhance the Rural Landscape Setting and the Visual Character of the Urban Environment**

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

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.

Both the landscape setting and visual character of the urban environment contribute to amenity-qualities in the urban area. They are valued by the community.

Significant aspects of the landscape setting and visual character of the urban environment need to be identified and appropriate performance standards 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.

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.

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.

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

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.

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.

There are a number of prominent sites in the urban area with significantly poor visual amenities



~~and, in some cases, pollution problems. Remedial and mitigation action is required.~~

Manage the establishment of non-industrial activities in the zone by assessing their appropriateness including whether:

1. the purpose of the activity supports or provides services to industrial activities and results in the efficient use of industrial land;
2. the activity has a functional or operational need to establish in the zone;
3. the activity will limit or constrain the establishment of activities that are permitted in the zone;
4. the activity will result in any conflict and/or potential reverse sensitivity effects with existing industrial activities; and
5. the activity has the potential to undermine the vitality of the district's commercial areas.

#### **GIZ-P5**

**~~To Define Industrial Areas Where the Following Characteristics are Maintained~~**

- ~~1. a range of industrial and industrial activity;~~
- ~~2. a range of activities to support the predominantly industrial activity provided that they will not adversely affect the ability of industrial activity to function efficiently and effectively;~~
- ~~3. protection for the amenity values of neighbouring areas;~~
- ~~4. safe urban design (including pedestrian and vehicle safety);~~
- ~~5. retention of natural and cultural heritage features.~~

Maintain the role, function and level of amenity appropriate to the zone by managing the effects of:

1. Bulk, scale and location of buildings and structures;
2. Outdoor storage;
3. Traffic and parking;
4. Signage;
5. Earthworks;
6. Stormwater;
7. Noise;
8. Light; and
9. Hazardous substances.

#### **GIZ-P6**

Require industrial activities located on sites adjoining land zoned Residential, Open Space or Rural Lifestyle to manage adverse effects on sites within those zones, including by:

- a. Achieving adequate separation and/or setbacks to: i. Minimise adverse visual amenity effects associated with their operation and/or development; ii. Limit noise and light overspill; and iii. Minimise adverse daylighting and shading effects.
- b. Internalising adverse effects within the zone and mitigating potential conflict with existing activities in adjacent zone.

#### **GIZ-P7**



Ensure development in the Mill Road industrial area is generally consistent with the indicative roading layout, indicative shared pathways/walkways, landscape screening and three waters infrastructure network identified on the Mill Road Structure Plan (Appendix M).

## **GIZ-P8**

Enable development that deviates from the Mill Road Structure Plan (Appendix M), subject to ensuring that:

- a. The development creates safe and efficient internal linkages catering for both vehicles and active modes of transport, including pedestrian/cycle use, and opportunities to optimise cycle connections with land adjacent to the Structure Plan area.
- b. The development manages stormwater to ensure hydrological neutrality, thus contributing to ensuring neutral environmental effects beyond the Structure Plan area.
- c. The development manages any associated earthworks or lowering of the water table to ensure that surface water and groundwater quality is not diminished due to acidic run-off or groundwater acidification.
- d. The development and associated infrastructure are designed to integrate with the natural landscape as far as possible.
- e. The development integrates with other infrastructure in the Structure Plan area, including the electricity, gas and fibre distribution networks.

## **Rules**

~~The Council seeks to maintain industrial areas with the following characteristics:~~

- ~~1. A range of industrial activity;~~
- ~~2. A range of activities to support the predominantly industrial activities provided that they will not adversely affect the ability of industrial activities to function efficiently and effectively;~~
- ~~3. Protection for the amenity values of neighbouring areas;~~
- ~~4. Safe urban design (including pedestrian and vehicle safety); retention of natural and cultural heritage features;~~
- ~~5. Street infrastructure that reflects the roading hierarchy and provides a level of amenity consistent with that hierarchy.~~

~~The General Industrial Zone rules in this section aim to:~~

- ~~1. Maintain the scale and character of industrial areas;~~
- ~~2. Recognise streetscape as having high public value;~~
- ~~3. Recognise the operational requirements of industrial activities but which address nuisance at the zone boundaries from noise, light spill, vibration, visual amenity and advertising; and~~
- ~~4. Ensure a high standard of property access and avoid street congestion.~~

<b>GIZ-R1</b>	<ol style="list-style-type: none"> <li>1. Industrial activity;</li> <li>2. Recreation facilities;</li> </ol>	<b>Permitted (PER)</b>
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	<ol style="list-style-type: none"> <li>3. <del>Commercial activity which:</del> <ol style="list-style-type: none"> <li>a. <del>Are ancillary to industrial activity; or</del></li> <li>b. <del>Primarily provide food or fuel to people in the General Industrial Zone; or</del></li> <li>c. <del>Primarily provide materials or components to activities in the General Industrial Zone.</del></li> </ol> </li> <li>4. <del>Reserves and open spaces;</del></li> <li>5. <del>Network utilities as provided by <b>NU-Network Utilities</b> contains some exemptions from the zone rules for network utilities;</del></li> <li>6. <del>Relocated buildings and temporary relocatable buildings that comply with <b>TEMP-Temporary Activities</b> and</del></li> <li>7. <del>Temporary military training activities that comply with <b>TEMP-Temporary Activities.</b></del></li> </ol> <p><u>The following activities, provided they achieve compliance with the standards in <b>GIZ-S1 - GIZ-S10 S11:</b></u></p> <ol style="list-style-type: none"> <li>1. <u>Industrial activities;</u></li> <li>2. <u>Recreation facilities;</u></li> <li>3. <u>Commercial activities that:</u> <ol style="list-style-type: none"> <li>i. <u>Are ancillary to industrial activities on the site; or</u></li> <li>ii. <u>Primarily supply food or fuel to people working in the zone.</u></li> </ol> </li> <li>4. <u>Reserves and open space;</u></li> <li>5. <u><b>Network utilities as provided by NU-Network Utilities</b></u></li> <li>6. <u>Relocated buildings and temporary relocatable buildings that comply with TEMP-Temporary Activities;</u></li> <li>7. <u>Temporary military training activities that comply with TEMP-Temporary Activities</u></li> <li>8. <u><b>Community corrections activities</b></u></li> </ol>	
<b>GIZ-R2</b>	<ol style="list-style-type: none"> <li>1. <del>Subdivision.</del></li> </ol> <p><del>Refer to standards relating to subdivision in this zone.</del></p>	<b>Controlled (CON)</b>

