

SECTION 4: DEFINITIONS

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4. DEFINITIONS

NOTE TO PLAN USERS

A glossary of Maori words and terms is contained in Section 3 of this Plan.

In this District Plan, unless the context otherwise requires it:

1% or 2% Annual Exceedance Probability Rainfall Event	<p>means two rainfall events of different magnitudes which have a 1% or 2% chance of being equaled or exceeded in any given year. These rainfall events are equivalent to a 1 in 100 year event and a 1 in 50 year event.</p> <div style="border: 1px dashed black; padding: 5px;"> <p>NOTE TO PLAN USERS</p> <p>This does not mean that such events may occur once or twice in any given year, or once every 100 years or once every 50 years, it is possible they may occur more or less often in that year. The effect of any such rainfall on a stormwater drainage system will differ dependent upon the size and topography of the system's catchment.</p> </div>
Access	<p>means property access direct to a public road, or access to a public road from another road (i.e. intersection).</p>
Access Management Structure Plan	<p>A detailed plan and /or a legal access agreement authorised by Council that permits an allotment to have vehicle access onto a Major or Minor Arterial road. An Access Management Structure Plan (AMSP) details all the conditions which must be complied with, pertaining to the access crossing point(s), and any other particular arrangements and/or actions which are required to be implemented by a consent holder, to remedy or mitigate adverse effects on the efficient operation of a Major or Minor Arterial road and the surrounding road environment.</p>
Access Leg	<p>In relation to a rear site, means a strip of land which is included in the ownership of the site, and which provides the legal and physical access from legal road to the net area of the site.</p>
Access Strip	<p>means a lot (used for access), access leg or right of way providing access to a public road for one or more lots.</p>
Accessible Route	<p>Means a continuous route from accessible car parking spaces to a building entrance that is usable by people with disabilities, and can be negotiated unaided by a wheelchair user, walking device or by a person with a guide dog or service animal.</p>
Accessory Building	<p>means a building not being part of the principal building, the use of which is incidental to that of any other building or buildings on the site. In the case of a site on which no building has been erected, it is a building incidental to the use of the principal building permitted on the site. This includes a garage, carport, tool shed, playroom, recreation room, glasshouse, shipping container, swimming pool, spa pool and sleep-out.</p>
Accommodation Motel	<p>means land and/or buildings used for transient residential accommodation and includes the provision of playgrounds, spa pools and swimming pools. It does not include restaurants, bars or conference facilities.</p>
Acoustical Consultant	<p>means a person or persons normally engaged in the field of acoustical consultancy or noise control engineering and with a relevant tertiary qualification and with sufficient experience in the role.</p>

Active Frontage	means a façade of a building that includes windows and preferably an entrance to encourage activity and allow passive surveillance of the adjacent street, carpark, or area of public space.
Advertising Device	means any device, excluding those defined as an Advertising Sign , Temporary Sign or Official Sign used to advertise a product, service, event or location. This includes, but is not limited to, blimps, flags, laser light displays, searchlights, or supergraphics on buildings.
Advertising Sign	means any sign erected for the purposes of advertising a product, service, event or location. Advertising signs do not include footpath signs erected on the road reserve, which are controlled by the Palmerston North Signs and Use of Public Spaces By-Law 2015 (and subsequent amendments or updates). Advertising signs are permanent but can be fixed or portable in nature. Refer to Temporary Signs for advertising signs of a temporary nature.
Aircraft Engine Testing	means the testing of aircraft engines, whether in stationary aircraft or remotely mounted, for and related to the purposes of engine maintenance, and does not include normal aircraft operation engine run-ups such as aircraft warming up on the apron or the movement of aircraft to and from the engine testing location.
Aircraft Operations	(when used in relation to aircraft activity at Palmerston North Airport) means the operation of aircraft during, or immediately before or after flight.
Airport Environs Precinct	Means land within the Airport Zone on the southern side of Airport Drive. See Map 13.1: Airport Zone Precincts.
Allotment	means the same as the definition in the Resource Management Act 1991.
Ambience	means those characteristics which provide individuals and the community with positive feelings of the particular value and character of an environment which leads to an enjoyment of their environment through a sense of pleasantness and harmony.
Ancillary Institutional Zone Activity	means an activity which is incidental to and associated with the primary institutional activity which is undertaken on the site and which has the sole purpose of providing a service necessary to enhance the overall functioning of the institution. This includes offices staffed independently of institutions, but which are partnering with them or co-engaged in some aspect of their activity.
Animal Boarding Establishment	means any land or building where board and lodging is provided or intended to be provided for more than two animals, or where shelter is provided for stray or unwanted animals. This does not include dog kennels, calf rearing sheds, stables and similar shelter for private and farming uses.
Animation	(in the context of signs) means any method of a sign or other advertising device to generate a perception of movement or change. This includes, but is not limited to, rotating signs, flashing lights, changing displays and/or messages, laser light shows, or searchlights. It does not include the displays of digital clocks alternating with temperature with a time interval between each change of 10 seconds or more.
Antenna	means part of the radiocommunication facility or telecommunication facility 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.

<u>Aokautere Residential Area</u>	<u>means the Greenfield Residential Area shown in the Aokautere Structure Plan.</u>
<u>Aokautere Structure Plan</u>	<u>means the Aokautere Structure Plan as shown in Maps 7A.4, 7A.4A, 7A.4B, 7A.4C, 7A.4D (1-17), 7A.4E, 7A.4F, and 7A.4G.</u>
Attenuation	<p>Within the North East Industrial Zone Extension Area, means a combination of retention and detention of stormwater.</p> <div style="border: 1px dashed black; padding: 5px;"> <p>NOTE TO PLAN USERS</p> <p>It is expected that pond storage in Watercourse Reserve Areas is required for both detention and retention.</p> </div>
Available essential service	means in respect of any essential service, that the service is in a location, of a nature and capacity to supply the subdivision in accordance with the relevant policies.
Average Lot Size	for the purposes of any Greenfield Residential Area, this shall be calculated by taking the total site area included in the application for subdivision minus all land identified for roads and public open space and dividing the area by the number of residential lots to be created.
Automotive & Marine Supplier	<p>means a business primarily engaged in either the servicing and/or selling of automotive vehicles, marine craft, accessories to and parts for such vehicles and craft, and without limiting the generality of this term, includes suppliers of:</p> <ul style="list-style-type: none"> • boats and boating accessories; • cars and motor cycles; • new auto parts and accessories; • trailers and caravans; and • tyres and batteries.
Blind Aisle (refer to Explanatory Diagram 4)	a parking aisle closed at one end.
Building	<p>means any structure made by people and which is fixed to land but, for the purpose of this Plan, excludes:</p> <ol style="list-style-type: none"> a. Any retaining wall not exceeding 1.5m in height measured from the lowest adjoining ground level. b. Any wall (other than a retaining wall) or fence of any height not exceeding 2m measured from the lowest adjoining ground level.
Building Supplier	<p>means a business primarily engaged in selling goods for consumption or use in the construction, modification, cladding, decoration or outfitting of buildings (other than businesses where the processing and machining of timber and other construction materials and products is carried on) and without limiting the generality of this term, includes:</p> <ul style="list-style-type: none"> • glaziers; • locksmiths; and • suppliers of: <ul style="list-style-type: none"> - awnings and window coverings; - bathroom, toilet and sauna installations; - electrical and plumbing supplies; - heating, cooling and ventilation installations; - kitchen and laundry installations; - paint, varnish and wall coverings; - permanent floor coverings; - power tools and equipment; - safes and security installations; and

	<ul style="list-style-type: none"> - building materials. -
Circulation Route (refer to Explanatory Diagram 4)	a route which is used solely for circulation, and to gain access to parking aisles and on which there is no parking.
Commercial Activity	for the purposes of any Greenfield Residential Area, this means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment or service including restaurants, and retail shops and outlets, but excludes service stations and supermarkets.
Commercial Service Activity	<p>means a business providing personal, property, financial, household, private and business services to the general public from shop-front premises and includes, but is not limited to:</p> <ul style="list-style-type: none"> • airline and entertainment booking services; • copy and quick printing services; • customer banking facilities; • customer postal services; • counter insurance services; • credit unions, building societies and investment co-operatives; • dry-cleaning and launderette services; • electrical goods repair services; • footwear and leather goods repair services; • hairdressing and beauty salons and barbers; • key cutting services; • money lenders; • real estate agents and valuers; and • travel agency services.
Communal Activities	for the purpose of applying R10.6.1.1 (h) Air Noise Controls, includes but is not limited to rooms used for education and child supervision purposes, assembly of persons for such purposes as worship, deliberation, entertainment, dining, research, education, recreation, or similar purposes and includes, but is not limited to restaurants, conference centres, churches, health centres, hospitals and residential centres.
Community and Leisure Facilities	means land and/or buildings used for public or private recreation, entertainment, meetings or social events.
Community and Leisure Activities	means activities associated with public or private recreation, entertainment, meetings or social events.
Community House	means land and/or buildings in which board and live-in health care or support is provided for more than five people. This includes homes for the elderly and halfway houses.
Conservation	means the protection or preservation of a heritage resource (building, site, vegetation or habitat) in order to maintain the natural or cultural heritage values associated with the resource, and to safeguard its potential for future generations.
Core Airport Precinct	means land within the Airport Zone encompassing the Palmerston North Airport's airfield, hangars, apron, terminal, public parking and other core airside activities. See Map 13.1: Airport Zone Precincts.
Corner Site	means a site within a general change of direction of the abutting street or streets, such change of direction being 45° or more.
Council	means the Palmerston North City Council or any committee, sub-committee

	or person to whom the Council's powers, duties and discretions under the Plan have lawfully been delegated pursuant to the provisions of any Act.
Critical Infrastructure	has the same meaning as defined by the Manawatu-Wanganui Regional Council One Plan Glossary.
Crossing Place	means that portion of the property boundary where there is safe vehicular access to a legal road.
Cultural Heritage Value	means possessing historical, archaeological, architectural, technological, aesthetic, scientific, spiritual, social, traditional or other special cultural significance, associated with human activity.
Dairy Related Industrial Activity	<p>Within the Braeburn Industrial Area, means:</p> <ul style="list-style-type: none"> (a) The collection, processing, and storage of raw milk and the manufacturing and processing of dairy products and by-products. (b) The treatment and management of wastewater, by-products and dairy liquids. (c) Storage, transfer and distribution facilities primarily but not exclusively for dairy products and by-products. (d) Transport depots primarily but not exclusively for the transport of dairy products and by-products. (e) Infrastructure for the purpose of servicing activities within the Braeburn Industrial Area.
Demolition	<p>means the complete or partial destruction of a scheduled building or object, but excludes the partial destruction of a scheduled building which is associated with an approved external alteration or addition.</p> <p>With respect to scheduled heritage buildings, partial demolition does not include internal demolition work, or minor invasive or destructive testing.</p>
Dependent Dwelling Unit	means any self-contained dwelling unit with a maximum gross floor area of 100m ² on the same site and in the same ownership as the principal dwelling unit for the purposes of providing accommodation for family relatives, elderly or infirm people.
Derelict Vehicle	<p>Includes</p> <ul style="list-style-type: none"> • any car or other vehicle which is not currently registered and licensed and warranted, and which for the time being is unable to be driven under its own power; and • any part of a vehicle.
Developable Land	<p>means any land in Aokautere:</p> <ul style="list-style-type: none"> a. that is identified as developable in Map 10.1 and Map 10.1A; or b. for which any land instability, erosion or subsidence hazard associated with the land will be avoided or mitigated by specifically designed geotechnical engineering works for which a valid, restructured land resource consent exists. In relation to the establishment of buildings and structures, the works required by the restructured land resource consent must have been completed.
Development	<p>means:</p> <ul style="list-style-type: none"> a. Any erection, reconstruction, placement, alteration, extension, removal, or demolition of any structure in, on, under, or over the land; or b. Any excavation, drilling, tunneling, or other disturbance of the land; or c. Any destruction of, damage to, or disturbance of, the habitats of plants or animals in, on, or under the land; or d. Any deposit of substance in, on, or under the land; <p>except where these activities are carried out as part of a subdivision which is</p>

	subject to the rules of the District Plan and the provisions of the Resource Management Act 1991.
Digital Sign	means a sign that has a pixelated image made from solid state lighting and has the ability to display animated and moving images.
Display Window	means windows which permit the public to view display space within a building.
Domestic Pig Farming	means the keeping of not more than 5 grower pigs or 2 breeding pigs provided the progeny are not retained beyond 25kg or 70 days of age.
Domestic Wind Turbine	means a wind turbine used for individual domestic use to derive energy from the wind, with the following characteristics: <ul style="list-style-type: none"> • a blade length no greater than 9 metres; and • a nacelle height no greater than 20 metres from the ground. and excluding any Micro Scale Wind Turbine
Dripline (refer to Explanatory Diagram 1 at the end of this section)	means the line formed when a vertical line from the outermost extent of a tree's branches or canopy meets the ground.
Dwelling and Dwelling Unit	means any self-contained building or structure, or part thereof, that is used (or intended to be used) for a single household, and which is generally not available for public use.
Early Childhood Facilities	means facilities providing for the care and/or education of children, which are licensed by the Ministry of Education.
Earthworks	means any movement of earth, including the excavation or deposition of earth or cleanfill that results in changes to the existing ground level. This includes, but is not limited to, earth movement associated with subdivision and siteworks as defined by the Building Act 2004. <div style="border: 1px dashed black; padding: 5px; margin-top: 10px;"> <p>NOTE TO PLAN USERS</p> <p>The District Plan contains exclusions to the earthworks provisions of R6.3.6.1. Refer to Section 6 of the District Plan.</p> </div>
Ecotoxicity	means adverse toxic effects on ecosystems or other ecological communities.
Education Facility	means land and/or buildings used as a primary, intermediate or secondary school or tertiary institution.
Emergency Plans	means a document serving as an emergency response guide by identifying and cataloguing the elements required to respond to an emergency and defining responsibilities and specific tasks in an emergency.
Environmental Design	means the design and treatment of a site or part of a site, for the purposes of protecting the character and enhancing the amenities of the site and adjacent areas. Such works will include ground formation, earthworks and attendant drainage; the use of paving materials, planting of trees, shrubs, ground covers, grass or natural materials; and the use of walls, screens, fences and other amenity features.
Essential Services	means <ul style="list-style-type: none"> • the Palmerston North City Council reticulated sewage and reticulated water supply systems • stormwater systems • electrical power and telecommunication networks.

Essential Unscheduled Engine Testing	means engine testing undertaken whilst maintaining or repairing an aircraft other than as part of planned scheduled engine maintenance and where the postponement of the testing would delay any pre-arranged or scheduled, or emergency flight operations.
External Sound Insulation Level ($D_{nt,w} + C_{tr}$)	means the standardised level difference (outdoor to indoor) and is a measure of the airborne sound insulation provided by the external building envelope (including windows, walls, ceilings and floors where appropriate) described using $D_{nt,w} + C_{tr}$ as defined in the following Standards: ISO 717-1:1996 Acoustics – Rating of Sound Insulation in Buildings & Building Elements using spectrum No.2 (A-weighted traffic noise spectrum). ISO 140-5:1998 Acoustics – Measurement of Sound Insulation in Buildings and of Building Elements – Part 5: Field Measurements of Airborne Sound Insulation of Façade Elements and Facades.
Farming & Agricultural Supplier	means a business primarily engaged in selling goods for consumption or use in the business operations of primary producers or in animal husbandry and without limiting the generality of this term, includes: <ul style="list-style-type: none"> • equestrian and veterinary suppliers; • farming and horticultural equipment suppliers; • seed and grain merchants; and • stock and station outlets.
Fitzherbert Science Centres	means the group of Institutional Zone activities located on the northern side of Tennent Drive, which gain access to Tennent Drive via Dairy Farm Road and Batchelar Road.
Fixed Plant	fixed plant includes plant that is permanently or temporarily located and operated at any location and includes all mechanical and building services equipment such as equipment that is: <ul style="list-style-type: none"> • Required for ventilating, extract, heating, cooling, conditioning, and exhaust either of buildings or commercial activities; • Associated with boilers or plant equipment, furnaces, incinerators or refuse equipment; • Electrical equipment, plumbing (including pumps), lift or escalator equipment; or Similar plant, equipment, items, rooms or services.
Flygers Line Floodway	Means the area spatially defined on Map 22.7 in Section 22 - Natural Hazards.
Flood Hazard Avoidance	Has the same meaning as defined by the Manawatu-Wanganui Regional Council One Plan Glossary.
Flood Prone Area	Areas that are mapped on the Planning Maps as being likely to be inundated by a 0.5% AEP flood event (1 in 200 year flood).
Foodcourt	means two or more restaurant businesses and/or businesses selling refreshments and meal components, sharing a common area or areas for the serving, seating and circulation of customers and for table clearing and cleaning stations. Foodcourts must be integrated or associated with other retail premises and do not include standalone foodcourts. For the purposes of calculating parking requirements, the foodcourt GFA must be measured so as to aggregate the leased GFA of kitchens, storage areas and serveries only i.e. excludes common seating and circulation areas.
Frontage Road	Means the road running along the frontage to a particular site. A site may have one road frontage, or in the case of corner sites one or more road frontages and these frontages may be in public or private ownership.

