

Section C: Non-Regulatory Design Guidelines

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C. NON-REGULATORY DESIGN GUIDELINES

This section includes Non-Regulatory Design Guidelines prepared and approved by the Palmerston North City Council.

C.1 ELMIRA AVENUE AND MANAPOURI CRESCENT DESIGN GUIDELINES

C.1.1 Introduction

The Elmira Avenue and Manapouri Crescent Design Guidelines were prepared by Council in April 1999 following the completion of an urban design analysis commissioned in 1997 to ascertain whether Elmira Avenue and Manapouri Crescent possessed a unique character or specific qualities that justified some form of regulatory recognition or protection within the District Plan. The development of Non-Regulatory Design Guidelines was considered the most appropriate method to recognise the unique character of the two streets. Council reaffirmed this decision in September 2003 following a review of the Elmira Avenue and Manapouri Crescent Design Guidelines.

The Elmira Avenue and Manapouri Crescent Design Guidelines are a Non-Regulatory document and therefore it is not mandatory to consider the Design Guidelines during the assessment of resource consent applications pertaining to properties located in Elmira Avenue and Manapouri Crescent. The inclusion of the Guidelines within the Second Volume of the District Plan is one of a number of non-regulatory measures Council has pursued to promote the special character of Elmira Avenue and Manapouri Crescent. The Design Guidelines include further information on the special character of the two streets.

C.1.2 Purpose

The purpose of the Elmira Avenue and Manapouri Crescent Design Guidelines is to:

- Encourage any new work or development in the area to be sensitively designed and located so as not to detract from the special characteristics of the two streets.
- Promote resident and general public awareness and understanding of the patterns and characteristics which define the area and how best these can be retained.

C.1.3 District Plan Volume One: Cross-Reference

Elmira Avenue and Manapouri Crescent are located within the Residential Zone. A Note to Plan Users advising Plan users of the Elmira Avenue and Manapouri Crescent Design Guidelines is included within the Residential Zone of the District Plan. Refer to section 10 of Volume One of the District Plan for further information on the objectives, policies and rules for the Residential Zone.

C.2 SAVAGE CRESCENT DESIGN GUIDELINES

C.2.1 Introduction

The Savage Crescent Design Guidelines were prepared by Council in June 1996 to complement the regulatory provisions pertaining to the Savage Crescent Conservation Area contained within the Subdivision and Residential sections of the District Plan.

The Savage Crescent Design Guidelines are a non-regulatory document, therefore it is not mandatory to consider the Design Guidelines during the assessment of resource consent applications pertaining to properties located within the Savage Crescent Conservation Area. The inclusion of the Design Guidelines within the Second Volume of the District Plan is intended to complement the regulatory provisions contained within Volume One of the District Plan by further promoting the special character of the Savage Crescent Conservation Area. The Design Guidelines include further information on the special character of the area.

C.2.2 Purpose

The purpose of the Savage Crescent Design Guidelines is to provide assistance and advice to individual owners (and potential owners) of houses within the Savage Crescent Conservation Area, so that future additions, alterations and improvements can be carried out in ways consistent with the uniqueness and long-term value of the area. The houses in the area will continue to change and adjust to different owners over time and the Design Guidelines provide a wide range of suggested options on how these changes might occur. They have been designed to protect the unique physical qualities of the area without stifling people's desire to make their own place.

C.2.3 District Plan Volume One: Cross-Reference

The Savage Crescent Conservation Area is located within the Residential Zone. Refer to rule 10.7.4.1 and rule 7.7.3.1 within section 10 and section 7 of Volume One of the District Plan for further information on the regulatory provisions pertaining to dwellings and subdivision within the Savage Crescent Conservation Area.