<b>GIZ-R32</b>	<p>1. <del>Any permitted or controlled activity which does not comply with a General Industrial Zone standard.</del></p> <p><del>Council restricts its discretion to:</del>  <del>The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance.</del></p> <p>1. <u>Activities listed in Rule GIZ-R1 that do not comply with one or more of the standards in <b>GIZ-S1 - GIZ-S10S11</b>.</u>  <u>Council shall restrict its discretion to:</u>  a. <u>The effects of the area of non-compliance on the</u></p>	<b>Restricted Discretionary (RDIS)</b>
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environment, including the cumulative or combined effect of non-compliance.

b For activities in proximity to the Gas transmission network, the outcomes of consultation with First Gas (or their successor organisation)

### **GIZ-R43**

1. ~~Community facility except where specified as a permitted activity;~~
2. ~~Commercial activity unless specified as a permitted activity;~~
3. ~~Network utilities not provided for as permitted or restricted discretionary activities by **NU-Network Utilities** and~~
4. ~~Any other activity which is not provided for as a permitted, controlled, non-complying or restricted discretionary activity.~~

**Discretionary (DIS)**

The following activities not specified elsewhere:

1. Community activities;
2. Commercial activities;
3. ~~Network utilities not provided for as permitted or restricted discretionary in NU-Network Utilities;~~
4. Any other activity not provided for as permitted, controlled, restricted discretionary or non-complying.

### **GIZ-R54**

1. ~~Residential activities.~~  
Sensitive activities and visitor accommodation.

**Non-Complying (NC)**

Notification: Applications subject to Rule GIZ-R2 are precluded from public or limited notification except where the subject site adjoins a residential zone site.

## **Standards**

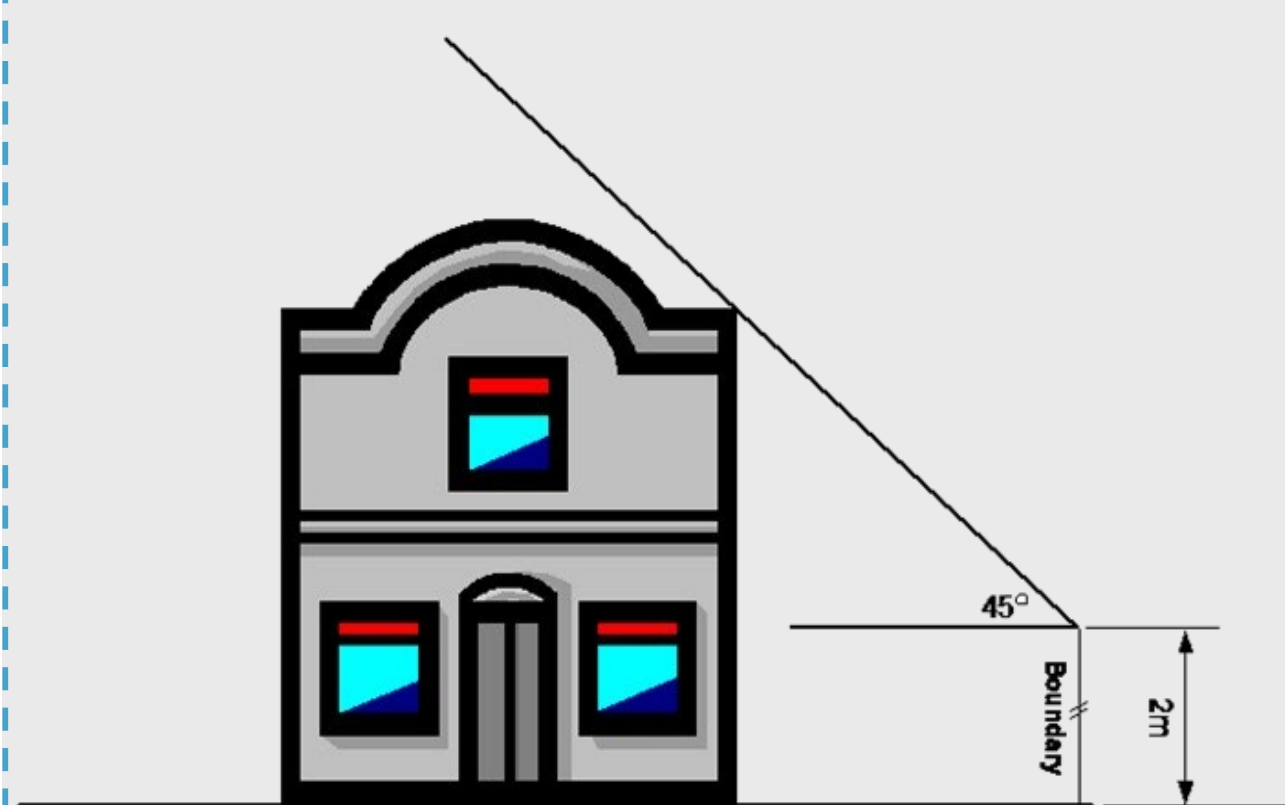
~~The following standards apply to the rules above~~

### **GIZ-S1 Buildings and Structures Noise**

All activities shall comply with the performance standards in NOISE.

#### Height recession plane

All new buildings and structures, and additions to existing buildings and structures, shall be designed and constructed to fit within a recession plane (or height-to-boundary plane) commencing at 2 metres above the existing ground level at any front or residentially zoned side boundary, then projecting from this line inwards at a 45-degree angle.



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

- Network utility masts, poles and antennas;
- Flagpoles;
- Signs;
- Chimneys;
- Wires;
- Television and radio antennas and support structures;
- Vertical ventilation shafts;
- Solar heating devices.

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

### **GIZ-S2 Outdoor Storage and Work Areas**

#### **Light**

Any particular artificial lighting system shall not result in increased luminance in excess of 8 lux in the measured ambient level in the vertical plane at the windows of any residential building in the

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

- a. All outside storage work areas shall be screened from any public road or adjoining residential or open space zoned site by either:
  - i. a solid fence to a minimum height of 1.8metres; or
  - ii. shrubs capable of growing to a minimum height at maturity of 1.8 metres, with plant spacing designed to achieve solid screening within two years of planting.
- b. This standard does not apply to outside areas used for the purpose of sales display or vehicle access.