Front Site	means a site which directly abuts a street for the full length of one boundary.
Garden & Patio Supplier	<p>means a business primarily engaged in selling goods for permanent exterior installation or planting and without limiting the generality of this term, includes:</p> <ul style="list-style-type: none"> • garden centres; • landscape suppliers; and • suppliers of: <ul style="list-style-type: none"> - bark and compost; - clothes hoists and lines; - conservatories, sheds and other outbuildings; - fencing, gates and trellises; - outdoor recreational fixtures and installations; - patio furniture and appliances; - paving and paving aggregates; - statuary and ornamental garden features; and - swimming and spa pools.
Greenfield Residential Area	<p>Means any area shown in the following structure plans:</p> <ul style="list-style-type: none"> • Whakarongo Structure Plan (Map 7A.1) • Kikiwhenua Structure Plan (Map 7A.2) • <u>Aokautere Structure Plan</u>
Gross Floor Area	<p>is the sum of the gross area of all floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings.</p> <p>In particular, gross floor area includes:</p> <ol style="list-style-type: none"> a. Elevator shafts, stairwells, and lobbies at each floor; b. Floor space in interior balconies and mezzanines; c. All other floor space not specifically excluded. <p>The gross floor area of a building shall not include:</p> <ol style="list-style-type: none"> 1. Uncovered stairways; 2. Floor space in terraces (open or roofed), external balconies, breezeways, porches; 3. Roof vehicle parking, lift towers and machinery rooms on the roof, having a floor area of not more than 200m²; 4. Public thoroughfare areas in malls (this does not include foodcourt areas); 5. Areas used exclusively for fire egress; 6. Switchboard areas/Plant rooms; 7. Public Toilets. <p>For instructions on how to use gross floor area when calculating car park requirements for foodcourts, refer to the definition of 'Foodcourt 'above.</p>
Ground Level	<p>In relation to earthworks means the original contour level of land prior to any modification, or</p> <p>Where a subdivision or land use consent for earthworks has been approved, the contour level following that development, as per the approved engineering plans.</p>
Habitable Room	means any room in a dwelling which is used or which can be used as a sitting room, a living room, a bedroom, a dining room, or a family room.
Habitable Room	for the purposes of R10.6.1.1(h) Air Noise Controls, R11.6.6.1(a) and (b), R11.9.7.1(a) and(b) Noise Insulation, and R12.9.1(b) and R9.11.2 and R9.11.3,

	means a room used for activities normally associated with domestic living, but excludes any bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes drying room or other space of a specialised nature occupied neither frequently nor for extended periods.
Habitats of Local Significance	indigenous bush remnants and wetlands that have amenity, intrinsic and cultural values.
Hapu	Means sub-tribal units which were comprised of several Whanau or extended families which descended from an eponymous (common) ancestor; often formed a self-sufficient social and economic units based around marae.
Hazardous Facility	means any activity involving hazardous substances; any site where hazardous substances are used, stored or handled and installations containing hazardous substances including vehicles parked on site laden with hazardous substances. Hazardous facility does not include: <ul style="list-style-type: none"> • the incidental use and storage of hazardous substances in minimal domestic scale quantities; • fuel in motor vehicles, boats and small engines; • retail outlets for domestic scale usage of hazardous substances (i.e. supermarkets, hardware shops, pharmacies, home garden centres); • Pipelines used for the transfer of hazardous substances including gas, oil, trade waste and sewage; • Pipelines used for the transfer of hazardous substances including gas, oil, trade waste and sewage; • The transport of hazardous substances (e.g. in trucks or trains); • Electrical equipment containing cooling oil up to 1,500 litres.
Hazardous Substance	shall have the meaning within Section 344 of the Resource Management Act 1991 and shall also include any substance — <ol style="list-style-type: none"> a. with one or more of the following intrinsic properties: <ol style="list-style-type: none"> i. an explosive nature; ii. an oxidising nature; iii. a corrosive nature; iv. flammability; v. acute and chronic toxicity; vi. ecotoxicity with or without vii. bioaccumulation. 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 one or more of the properties specified in paragraph (a) of this definition.
Health Centre	means premises used by those involved in health care and diagnosis which involves more than three health practitioners. In the Residential Zone this does not include veterinary clinics and gymnasiums.
Health Facility	means premises used by those involved in health care and diagnosis which involves three or less health practitioners. In the Residential Zone this does not include diagnostic laboratories, veterinary clinics, and gymnasiums.
Height (refer to the Explanatory Diagram 2 at the end of this section)	in relation to a building means the vertical distance between actual ground level and the highest part of the building above that point. For the purposes of calculating height: <ol style="list-style-type: none"> a. Actual ground level will be the level of the ground after completion of all subdivision earthworks or where a land use consent has been approved for earthworks pursuant to R6.3.6.1, and before commencement of any subsequent earthworks for landscaping or erection of buildings on the

	<p>site.</p> <p>b. For residential buildings the top portion of any gable or hip roof, measured from a position mid-way between a point 2.5 metres above the floor level of the highest habitable room and ridge line shall be excluded.</p> <p>c. Account shall be taken of signs, except signs affixed or incorporated on the walls of a building, lift tower, machinery room or water tower, where such signs do not extend beyond the walls to which they are attached, and would be contained within the silhouette of the building.</p> <p>d. Account shall be taken of parapets, but not of chimneys, aerials, antennas, architectural appurtenances (such as ornamental towers, turrets, finials, spires, flagpoles, gargoyles), lift towers, machinery rooms or water towers, solar hot water and photovoltaic panels, provided such structures:</p> <ol style="list-style-type: none"> i. do not exceed a height of 5 metres above the height otherwise permitted on any part of a site; ii. and in the case of any rooms or towers do not exceed a floor area equal to 10% of the area of the roof of the storey immediately below, iii. and in the case of solar hot water and photovoltaic panels, such structure must not exceed 0.5 metres above the height otherwise permitted on any part of a site.
<p>Heritage Area</p>	<p>means a defined area, referenced in a rule in the Plan as a heritage area, that is characterised by a concentration and continuity of sites, buildings, structures, objects and/or landscape characteristics that are united in their reflection of historic, cultural, social, architectural, and archaeological values that should be protected from inappropriate subdivision, use and development. A heritage area may include a mix of individually listed buildings and objects, as well as buildings and objects that have not been individually listed but have heritage values that contribute to the overall values of the area.</p> <div style="border: 1px dashed black; padding: 5px;"> <p>NOTE TO PLAN USERS</p> <p>Appendix I of the Inner Business Zone provides a description of the cultural and historical values associated with the North West Square Heritage Area and a map showing the physical extent of the area.</p> </div>
<p>High Amenity Area</p>	<p>means for the purposes of NZS 6808:2010, any area identified in the District Plan as a Rural Residential Area or within the Rural Residential Overlay (as shown on the Planning Maps).</p>
<p>Home Occupation</p>	<p>means an occupation, craft, profession or service for direct or indirect commercial gain and/or carried out on a repetitive basis in a dwelling unit or a building accessory thereto and ancillary to the use of that site for residential purposes. Such a use shall not include restaurants, service stations, the repair, painting, panelbeating or wrecking of motor vehicles and crematoria.</p>
<p>Horse Aquatic Facilities</p>	<p>means swimming pools and other water based facilities intended for training or therapeutic purposes, for horses. This includes businesses offering the service to others.</p>
<p>Horse Cartage Depot</p>	<p>means any buildings and/or land used for the parking, repair or maintenance of vehicles involved in the transport of horses and related equestrian equipment. This includes the short term accommodation of horses on the site.</p>

Horse Walkways	means pathways provided specifically to allow the movement of horses to and from training facilities and the Racecourse Zone.
Illuminance	means the luminous flux incident on a surface per unit area. The unit is the lux (lx) where 1 lux = 1 lumen per m ² .
Illuminated Sign	Means the use of internal and external light sources or digital technology, coloured and non-coloured for advertising purposes.
Individual Retail Activity	means any retail activity carried on under a distinct, single store brand or trading logo.
Industrial Activity	means any activity which involves the manufacture, fabrication or processing of materials, or the servicing and repair of goods, vehicles or materials, but excludes any workrooms and/or storage areas in the Inner Business Zone where these are ancillary to a Permitted Activity in that Zone provided: <ol style="list-style-type: none"> those workrooms and/or storage areas do not occupy an area greater than 35% of the gross floor area occupied by that activity. those workrooms and/or storage areas are not situated at the street frontage of any building or part of a building occupied by that activity.
Institutional Activity	means any activity which has as its primary function the provision of education and health services and/or research and development, and also includes any activity which is ancillary to an education, health or research and development related activity. It also includes the New Zealand Fire Station activities on Lot 3 DP 35156, Lot 1 DP 60485 and Lot 13 DP 217, known as the Palmerston North Fire Station, the Ashhurst Fire Station and the Bunnythorpe Fire Station, and other emergency services including St John Ambulance.
Institutional Campus	means the grounds and buildings allied with an institutional activity.
Institutional Zone Retail Activity	means any activity which entails the use of a building or buildings for the direct sale of goods or services (other than food and beverage outlet services) to any person associated with the institution (but not the public in general), and which also meets the definition of an Ancillary Institutional Activity.
Intensive Farming	means the production of plant and animal produce, where the predominant productive processes are carried out within buildings. It includes, but is not limited to, poultry farming (where more than 50 poultry are farmed), intensive feedlot farming, fitch farming, rabbit farming, and mushroom production. It does not include Domestic Pig Farming, glasshouse horticulture or hydroponic growing of plants.
Intensive Feedlot Farming	means the breeding or rearing of livestock where the predominant productive processes are carried out within buildings or closely fenced outdoor runs where the stocking intensity precludes the maintenance of pasture or ground cover and where the primary purpose of the activity is the commercial production of livestock for sale or slaughter. Intensive Feedlot Farming does not include Intensive Pig Farming or Domestic Pig Farming.
Intensive Pig Farming	means the keeping of pigs mainly within buildings, or outdoors without groundcover being maintained, but does not include Domestic Pig Farming.
Interpretive Structures	means structures used for informal recreation. Includes boardwalks, shelters, viewing platforms, information kiosks, information/notice boards, etc.
Iwi	Is a blanket and general term used to describe the people of a locality, district or region and to denote that they generally come from a common

	<p>source. Iwi refers to the connected hapu of a district but was also used to describe a combination of related and/or unrelated hapu which gathered for a particular war, expedition or venture</p> <p>.</p>
Kaitiakitanga	<p>Means 'the exercise of guardianship; and in relation to a resource, includes the ethic of stewardship based on the nature of the resource itself'. Source: Resource Management Act 1991, Section 2: Interpretation.</p> <p>This may involve activities such as:</p> <ul style="list-style-type: none"> • The maintenance of sites of importance such as wahi tapu, wahi Tupuna and wahi taonga. • The maintenance of sites of cultural, historical and spiritual importance to iwi. • The responsible management of natural resource • Designing environmental management systems and monitoring plans
Kikiwhenua Residential Area	<p>Means the Greenfield Residential Area shown in the Kikiwhenua Structure Plan (Map 7A.2)</p>
Kohanga Reo	<p>Means any pre-school where pre-school children are taught te reo Maori and cared for in accordance with tikanga Maori.</p>
Kura Kaupapa	<p>Means any primary school where children are taught te reo Maori and cared for in accordance with tikanga Maori.</p>
Large Neighbourhood Centre	<p>for the purpose of the Local Business Zone are limited to the following centres:</p> <ul style="list-style-type: none"> • any Greenfield development containing more than 10 tenancies, or a large anchor tenant with associated tenancies • Hokowhitu Shopping Centre (corner of Te Awe Awe Street and Albert Street) • Milson Shopping Centre (corner of Milson Line and McGregor Street) • Kelvin Grove Shopping Centre (corner of Fernlea Avenue and Roberts Line) • Summerhill Shopping Centre (corner of Ruapehu Drive and Aokautere Drive) • Riverdale Shopping Centre (corner of College Street and Pitama Road) • Ashhurst Shopping Centre (the extent of Local Business Zone land in Ashhurst) • Terrace End Centre (corners of Broadway Avenue and Ruahine Street) • Highbury Shopping Centre (corner of Highbury Avenue and Pembroke Street)
Licensed Premises	<ul style="list-style-type: none"> • any premises, or any part of any premises, on which liquor may be sold pursuant to a licence; and includes any conveyance, or any part of any conveyance, in which liquor may be sold pursuant, to a licence.
Limited Development Land	<p>means any land in Aokautere which is not identified as developable land on Map 10.1 or Map 10.1A.</p>
Line	<p>Has the same meaning as defined in Section 5 of the Telecommunications Act 2001 or the definition of 'line' in section 2 of the Electricity Act 1992.</p>
Livestock	<p>Includes cattle, sheep, goats, emus, ostriches and other animals or birds (excluding poultry) kept for agricultural purposes.</p>
Living Court	<p>means an area which is required by this Plan to be unoccupied and unobstructed from the ground upwards and for the exclusive use of the dwelling unit provided that such structures as will enhance the use and enjoyment of the court will be permitted For the purposes of this definition,</p>

	eaves and overhanging upper storey projections not exceeding 0.6m are permitted.
Local Catchment	for the purposes of the Local Business Zone, includes the extent of properties located within a 900m radius of a Local Business centre (this includes Local Stores and Small and Large Neighbourhood Centres).
Local Stores	for the purposes of the Local Business Zone, means one or more commercial premises predominantly located where two roads meet, address one or both streets and are built to the street frontage. The number of premises shall not exceed 4 separate tenancies.
Locality (refer to the explanatory diagram 3 at the end of this section)	means, in relation to the Local Business Zone, two or more sites in immediate proximity to each other and which meet any of the following conditions: <ol style="list-style-type: none"> are contiguous; or are contiguous but dissected by a roadway or roadways.
Mahinga Kai	Means garden of cultivation site used for traditional food-gathering purposes.
Main Living Area	means a living room, dining room or family room.
Major Hazardous Facility	<p>means any Hazardous Facility which involves one or more of the following activities:</p> <ul style="list-style-type: none"> • Manufacturing and associated storage of hazardous substances (including the manufacture of agrichemicals, fertilisers, acids/alkalis or paints) • Oil and gas exploration and extraction • Purpose built bulk storage facilities for the storage of hazardous substances (other than petrol, diesel or LPG) for wholesale or restricted commercial supply • The storage of more than 100,000L of petrol • The storage of more than 50,000L of diesel • The storage of more than 6 tonnes of LPG • Galvanising plants • Electroplating and metal treatment • Tanneries • Timber treatment • Freezing works and rendering plants • Metal smelting and refining (including battery refining or recycling) • Polymer foam manufacturing • Landfills. <p>The following activities are not major hazardous facilities:</p> <ul style="list-style-type: none"> • Agrichemical use, storage and transportation where these activities are carried out in compliance with NZS8409:2004 Management of Agrichemicals • Retail service stations and truck stops storing less than the identified threshold of petrol, diesel and/or LPG • Military training activities • The transport of hazardous substances (e.g. in trucks or trains) • Laboratories falling under the Exempt Laboratory Code of Practice and as provided for under section 33 of the HSNO Act. For the purposes of this Plan, 'laboratory' shall have the same meaning as in section 2 of the HSNO Act 1996. <p>Any milk processing and treatment plant which is designed so that any reasonably potential spillage of milk is contained within the site of the plant</p>

	until it can be disposed of to an approved wastewater system.
Mana Whenua	Means “customary authority exercised by an Iwi or Hapu in an identified area”. Source: Resource Management Act, 1991, Section 2: Interpretation.
Marae Tourism	means land and/or buildings in which Maori education or entertainment is provided, and from which souvenirs may be sold, to tourists, by prior arrangement, as an ancillary activity to a Marae.
Mass Assembly of People	<p>A group of people gathered together in one place for a common purpose. Mass Assembly of People includes but is not limited to gatherings associated with recreation activities, public entertainment events, or fairs. Golf course recreation and domestic gatherings do not amount to Mass Assembly of People.</p> <p>NOTE This definition only applies to the Runway End Protection Areas</p>
Mast	means any mast, pole, tower or similar structure designed to carry antennae to facilitate radiocommunication, telecommunication and wind resource investigation and meteorological monitoring.
Mauri	Refers to the essential essence of all being; the life principle.
Merchandising Area	means that part of the Gross Floor Area of a premise devoted to display sales and/or consumption of goods, commodities and related services and used by the customers, including in the case of a trader using yard/external space such additional area is also devoted to display or consumption of goods and commodities (whether or not the activity qualifies as a yard- based supplier).
Meteorological Activities	means the establishment and operation of facilities, installations or equipment to measure, collect and distribute meteorological information. This includes telecommunication, radio and satellite links and wind resource investigation and monitoring.
Micro Scale Wind Turbine	means small scale wind turbines less than 10 metres high (including blades) that are capable of generating up to 5kW of electricity.
Mid-Block Pedestrian Link	an area of land or building, set aside as a passage way for pedestrian access between a road, service lane, reserve, or public place; and another road, service lane, reserve, or public place.
Minimum Lot Area	means the total area of the lot less the area used for access where the lot concerned is linked to a public road via a single or shared access strip.
Minor Dwelling Unit	means any self-contained dwelling unit with a gross floor area no greater than 80m ² on the same site and in the same ownership as the principal dwelling unit for the purposes of providing accommodation.
Minor Trimming or Maintenance of a Scheduled Tree	means work undertaken by hand-operated secateurs or pruning shears.
Minor Upgrading (for the purposes of Section 23 – Network Utilities)	<p>Means, in respect of network utilities, an increase in the carrying capacity, efficiency or security of the network utility, utilising the existing network utility support structures or structures of a similar scale, intensity and character, and includes, but is not limited to:</p> <ul style="list-style-type: none"> (i) the addition of circuits and conductors; (ii) the reconductoring of the line with higher capacity conductors; (iii) the resagging of conductors; (iv) the addition of longer or more efficient insulators; (v) the addition of earthwires which may contain telecommunication

	<p>lines, earthpeaks and lightning rods;</p> <ul style="list-style-type: none"> (vi) the bonding of conductors; (vii) the addition of electrical fittings; (viii) support structure replacement within the same location or within the existing alignment of an electricity line; (ix) the replacement of existing cross-arms with cross-arms of an alternative design; (x) An increase in support structure height required to comply with NZECP34:2001 by not 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 date of public notification of the Plan; (xi) The realignment, reconfiguration or relocation of an existing gas distribution, water, wastewater or stormwater pipe or structure or ancillary structures within 2m of the existing alignment or location; (xii) The replacement of any panel antenna on an existing mast or support structure with a new one in all zones except the Residential Zone, provided the replacement panel does not exceed 1.5m² in area and the overall height of the facility to which the antenna is attached does not increase; (xiii) An increase in the height of replacement poles in road reserve by a maximum of 1m for the purpose of achieving road controlling authority clearance requirements provided that the permitted zone height is not exceeded; and/or the replacement of an existing pole in road reserve within 2m horizontal distance of the existing alignment or location. <p>Minor upgrading shall not include: an increase in the voltage of the line unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage.</p>
Motel Conference Centre	means land and/or buildings used to provide transient residential accommodation while associated with conference/training facilities and dining and drinking facilities.
Multiple Retail Development	means more than one retail tenancy sharing vehicle access and/or parking. Tenancy, for the purpose of this rule, means one retail trading activity occupying building space by way of freehold, leasehold, licence or any other arrangement to occupy, irrespective of whether or not the activity is bounded by walls or partitions.
Multi-Unit Residential Development	means three or more self-contained dwelling units that are located on one site. A multi-unit residential development includes but is not limited to apartment buildings, and terrace housing.
Napier Road Residential Extension Area	Means the area shown in Map 7.9
National Grid	the assets used or owned by Transpower NZ Limited as defined in the National Policy Statement on Electricity Transmission 2008.