### **GIZ-S43 Visual Amenity Hazardous Substances**

~~Any new or expanded hazardous facility (refer to Definitions) is subject to the provisions of Appendix F – Hazardous Facility Screening Procedure.~~

All new development on the southern and western boundaries of the Mill Road Structure Plan Area indicated on Appendix M, shall provide a 5m wide screen planting area that meets the following specifications:

- a. The area must be established, planted and maintained with a variety of shrubs and trees; and
- b. Shrubs must be capable of growing to a minimum height at maturity of 4 metres; and
- c. Trees must be capable of growing to a minimum height at maturity of 9 metres; and
- d. Plants shall each be 1.5m minimum height at time of planting; and
- e. Plant spacing shall be designed to achieve solid screening within two years of planting; and
- f. Planting and screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities; and
- g. Screen planting is not located within 20m of the Gas transmission network.

**Note:** A permit is required to work within the gas easement. This includes digging/earthworks, driveway construction, laying services, planting and fencing.

### **GIZ-S54 Extent of Ancillary Commercial Activity Structures**

#### **1. Height in relation to boundary**

~~All new buildings and structures, and additions to buildings and structures shall be designed and constructed to fit within a height-to-boundary plane which commences at 2 metres above ground level at any site boundary which adjoins a residential zone, and then projects from this line inwards at a 45 degree angle.~~

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

### **GIZ – Figure 1 – Height in relation to boundary**

- a. No more than 500m<sup>2</sup> or 35%, whichever is the lesser, of the gross floor area of a building or

part of a building used by an industrial activity, shall be used for retailing or office purposes.

- b. ~~Where the sole use of a building is for ancillary office purposes the gross floor area shall not exceed 10% site coverage.~~
- c. **Standards GIZ-S4 a) and b) do not apply to community corrections activities.**

## 2. Exceptions from height in relation to boundary standard

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

- a. ~~Network utility masts, poles and antennas;~~
  - b. ~~Flagpoles;~~
  - c. ~~Signs;~~
  - d. ~~Chimneys;~~
  - e. ~~Wires;~~
  - f. ~~Television and radio aerials, antennas and support structures; , satellite dishes under 1m diameter, poles, lattice masts up to 15m in height;~~
  - g. ~~Vertical ventilation shafts;~~
  - h. ~~Solar panels; and~~
  - i. ~~Photovoltaic panels fixed no more than 200mm from the main bulk of the residential unit.~~
3. ~~Yards~~  
~~The height in relation to boundary standard ensures that buildings are set back in proportion to their height from General Residential Zone boundaries and street boundaries.~~
4. ~~Antenna dishes shall not exceed 2 metres in diameter (except as provided for in Chapter NU--~~  
**Network Utilities** ~~in relation to network utilities).~~

## **GIZ-S65 Parking, Loading and Vehicle Crossings**

### **Extent of Ancillary Commercial Activity**

~~No more than 500m<sup>2</sup> or 35%, whichever is the lesser, of the gross floor area of a building or part of a building used by any activity, shall be used for retailing or office purposes, except that where the sole use of a building is for ancillary office purposes, the gross floor area shall not exceed 10% building coverage.~~

~~The restrictions in this standard shall not apply to listed permitted commercial activities.~~

## **GIZ-S7**

### **Parking, Loading and Vehicle Crossings**

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

## **GIZ-S86 Signage**

### **GIZ-S7 Noise**

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

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



### **GIZ-S98 Earthworks** **Earthworks**

All activities shall comply with the standards in **EW-Earthworks** and shall not be located within 10 metres of the GTN

### **GIZ-S10 Hazardous Substances**

All activities shall comply with the standards in **HAZ-Hazardous Substances**.

### **GIZ-S10 Firefighting Water Supply**

All new buildings and structures shall provide an adequate supply of water and access to water supplies for firefighting purposes in accordance with NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

### **GIZ-S11 Setbacks from the GTN**

Buildings, structures and earthworks shall be set back no less than 20 metres from the GTN.

## AZ – Airport Zone

The Whanganui Airport is significant regional transport infrastructure that supports a range of industries adjoining the airport and around the District, and the lifestyle of the people of Whanganui.

### Issues

#### AZ-I1

Whanganui Airport is regionally significant infrastructure. It generates benefits to the wider community including, employment, mobility, tourism, lifestyle choices, and enables businesses to operate locally and around New Zealand. Airports, by their nature, have a number of requirements including safe operation of flight paths, economic viability, and undertake activities that generate noise. This can be compromised by incompatible noise sensitive activities or inflexible land use provisions.

#### AZ-I2

Airport flight operations create significant levels of noise over a wide geographical area beyond the airport itself. Some activities are more sensitive to this noise than others, including residential units and schools. Over time, there is an increased probability of conflict between the needs of both uses. It is improbable that the Whanganui Airport can be moved, and reducing operating hours for air operations may result in a reduction of the viability of the continued operation of the Whanganui Airport.

### Objectives

#### AZ-O1

Protect the safe and efficient operation of Whanganui Airport from incompatible uses, and provide for land use development compatible with the amenity from airport operations.

#### AZ-O2

The adverse effects of operational noise from the Whanganui Airport are minimised.

### Policies

#### AZ-P1

Provide for the establishment or expansion of activities in the Airport Enterprise Zone that:

1. Are not sensitive to air noise;

2. Do not compromise the safe and efficient operation of airport activities; and,
3. Are compatible with noise, flight paths and aeronautical equipment required to operate the airport.

## **AZ-P2**

Avoid new or expanded activities and/or structures that compromise the safe and efficient operation of the Whanganui Airport.

## **AZ-P3**

Avoid new or expanded Noise Sensitive Activities within the Outer Control Boundary (OCB) and Air Noise Boundary (ANB) overlays except as provided for in AZ-P4 below.

## **AZ-P4**

In granting any land use or subdivision consent to permit residential activity or home business in an airport hangar residential unit, Council shall require that:

1. Airport hangar residential unit areas be clearly defined and contained to avoid unauthorised persons gaining access to the airfield;
2. Airport hangar residential unit areas shall be insulated and constructed to mitigate airport noise and vibration;
3. Residential activities and home businesses shall be secondary to the use of the hangar to store and maintain aircraft;
4. Residential occupants shall be limited to owner/s of any aircraft stored in the attached hangar and their immediate family. The residential unit shall not be rented to other parties nor used for any other residential purpose;
5. Confirmation be provided annually by the owner of any airport hangar residential unit, that:
  - a. The defined residential unit area remains ancillary to the primary hangar activity and storage of the aircraft.
  - b. The activity continues to comply with matters 1, 3 and 4 above.

**Note:** Confirmation shall be provided to Council's Manager of Strategy and Development.

## **AZ-P5**

The airport shall be operated so that the day/night noise level (Ldn) produced by airport operations shall not exceed:

1. 65dBA at or outside the Air Noise Boundary; and
2. 55dBA at or outside the Outer Control Boundary.

## **Rules**

<b>AZ-R1</b>	The following activities are permitted activities provided	<b>Permitted</b>
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	<p>they comply with the standards in the Airport Zone as well as any other relevant chapters:</p> <ol style="list-style-type: none"> <li>1. Navigation instruments, runways, runoff areas, runway lighting, refuelling facilities and activities ancillary to aeronautical infrastructure, including their construction, operation, repair and maintenance;</li> <li>2. Earthworks that comply with <b>EW-Earthworks</b>;</li> <li>3. Airport operations activities;</li> <li>4. Industrial activities;</li> <li>5. Commercial activity ancillary to any permitted activity;</li> <li>6. Network utilities provided that they comply with <b>NU-Network Utilities</b>;</li> <li>7. Relocated buildings and temporary relocatable buildings that comply with <b>TEMP-Temporary Activities</b>; and</li> <li>8. Temporary military training activities that comply with <b>TEMP-Temporary Activities</b>.</li> </ol>	<b>(PER)</b>
<b>AZ-R2</b>	<p>Any permitted activity which does not comply with an Airport Enterprise Zone standard.</p> <p>Council restricts its discretion to:</p> <ol style="list-style-type: none"> <li>1. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.</li> </ol>	<b>Restricted Discretionary (RDIS)</b>
<b>AZ-R3</b>	<ol style="list-style-type: none"> <li>1. Aircraft hangar residential unit ancillary to the use of a building for storage of aircraft, excluding sites in the ANB.</li> <li>2. Network utilities not provided for as permitted or restricted discretionary activities by <b>NU-Network Utilities</b>.</li> </ol>	<b>Discretionary (DIS)</b>
<b>AZ-R4</b>	<ol style="list-style-type: none"> <li>1. Any other activity (excluding noise sensitive activities in the ANB) unless specifically provided for.</li> <li>2. Retail activities not provided for as permitted or restricted discretionary activities.</li> </ol>	<b>Non-Complying (NC)</b>
<b>AZ-R5</b>	Activities provided for by <b>AZ-R3-1</b> that do not comply with	<b>Prohibited</b>

	the standard for internal noise in <b>AZ-S2</b> .	(PR)
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## Standards

The following standards apply to the rules as above.

### AZ-S1

#### Noise

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

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

### AZ-S2

#### Light

1. Any particular artificial lighting system shall not result in increased luminance in excess of 8 lux in the measured ambient level in the vertical plane at the windows of any residential building in the residential zones.
2. No light source shall:
  - a. Create a safety hazard to air traffic using the Whanganui Airport, or
  - b. Cause glare which may adversely affect the vision of motorists on a road

### AZ-S3

#### Hazardous Substances

~~Any new or expanded hazardous facility is subject to the provisions of Appendix F – Hazardous Facility Screening Procedure.~~

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

### AZ-S4

#### Structures

No structure shall exceed a height of 12 metres above ground level.

**Note:** Where any object penetrates the notification surface Civil Aviation Rule Pt 77 requires that the proposal be notified to the Director of Civil Aviation who may require it to be marked or lit. This is a statutory requirement of the Civil Aviation Act 1990 that operates in addition to the District Plan.

### AZ-S5

#### Parking, Loading and Vehicle Crossings

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

2. The vehicle crossing located on SECT 1 SO 373103 approximately 240 metres North East of the Service Lane adjoining Airport Road shall be upgraded to meet the provisions of **TRAN-Transport** prior to the establishment of any activity that proposes to use the crossing for access.

**AZ-S6****Signage**

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

**AZ-S7****Earthworks**

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

# Appendix F – Hazardous Facility Screening Procedure

## 1 Rules Applying to Hazardous Facilities

The Hazardous Facility Screening Procedure (HFSP) will be applied to all proposed new facilities manufacturing, using or storing hazardous substances or generating hazardous wastes.

Existing facilities will not be subject to the HFSP unless they significantly expand or alter their operations. A significant alteration occurs when the effects of the use are not the same or similar in character, intensity or scale as previously, as is defined by Sections 10, 10A and 20 of the Resource Management Act. In general, a significant change can be defined as a 20-30% or higher increase in the storage or use of hazardous substances, or a change in the type of process carried out on the site. It is unlikely that the replacement of tanks or other equipment would attract screening by the HFSP unless this would enable a considerable increase in the storage or use of hazardous substances.

The HFSP will be used as a screening tool to assist in making decisions on:

- a. Whether a proposed hazardous facility is permitted, subject to defined minimum conditions; or
- b. whether it requires a consent and additional, merit-based assessment of risks. The risk assessment for a discretionary activity will take account of the matters outlined in Section 1.3 below. —  
Currently various legislative requirements exist which deal with the safety aspects of hazardous substances used or stored on site or when they are transported and disposed off-site. Other relevant legislation which applies to hazardous substances includes:
  - Hazardous Substances and New Organisms Act 1996
  - Building Act 1994
  - Radiation Protection Act 1965 and Regulations
  - Ozone Layer Protection Act 1996
  - Health and Safety in Employment Act 1992;
  - Animal Remedies Act 1967 and Regulations

Land Transport Act 1993 and New Zealand Standard 5433: 1988 – Code of Practice for the Transport of Hazardous Substances on Land.

Regulations under the Hazardous Substances and New Organisms Act 1996 (HSNO) are currently being developed and will include technical standards for the use, storage,

inspection, identification and regulation of individual hazardous substances. However, the HSNO Act does not address the effects on the environment or other properties of activities involving hazardous substances in various combinations and quantities. This is left to local authorities under Sections 30 and 31 of the Resource Management Act 1991.