<p>National Grid Yard</p>	<p>means:</p> <ul style="list-style-type: none"> the area located 12 metres in any direction from the outer edge of a National Grid support structure; and the area located 10 metres either side of the centerline of an overhead 110kV National Grid line on single poles; or the area located 12 metres either side of the centerline of any overhead National Grid line on pi poles or towers <p>See Explanatory Diagram 5: National Grid Yard</p> <div style="border: 1px dashed black; padding: 5px;"> <p>NOTE</p> <p>The National Grid Yard does not apply to underground cables or to any transmission lines (or sections of line) that are designated</p> </div>
<p>National Grid Subdivision Corridor</p>	<p>means the area measured either side of the centerline of above ground National Grid line as follows:</p> <ul style="list-style-type: none"> 14m for the 110kV lines on single poles 32m for 110kV lines on towers 37m for the 220kV transmission lines <div style="border: 1px dashed black; padding: 5px;"> <p>NOTE TO PLAN USERS</p> <p>The National Grid Subdivision Corridor does not apply to underground cables or to any transmission lines (or sections of line) that are designated</p> </div>
<p>Natural Heritage Value</p>	<p>means possessing historical, ecological, aesthetic, scientific, spiritual, social, intrinsic or other special significance; and includes, but is not limited to, landscapes, habitats, sites, individual trees, groups of trees, and other vegetation.</p>
<p>Net Floor Area</p>	<p>means the sum of the floor areas of a building, each measured to the inside of the exterior walls, but excluding any floor areas used for:</p> <ul style="list-style-type: none"> lift wells, including the assembly area immediately outside of the lift doors for a maximum depth of 2m; stairwells (including landing areas), tank rooms, boiler and heating rooms, machine rooms; those parts of any basement not used for retail, office, residential or industrial activity; toilets and bathrooms, provided that in the case of any hotel, accommodation motel or motel conference centre the maximum area permitted to be excluded for each unit shall be 3m². 50% of any pedestrian arcade or ground floor foyer which is available for public thoroughfare; <p>internal parking areas provided to comply with the requirements of the District Plan.</p>
<p>Net Site Area</p>	<p>means the total area of the site less the area used for access via a single or shared access strip.</p>
<p>Network Utilities</p>	<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 services reticulation networks of local authorities.</p>
<p>Noise Sensitive Activity</p>	<p>means any:</p> <ul style="list-style-type: none"> residential activity accommodation motel motel conference centre community house

	<ul style="list-style-type: none"> • dwelling and dwelling unit • early childhood facility • multi-unit residential development • residential care • retirement village.
Non-habitable Structures	for the purpose of, R22.5.1.1, R22.5.2.1, R22.6.1.1 and R22.6.2.1 in Section 22 - Natural Hazards, means an unoccupied building or structure or a building or structure where people will not sleep.
Notional Site	with respect to earthworks provisions in the North East Industrial Zone, means the extent of land within which the development is contained, as identified on the site development plans required for any resource consent or building consent.
Offensive Activities	<p>means any activity which is predominantly concerned with any of the activities below, and which, by reason of the manufacturing method or the nature of materials used or produced, adversely affects the amenities of the surrounding environment. These activities are limited to:</p> <ol style="list-style-type: none"> a. blood or offal treating; b. one boiling or crushing; c. dag crushing; d. fellmongering; e. fish cleaning and curing; f. flax pulping; g. flock manufacturing or teasing of textile materials for any purpose; h. gut scraping and treating; i. refuse collection and disposal (excluding the day-to- day removal of refuse, by Council or an authorised contracting agency); j. storage, drying or preserving of bones, hides, hoofs or skins; k. tallow melting; l. tanning; m. wood pulping; n. wool scouring; o. slaughtering of animals (excluding the on-farm slaughtering of animals for personal use, to feed the stock owner's animals and/or for animal welfare reasons).
Office Activity	means an activity which involves the use of land or buildings or part of a building for an administrative or professional activity.
Office Product Supplier	<p>means a business primarily engaged in selling goods for office use or consumption (in which context the term "office" is not confined to the definition in this Plan) and without limiting the generality of this term, includes suppliers of:</p> <ul style="list-style-type: none"> • computers and related equipment; • copiers, printers and facsimile machines; • integrated telephone systems and equipment; • office furniture, equipment and utensils; and • office stationery and software applications.
Official Sign	means any sign for public safety erected in fulfilment of legislative or regulatory responsibilities to provide advice, warnings or education for the purpose of people's wellbeing and safety.

Official Transport Sign	Means any sign erected or approved by a road controlling authority for the purposes of regulating, warning, or informing road users (including pedestrians) of road conditions, locations, activities, traffic control, or other such information relative to the use of the road, including tourist and essential service facilities. This definition includes other road controlling devices, such as traffic lights, railway crossing lights and barrier arms.
Open Construction	In relation to R10.6.1.7(d): means able to be viewed through, and with not less than 65% openness over the elevation of the fence. Open areas exclude any surface of the fence which is solid, but may include wire mesh, or wrought iron or similar elements with a facing edge not thicker than 12mm and spaced at not less than 80mm centres.
Papa Kainga	Papa kainga is a form of housing development which occurs on multiply-owned Maori or ancestral land. Traditionally, the literal meaning of papa kainga housing is, 'a nurturing place to return to'.
Parking Aisle (refer to Explanatory Diagram 4)	means an area of pavement used by vehicles to gain access to, and to manoeuvre into and out of parking spaces.
Pedestrian Street	means those streets identified as Pedestrian Streets in Map 20A.4, Roding Hierarchy – Palmerston North Central Area, in Section 20: Land Transport of the District Plan.
Permeable Surface	Means any part of a site which is grassed or planted in trees or shrubs and/or is capable of absorbing water or is covered by decks which allow water to drain through to a permeable surface. It does not include any area which; <ol style="list-style-type: none"> 1. Falls within the definition of site coverage except for decks above; 2. Is occupied by swimming pools; or 3. Is paved with a continuous surface.
Places of Worship	means land and/or buildings used for religious meetings, gatherings and worship. It also includes office, counselling or community facilities associated with but ancillary to the place of worship.
Portable Sawmill	means a small scale sawmill not permanently established on a site and which is capable of being removed from the site, on wheels or via a trailer unit.
Prepared Food & Beverage Outlet	means a business primarily engaged in the preparation and serving of food and beverages for immediate consumption and without limiting the generality of this term includes: <ul style="list-style-type: none"> • restaurants; and • takeaway food outlets.
Pressure Sewer Areas	Means the following areas where pressure sewer systems must be utilised: <ul style="list-style-type: none"> • The North East Industrial Zone Extension Area as shown in Map 7.2 • The City West Area as shown in Map 9.2 • The area of land bound by Napier Road, Roberts Line, the remnant river terrace and MacPherson Grove (PT LOTS 2 3 SEC 418 TOWN OF PALMERSTON NORTH, LOT 10 DP 499783, LOT 1 DP 41671, PT LOT 1 DP 25691, LOT 1 DP 16031 BLK XI KAIRANGA SD, LOT 1 DP 456688 and LOT 5 DP 72405 LOT 2 DP 456688) • Refer to map 7.8 – Map of Pressure Sewer System Areas
Pressure Sewer System	Means a sewer system where sewage is conveyed under pressure generated by multiple pump units, each located on an identified private property, to a shared pressure main.

Production Land	means the same as the definition within Section 2 of the Resource Management Act 1991.
Production Forestry	means the planting, replanting, cultivation, management and extraction of exotic trees in forests or tree plantations and indigenous forestry specifically planted and grown for harvest. This includes the processing of the timber on the site by use of a portable sawmill provided this does not occur for a period exceeding 6 months in any calendar year. This does not include shelter belt planting.
Public Service Corridors	means land vested or proposed to be vested in the Council, servicing or capable of servicing, public purposes such as roads, Council drains, recreation areas and walkways.
Public Open Space	means any Council owned park or recreation land including City reserves, local reserves, walkways and amenity reserves.
Public Space	means those places in public or private ownership which are available for public access or leisure and that are characterised by their public patterns of use. Public spaces include, but are not limited to, streets, accessways, squares, plazas, urban parks and reserves, open space and all open and covered spaces within buildings or structures that are generally available for use by the public, notwithstanding that access may be denied at certain times.
Quarrying	means the excavation of any kind of material from earth, and includes any works, machinery and plant used in connection with quarrying operations and the storage and processing of materials quarried on site.
Radiocommunication	means any transmission, emission or reception of signs, signals, writing, images, sounds or intelligence of any nature by electromagnetic waves of frequencies between 9 kilohertz (kHz) and 3,000 gigahertz (GHz), propagated in space without artificial guide.
Radiocommunication Facility	means any mast, aerial, antenna dish or other structure, facility or apparatus used or intended for the purpose of facilitating radiocommunication.
Radiofrequency Transmitting Equipment	means equipment which is capable of transmitting or emitting electromagnetic energy for communication purposes with frequencies in the range of 3KHz to 300GHz but excluding (1) common residential based radiofrequency devices such as baby monitors, radio controlled toys, electronic door openers, cell phones, and mobile phones; and (2) hand held amateur radio transceivers operating on the amateur UHF and VHF bands.
Rangitanenuiarawa	Refers to Rangitane o Manawatu protocols.
Recreation Retail Activity	For the purposes of the Recreation Zone means facilities catering for the refreshment needs and convenience of park users.
Renewable Electricity Generation Activities/Facilities	has the same meaning as defined by the National Policy Statement for Renewable Electricity Generation 2011.
Renewable Energy Resources	<p>is a collective term given to energy resources that have the potential to:</p> <ul style="list-style-type: none"> maintain or enhance renewable electricity generation capacity; maintain or enhance the security of electricity supply; assist in meeting international climate change obligations and avoid or reduce reliance on fossils fuels for the purposes of generating electricity. <p>NOTE TO PLAN USERS For example, wind, solar, hydro, geothermal, biomass, tidal, wave and ocean current energy sources are Renewable Energy Resources</p>

Restaurant	<p>means a business primarily engaged in the preparation and serving of food and beverages for consumption on the premises and without limiting the generality of this term includes:</p> <ul style="list-style-type: none"> • catering establishments; • coffee bars and tearooms; • food courts; and • fully licensed, BYO licensed and unlicensed restaurants and/or cafés.
Residential Centre	<p>means land and/or buildings where long term accommodation is provided for more than five people. This includes hostels associated with tertiary and secondary educational institutions.</p>
Restructuring of Land	<p>means the reshaping or remodelling of the existing land but excludes siteworks associated with building on an existing site.</p>
Retail Activity	<p>means a business primarily engaged in selling or hiring displayed or offered goods to the general public and unless provided otherwise in this Plan, does not include:</p> <ul style="list-style-type: none"> • commercial service activities; • prepared food & beverage outlets; or • trade suppliers. <div style="border: 1px dashed black; padding: 5px; margin-top: 10px;"> <p>NOTE TO PLAN USERS This definition is only applicable to the assessment of activities within the Fringe Business Zone.</p> </div>
Retirement Village	<p>means a comprehensive development which may include housing, recreational, welfare, and medical facilities which is intended principally or solely for retired persons or people with disabilities.</p>
Risk	<p>means within the hazardous substances section of the Plan, the likelihood of occurrence of an adverse effect from a substance combined with the magnitude of the consequence of that adverse effect.</p>
Roadside Stalls	<p>means the use of a site, building or part of a building for the purposes of selling direct to the public, farm produce (including that associated with nurseries), provided that all goods for sale are produced on the site. This shall include rural packing sheds from which sales are made direct to the public.</p>
Routine Maintenance	<p>means the minor repair of buildings 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 existing.</p>
Runway End Protection Area	<p>means the area identified in Map 13.2: Runway End Protection Areas.</p>
Rural Areas	<p>means any land zoned rural or race training.</p>
Rural Fence	<p>means those fences described under “Rural” in the Second Schedule (Specimen Types Of Fence) of the Fencing Act 1978.</p>
Rural Industry	<p>means land and/or buildings used for industry which involves the processing of primary products and/or is better located in the rural area because of the need to achieve a separation from other activities; an land/or buildings used by rural contracting businesses to provide services related to the primary production sector, including but not limited to agriculture, aerial topdressing, forestry, earthmoving and construction, and transport.</p>

<p>Safe Wading Zone</p>	<p>the water velocity and depth combinations which are identified as Safe Wading Zone as shown on the following diagram</p> <p>The diagram is a graph with 'Velocity (V m/sec)' on the vertical axis and 'Depth of Flood at Site (D metres)' on the horizontal axis. The vertical axis has tick marks at 0.5, 1.0, 1.5, and 2.0. The horizontal axis has tick marks at 0.5, 1.0, 1.5, and 2.0. A green shaded region, labeled 'Safe Wading Zone', is bounded by the y-axis, the x-axis, and a curve that starts at approximately (0.2, 2.0) and ends at (0.7, 0.5). A red shaded region, labeled 'Unsafe Wading Zone', is bounded by the curve, the x-axis, and the right edge of the graph at D=2.0. A legend indicates that green represents the 'Safe Wading Zone' and red represents the 'Unsafe Wading Zone'.</p>
<p>Sand/Sawdust Roll</p>	<p>means land or structures intended to provide an area for horses to roll.</p>
<p>Scheduled Building or Object</p>	<p>means any building or object included on the Schedule of Buildings and Objects of Cultural Heritage Value identified in Appendix 17A.</p>
<p>Scheduled North East Industrial Zone Site (SNEIZ)</p>	<p>means the following sites which are Zoned North East Industrial and are subject to additional development and subdivision requirements:</p> <ul style="list-style-type: none"> • Lot 1 DP 81319.
<p>Scheduled Site or Object</p>	<p>means any site or object included on the Schedule of Objects and Sites or of Cultural Heritage Value to Tangata Whenua as identified in Appendix 17B.</p>
<p>Scheduled Tree</p>	<p>means any tree or group of trees included on the Schedule of Notable Trees and areas of significant vegetation identified in Appendix 17C.</p>
<p>Self-contained</p>	<p>means having a separate entrance, kitchen facilities, living facilities, and toilet/bathroom facilities.</p>
<p>Sensitive Activities (National Grid)</p>	<p>for the purposes of R23.8.2 and R23.10.2 means the following activities around the National Grid: community houses, dwellings and dwelling units, early childhood facilities, residential centres, retirement villages, schools and hospitals.</p>
<p>Separation Distance</p>	<p>means the distance from the outer wall of a building to:</p> <ol style="list-style-type: none"> the outer wall of another building; the boundary of a site. <p>Separation Distance excludes decks that are no greater than 0.5 metres above ground level.</p> <p>In the case of hazardous facilities and hazardous sub-facilities, Separation Distance means:</p>

	<p>a. the distance from the edge of a hazardous facility to the boundary of the site on which that activity occurs;</p> <p>b. within the Institutional Zone:</p> <ul style="list-style-type: none"> the distance from the edge of a hazardous facility to the boundary of the site on which the activity occurs and; the distance from the edge of a hazardous facility to the boundary of the Institutional Zone and; the distance from the edge of a hazardous sub-facility to the edge of another hazardous sub-facility where more than one institution occupy the same legal site(s) or one institution occupies one or more legal site(s) and contains more than one sub-facility.
Service Rooms	means those rooms such as the bathroom, laundry and the kitchen.
Service Station	means a business primarily engaged in the fuelling of motor vehicles. This may also include mechanical repairs and servicing of motor vehicles. Retail sales for the convenience of the travelling public may also be included, provided such sales remain incidental and ancillary to the principal use of fuelling motor vehicles.
Shelter Belt	means trees planted to provide shelter for stock and/or crops and which are not primarily intended for the production of timber.
Sign	means any text, graphics or lighting effect designed or intended to attract attention. This includes any materials used on the sign, as well as any additional structure, support, frame, or anchorage.
Site	means an area of land capable of being disposed of separately.
Site Coverage	means that portion of the net site area, expressed as a percentage, which may be covered by all buildings and storage space, including eaves, balconies and verandas in excess of 0.6 of a metre in width, but excluding uncovered swimming pools, decks of 0.5 of a metre in height or less, and ramps of 0.5 of a metre in height or less with handrails of an additional 0.9 of a metre in height or less.
Sitework	means work on a building site, including earthworks, preparatory to or associated with the construction, alteration, demolition, or removal of a building as defined within Section 7 of the Building Act 2004.
Sleep-out	means an external bedroom, incidental and physically separated from the primary dwelling, with a maximum gross floor area no greater than 36m ² , which may have an en-suite, but which is not self-contained.
Small Neighbourhood Centre	for the purposes of the Local Business Zone, means a centre that contains between 5 and 10 commercial tenancies.
Sound Transmission Path	means any possible sound path from outside the building to inside the room of interest but where the building construction option is both part of the outside envelope of the building and also part of the room itself.
Special Entertainment Event	means any sporting, entertainment or performance event or series of events occurring on any one day. If events have a duration of more than one day then each additional day shall be treated as a separate event.
Specified Sporting Facilities	for the purposes of signage, means Fitzherbert Park, Vautier Park, Memorial Park, Ongley Park, Skoglund Park, Monrad Park, Manawaroa Park, Coronation Park, Colquhoun Park, Bill Brown Park and Ashhurst Domain
Spill Containment	means a permanent structure which will contain liquids or solids in the event of a spill and prevent them from entering the stormwater system or a natural