The Regional Policy Statement for Manawatu-Wanganui states that the Regional Council will assume responsibility for managing the effects of hazardous substance disposal and territorial local authorities have the responsibility for managing the effects of the use, storage and transportation of hazardous substances. In response, this section of the Plan contains rules relating to the effects of the use and storage of hazardous substances. In relation to the transportation of hazardous substances, district plan rules have not been considered necessary as this aspect is adequately controlled by a range of other existing legislation, New Zealand Standards and codes of practice.

## **1.1 Consent Status Matrix and Rules**

### **1.1.1 Permitted Activities.**

The following are permitted activities provided that the performance standards in Section 1.2 below are complied with:

- a. Any hazardous facility with an Effects Ratio equal to or below the Effects Ratio specified for the zone in which it proposes to locate, as indicated in the following Consent Status Matrix (refer to section 2 below to calculate the Effects Ratio).
- b. Service stations which are deemed to be a permitted activity in the relevant zone rules and which store fuels in volumes not exceeding the following amounts:
  - petrol – 100,000 litres in underground storage tanks
  - diesel – 50,000 litres in underground storage tanks
  - LPG – 6 tonnes single vessel storage

### **1.1.2 Discretionary Activities.**

- a. Any hazardous facility with an Effects Ratio above the Effects Ratio specified for the zone in which it proposes to locate, as indicated in the following Consent Status Matrix (refer to section 2 below to calculate the Effects Ratio).
- b. Service stations which are deemed to be a discretionary activity in the relevant zone rules and service stations which exceed the limits in 1.1.1(b) above or any permitted activity standard.

### **1.1.3 Consent Status Matrix.**

The Consent Status Matrix of Hazardous Facilities



Zone	Effects Ratio for Permitted Activities	Effects Ratio for Discretionary Activities
Manufacturing and Airport	$\leq 1.0$	$> 1.0$
Central Commercial	$\leq 0.2$	$> 0.2$
Outer Commercial	$\leq 0.2$	$> 0.2$
Neighbourhood Commercial	$\leq 0.1$	$> 0.1$
Residential, Settlement and Restricted Services Residential	$\leq 0.05$	$> 0.05$
Rural, Coastal Special Management Zone	$\leq 0.5$	$< 0.5$
Reserves and Open Spaces Zone	$\leq 0.1$	$> 0.1$

## 1.2 Performance Standards

The following minimum standards address the discharge of liquids and solids, and shall apply to all hazardous facilities.

### 1.2.1 Site design.

- a. Any part of a hazardous facility site where hazardous substances are used, stored, manufactured, mixed, packaged, loaded, unloaded or otherwise handled shall be designed, constructed and managed in a manner that prevents:
  - i. The contamination of any land and/or water (including groundwater and potable water supplies) in the event of a spill or other unintentional release of hazardous substances.
  - ii. The entry or discharge of the hazardous substance into the stormwater drainage system in the event of a spill or other unintentional release.
  - iii. The entry or discharge of the hazardous substance into the sewerage system in the event of a spill or other unintentional release.
- b. The hazardous facility site shall be designed, constructed and managed in a manner that any stormwater originating on, or collected on, the site that has become contaminated:
  - i. Does not contaminate any land and/or water (including groundwater and potable water supplies) by acting as a transport medium for hazardous substances unless permitted by a resource consent.
  - ii. Does not enter or discharge into the stormwater drainage system.

- ~~iii. Does not enter or discharge into the sewerage system unless permitted by the sewerage utility operator.~~

~~Adherence to the following design guidelines is deemed to comply with this condition.~~

### **~~1.2.2 Spill containment system.~~**

~~The parts of the hazardous facility site described in 1.2.1, (a) and (b) above, shall be serviced by a spill containment system that is:~~

- ~~a. Constructed from impervious materials resistant to the hazardous substances used, stored, manufactured, mixed, packaged, loaded, unloaded or otherwise handled on the site.~~
- ~~b. Able to contain the maximum volume of the largest tank used, or where drums or other containers are used, able to contain half of the maximum volume of substances stored.~~
- ~~c. Able to prevent any spill or other unintentional release of hazardous substances, and any stormwater and/or fire water that has become contaminated, from entering the stormwater drainage system.~~
- ~~d. Able to prevent any spill or other unintentional release of hazardous substances, and any stormwater and/or fire water that has become contaminated, from discharging into or onto land and/or water (including groundwater and potable water supplies) unless permitted by a resource consent.~~

### **~~1.2.3 Stormwater drainage.~~**

~~All stormwater grates on the site shall be clearly labelled 'Stormwater Only'.~~

### **~~1.2.4 Washdown area.~~**

~~Any part of the hazardous facility site where vehicles, equipment or containers that are or may have become contaminated with hazardous substances are washed shall be designed, constructed and managed to prevent the effluent from the washdown area from:~~

- ~~a. Entry or discharge into the stormwater drainage system.~~
- ~~b. Entry or discharge into the sewerage system unless permitted by the sewerage utility operator.~~
- ~~c. Discharge into or onto land and/or water (including groundwater and potable water supplies) unless permitted by a resource consent.~~

### **~~1.2.5 Fuel storage tanks.~~**

~~Tanks for the storage of petroleum products shall be designed, constructed and managed to prevent leakage and spills.~~

~~Adherence to the Code of Practice for 'Design, Installation and Operation of Underground Petroleum Systems' (Department of Labour – Occupational Safety and Health) is deemed to be one method of complying with this condition. LPG tanks shall be designed and sited in accordance with "Australian Standard (AS 1596 1989) for LP Gas Storage and Handling– Siting of LP Gas Automotive Retail Outlets".~~

#### **1.2.6 Signage.**

~~Any hazardous facility shall be adequately signposted to indicate the nature of the substances stored, used or otherwise handled.~~

~~Adherence to the Code of Practice for 'Warning Signs for Premises Storing Hazardous Substances' of the New Zealand Chemical Industry Council, or any other Code of Practice approved by the New Zealand Fire Service, is deemed to be one method of complying with this condition.~~

#### **1.2.7 Waste management.**

- ~~a. Any process waste or waste containing hazardous substances shall be managed to prevent:
  - ~~i. The waste entering or discharging into the stormwater drainage system.~~
  - ~~ii. The waste entering or discharging into the sewerage system unless permitted by the sewerage utility operator.~~
  - ~~iii. The waste discharging into or onto land and/or water (including groundwater and potable water supplies) unless permitted by a resource consent.~~~~
- ~~b. The storage of any process waste or waste containing hazardous substance shall at all times comply with the conditions in Section a.~~
- ~~c. The storage of any waste containing hazardous substance shall be in a manner that prevents:
  - ~~i. The exposure to ignition sources.~~
  - ~~ii. The corrosion or other alteration of the containers used for the storage of the waste.~~
  - ~~iii. The unintentional release of the waste.~~~~
- ~~d. Any hazardous facility generating waste containing hazardous substances shall dispose of these wastes to appropriately permitted facilities, or be serviced by a reputable waste disposal contractor.~~

### **1.3 Assessment Criteria for Discretionary Activities**

~~Where the HFSP has determined that a hazardous facility is a discretionary activity and will~~

therefore require a resource consent, the consent application shall be accompanied by an assessment of environmental effects. This shall be provided in such detail as corresponds with the scale and significance of the actual or potential effects and risks of the proposed development.

An application will be assessed having regard to the following matters:

a. Consistency with the objectives, policies and controls for the relevant zone.

b. Risk assessment.

A qualitative or quantitative risk assessment may be required, depending on the scale or potential effects of the proposed development.<sup>4</sup> As well as addressing more analytically the issues addressed in the HFSP, this assessment should place particular emphasis on those issues not addressed in detail by the HFSP, including:

- i. Identification of potential hazards, failure modes and exposure pathways.
- ii. The separation distance to neighbouring activities, with emphasis on people-sensitive activities such as child care facilities, schools, rest homes, hospitals, shopping centres and residential areas.
- iii. The location of the facility in relation to the nearest aquifer, waterway, coast or other sensitive environments.
- iv. The nature of the sub-soil and the site geology.
- v. The distance to environmentally sensitive areas such as wildlife habitats or water catchments.
- vi. Assessment of the probability and potential consequences of an accident leading to a release of a hazardous substance or loss of control.
- vii. Identification of cumulative and/or synergistic effects.
- viii. Fire safety and fire water management.
- ix. Adherence to health and safety and/or environmental management systems.
- x. Spill contingency and emergency planning, monitoring and maintenance schedules.
- xi. Site drainage and off-site infrastructure, eg stormwater drainage system, sewer type and capacity, the transport of hazardous substances.
- xii. The disposal of wastes containing hazardous substances.

c. Risk mitigation and management.

Consideration will be given to the adoption of specific spill contingency plans, emergency procedures, stormwater management and treatment, treatment and disposal procedures for wastes containing hazardous substances, fire safety, monitoring and maintenance procedures, and appropriate site management systems.

d. Alternatives.

Where it is likely that an activity may result in significant adverse effects on the environment, a description of alternative locations or methods for undertaking the activity shall be submitted.

e. Traffic safety.

It should be demonstrated that the proposal will generate no significant adverse effects on the safety of the operation of the adjoining road network and that vehicles transporting hazardous substances will not utilise local roads in residential areas as a regular means of transport. Conditions may be imposed that require access along specified routes.

## 1.4 Monitoring and Cross Boundary Issues

### 1.4.1 Cross-boundary effects.

The Hazardous Facility Screening Procedure, and the management strategy of which it is a part, focus on the potential off-site effects a hazardous facility may have on the environment, people and property, including surrounding land uses.

Liaison between neighbouring district/regional councils to ensure that zoning or land use strategies are compatible is therefore essential. This is of particular importance where a hazardous facility is located at district/regional boundaries and has the potential to affect the neighbouring district/region.

Cross-boundary liaison is also important with respect to the transport of hazardous substances. Where the council identifies specific transport routes, it needs to ensure that this is compatible with district/regional plans of other affected authorities.

### 1.4.2 Monitoring.

Monitoring by the council is an integral component of any management strategy, to establish the effectiveness or otherwise of the adopted system. With respect to land use planning for hazardous facilities, the following matters should be considered for inclusion in monitoring programmes:

- a. Information on the location and layout of the facility.
- b. The quality and availability of plant documentation, including operating procedures.
- c. Information about the nature and quantity of the hazardous substances used, stored and transported.
- d. Process description and design.
- e. Emergency planning for the facility.
- f. Transport movements and routes.
- g. Information on waste management.
- h. A review of the hazards and safeguards in place.

Where deemed appropriate, the Council may require the consent holder to undertake self-monitoring.

## 2 How to Use the Hazardous Facilities Screening Procedure

This section works through a step-by-step guide on how to use the Hazardous

Facility Screening Procedure (HFSP), Council staff are available to assist people to work through the HFSP. The following worksheets are available from Council and may be of assistance when applying the HFSP:

- Worksheet 1 – Site information sheet
- Worksheet 2 – Hazardous substances inventory
- Worksheet 3 – Hazardous substances worksheet
- Worksheet 4 – Summary sheet for HFSP calculations • Attachment A – Classification of hazardous substances.

## **2.1 Step 1 – Assemble site-specific information.**

Site-specific information is an essential component of the HFSP. Because it deals with effects, any sensitive land uses or environmental features on or near the site need to be noted. A Worksheet (Worksheet 1) is available from Council to assist with this task.

## **2.2 Step 2 – Compile hazardous substances inventory.**

To use the Hazardous Facility Screening Procedure, it is necessary to create a full inventory of hazardous substances held on a site, including substances that are only stored or used temporarily. The inventory should contain:

- a. The names of hazardous substances (including proprietary names and suppliers where necessary).
- b. Quantities in weight (tonnes) or volume.
- c. UN classifications of all the hazardous substances on the site.

A Worksheet (Worksheet 2) is available from Council to assist with this task.

It is noted that the HFSP uses the standard unit of tonnes (for solids, liquids and liquefied gases) and m<sup>3</sup> (for compressed gases). It is therefore sometimes necessary to convert substance quantities to these units. In the case of liquids, it is necessary to apply the specific gravity (or density) to convert litres to kilograms, or m<sup>3</sup> to tonnes. The specific gravity is the specific weight of a liquid in relation to that of water. Therefore, a liquid with a specific gravity of greater than 1.0 sinks, while a liquid with a specific gravity of less than 1.0 will float on water. For example, 1000 litres of petrol weighs approximately 800kg or 0.8 tonnes.

Conversions of quantities are also necessary where a substance is diluted, or mixed with another substance. In this instance, only the percentage of the pure substance in the dilution or mixture is accounted for. For example, if it is proposed to store 10 tonnes of a substance that has a concentration of 30%, the proposed quantity should be 3 tonnes.