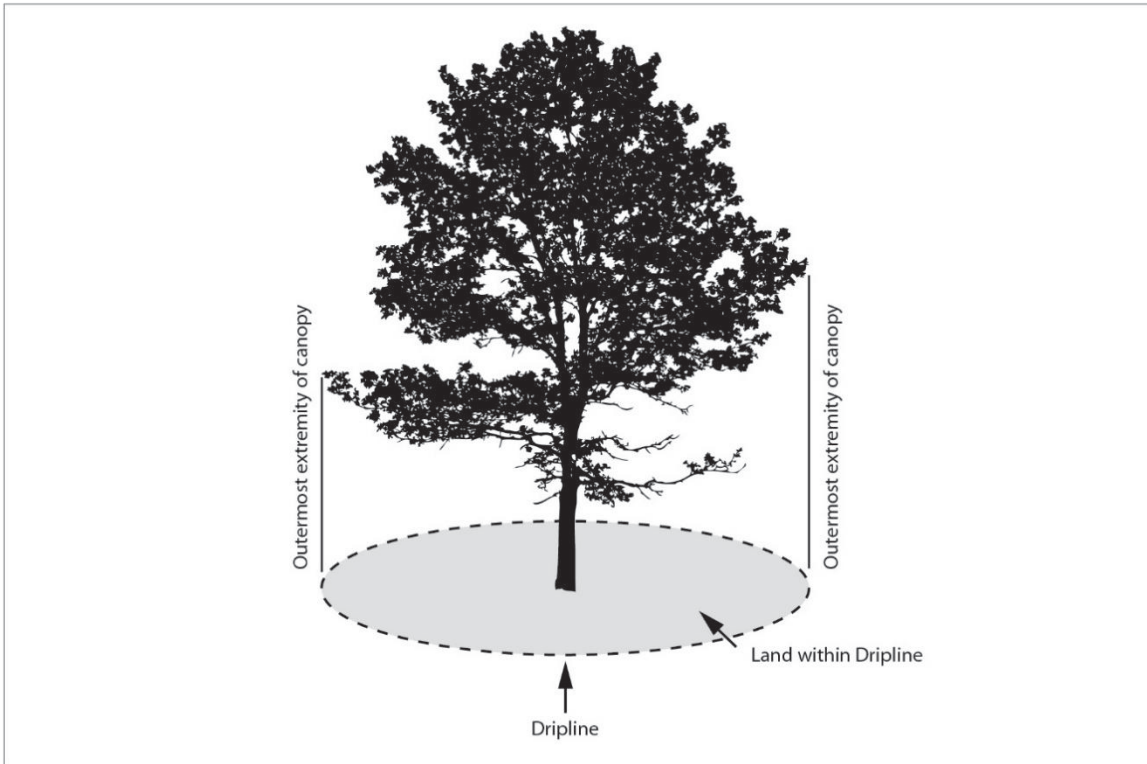
System	water body.
Storage	means, in terms of the hazardous substances section, the containment of a substance or mixture of substances, either above ground or underground, which is not being used for manufacturing or for the alteration of substances to another substance but does not include substances used as a cooling or heating medium. Storage does include the filling or emptying of the container.
Stormwater Detention	in the North East Industrial Zone Extension Area, means the temporary comparatively short term holding back of runoff generated from a rainfall event. The emphasis is on peak flow management normally with the aim of meeting downstream peak capacity limitations.
Stormwater Retention	in the North East Industrial Zone Extension Area, means the retaining of runoff generated by a rainfall event on a site or in a Watercourse Reserve Area within the confines of the site or the Watercourse Reserve Area to ensure volume derived downstream effects are properly managed. The length of time water is stored is subject to natural infiltration and evapotranspiration rates.
Street Character Building	means a building identified in Figure 11.4, Street Character Buildings within the North West Square Heritage Area Subject to R11.6.2.6 of the Inner Business Zone.
Street Furniture	means sculptures, works of art, road signage, bus shelters, parking meters, seating and other such amenity enhancement works.
Structure Plan Map North East Industrial Zone	means Structure Plan Map: North East Industrial Zone (Map 7.2) and associated Structure Plan Cross Section Road Layouts 1, 2, 3 and 4.
Structural Maintenance of Flood Protection Works or Structures	means the structural repair, upkeep, or repainting of an existing flood protection structure or work, including stopbanks, guide banks, groynes, linear bank protections (including live bank protection works), and other associated flood protection structures. Maintenance does not include additions to or alteration or redevelopment of an existing flood protection work or structure beyond its original size, form, or design.
Substation	means any building, structure, enclosure, either above or below ground, confined to a given area, incorporating electrical equipment operating at a voltage greater than 11KV, which may include electrical switch gear, control gear, transformers or protection devices, but excludes those installations which contain only isolation equipment or fuses or relays and where such electrical equipment is not contained in a building, structure or enclosure and the electrical equipment itself is in the substation.
Supergraphics	means any large-scale application of colour, texture, words or designs to a building to the extent that the building itself becomes a sign. The use of supergraphics, in applying the rules of this Plan, are considered as an advertising device.
Supermarket	Means self-service shop primarily selling a wide range of fresh produce, meat, packaged food and other foodstuffs and a comprehensive range of domestic supplies, household goods and convenience goods, and may include Lotto services and a pharmacy, and has a minimum gross floor area of 400m ² .
Tangata Whenua	Refers to the Iwi, Hapu or Whanau holding mana in a particular locality, "in relation to a particular area and means the Iwi, Hapu, which holds mana whenua over that area". Source: Resource Management Act 1991, Section 2:

	Interpretation.
Taonga	Means all things prized or treasured; both tangible and the intangible treasures. Source: Resource management Act 1991, Section 6(e).
Tararua Ranges Landscape Protection Area	means the area spatially defined on Map 9.1 and shown on the planning maps.
Telecommunication	means the conveyance from one device to another of any sign, signal, impulse, writing, image, sound, instruction, information, or intelligence of any nature.
Telecommunication Cabinet	means a casing around equipment that is necessary to operate a telecommunications network.
Telecommunication Facility	means any mast, aerial, antenna dish, line, or other structure, facility or apparatus intended for the purpose of facilitating telecommunication.
Telecommunications Link	means any line, radio frequency, or other medium used for telecommunication, and for the purposes of the Plan includes satellite dishes.
Telecommunications Works	includes: <ol style="list-style-type: none"> a. line and any instrument, furniture, plant, office, building, machinery, engine, excavation, or work, of whatever description, used in relation to, or in any way connected with a line; b. a fixed radio station.
Temporary Military Training Activity	Means all temporary training activities conducted for defence purposes. Defence purposes are set out in Section 5 of the Defence Act 1990
Temporary Sign	means any sign erected for the purposes of advertising a product, service, person, event or location. Temporary Signs cannot be permanent but can be fixed or portable in nature. Temporary signs do not include footpath signs erected on the road reserve or election signs, both of which are controlled by the Palmerston North Signs and Use of Public By-Law 2015 (and subsequent amendments or updates).
Theatre	means a building, or part of a building, with seating facing a stage, and used principally for entertainment purposes.
Tikanga Maori	Means customary values and practices. Source: Resource Management Act 1991, Section 2 Tikanga is derived from “tika”, or that which is right or just. “Tikanga” may be looked upon as Maori principles for determining justice. “Tikanga” is also used for ritual, but in the sense that ritual is also “tika”, customary or correct. Ritual and ceremony themselves are described by “kawa”. “Kawa” refers also to process and procedure of which “karakia” (rites of incantation), forms a part.

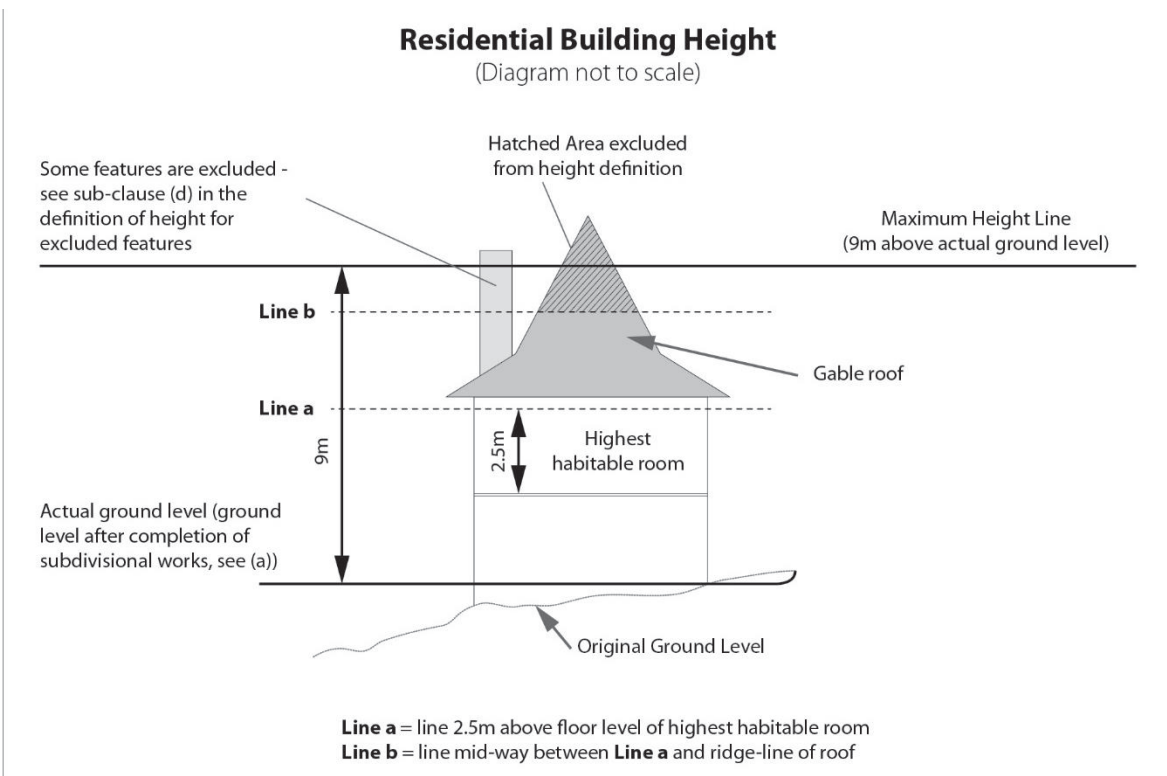
Tourist Facility	means land and/or buildings in which activities oriented to transient, domestic or international visitors are undertaken to provide education or entertainment.
Trade Supplier	means a business substantially engaged in sales to businesses and institutional customers as well as to the general public and without limiting the generality of this term, includes: <ul style="list-style-type: none"> • automotive & marine suppliers; • building suppliers; • farming & agricultural suppliers; • garden & patio suppliers; and • office product suppliers.
Training Facilities	means land and/or buildings used for educational and/or vocational training of a post-secondary nature.
Training Tracks	means land developed as a private training track to exercise and/or educate race horses. This includes tracks for training horses for hurdling and steeple chasing.
Transmission Line Support Structure	In respect of the National Grid means tower or pole.
Undevelopable Land	means any land in Aokautere which is not identified as developable land on Map 10.1
Urban Areas	means any land zoned Residential, Business, Industrial, Institutional, North East Industrial, Recreation, Caccia Birch.
Use	means, in respect of Hazardous Facilities, the manufacturing, processing or handling of a substance or mixture of substances for a particular activity, without necessarily changing the physical state, or chemical mixing, blending and packaging operations.
Utility Structure	for the purposes of Section 23 Utilities, means any structure associated with a network utility and includes, but is not limited to, pipes, valves, meters, regulator stations, transformers (other than a pole mounted transformer), substations (other than an overhead substation), compressor stations, pumping stations, navigational aids, meteorological installations, telephone booths, containers, cabinets and similar structures, whether for private or public purposes. It does not include lines, antennas or masts.
Variant Business Centre	for the purposes of the Local Business Zone, means a grouping of businesses that do not fulfil a convenience role to a local catchment (see definition of Local Catchment). Those provisions that specifically relate to Variant Business Centres will cease to have legal effect on 1 June 2014, unless, before then, a new definition of Variant Business Centre is proposed through a variation or plan change.
Wahi Tapu	Refers to sites, areas or localities associated with tapu. May include urupa, places where baptismal rites are performed, historic battlegrounds, etc. Only Tangata Whenua can identify their wahi tapu.
Wahi Taonga	Refers to sites, areas or localities of significance to Maori.
Wahi Tupuna	Refers to sites, areas or localities of historical, cultural and spiritual significance to Whanau, Hapu or Iwi but not necessarily tapu sites. Important pathways, village sites, boundary indicators, etc are included as wahi tupuna
Warehouse	means any building or part of a building used for the receipt, dispatch, breaking down or consolidation of goods owned or held on consignment by the occupier of the building pending sale or distribution.

<p>Water Attenuation Activities</p>	<p>means any physical works carried out for the purposes of providing attenuation of stormwater within Watercourse Reserve Areas in the North East Industrial Zone Extension Area.</p> <p>NOTE TO PLAN USERS</p> <p>The location of Watercourse Reserve Areas are shown on Structure Plan Map: North East Industrial Zone (Map 7.2 within the Subdivision Section of the Plan)</p>
<p>Water Sensitive Design</p>	<p>means an approach that aims to limit changes to the hydrologic cycle caused by development, specifically by minimising post development increases of stormwater runoff, whether in frequency or volume. This includes design measures to manage hydrology on-site, before stormwater runoff is concentrated to become a significant point source discharge. Water Sensitive Design encompasses approaches such as Low Impact Design. Water Sensitive Design (WSD) seeks to protect or enhance the environmental, social and economic values of downstream environments. It also seeks to reduce the frequency, duration and volume of stormwater runoff to mitigate the risks of nuisance flooding and moderate post-development flows to waterways. A reduction in demand on potable water supply and improved amenity in the urban environment are key matters that WSD seeks to achieve.</p>
<p>Whakarongo Residential Area</p>	<p>means the Greenfield Residential Area shown in the Whakarongo Structure Plan (Map 7A.1).</p>
<p>Wind Farm</p>	<p>means wind turbines (other than a Domestic Wind Turbine and Microscale wind turbine) used to generate energy from the wind, and includes:</p> <ul style="list-style-type: none"> • turbines, including support pylons or towers • ancillary buildings and structures including substations, maintenance building and communications equipment <p>A Wind Farm excludes transmission lines and infrastructure associated with transmission lines.</p>
<p>Yard-based Supplier</p>	<p>means a retail activity or trade supplier where more than 50% of the area devoted to display of goods and commodities is located within any or all of the following types of business environment:</p> <ol style="list-style-type: none"> 1. an open or partially covered but not enclosed yard, accessible to shoppers for inspection and selection and to vehicles for the direct loading of stored and displayed product; 2. an open or partially covered but not enclosed yard, accessible only to pedestrian shoppers for inspection and selection of stored and displayed product; and/or 3. separately partitioned space within an enclosed structure, used for the storage, display and selection of product for direct internal loading onto vehicles entering and exiting the space via drive-through lanes. <p>NOTE TO PLAN USERS</p> <p>Parking generation in relation to yard space is not pro-rata to enclosed retail or trade supply space and in the case of 1 and 3 above, is provided (for customers) within the yard.</p>

EXPLANATORY DIAGRAM 1 DRIPLINE



Residential Building Height (Diagram not to scale)

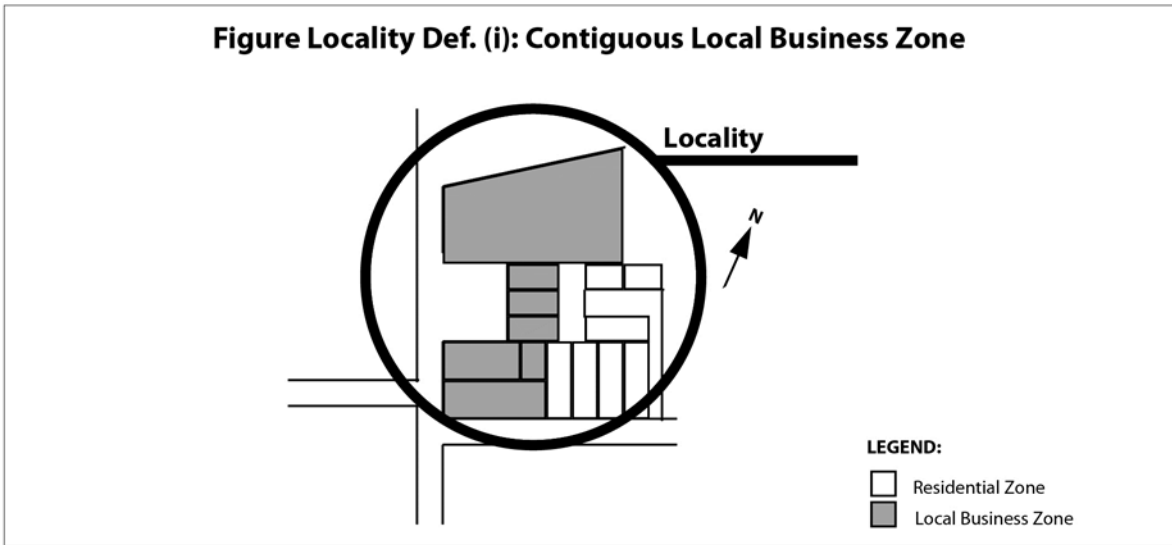


NOTE TO PLAN USERS

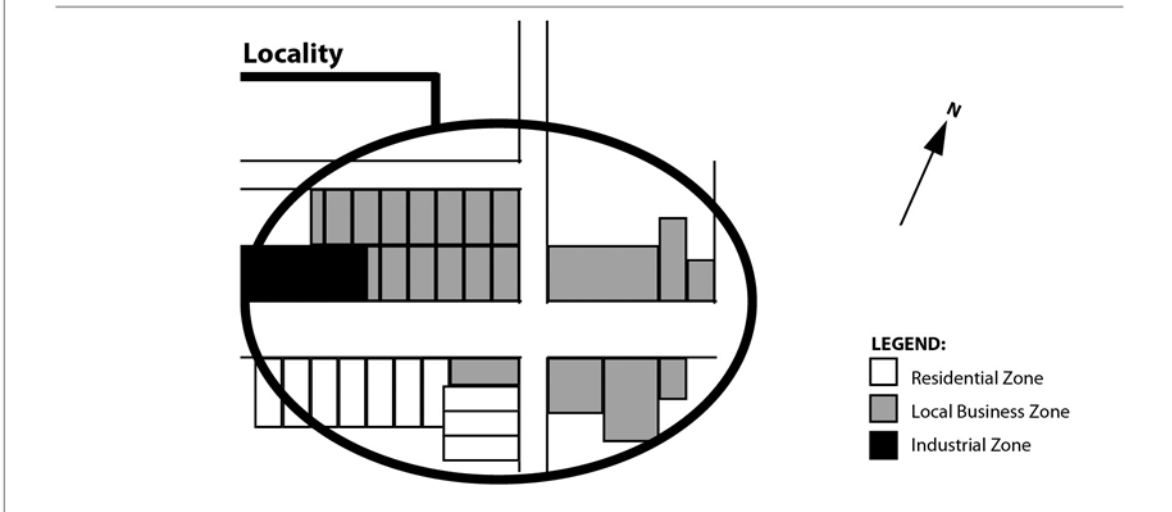
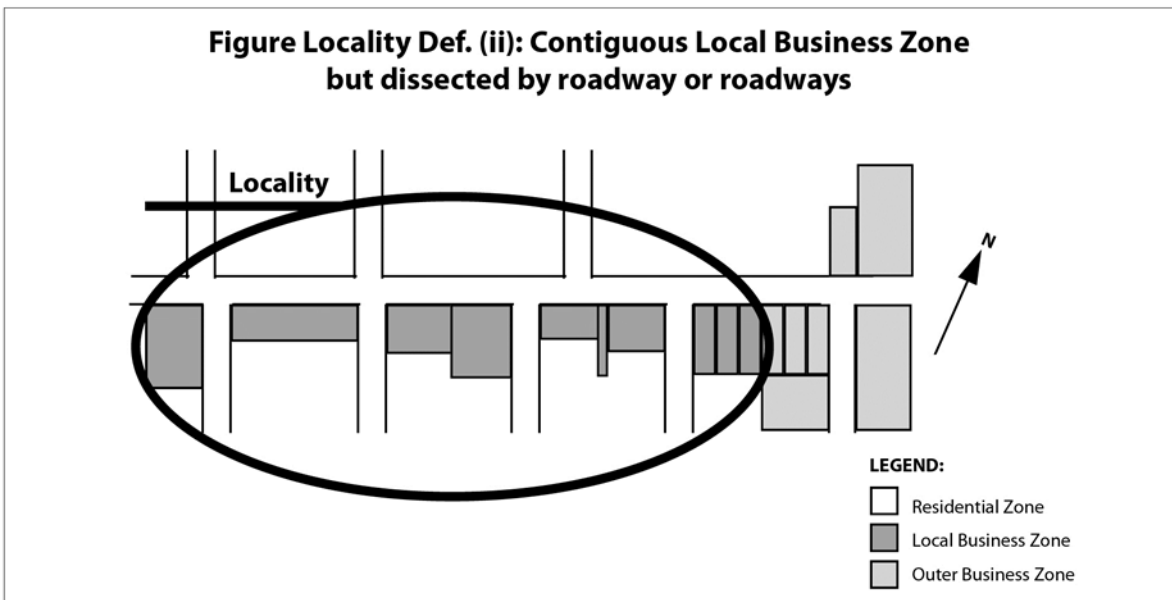
This diagram must be read in conjunction with the definition of 'height'. This diagram relates only to the definition of height, it does not provide any exclusion from any height recession line or other District Plan requirement.