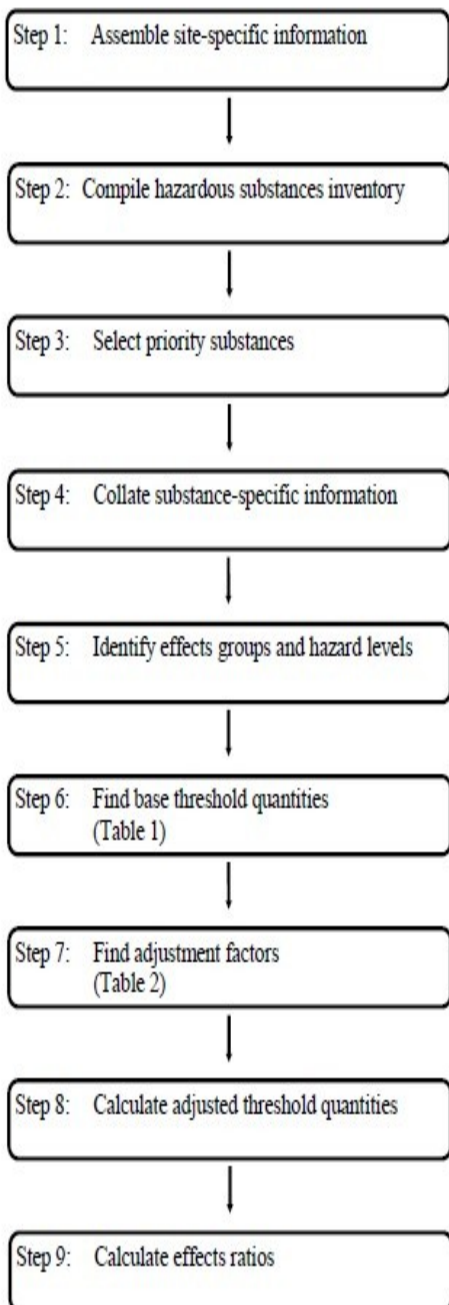
An exception to this are corrosives (UN Class 8) and oxidising substances (UN Class 5), where the UN Class is sometimes directly applied to specific commercially available concentrations. In these instances, conversions are only applied when these commercially supplied concentrations are further diluted for specific purposes. Pesticides are also substances which are commonly available as diluted commercial products. The UNRTDG (1993) lists a range of pesticides and their dilutions, and their related packaging groups in Class 6.1 in terms of a human poison rating.

If a substance is in a mixed form, proposed quantities for the percentage of pure substance in the mixture should be listed. In cases where synergistic effects result in a mixture that is more hazardous than its components, the mixture may need to be subjected to appropriate testing procedures to obtain the necessary information, unless relevant information is readily available.

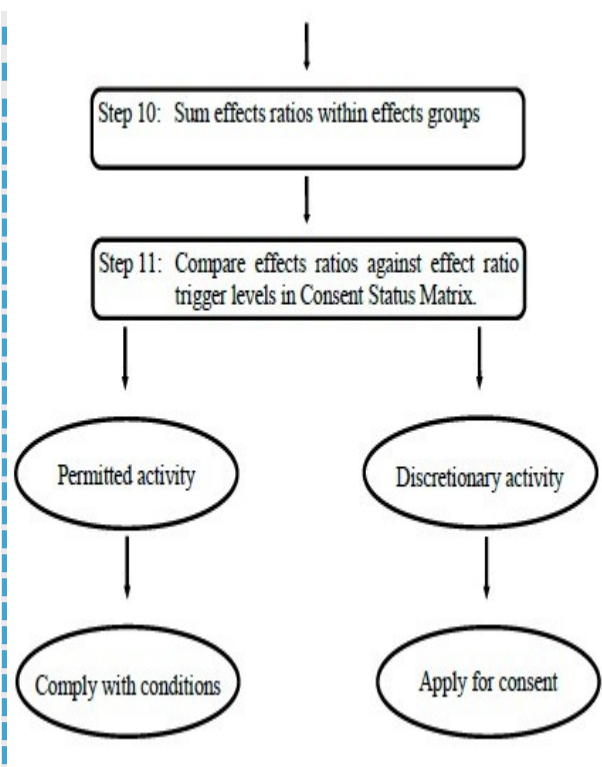
It is also important to note that small packages are generally treated the same as bulk quantities. While small packages or containers reduce the risk of a major spill, they may still react like bulk quantities in some emergencies. For this reason, a conservative approach has been taken, especially as the HFSP generally does not apply to retail outlets.

In some cases, it may be difficult to decide whether a substance is in use or storage. Generally, the HFSP considers a substance is in use when the full amount of the substance is used at any one time, for example as an acid bath. A substance that is taken from a container and used in small amounts while its bulk continues to be stored would be rated as being in storage.

### **2.2.1 A step-by-step guide to the hazardous facility screening procedure**







### 2.3 Step 3 – Select ‘priority status’ substances

Often, a large number of hazardous substances are held on a site, and it is neither practical nor necessary to submit every substance to the HFSP; therefore, the following ‘common sense’ guidelines apply for sites where multiple hazardous substances are held:

- a. If there are ten or fewer substances on site, the HFSP is carried out on all substances unless it is evident that one single substance is likely to exceed the relevant trigger levels in the Consent Status Matrix (in which case the proposal would require a consent application).
- b. If there are more than ten substances on site, the HFSP is carried out on those substances which:
  - i. Are highly or extremely dangerous; and/or
  - ii. Are held in quantities exceeding 10% of the total stock of hazardous substances listed in the inventory.

### 2.4 Step 4 – Collate substance-specific information

The next task is to record information about the hazard level of substances. This can be extracted from the UN Recommendations on the Transport of Dangerous Goods (UNRTDG) 8<sup>th</sup> edition, material safety data sheets, national and international databases, and text/reference books. The District and Regional Councils hold a summary of such databases and it is available upon request. A Worksheet (Worksheet 3) is available from Council to assist with this task.

Where the necessary information to carry out this step is not readily available from public information sources, a precautionary approach should be taken, and the substance should be assigned at least a medium hazard level of the fire/explosion and human health effects groups, and a high hazard level for the environmental effects groups.

## **2.5 Step 5 – Identify effects groups and hazard levels**

For the purposes of the HFSP, the effects of substances are categorised into three groups:

- a. Fire/explosion effects: concerned with damage to property, the built environment and safety of people.
- b. Human health effects: concerned with the well-being, health and safety of people.
- c. Environmental effects: concerned with damage to ecosystems and natural resources.