EXPLANATORY DIAGRAM 3 LOCALITY

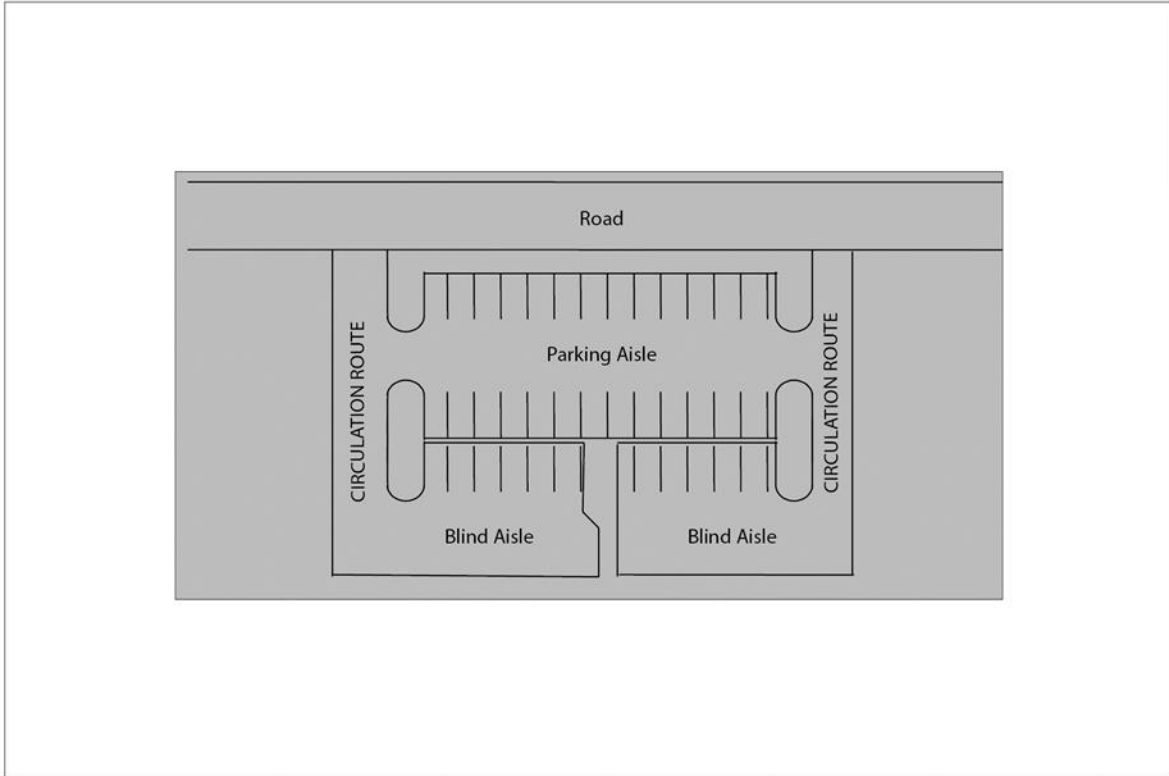
Figure Locality Def. (i): Contiguous Local Business Zone



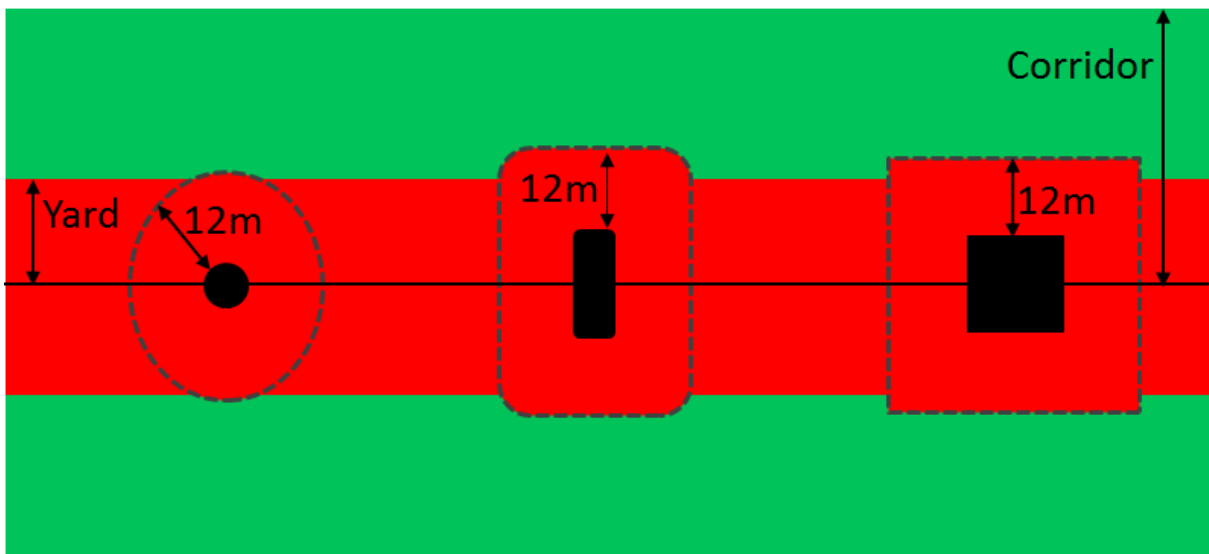
**Figure Locality Def. (ii): Contiguous Local Business Zone
but dissected by roadway or roadways**



**EXPLANATORY DIAGRAM 4:
CIRCULATION ROUTES, PARKING AISLES AND BLIND AISLES**



**EXPLANATORY DIAGRAM 5
NATIONAL GRID YARD**



LEGEND

- Centreline
- Single Pole
- ▬ Pi Pole
- Tower

Not to scale

SECTION 7: SUBDIVISION

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7. SUBDIVISION

7.1 Introduction

The Nature of Subdivision

The control of subdivision of land is one of the functions of the City Council under Section 31 of the Resource Management Act 1991. Subdivision is essentially a process to enable the separate ownership of land and the registration of interests in land. The registration of those interests, essentially, does not alter the way land is used.

Subdivision of land is defined in s218 of the Resource Management Act 1991 and is essentially the process of dividing land or a building into further titles or changing the location of an existing boundary. This definition includes all forms of division of an allotment, including cross lease, unit title and company lease.

Section 11 of the Resource Management Act 1991 was amended in 2017 so that subdivision is now permitted unless expressly restricted by rules in the District Plan or a national environment standard. This aligns with the presumption that land use is permitted unless restricted under s9 of the Resource Management Act 1991.

In nearly all cases, a proposal to create separate titles will require physical development work, including the clearance of vegetation, the carrying out of earthworks, the construction of roads and vehicle accesses and the installation of utility services.

Many, if not all, of these individual elements of physical change are “uses of land” as defined in Section 9 of the Resource Management Act 1991 and will generally be allowed as Permitted Activities subject to performance standards.

The Council requires consent to be obtained for all subdivision in order to ensure that the adverse effects on the environment related to the physical aspects of subdivision and its subsequent development are avoided, remedied or mitigated. The use of the subdivided land must comply with the relevant controls for the zone in which the land is situated. Section 5.5 of the District Plan contains the information requirements that need to be submitted with each subdivision application.

The effects of subdivision can include:

- the loss of productive land through urbanisation and inappropriate rural development
- the consequential effects of re-contouring, ground and vegetation disturbance, altered run-off patterns, increased impervious surfaces and altered landscape
- the physical effects from construction of roads and services and the erection of buildings and other construction effects
- additional demands on the capacity of essential services (network infrastructure) and existing private services
- effects on natural character, natural resources, water quality
- effects on cultural and heritage sites, tangata whenua values
- effects on existing character and amenity values, and social and economic conditions.
- effects on the safe and efficient functioning of network utilities and infrastructure, in

particular infrastructure and physical resources of regional or national importance.

- the cumulative effects on the land transport network, of additional vehicle access crossing points, in terms of impacts on traffic flows and patterns, road and pedestrian safety and in the case of the primary road network, the efficient movement of traffic.
- reverse sensitivity effects where new, sensitive land uses lead to constraints on existing or consented land use activities.

Subdivision can also result in positive effects as it facilitates the provision of housing, social and community facilities, industry, commerce and primary production by enabling ownership of and investment in land and buildings.

7.2 Resource Management Issues

The following resource management issues were identified with regard to subdivision:

1. Uncontrolled subdivision can lead to the unsustainable use of land, particularly rural land, where land fragmentation can reduce the overall productive capability of rural areas and result in the loss of versatile soils for use as production land.

Explanation

The Resource Management Act 1991 mandates Council to incorporate provisions in District Plans to assist in achieving sustainable land use and to avoid, remedy or mitigate the adverse effects of use, development on natural and physical resources land, including the protection of land.

The need to intervene through regulation in the form of District Plan subdivision controls arises from the purpose and principles of the Resource Management Act 1991 and in part from the Objectives and Policies of the Manawatu-Wanganui Regional Council's One Plan.

The One Plan directs territorial local authorities to consider the benefits of retaining Class 1 and 2 versatile soils for use as production land, when providing for urban growth and rural residential subdivision, and in their assessment of how best to achieve sustainable management.

As subdivision provides a framework for development, the District Plan subdivision controls need to have regard to:

- *Retaining the productive capability of land and soil resources;*
- *The benefits of the retention of Class 1 and 2 versatile soils for use as production land, in planning and providing for urban growth and controlling rural residential subdivision;*
- *Avoiding ad-hoc rural residential subdivision and risks in terms of rural land fragmentation and maintaining a consolidated urban form;*
- *The risk to the City's reticulated infrastructure network of ad-hoc service connections from new rural residential subdivisions, in terms of diminished network capacity, operational efficiency and the premature conversion of rural land to urban use;*
- *The provision of services (water, stormwater and wastewater treatment systems) and infrastructure to the level and standard prescribed in Council's 'Engineering Standards for Subdivision' and the requirements of the One Plan, in the case of on-site domestic wastewater treatment systems in rural areas;*
- *Management of activities on hazard prone land;*
- *Retaining significant indigenous vegetation, bush, trees and groups of trees;*
- *Management of riparian land;*
- *Management of the adverse effects of discharges;*
- *The need to avoid, remedy or mitigate the adverse effects of development on Outstanding Natural Features and Landscapes (ONFL's), cultural and heritage areas, landscape protection areas and amenity values.*
- *Management of reverse sensitivity effects associated with complaints from new sensitive land uses located in proximity to existing, lawfully established activities or operations.*

2. Subdivision and the subsequent physical development of new allotments can result in

adverse environmental effects if not appropriately managed.

Explanation

- *The physical development aspects of subdivision and the resultant land use have the potential to cause adverse effects including:*
- *The acceleration and worsening of material damage to land or structures caused by natural hazards;*
- *Construction effects of ground disturbance and new works causing dust, increased stormwater runoff and sedimentation of waterways;*
- *The loss of natural character through re-contouring, vegetation and tree removal, effects on natural features and landscapes, cultural and heritage resources, and water quality;*
- *Adverse effects on the ability of the land transport network to operate safely and efficiently.*

3. Uncontrolled urban growth can have adverse effects on natural and physical resources, including productive soils, utility services, urban infrastructure and land transport networks.

Explanation

Subdivision within the existing urban form has beneficial effects in that it contributes to a more compact City, reduces the need for the conversion of rural land on the fringe of the City and generally makes more efficient use of existing services and assists in a reduction of travel by private car.

However, not all aspects of intensification are beneficial, particularly with respect to residential housing development. Potential impacts of intensification include overtaxing of existing infrastructure, a loss of established vegetation and green-space, effects on established residential character, a reduction of amenity values and a sense of overcrowding and undesirable building density. Appropriate site selection and site layout is important to facilitate subdivision while avoiding or mitigating adverse effects.

Subdivision controls need to be devised that will:

- *Maintain options for future City expansion;*
- *Maximise consolidation opportunities without adversely affecting the amenity of existing areas;*
- *Ensure that development contributes to high-quality co-ordinated streetscapes and public open space;*
- *Provide a variety of allotments for future land uses;*
- *Manage additions to and the expansion of roading and essential services.*
- *Provision of essential services to new urban allotments that integrate with the existing reticulated City services*
- *Mitigate the effects of increased impermeable surfaces.*

4. Natural hazards can pose significant risks to the health and wellbeing of people, and natural hazards risks must be considered and managed in the design and implementation of subdivision.

Explanation

The limitations of land and the possible effects of natural hazards need to be taken into account in the design and implementation of subdivisions. Proposals for the subdivision of land should be assessed against a background of past history, current knowledge and future possibilities relating to natural hazards. The ability to refuse subdivision or to impose conditions is a critical factor in the avoidance or mitigation of the adverse effects of natural hazards.

The Flood Protection Zone, particularly the Te Matai Road area, is the main repository of the City's versatile Class 1 soils. To promote greater utilisation of this land resource and also meet industry demand for appropriately sized lots, smaller lot subdivision is provided for as a Restricted Discretionary Activity in the Flood Protection Zone for horticultural and agricultural activities. Subdivision for the purpose of residential occupancy is not permitted and Consent Notices will be registered against the certificate of title. When considering applications for resource consent, the

Council will have particular regard to expert flood hazard advice provided by Horizons

5. The potential adverse effects of subdivisions in rural areas and the resulting land uses.

Explanation

Existing zoning patterns and subdivision controls for the rural area must promote sustainable management.

The basic subdivision controls necessary are controls to avoid the inappropriate fragmentation of higher quality rural land into parcels that will compromise their future use for primary production and potentially lead to an irreversible change of use, predominantly to smaller, primarily residentially-used properties. The specification of a minimum lot size standard will ensure that lots are appropriately sized for a range of primary production activities and will sustain the productive capability of land.

The District Plan makes specific provision for rural-residential subdivision on some of the City's less versatile rural land to meet demand for rural living, and to help reduce pressure to subdivide higher quality land, for residential purposes. An Overlay for rural residential subdivision identifies areas suitable for rural residential development, to avoid a proliferation of rural residential activities throughout the Rural Zone and reverse sensitivity issues for farming and horticultural enterprises and existing and consented Wind Farm activities.

Reverse sensitivity effects are also recognised in the Plan in relation to the Palmerston North Airport and other significant regional and district infrastructure and nearby residential activities (including such activities in the Rural Zone). Reverse sensitivity issues should be avoided or mitigated via performance standards or at the time of subdivision consent through the imposition of conditions or the decline of consent.

In the Rural Zone lots for residential occupancy are required to be self-serviced in terms of a wastewater system, a stormwater drainage system, water supplies for fire-fighting, and electricity services. Specific controls are necessary in relation to these on-site services to avoid, remedy or mitigate any adverse effects on the environment and to protect public health, in the case of on-site wastewater systems.

Network utilities and renewable electricity generation facilities are often located in the rural environment on account of their special technical and locational requirements. Recognition of operational requirements at the time of subdivision consent, and in setting conditions on subdivision applications, will protect existing network utilities and existing and consented Wind Farms from adverse effects, including reverse sensitivity effects, provide for their continued reliable and secure operation and ongoing maintenance, while ensuring the health and safety of the people and communities that they serve.

- 6. Subdivision and its subsequent land use can have the potential to cause adverse effects on the ability of the land transport network to operate safely and efficiently.
- 7. The uncoordinated and inefficient provision of infrastructure can result in potential adverse effects on urban form and the sustainable and efficient operation of infrastructure networks.
- 8. The fragmentation of rural zoned land and infrastructural demands of unplanned residential and industrial growth, including rural subdivision of a residential nature.

Explanation

Ad-hoc subdivision developments that have regard only for their own purpose can lead to a lack of road connectivity and the inefficient progression and provision of essential services. Policies and rules need to be in place so that additional roads and essential services are developed to an appropriate urban standard, in an efficient and logical manner, and that they integrate well into the City's infrastructure.

- 9. Some parts of the urban area if the City would be better served via pressure sewer instead of traditional gravity connection to the reticulated sewage network because of liquefaction risks to traditional wastewater infrastructure, reduced installation and maintenance costs of pressure sewer systems and the ability of pressure sewer systems to conserve downstream network capacity.

7.3 Objectives and Policies

Introduction

This part of the Subdivision Section, in contrast to the approach elsewhere in the Plan, contains very specific and focused policies. This largely reflects the nature of subdivisional activity particularly its dependence on infrastructural services and the fact that it is a process which ultimately leads to the creation of a new certificate of title. These policies will provide specific and focused guidance to those considering application for resource consents, particularly with regard to the appropriateness or otherwise of granting consent and the type of condition, if any, to be attached to any consent.

OBJECTIVE 1

To ensure that subdivision of land and buildings in urban areas is consistent with integrated management of the use, development and protection of land and other natural and physical resources.

POLICIES

- 1.1 To enable the subdivision of land and buildings for residential, commercial, industrial and other purposes generally in accordance with existing land use patterns, and to promote sustainable management of the City's resources by ensuring that the land within the urban area is fully utilised consistent with maintaining amenity values.