Each effects group is divided into four hazard levels: extreme; high; medium; low.

Hence, the HFSP allows for the fact that many substances may fit into more than one effects group, which is similar to the approach taken in the proposed HSNO legislation.

Hazardous substances (including raw materials, product and wastes) can be classified into effects groups and assigned a hazard level for each effects group. A Worksheet (Worksheet 4) and a list of UN Classes and other information is available from Council to assist with this task.

## **2.6 Step 6 – Select base threshold quantities**

The base threshold (B) is a pre-calibrated quantity. It is the amount of a substance that has been assessed as generating no significant off-site effects in a heavy industrial area **before** site- and substance-specific considerations have been taken into account. These aspects are addressed through the application of adjustment factors. Base thresholds corresponding to the hazard levels in each effects group are listed in Table 1.

## **2.7 Step 7 – Find adjustment factors**

Pre-calibrated adjustment factors (FF, FH and FE) are used to multiply the base threshold quantities in order to take account of the substance properties and specific circumstances on each site which will influence the severity of any potential effect. This multiplication yields the adjusted threshold (T).

For each effects group, different types of adjustment factors are relevant. For example, for the fire/explosion effects group, the temperature is relevant, while for the human health effects group, proximity to a potable water resource is important.

Table 2 lists the pre-calibrated adjustment factors to be used for each effects group.

In some instances, more than one adjustment factor within each effects group will need to be applied to a substance. Where this is the case, the adjustment factors are multiplied by that one factor.

**Table 1 – Base thresholds for all effects groups and hazard levels**

Fire/Explosion Effects Group					
UN Class	Hazard	Hazard Levels			
		Low	Medium	High	
Sub-Category: Flammables					
	LPG		LPG		
2	Gases			2.1 (exclude LPG)	
3	Flammable Liquids	Combustible Liquids	3-PGI	3-PGI	
4	Flammable Solids			4.1	4.2 4.3
5	Oxidisers			5.1	5.2
B(tonnes)		100	30	10	1
B(m³)*				10,000	
Sub-Category: Explosives					
1	Explosives		1.3	1.2	1.1
B(tonnes)			3	1	0.1
Human Health Effects Group					

UN-Class	Hazard	Hazard Levels			
		Low	Medium	High	Extreme
2.3	Toxic Gases			2.3(b)-(d)	2.3(a)
6	Poisons	6.1 PGIII	6.1 PGII	6.1 PGI(b)	6.1 PGI
	Carcinogen			Carcinogen	
8	Corrosives		8 PGI 8 PGII		
B(tonnes)		30	10	4	0.1
B(m³)*				500	50

### Environmental Effects Group

UN-Class	Hazard	Hazard Levels			
		Low	Medium	High	Extreme
3	Flammable Liquids		3G		
8	Corrosives			8 PGI 8 PGII 8 PGIII	
	Ecotoxic	Group 1(d) Group 2(d)	Group 1(e) Group 2(e)	Group (b)	Group (a)
	Pesticides				Pesticide
B(tonnes)		100	30	3	0.3

**Note:** Base threshold in m³ at 101.3 kPa and 20°C for permanent or compressed gases.

**Table 2 - Adjustment factors for each effects group**

Adjustment Factors for Fire/Explosion Effects Group	Adjustment Factors for Human Health Effects Group	Adjustment Factors for Environmental Effects Group
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F1: Substance Form		F1: Substance Form		F1: Substance Form	
Solid = 1 Liquid, Powder = 1 Gas (at 101.3 kPA and 20°C) = 0.1		Solid = 3 Liquid, Powder = 1 Gas (at 101.3 kPA and 20°C) = 0.1		Solid = 3 Liquid, Powder = 1	
F2: Handling/Storage Conditions <sup>3</sup>		F2: Separation Distance from Site Boundary (Gases only)		F2: Environmental Sensitivity	
F3: Separation Distance from Site Boundary		F3: Proximity to Potable Water Resource		F3: Type of Activity	
< 30 metres = 1 > 30 metres = 3		Normal = 1 Proximity to potable water resource <sup>2</sup> = 0.3		Use = 0.3 Above ground storage = 1 Underground storage <sup>3</sup> = 3	
F4: Type of Activity		F4: Type of Activity			
Use = 0.3 Above ground storage = 1 Underground storage <sup>3</sup> = 10		Use = 0.3 Above ground storage = 1 Underground storage <sup>3</sup> = 10			
F1 x F2 x F3 x F4 = FF		F1 x F2 x F3 x F4 = FH		F1 x F2 x F3 = FE	

<sup>1</sup> Waterbody includes streams, springs, lakes, wetlands, sea and estuaries, but does not include aquifers and entry points to the stormwater drainage network.

<sup>2</sup> Potable water resource as defined by the regional council.

<sup>3</sup> Applicable to UN Class 3 substances (Flammable Liquids) and Combustible Liquids only.

## 2.8 Step 8 – Calculate adjusted threshold quantities

The adjusted threshold (T) is calculated for each effects group by multiplying the base threshold (B) by the relevant adjustment factor (FF, FH, FE), as follows:

- T = B x FF provides the adjusted threshold for a substance in the fire/explosion effects group.
- T = B x FH provides the adjusted threshold for a substance in the human health effects group.
- T = B x FE provides the adjusted threshold for a substance in the environmental effects group.

**2.9 Step 9 – Calculate effects ratios**

The effects ratio (R) is a dimensionless number. It is obtained by dividing the quantity of a substance (Q) that is proposed to be used or stored on a site by the adjusted threshold (T):

$$\text{Effects Ratio (R)} = \frac{\text{Proposed quantity of substance (Q)}}{\text{Adjusted threshold (T)}}$$

**2.10 Step 10 – Sum the effects ratios to find the total effects ratio**

When assessing several hazardous substances on a site, it is necessary to add the effects ratios within each effects group together.

**2.11 Step 11 – Determine consent status against Consent Status Matrix**

The sum of all effects ratios within each effects group determines the consent status of a particular site when compared against the effects ratio trigger levels in the Consent Status Matrix for the effects group.

Only the highest effects ratio in any of the three effects groups needs to be considered to identify the consent status; that is, whether a hazardous facility or activity is permitted, controlled or discretionary.