Explanation

A consolidated and mature pattern of existing urban land uses has been established within the City. The North East Industrial Zone is incorporated in the Plan to extend the City's urban area and to provide specifically for industrial growth. It is expected that subdivision of land for residential, commercial, industrial and general purposes will continue within the urban area. Policy 1.1 is intended to ensure that orderly growth takes place in the interests of sustainable management of natural and physical resources, within the existing urban area by way of consolidation. This policy reinforces the 'convenient community objective' by making provision for subdivision to facilitate further use of land within the urban area.

Policy 1.1 in part addresses Resource Management Issue 7.2.1 recognising that subdivision is a tool to promote sustainable management of natural and physical resources and also addresses Resource Management Issue 7.2.3 relating to the need to provide for controlled growth in a sustainable manner.

- 1.2 To avoid subdivision activity for urban purposes outside areas zoned for urban development.

Explanation

Urban growth studies have shown that sometime in the future there will be a need for outward growth of the urban area.

Where urbanisation is proposed outside the recognised zoning pattern such proposals must be fully assessed as to their effect on the established pattern of development and the need for further expansion.

Policy 1.2 addresses Resource Management Issue 7.2.1 and 7.2.5 in respect of the use of rural land for non-rural purposes and Resource Management Issue 7.2.3 in respect of the need for controlled urban growth.

- 1.3 To ensure that all proposed new lots have been designed to allow development and use without any adverse effects on the environment which cannot be adequately avoided, remedied or mitigated.

Explanation

This policy recognises that land uses require appropriately designed allotments if adverse effects are

to be avoided and/or mitigated. The policy will ensure that when the Council is exercising its discretion to approve and/or impose conditions on subdivisions that the design and arrangement of lots is suitable for the expected land uses in the zone concerned and that nothing in the subdivision will compromise the utilisation of the lot in an efficient and sustainable manner.

This policy addresses Resource Management Issue 7.2.2 and in part Resource Management Issue 7.2.6.

- 1.4 To avoid the intensive urban subdivision of land which is subject to significant physical limitations and/or natural hazards.

Explanation

Parts of the City have limitations such as flooding, liquefaction and soil stability on urban use. This policy, in conjunction with the zoning pattern, envisages that subdivision standards and resource consent conditions are used to manage in part this aspect of urban development. This Policy addresses Resource Management Issue 7.2.4.

- 1.5 To enable the subdivision of residential land into allotments of less than 350m² in the Palmerston North residential areas, and less than 500m² in the Ashhurst, Bunnythorpe and Longburn residential areas in the following situations:

- Around existing medium density or multi-unit housing development; or
- In conjunction with a consented multi-unit housing development (R10.6.3.3 or R10.6.4.3); and
- Where it can be demonstrated that a dwelling can be contained within the site having regard to relevant permitted activity performance standards.

- 1.6 To ensure that subdivision does not impair or destroy the cultural heritage values associated with buildings, objects and sites identified in Appendix 17A and 17B of the Plan and the Savage Crescent Conservation Area.

Explanation

The Savage Crescent Conservation Area has been identified as being of significant cultural heritage value both locally and nationally. One of the essential contributing factors to the area's significance is its relatively intact subdivisional arrangement.

To ensure that this important characteristic is sustained, the Council considers that the further re-subdivision of existing sites within the Savage Crescent Conservation Area should be appropriately managed so as to ensure that this identifiable pattern is neither compromised nor destroyed (also refer Section 10 - Residential Zone for associated provisions relating to the demolition or removal of existing dwellings, or the construction of additional dwellings within this area).

- 1.7 To ensure that all subdivisions in the Napier Road Industrial Precinct:
1. Comply with Structure Plan 12.1 to ensure that identified infrastructure corridors and planted buffer areas are protected and that their future function is not compromised.
 2. Take into account the need for the area to develop as an integrated and efficient industrial precinct that specifically provides for small to medium sized industrial activities.
 3. Evaluate landscape provisions for the area at the time of subdivision and have appropriate conditions attached relating to planting and landscape requirements for the area being subdivided (planted buffer areas and remnant river terrace).
 4. As a matter of priority (particularly the first subdivision) provide works and services that provide effective protection from the effects of a 0.2% annual exceedance probability flood event (1 in 500 year flood).

5. As a matter of priority (particularly the first subdivision) provide works and services that enable the effective collection and disposal of stormwater likely to be generated from the entire Napier Road Industrial Precinct and total stormwater catchment area that drains to the west and northwest corner of the Napier Road Industrial Precinct.

NOTE TO PLAN USERS

See Objective 3 for specific guidance on subdivision in rural areas.

- 1.8 To ensure that subdivision contributes to established residential character, high-quality co-ordinated streetscapes and public open space.

OBJECTIVE 2

To ensure that subdivision is carried out in a manner which recognises and gives due regard to the natural and physical characteristics of the land and its future use and development, and avoids, remedies or mitigates any adverse effects on the environment.

POLICIES

- 2.1 To require lots to have areas and dimensions to meet the needs of users and to sustain the land resource by ensuring that:
 1. Lots in the Residential Zone have the necessary area and dimensions to enable the siting and construction of a dwelling and accessory buildings, the provision of private outdoor space, service courts, vehicle access and parking in accordance with the relevant Permitted Activity Performance Standards.
 2. For all other lots, that these have the appropriate area and dimensions to enable the siting and functioning of the proposed buildings and land uses in accordance with the Permitted Activity Performance Standards of the relevant zone.
- 2.1A To encourage subdivision design and layout that will take into consideration the shape, orientation and aspect of sections so as to create building sites and outdoor amenity areas which a northward orientation to enable access to solar energy and passive solar gain.
- 2.2 To ensure that all new lots have safe and adequate vehicle access from the roading network by providing that:
 1. Every lot is to have access from a formed existing road, or a new road to be formed, to enable vehicles to enter the site with the dimensions of the access sufficient to accommodate the level of vehicle usage anticipated. The access should be designed to enable vehicles to turn within the lot and to leave it in a forward direction.
 2. The construction is to be to a standard and of materials to support the anticipated traffic, require minimum maintenance and to control and dispose of stormwater runoff.
 3. Any allotment with frontage to a Major or Minor Arterial road which has no alternative means of access to an existing public road in the local network, shall have access arrangements approved by Council, in terms of an Access Management Structure Plan.
- 2.3 To ensure safe, convenient and efficient movement of people, vehicles and goods in a high quality environment with minimum adverse effects by providing that:

1. The layout of the transport network shall, as appropriate for their position in the roading hierarchy, ensure that people, vehicles and goods can move safely, efficiently and effectively, minimise any adverse effect on the environment, make provision for network utility systems and make provision for amenity values. The layout of the transport network shall:
 - provide adequate vehicular access to each lot;
 - link to, and provide for, and be compatible with the existing and future transport networks, taking into account orderly and integrated patterns of development and adjoining developments;
 - connect to all adjoining roads, providing for choice of routes where practicable;
 - identify significant destinations and provide for safe and convenient access to these by all modes;
 - encourage multi-modal street links, providing pedestrian links; and
 - provide adequate access for emergency vehicles.
2. The development provides for a high quality public realm considering:
 - the potential for the street to be a place for recreational walking and cycling;
 - the outlook from dwellings as well as a functional place for movement;
 - the provision of street trees and other street landscaping in a coherent layout;
 - the continuity of or relationship to street landscape design of adjacent streets;
 - the integration of Water Sensitive Design principles;
 - the safety and visibility of pedestrians; and
 - the provision of any local park spaces as required by Council's public space policy and their integration into the layout.
3. The road network stormwater control system shall protect the road, road users and adjoining land from the adverse effects of water and minimise any adverse effect on the environment.
4. The structure of a road shall:
 - have a design life of at least 25 years based on Equivalent Design Axle, or equivalent design methods;
 - be constructed from materials suitable for the intended use;
 - maintain adequate surface smoothness; and
 - be protected from the adverse effects of surface and ground water.
5. The road network stormwater control system shall:
 - have a design life of at least 80 years;
 - adequately convey water to an approved discharge point;
 - avoid the likelihood of leakage and infiltration and the penetration of roots;
 - avoid the likelihood of blockages; and

- provide reasonable access for maintenance.
6. Urban roads are to be well lit by specifically designed street lighting, are to be constructed to such standards and in such materials as will result in minimum maintenance having regard to the anticipated levels and types of traffic.
- 2.4 To improve land utilisation, to safeguard people, property and the environment from the adverse effects of unstable land by ensuring that:
1. Disturbance to the natural land form, existing vegetation (e.g. trees, groups of trees, notable and protected trees, vegetation or habitats), natural drainage and significant natural features is minimised and historic and cultural features are protected commensurate with achieving an efficient and aesthetically pleasing subdivision design and site layout.
 2. Earthworks withstand and remain stable under anticipated loads.
 3. When land is subdivided that the resultant lots contain safe and adequate building sites and have roading and access suitable for activities.
 4. Planning and design of earthworks is carried out after thorough investigation of the nature of the existing land, its ability to support the construction proposed and its general suitability for subdivision.
 5. Earthworks are to be designed and constructed to:
 - provide safe and adequate building platforms and foundation for roads and services;
 - provide for the adequate control of stormwater;
 - avoid the likelihood of erosion and instability;
 - not unnecessarily alter the natural landscape;
 - remain safe and stable for the duration of the intended land use;
 - not unnecessarily rely on artificial or human-built structures for stability; and where such structures are employed these shall remain safe and stable for the duration of the intended land use;
 - cater for the natural groundwater flows and be geotechnically sound;
 - avoid contamination of ground water;
 - avoid lowering ground water levels;
 - avoid or mitigate the diversion of ground water flows.
 6. In Aokautere, earthworks, and in particular the restructuring of land, are to be the subject of specific design by a registered engineer experienced in soil mechanics or geotechnical matters and shall take into account the predicted improvements to soil slope and stability which will be achieved and the impact on existing vegetation and landscape values.
- 2.5 To avoid, remedy or mitigate the adverse effects of land development by ensuring as far as possible that the carrying out of land clearance, earthworks and other construction activity does not result in:
- a dust nuisance or the discharge of other contaminants to the air;
 - the migration of silt, soil and roading material to waterways or adjoining properties;
 - damage to property from stormwater runoff.

Explanation

The carrying out of land clearance, earthworks and road construction can cause adverse effects on the neighbouring environment including damage to property from uncontrolled stormwater runoff, dust nuisance from earth moving and exposed surfaces and the pollution and/or siltation of waterways with silt, soil and other deleterious material.

This policy will achieve the objective of avoiding, remedying or mitigating adverse effects by ensuring that the development effects of subdivisions are recognised and dealt with by conditions of consent.

- 2.6 To avoid, remedy and/or mitigate the adverse effects caused by alterations to the natural land form and removal of vegetation (e.g. trees, groups of trees, notable and protected trees, vegetation or habitats) and to enhance the amenities of the natural and built environment by requiring that:
1. Road berms and new allotments are topsoiled following earthworks and road berms sown in grass and planted.
 2. Public open space is formed, topsoiled, landscaped and planted to a level commensurate with its purpose and ease of maintenance.
 3. Earthworks are designed, built, and landscaped to avoid and/or mitigate adverse effects on the amenities of adjoining existing or potential residentially zoned areas.
- 2.7 To safeguard people from injury or illness caused by infection or contamination resulting from sewage or industrial liquid waste; and to safeguard the environment from adverse effects of sewage disposal by ensuring:
1. The removal of sewage and industrial liquid waste to treatment systems and/or final discharge points.
 2. The provision of structures and systems able to accommodate the anticipated flows and withstand the anticipated loads.
 3. The layout of the sewerage network:
 - adequately services each lot;
 - connects into the existing City Council reticulated sewerage system and conveys sewage through public service corridors in urban areas;
 - utilises gravity operation outside of Pressure Sewer Areas, except where it can be demonstrated that the use of pressure sewer systems will be feasible for geotechnical, hydraulic, engineering and safety reasons;
 - utilises pressure sewer systems in Pressure Sewer Areas; and
 - does not unduly restrict the location of any future buildings.

Note to Plan Users:

Consent notices shall be used in relation to allotments reticulated with a Pressure Sewer System to ensure the requirement and management of on-property equipment for the Pressure Sewer System is identified.

4. The structure of the sewerage network:
 - has a design life of at least 80 years;
 - is constructed from materials suitable for the intended use;
 - ensures safety in operation, avoiding the likelihood of leakage and infiltration and the penetration of roots; and
 - avoids the likelihood of blockage.

5. All allotments in urban areas are to be provided with a connection to the City Council reticulated sewage system.
6. In rural areas including the areas identified on the Planning Maps for rural residential subdivision, sewage will be disposed of on-site in accordance with Clause G13 of the Building Code as set out in the First Schedule to the Building Regulations 1992 and the requirements of the One Plan for on-site domestic wastewater treatment systems, in particular the Manual for On-site Wastewater Systems Design and Management (Manawatu-Wanganui Regional Council, 2010).

And the size, shape and arrangement of allotments:

- recognises the physical constraints of the site;
- is capable of disposing the anticipated wastewater loads on-site;
- permits appropriate access for maintenance and servicing.

2.8 To provide water for consumption, health and hygiene and firefighting by requiring that:

1. The water reticulation network ensures an adequate supply of potable water, makes provision for fire-fighting requirements, accommodates the anticipated flows and withstands the anticipated pressures and loads.
2. The layout of the water reticulation network:
 - adequately services each lot;
 - connects into the existing City Council reticulated water system through public service corridors in urban areas;
 - is compatible with other utility systems;
 - avoids the likelihood of potable water contamination;
 - permits appropriate access for firefighting.
3. The structure of the water reticulation network:
 - has a design life of at least 70 years;
 - is constructed from materials suitable for the intended use;
 - avoids the likelihood of leakage;
 - avoids the likelihood of potable water contamination;
 - if carrying non-potable water, is clearly identified as such;
 - provides appropriate access to the system for firefighting purposes.
4. All allotments in urban areas are provided with a connection to the City Council reticulated water supply system, for estimated domestic, commercial and industrial consumption.
5. In rural areas, properties must be supplied with water, including water for fire-fighting requirements that is to be met from rainwater tanks, bores, wells or specially constructed storage tanks.

2.9 To safeguard people, property and the environment from the adverse effects of surface water by ensuring that:

1. The layout and functioning of the stormwater drainage system:

- adequately services its catchment;
- incorporates Water Sensitive Design principles wherever appropriate;
- adequately services each lot, road area or other land area falling to the point of entry into the drainage system;
- caters for a 1% annual exceedance probability rainfall event (100 year flood) using a system appropriate for the intended land use;
- ensures gravity operation;
- links with the existing stormwater drainage network;
- does not unduly restrict the location of any future building; and
- ensures that stormwater disposal from the subdivision would not increase the risk of inundation in urban areas.

2. The structure of the stormwater drainage system:

- has a design life of at least 80 years;
- is constructed from materials suitable for the intended use;
- incorporates Water Sensitive Design principles wherever appropriate;
- ensures safety in operation;
- avoids the likelihood of leakage and infiltration and the penetration of roots;
- avoids the likelihood of blockages;
- if in pipes or lined channels, avoids the likelihood of penetration by roots or the unintended entry of groundwater.

3. In urban areas all allotments are to be connected to a Council approved stormwater drainage system.

4. In rural areas stormwater runoff from new subdivisions and subsequent uses should be discharged to existing water courses in a manner which will not damage property or cause erosion of any river bank or bed, or increase sedimentation of any river bed.

2.10 To make appropriate provision to and within subdivisions for connections to electricity, gas and telecommunications facilities in an efficient, cost-effective manner by ensuring that:

1. The supply of electricity and the provision for telephone services (including fibre-optic cable supplying ultrafast broadband) is made by means of an underground system in urban areas and other areas where overhead reticulation will have an adverse effect on the environment, except where this is technically impractical or impossible.
2. Adequate provision is to be made for street lighting to all new urban roads or roads upgraded as part of the subdivision approval.
3. Appropriate arrangements are to be made so that individual connections to telephone and gas (in respect of urban lots only) services can be made if required with a minimum of disturbance to subdivisional construction, including opportunities for shared underground ducting.

2.11 To ensure that sufficient land for public open space and reserves is set aside in convenient locations and is of a quality to meet the needs of the community by

ensuring that:

1. Reserves have sufficient road frontage so that users are visible to the general public for safety reasons.
2. Reserves are located so that they are easily accessible to the general public and to those with special needs.
3. Reserves have a terrain and are of a type and size that is useable for a number of recreation activities.

2.12 To manage the effects of subdivision on the safe, effective and efficient operation, maintenance, upgrading and development of the National Grid by ensuring that:

1. National Grid Yards and National Grid Corridors are identified in the Plan to establish safe buffer distances for managing subdivision and land use development near electricity transmission lines and support structures;
2. Sensitive activities and large-scale structures are excluded from establishing within National Grid Yards;
3. Subdivision is managed within National Grid Corridors to avoid subsequent land use from restricting the operation, maintenance, upgrading and development of the National Grid; and
4. Changes to existing activities within a National Grid Corridor or National Grid Yard do not further restrict the operation, maintenance, upgrading and development of the National Grid

Explanation

The physical development aspects of subdivision have the potential to cause adverse effects on the environment. Also, the community expects a good standard of land transport, services and built environment for residential, business and industrial development. Water is an essential commodity for industry, public health and fire-fighting. Stormwater drainage systems are necessary to control flooding and drain low lying areas. The nature of subdivision often leads to an intensification of land use which traditionally results in an increase of impervious surfaces. In turn these place greater demands on the City stormwater systems. Limiting increases in peak stormwater flows and volumes reduces the need for new infrastructure and improves resilience of the existing systems. Sewerage systems are an essential public health service and are also important for industrial uses.

Alterations to existing landform through earthworks, particularly in greenfields development, can have adverse effects on the amenities of adjoining residential areas or those areas that may later be developed for residential use. These effects can include the adverse visual effect of large embankments, and other earthworks. Policy 2.6 requires these effects to be addressed at the subdivisional approval stage. Policy 2.6 in part addresses Resource Management Issues 1 and 2.

The detailed policy requirements are necessary to ensure that appropriate conditions are imposed on subdivisions to achieve a satisfactory result for the residents and occupiers of new sites and to avoid and mitigate adverse environmental effects.

OBJECTIVE 3

To ensure that subdivision of land and buildings in rural areas is consistent with integrated management of the use, development and protection of land and other natural and physical resources and

- retains Class 1 and Class 2 versatile soils for use as production land
- retains the productive capability of rural land and recognises the valuable contribution made by class 3 soils
- enables small landholdings for intensive horticulture activities in the Flood Protection Zone

- provides for limited rural residential development on land which contains less versatile soils
- maintains the low density development pattern in the Moonshine Valley Rural Residential Area
- **requires development to be in general accordance with any relevant Structure Plan**
- provides for efficient and effective on-site services and regular maintenance
- avoids connection to the City's reticulated infrastructure network and consequential impacts on network efficiency and the extension and/or upgrade of the infrastructure network, including the road network and pressure sewer systems
- preserves or enhances rural character
- avoids reverse sensitivity effects
- enables the acquisition or disposal of land for network utilities, public works and quarrying
- **protects, restores and enhances the gully network in Aokautere.**

POLICIES

- 3.1 To enable the subdivision of rural land into allotments of 20 hectares or more, where the following matters have been recognised and provided for:
1. The land proposed to be subdivided must be appropriate for subdivision, taking into account:
 - a. efficient and effective on-site servicing;
 - b. earthquake fault lines;
 - c. the potential for erosion, subsidence, slippage, flooding, wildfire or inundation from any source;
 - d. the stability of the land and its suitability to provide a foundation for the erection of buildings, vehicle access and parking areas (if necessary, and the reconstruction of the land for that purpose);
 - e. flood hazard avoidance within Flood Prone Areas or mitigation to protect against a 0.5% AEP flood event;
 - f. any other natural hazard;
 - g. safety, health and amenity;
 - h. setbacks from high voltage electricity transmission lines
 - i. setbacks from existing or consented wind turbine sites for subdivision for new residential dwellings.
 - j. the extent to which the subdivision and subsequent development involving any noise sensitive activity will result in significant adverse effects on the operation and viability of any adjoining farm, forestry or horticultural activity or other lawfully established land-based activity.
 2. Adequate provision must be made on-site, for water supply, including firefighting water supply, waste disposal, stormwater drainage, the disposal of sewage, and the supply of electricity, where residential occupancy is proposed.

3. The avoidance of significant obstruction to, or other interference with, the free movement of traffic on roads in the city, and in particular on State Highways, Major Arterial and Minor Arterial Roads.
 4. The identification and avoidance or mitigation of adverse effects of the subdivision on the special characteristics of archaeological and registered historic sites, sites of importance to Tangata Whenua, spawning rivers and other areas of amenity, ecological or cultural significance (e.g. Trees, groups of trees, notable and protected trees, sites, vegetation and habitats).
 5. The identification and avoidance or mitigation of significant adverse effects of the subdivision on the landscape character of the area, and in particular skyline ridges, knolls, rock outcrops; and special landform features, watercourses, wetlands and native vegetation.
 6. The subdivision and subsequent development must not require reticulated network services or an extension or upgrading of any other service or road, except where it is in the economic interest of the City and will not compromise the efficient functioning of the city infrastructure networks.
 7. The subdivision does not create significant adverse effects on the characteristics and values of regionally Outstanding Natural Features and Landscapes, being the land area spatially identified on the Map 9.1: The Tararua Ranges Landscape Protection Area.
- 3.2 To avoid the subdivision of rural land into allotments of less than 20 hectares (excluding subdivisions for rural-residential purposes in areas identified for that purpose on the planning maps, and subdivisions to create an allotment for an existing surplus dwelling), unless it is demonstrated that:
- a. the subdivision of rural land and associated buildings is for the purpose of supporting an existing farm, forestry or horticultural enterprise associated with the production (but not processing) of primary products, livestock grazing or cropping, and it is demonstrated that:
 - i. the size, shape and arrangement of allotment(s) is a practical size for rural land use activities and does not unduly restrict the range of options for the use of production land;
 - ii. the existing farm, forestry or horticultural enterprise can continue to operate efficiently, at the subdivided scale;
 - iii. the subdivision and subsequent development will not result in significant adverse effects on the operation and viability of any adjoining farm, forestry or horticultural activity or other lawfully established land-based activity;
 - iv. the land and buildings retain the potential for the production of primary products, forestry or crops, as a result of the proposed subdivision;
 - v. the subdivision and subsequent development minimises the over capitalisation of rural land associated with the construction of future dwellings and buildings used for a non-rural purpose, and maintains the sustainability of the rural land resource;
 - vi. the subdivision layout and design retains Class 1 and Class 2 versatile soils and recognises the value of Class 3 soils for use for primary production and maintains the availability of the versatile land resource, for use by future generations;

- vii. the subdivision and subsequent development will not require connection to the City's reticulated infrastructural network or an extension or upgrading of any service or road, except where it is in the economic interest of the City and will not comprise the efficient functioning of the City infrastructure networks;
 - viii. the subdivision of rural land and associated buildings is being undertaken for an important ancillary rural activity, with a demonstrable functional need to be located in rural areas, and the activity will not constrain the operation and viability of existing primary production and / or other lawfully established land-based activities.
- b. the subdivision is for the purpose of the acquisition or disposal of rural land for a network utility, public work or quarry.
 - c. The subdivision provides for the intensification of an existing rural-residential area located outside of the areas identified for that purpose on the planning maps and the subdivision is not inconsistent with the matters detailed in policy 3.5(a) to (n).

Note to Plan Users:

Map 7.6 details the spatial extent of class 1, 2 and 3 soils in Palmerston North City.

- 3.3 To enable subdivision of land with versatile Class 1 and Class 2 soils in the Flood Protection Zone into allotments of 2 hectares, where the subdivision is for the purpose of creating a new allotment for horticulture, cropping and grazing activities and where it is demonstrated that:
- a. the area and dimensions of the new allotment are adequate to accommodate the proposed activity and will not compromise the range of options for the future use of the versatile soils resource;
 - b. the subdivision layout and design of the allotment will avoid, remedy or mitigate the potential for adverse effects on activities on the environment.
 - c. no building for residential occupancy will be erected on the newly created allotment.
- 3.4 To enable the subdivision of rural land into allotments of between 1 - 2 hectares, where the subdivision is for the purpose of creating a new allotment for an existing surplus dwelling, and where it is demonstrated that:
- a. the area and dimensions of the new allotment can accommodate the existing on-site services (and drainage areas) and provide for efficient access for maintenance purposes;
 - b. the subdivision layout and design of the allotment will avoid, remedy or mitigate the potential for adverse effects on the environment, including reverse sensitivity effects.

Explanation

The subdivision of rural land is important for the local economy and the efficient management of the natural and physical resources in rural areas. Objective 3 and the associated policies enables consenting of rural subdivisions to be undertaken within a reference framework, designed to avoid or mitigate significant adverse effects, that might otherwise arise.

Efficient land use requires appropriately sized allotments, if adverse effects of subdivision are to be avoided and/or mitigated. Policy 3.2 seeks to avoid the creation of rural blocks that are too small for practical rural use, and their future use for rural residential purposes or non-rural activities.

To protect rural land for primary sector production and sustain the ongoing productive capability of

Class 1 and Class 2 versatile soils, rural subdivision is controlled through a minimum lot size standard. This Performance Standard will avoid fragmentation of rural land into lots which are inefficient and unsustainable in terms of their productive capability, economic viability and utility. It will ensure that allotments are large enough to support rural land use activities, such as livestock grazing. Larger landholdings have more utility value and transferability of use to other primary sector production systems or management arrangements, if circumstances or market conditions warrant land-use change. These policies address Resource Management Issue 1 and .5 and give effect to the Council's Rural Residential Land Use Strategy (Palmerston North City Council 2012).

Subdivision is enabled in the Flood Protection Zone to facilitate the use of high quality versatile soils for horticulture activities and meet industry demand for smaller sized lots, between 1 and 2 hectares. The Flood Protection Zone, particularly the Te Matai Road area, is the main repository of the City's versatile Class 1 soils. Residential occupancy is not permitted in the Flood Protection Zone and Consent Notices will also be registered against the certificate of title, to inform future purchasers of this fact. Subdivision consents will only be approved where the written consent of the Manawatu-Wanganui Regional Council is obtained. In circumstances where the horticulture or cropping activity or site-specific factors exacerbate flood hazard risk, Council will consider exercising its power under s 106 of the Resource Management Act 1991, to decline subdivision consent.

Subdivision is enabled to create a small lot for a surplus dwelling, for example, a farmhouse that is no longer required as part of the farm operations or for the permitted use of the property, provided an existing residential dwelling and remains on the balance of the property. Policy 3.3 provides considerable flexibility in terms of the design of the lot, to allow for site-specific circumstances, with the proviso that the lot area is not less than 1 hectare and not more than 2 hectares. This is considered an appropriate lot size to accommodate areas for on-site domestic wastewater treatment and drainage purposes and minimise reverse sensitivity effects for existing, established activities on adjacent land.

Subdivision can create adverse reverse sensitivity effects on other land uses in the rural area. These effects are to be managed through the use of performance standards requiring that building sites are setback from these activities.

Rural subdivision and consequential land development activities can result in adverse visual or landscape effects. A Landscape Protection Area has been identified and is spatially defined in Map 9.1, in order to protect regionally significant natural features and landscapes, notably the Tararua Ranges and the Manawatu Gorge. The characteristics and values of these landscapes are described in Schedule 9.1. Subdivision within the Tararua Ranges Landscape Protection Area as identified on Map 9.1, needs to be appropriately managed to avoid significant adverse cumulative effects on the essential characteristics and values of these natural features and landscapes and ensure the visual integrity and coherence of these landscapes, is protected.

- 3.5 To enable the subdivision of rural land into small allotments for rural-residential purposes in the areas identified for that purpose on the Planning Maps, where it is demonstrated that:
- a. The subdivision avoids Class 1 and Class 2 versatile soils and maintains the availability of versatile soil resources for use, by future generations;
 - b. The subdivision does not result in, or contribute to, a concentration of urban activities in the rural area;
 - c. The subdivision does not compromise the Council's urban growth plans and strategies;
 - d. The proposed subdivision is capable of being efficiently and effectively serviced by on-site water and wastewater services and the wastewater treatment system meets the requirements of the Manawatu-Wanganui Regional Council's One Plan and Manual for On-site Wastewater Systems Design and Management (Manawatu-Wanganui Regional Council (2010);
 - e. The subdivision does not create additional demands for an extension or upgrade of any service or road, where that extension or upgrading is not in the economic interest of the City, nor result in network in-efficiencies for the City's integrated water, wastewater and road networks;
 - f. The adverse effects of flooding and stormwater are avoided or mitigated,

- including the management of the effects of specific flood hazard mitigation measures on people, property, infrastructure and the natural environment;
- g. The subdivision achieves sustainable and efficient land transport connectivity and integration with the surrounding development pattern and land use activities;
- h. The subdivision avoids ribbon development along road corridors and the need for additional access points along state highways and arterial roads;
- i. The subdivision identifies and protects the special characteristics of any archaeological and registered historic sites, sites of importance to Tangata Whenua; spawning rivers and
- j. Any adverse effects of the subdivision on other areas of amenity, ecological or cultural significance (e.g. trees, groups of trees, notable and protected trees, sites, vegetation and habitats) are avoided, remedied or mitigated;
- k. The subdivision does not create significant adverse effects on the characteristics and values of regionally Outstanding Natural Features and Landscapes, as defined on Map 9.1 The Tararua Ranges Landscape Protection Area;
- l. Any significant adverse effects of the subdivision on the landscape character of the area, and in particular hilltops and ridges, knolls, rock outcrops and special landform features; watercourses, wetlands and native vegetation are avoided, remedied or mitigated;
- m. The subdivision preserves rural character and amenity, and in particular maintains the openness of the rural landscape and visual amenity through the sensitive placement of building sites within the topography, landscaping and planting;
- n. Actual and potential reverse sensitivity effects in relation to existing land use activities, including infrastructure and physical resources of regional or national importance, and network utilities, existing or consented Wind Farms, activities allowed by zoning, or areas anticipated for urban growth, are avoided or can be adequately mitigated.

Explanation

Past District Plans and District Schemes have made provision for rural-residential subdivision in areas predominantly south of the Manawatu River. This policy continues that provision and identifies the matters that may give rise to adverse effects, if there were no controls.

Rural residential areas differ from other types of residential environments provided within Palmerston North. Characteristically these areas have larger-sized lots and no reticulated network services, such as water, wastewater and stormwater infrastructure. In these areas, the provision of water and wastewater services is the responsibility of the property owner. A Consent Notice or Advice Note will be registered on the certificate of title to inform future purchasers of the requirements of the Manawatu-Wanganui Regional Council to regularly maintain wastewater disposal systems and to keep maintenance records.

Three distinct areas are provided for rural residential living: the Aokautere Rural Residential Area, the Moonshine Valley Rural Residential Area and the Rural Residential Overlay Area. These areas are illustrated on the Planning Maps and have specific subdivision provisions, reflecting the natural and physical character of the environment, structuring elements and development patterns, and land development issues. The Aokautere and Moonshine Valley Rural Residential Areas are defined settlement areas, while the Rural Residential Overlay covers parts of the Rural Zone, having less versatile soils and access to roads with good geometry and sufficient design capacity, to accommodate the expected development yield.

Rural residential subdivision and subsequent development has the potential to generate reverse sensitivity effects for existing agricultural activities. Reverse sensitivity effects occur when there are incompatible activities in close proximity, and one has the potential to unduly affect the operation of another. Reverse sensitivity effects are recognised in the Plan in relation to the Palmerston North Airport, consented renewable electricity generation activities (Wind Farms), the state highway network and noise sensitive activities, like residential dwellings and schools. The proliferation of rural

residential activities in and adjacent to areas of the City that may be needed for future urban growth, including industrial growth, may also result in reverse sensitivity issues and needs careful management at the time of subdivision consent, to avoid or mitigate adverse effects.

A number of rural roads are identified as Restricted Access Roads in the District Plan (see 20.6.1.6 and Figure 20A.5). The standard of land transport and operating characteristics of these roads pose a particular constraint, in terms of further development. The access performance standards in Section 20 enable Council to consider at the time of subdivision consent, the access arrangements, the effects of additional vehicle movements created by the subdivision, and whether the proposed activities are appropriate for the environment, in terms of traffic safety and/or efficiency. Where demands are created for road improvements/or road upgrades to service the subdivision, the Council will consider whether such expenditure aligns with Council's infrastructure investment plans, sustainability and transport goals, in determining whether or not the consent will be granted. Other roads are classified as Restricted Access Roads because of their potential future function as strategic arterial roads. These roads require access management controls and corridor protection measures in order to protect their intended future function in the road hierarchy and to comply with the Regional Land Transport Strategy.

Rural residential subdivision and land development can exacerbate flood hazard risk if not appropriately managed with subdivision conditions imposed at the subdivision consent stage. This policy seeks to avoid or mitigate the effects of flooding and stormwater flows at times of high rainfall, on people, property, infrastructure and the environment.

Subdivision for rural lifestyle lots can result in adverse visual or landscape effects, including land use changes and altered land form patterns. A Landscape Protection Area has been identified to protect the regionally significant outstanding natural feature and landscape of the Tararua Ranges, and encompasses the pattern of highest ridges and hilltops, which characterise a skyline landscape. (Refer Map 9.1: Tararua Landscape Protection Area). Subdivision within the Tararua Ranges Landscape Protection Area needs to be appropriately managed to ensure the essential values and characteristics of this natural feature and landscape and the visual integrity and coherence of the skyline landform, is protected.

- 3.6 To avoid subdivision within the moonshine valley rural residential area into allotments less than 1.5 hectares in area.

Explanation

The Moonshine Valley Rural Residential Area has been identified as a special character area.

Moonshine Valley is a distinctive, relatively incised and contained valley landscape, comprising a broad valley floor, sloping sides with contour level changes and reserve corridors. It has important natural character and landscape values and significant ecology and biodiversity. These values and characteristics of Moonshine Valley are documented in the report Moonshine Valley Visual Landscape Assessment (Palmerston North City Council 2011) and the Palmerston North Landscape Inventory (Palmerston North City Council 2011).

The essential contributing factors to the area's special character are its relatively uniform subdivisional arrangement (multiple parcels of a similar 1.5 ha size) and its natural streetscape character, which creates a unique and distinct sense of place. The low-density development pattern and the natural character of Moonshine Valley Road environs especially, contributes to the high visual amenity of Moonshine Valley, overall.

To ensure that these important and defining characteristics are retained and subsequent development does not create adverse effects on the special character and identity of Moonshine Valley, subdivision within the Moonshine Valley Rural Residential Area, not complying with the specified minimum lot area, will be consented as a Non-Complying Activity.

3.7 To enable subdivision within the Rural-Residential Area identified on the Aokautere Structure Plan, where it is demonstrated that:

- a. **It is in general accordance with the Aokautere Structure Plan;**
- b. **The roading network identified on the Aokautere Structure Plan is provided for;**
- c. **There is connectivity with existing and future developments;**
- d. **Subdivision and development will not occur in advance of the availability of operational transport infrastructure;**
- e. **It incorporates the following design principles:**

- lots are rectangular or simple shapes;
 - a continuously built-up skyline is avoided;
 - development positively fronts or connects to the gully network.
- f. It maintains, and where possible enhances, existing amenity values.
- g. It satisfies Objective 6 and related policies in Section 7A Greenfield Residential Areas and protects the gully system and significant natural areas and wetlands in Aokautere;
- h. It provides a safe and legible road hierarchy that achieves a highly connected street layout which integrates with the surrounding transport network and provides pedestrian access, cycleways and recreational trails which link to open space corridors;
- i. There is appropriate infrastructure available to service the development, including on-site wastewater and stormwater servicing, which ensures there is no increase in effects on surrounding areas;
- j. Earthworks avoid adverse effects on the gully network;
- k. The risk of liquefaction and lateral spread is adequately mitigated prior to subdivision through site specific geotechnical investigations with suitable foundation design and/or ground improvement options implemented before development;
- l. Subdivision and development is managed to avoid new or exacerbated natural hazards by:
- an accredited Chartered Professional Engineer experienced in soil mechanics or geotechnical matters preparing a report before subdivision to confirm that the land is suitable for development and that there are technically appropriate building platforms;
 - earthworks and recontouring of land being undertaken in accordance with a design plan by an accredited Chartered Professional Engineer experienced in soil mechanics or geotechnical matters, with the design providing for predicted improvements to soil slope and stability through the development and the impact on existing vegetation and landscape values;
- m. Consent notices are imposed on titles outlining the measures required to implement recommendations from any technical reports to achieve land stability (including earthworks and setbacks from areas of geotechnical risk) and/or address natural hazards in advance of development.

OBJECTIVE 4

To ensure that the subdivision process secures the provision of esplanade reserves and esplanade strips in appropriate areas.

POLICIES

- 4.1 To require 20 metre wide esplanade reserves along rivers whose beds have an average width of three metres or more in respect of new allotments under 4 hectares, subject to 4.3 below.
- 4.2 To require 20 metre wide esplanade reserves along the following rivers and streams in respect of new allotments of 4 hectares or more, subject to 4.3 below:

- Manawatu River
- Pohangina River
- Turitea Stream (from the Manawatu River to the City's water supply area)
- Mangaone Stream
- Kahuterawa Stream (from the Manawatu River to a point opposite the present end of the formation of the Kahuterawa Road).

- 4.3 To enable waivers and reductions in width of esplanade reserves and the use of esplanade strips in place of esplanade reserves when land is subdivided, provided that:
1. The purpose of esplanade reserves and esplanade strips specified in Section 229 of the Act is achieved;
 2. It is not appropriate to set aside or create an esplanade reserve or esplanade strip of the specified width by reason of particular circumstances, including the following (but not by way of limitation)
 - security of plant, machinery, stock or other property
 - public safety
 - farm management
 - hardship
 - subdivisions where no additional allotments are created, and subdivisions where allotments less than 4 hectares are to be held together with other land and the resultant area exceeds 4 hectares.
 3. The following matters are recognised and provided for:
 - i. ecological values, including riparian vegetation, water quality, potential for erosion and the impact of flooding and the enhancement of aquatic and terrestrial habitat; and
 - ii. social values, including values for public access to and along rivers and lakes, and the need for public access to and along water bodies; and
 - iii. enhancement of landscape, recreational and/or wilderness experiences; and
 - iv. the protection of archaeological and registered historic sites, wahi tapu, provision of access to areas of importance to Tangata Whenua; and
 - v. the value for education and interpretation with regard to the functioning of natural ecosystems; and
 - vi. the reduction of downstream risks and costs to landowners and communities; and
 - vii. the benefits and costs of provision and maintenance of esplanade reserves and esplanade strips, including the costs of compensation for any increased width of reserve.
- 4.4 To encourage subdividers to plan esplanade reserves and/or esplanade strips as an integral part of the subdivision of land fronting to or containing significant rivers.

Explanation

These policies adopt the statutory requirement for the provision of esplanade reserves along rivers in respect of allotments under four hectares in area but requires esplanade reserves to be provided (as permitted by the Resource Management Act) along major rivers where allotments are four hectares or more in area. In both cases the policies recognise that there will be a need for flexibility and it

therefore sets out the circumstances and matters to be considered when subdividers seek to depart from the standards established in the policies.

OBJECTIVE 5

To ensure that the layout of subdivision and associated infrastructure for the North East Industrial Zone is of a high quality and provides a suitable framework for the achievement of the Objectives for the Zone as a whole.

POLICIES

- 5.1 To take into account the need for the area to develop as an integrated and efficient industrial area, and to have regard to the layout shown in the Structure Plan for the Zone in Map 7.2.
- 5.2 To assess subdivision proposals in terms of consistency with the Design Guide for the existing North East Industrial Zone.
- 5.3 To evaluate framework landscape provisions for the area at the time of subdivision, and to attach conditions to subdivision consents relating to planting and landscape requirements for the area being subdivided.
- 5.4 To ensure that subdivision proceeds in a manner that provides for a logical, planned and integrated extension of the urban boundary within the North East Industrial Zone Extension Area.
- 5.5 To require all subdivisions in the North East Industrial Zone Extension Area to comply with Structure Plan Map 7.2 and ensure that:
 - identified infrastructure corridors, an integrated roading network, and planted buffer areas are provided and that their future function is not compromised.
 - the area develops in an integrated, efficient and connected way and occurs in a manner integrated with existing North East Industrial Zone subdivision and development.
- 5.6 To require a Comprehensive Development Plan for each stage of subdivision in the North East Industrial Zone Extension Area that addresses and ensures that design, layout and servicing is in accordance with the North East Industrial Zone Structure Plan (Map 7.2) and does not restrict future development opportunities within the Area.
- 5.7 To ensure that infrastructure and services to the North East Industrial Zone Extension Area are provided in a way that enables or facilitates future development opportunities and capacity requirements in the Area.
- 5.8 To have stormwater management measures in place in advance of industrial development within the North East Industrial Zone Extension Area.
- 5.9 To demonstrate that an integrated approach to the provision of stormwater management that recognises the capacity of existing systems and natural drainage patterns within the North East Industrial Zone Extension Area.
- 5.10 To require the use of sustainable urban drainage systems and low impact design systems throughout the North East Industrial Zone Extension Area.
- 5.11 To ensure stormwater management contributes to the visual amenity of the development within the North East Industrial Zone Extension Area.

Explanation

The North East Industrial Zone area provides an opportunity to create an attractive and integrated industrial park. In addition to the other objectives and policies in the subdivision section which apply to all areas of the City, the objective and policies for the North East Industrial Zone require additional consideration of access, general area layout, large-scale landscape works and open-space provision including open space for stormwater management.

This section of the Plan includes a Structure Plan for the Zone as Map 7.2. There is also a Design Guide which has been developed for the existing North East Industrial Zone. The Structure Plan communicates Council's expectations for the area and provides clear direction regarding the expected layout and character for the area and reasons for significant departures from them will need to be explained by applicants, prior to evaluation of applications.

Broad planting and landscape conditions are applied for this area at the time of subdivision, as appropriate provisions may not be able to be put in place under the requirements for permitted activities at a later date. Mechanisms to ensure that these conditions remain in place in the long term will be required as part of the consent.

Where an area within the North East Industrial Zone Extension Area is to be subdivided or is to be used for industrial purposes and adjoins an area still occupied by a dwelling established at the time that these provisions were notified, a planted setback is required along the boundary. Planting of the necessary road setback will be required at the time that the use of those lots change to industrial use.

OBJECTIVE 6

To enable the development of small and medium sized industrial activities within the Midhurst Street Industrial Area (which is a greenfields development) in a coordinated and integrated fashion and to ensure that appropriate access and services are in place at the earliest stage of development and ensuring that adverse effects on other activities in the vicinity are avoided, remedied or mitigated.

POLICIES

- 6.1 To enable the establishment of industries requiring small and medium sized lots within the Midhurst Street Industrial Area.
- 6.2 To ensure that development is undertaken in an integrated manner and in accordance with the Midhurst Street Industrial Area Structure Plan (Map 7.4 in this section). A piecemeal approach to subdivision is not appropriate but staged development is acceptable.
- 6.3 To ensure that any potential adverse effects on the operation of Palmerston North Airport are avoided, remedied or mitigated.
- 6.4 To ensure as a matter of priority that at the time of subdivision of land in the Midhurst Street Industrial Area (particularly the first subdivision) that the applicant provides works and services that enable the effective collection and disposal of stormwater likely to be generated from the entire Midhurst Street Industrial Area when developed.
- 6.5 To ensure as a matter of priority that at the time of subdivision of land in the Midhurst Street Industrial Area (particularly the first subdivision) works and services are carried out so that an intersection is formed at the point of access with Kelvin Grove Road and any associated improvements to Kelvin Grove Road in the vicinity are made so that the efficiency and safety of the land transport network is not adversely affected by development of the entire Midhurst Street Industrial Area.

Explanation

The Midhurst Street Industrial Area will provide land for short term growth of small and medium sized industrial activities complimenting the North East Industrial Zone. It is important that the site is developed in a coordinated manner generally in accordance with the Structure Plan. It is also important that potential conflicts with safety issues at Palmerston North Airport are addressed.

OBJECTIVE 7

To ensure that development of the Napier Road Residential Area and Napier Road Residential Extension Area proceeds in a manner that:

- provides for and protects sustainable and efficient land transport connectivity and integrated development
- is sensitively designed to enable a safe and appropriate interface with the adjoining conservation and amenity zone and state highway network
- avoids or mitigates the adverse effects of flooding and stormwater, including managing the effects of the associated flood hazard avoidance or mitigation measures
- minimises any adverse landscape effects on the surrounding rural environment and landscape features of the site
- enhances and restores the natural features of the site, with sensitive integration of stormwater design and the ecological functioning of the oxbow wetland
- provides for an integrated extension of the urban boundary and contributes towards the City's short term residential growth
- facilitates pedestrian and cycle connections between the oxbow lagoon, Napier Road Residential Extension Area and the wider City pathway network
- carries out stormwater management in an integrated manner that incorporates water sensitive design principles and practices in the Napier Road Residential Extension Area.

POLICIES

- 7.1 To prevent subdivision within the Napier Road Residential Area until a road is constructed and vested with Council that links the site to James Line.
- 7.2 To ensure that development is undertaken in an integrated manner and generally in accordance with the Napier Road Residential Area Structure Plan (Refer Map 7.5) and the Napier Road Residential Extension Area Structure Plan (Refer Map 7.9).
- 7.3 To ensure that all necessary stormwater and flooding infrastructure, and earthworks required to maintain flood mitigation, are in place and approved to engineering standard as a matter of priority at the time of subdivision, with ongoing controls in place to ensure the integrity of flood risk measures and stormwater mitigation, particularly on adjoining landowners.
- 7.4 To protect the landscape and ecological values of the Oxbow Wetland and Escarpment while providing for sensitively designed stormwater disposal for the area and passive recreational use.
- 7.5 To require a Comprehensive Reserve Development Plan to be lodged at the time of subdivision within the Napier Road Residential Area for the oxbow wetland and escarpment areas as defined on the Structure Plan Map 7.5 for the site.
- 7.6 To require a Comprehensive Landscape and Engineering Plan for the noise bund within the Napier Road Residential Area to be lodged at the time of subdivision.
- 7.7 To ensure that the water supply for the residential development has sufficient capacity and pressure to meet the needs of all development including Fire and Emergency

New Zealand requirements.

- 7.8 To require the use of Water Sensitive Stormwater Design within the Napier Road Residential Extension Area whereby all lots and road design incorporates pervious surfaces, rain gardens or other biofiltration devices to manage and treat stormwater prior to discharge to the primary network and/or direct discharge to the oxbow.
- 7.9 To require a comprehensive Stormwater Management Plan to be lodged at the time of subdivision within the Napier Road Residential Extension Area that outlines how a reduction in stormwater runoff and peak flow discharges is achieved.
- 7.10 To manage development by requiring additional geotechnical investigations prior to the future use of the land within the Napier Road Residential Extension Area.
- 7.11 To impose consent notices on titles outlining measures required to implement recommendations from any technical reports to achieve land stability and water sensitive stormwater designs within the Napier Road Residential Extension Area.
- 7.12 To require development within the Napier Road Residential Extension Area to incorporate and provide integrated stormwater management systems, providing high quality stormwater discharge into the oxbow.
- 7.13 To enable larger lot development within the parent lot Pt Lot 1 DP 25691 where;
- Stormwater is managed onsite as outlined in a Stormwater Management Plan provided as part of the subdivision application,
 - Connectivity is maintained as envisaged by the Structure Plan; and
 - Urban Design outcomes for the development do not detract from the area as a gateway to the city.

Explanation

The Napier Road Residential Area (NRRA) will provide land for short term residential greenfield growth. Challenges for developing the site include ensuring an attractive interface to SH 3 and entrance to the east of the City, ensuring sustainable, efficient and safe land transport connections, ensuring that appropriate controls are in place to manage flooding and stormwater effects, and providing for the ongoing restoration and ecological enhancement of the oxbow and escarpment features of the site, while providing for passive recreational access. The NRRA also provides an opportunity for a unique residential development, with sensitive integration and management of the landscape and ecological features of the site, the oxbow wetland and escarpment. The structure plan for the site sets out the urban design and general layout outcomes for the site.

OBJECTIVE 8

Residential and industrial growth, including rural subdivision of a residential nature, occurs in a planned and coordinated manner which avoids the fragmentation of rural land and loss of rural character.

POLICIES

- 8.1 To enable residential and industrial subdivision in planned growth areas.
- 8.2 To avoid subdivision of a residential nature in rural areas.
- 8.3 To avoid fragmented or inappropriate patterns of subdivision and development that compromises the use of that land for rural purposes.
- 8.4 To avoid the fragmentation of rural land that has been identified in Council strategies as potentially suitable for future residential or industrial growth.

OBJECTIVE 9

To avoid subdivision within the Braeburn Industrial Area to ensure land and any on-site self-services infrastructure remains in single ownership and does not provide for the wider industrial land demand of the City.

POLICIES

- 9.1 To avoid the subdivision of land that is inconsistent with the objectives and policies of the Braeburn Industrial Area contained in the Industrial Zone section of the Plan.
- 9.2 To avoid any subdivision of land that will facilitate multiple ownership and or use of any self-serviced on-site infrastructure.
- 9.3 To avoid any subdivision of land that will enable the Braeburn Industrial Area to meet the wider industrial land demands of the City.
- 9.4 To avoid any subdivision of land that will compromise the opportunity for the Braeburn Industrial Area to easily transition to multiple ownership in the future.

Explanation

The Braeburn Industrial Area provides additional land for the future expansion of Fonterra Co-Operative Group's (Fonterra) operations at Longburn. The purpose of the Braeburn Industrial Area is to primarily provide for dairy related industrial activities to support the on-going operational and growth needs of Fonterra at Longburn. The Braeburn Industrial Area planning framework provides for a narrow range of dairy related industrial activities that recognise the specific needs of Fonterra while ensuring the Area is not used to meet the wider industrial land and development needs of the City.

The intent of the objective is to ensure the land remains in single ownership and does not provide for the industrial land demand of the wider City. Fonterra provides its own on-site services independent of the Council's reticulated network. Considering the established nature of the existing activity; the scale of existing and planned dairy related industrial activity; and the specific infrastructure needs of the activity on-site servicing is appropriate in this circumstance.

With respect to water, wastewater and stormwater, the Braeburn Industrial Area is likely to be self-serviced and not connected to the Council's reticulated network (essential services) based on current planning horizons and Council's current Long Term Plan. The Council is comfortable with on-site servicing of the Braeburn Industrial Area while those services are under the control of one owner and use of the site is for a narrow range of industrial activities. However, urban expansion meeting industrial land demand for the wider City that involves a range of industrial activities and owners is best facilitated through reticulated services that are vested in Council. This is the only tenable long term solution for significant urban expansion that involves multiple land owners and a wide range of industrial activities.

OBJECTIVE 10

To ensure that subdivision and development in the Hokowhitu Lagoon Residential Area:

- **is guided by a Structure Plan;**
- **Occurs in a co-ordinated and integrated manner;**
- **Adequately mitigates the risks of stormwater ponding and liquefaction;**
- **Is sensitively designed to enable a safe, visually attractive and compatible interface with the adjoining Manawatu Golf Club which:**
 - **Minimising reverse-sensitivity effects for sensitive activities by requiring larger lots adjoining the Manawatu Golf Club boundary;**
 - **Minimises risk to the safety of people and property from stray golf balls;**
 - **Raises awareness and understanding of the effects arising from**

- **activities at the Manawatu Golf Club; and**
 - **Maintains or enhances the amenity and landscape qualities along the Manawatu Golf Club boundary, including the park-like character and how existing vegetation screening can be maintained to prevent overlooking by residential development.**
 - **Retains significant existing vegetation, except where retention poses a material risk to safety of people or property;**
 - **Responds positively to and minimises adverse effects on identified wahi tapu sites;**
 - **Provides a linkage between Hokowhitu Lagoon and the Manawatu River;**
 - **Facilitates pedestrian and cycle connection between the Hokowhitu Lagoon Residential Area and the Hokowhitu Lagoon Reserve;**
 - **Ensures any significant areas such as the Kanuka Grove, Ruahine Reserve and River Reserve Connection, within the Hokowhitu Lagoon Residential Area are protected and safe public access to those areas are facilitated;**
 - **Creates a high quality and diverse living environment;**
 - **Provides for safe transportation along Centennial Drive for pedestrians, cyclists and vehicles;**
 - **Creates a high amenity interface between the Hokowhitu Lagoon Reserve and the Hokowhitu Lagoon Residential Area;**
 - **Incorporates Water Sensitive Design principles and practices; and**
 - **Carries out stormwater management in an integrated manner.**
-

POLICIES

- 10.1. To provide a Structure Plan that identifies:
- Transportation connections;
 - Reserves and other open spaces;
 - Significant vegetation; and
 - The Manawatu Golf Club boundary and potential risk areas associated with stray golf balls.
- 10.2 To require subdivision layout and design to be carried out in accordance with the Structure Plan
- 10.3 To impose consent notices on all allotments along the Manawatu Golf Club boundary to identify potential effects arising from activities undertaken at the Manawatu Golf Club, for the purposes of minimizing the potential of reverse-sensitivity.
- 10.4 To have stormwater management measures in place in advance of residential development.
- 10.5 To apply Water Sensitive Design wherever appropriate, especially within public spaces, such as roads and reserves.
- 10.6 To ensure stormwater management contributes to the recreational and visual amenity of the development.
- 10.7 To control the subdivision of land that is affected by natural hazards and to ensure that any necessary mitigation measures are in place prior to development.
- 10.8 To improve land utilization to safeguard people, property and the environment from the adverse effects of development by ensuring that:

- Disturbance to the natural land form, existing vegetation and habitats, natural drainage and significant natural features is minimised.
- Each lot is designed in a manner that ensures:
 - (i) technically appropriate building platforms exist
 - (ii) foundations are designed and implemented to mitigate risk associated with subsurface conditions
 - (iii) sites are identified where roading and access is suitable for its intended use/activities
- Earthworks are to be designed and constructed to:
 - (i) provide safe and adequate building platforms and foundation for roads and services.
 - (ii) provide for the adequate control of stormwater.
 - (iii) remain safe and stable for the duration of the intended land use.
 - (iv) not necessarily rely on artificial or human built structures for stability; and where such structures are employed these shall remain safe and stable for the duration of the intended land use.
 - (v) avoid contamination of groundwater and surface water, and
 - (vi) avoid or mitigate the diversion of ground water flows.
- Earthworks and the re-contouring of land are to be the subject of specific design by a chartered professional engineer experienced in soil mechanics or geotechnical matters and shall take into account the predicted improvements to soil slope and stability which will be achieved and the impact on existing vegetation and landscape values.

10.9 To require site specific geotechnical investigations prior to the future use of land to identify suitable foundation design and/or ground improvement options to mitigate against liquefaction and lateral spread risks.

10.10 To ensure subdivision and development meets the reasonable needs of future users while achieving the following design principles:

- Street design contributes to attractive and safe neighbourhoods;
- Housing diversity and variety is achieved;
- Visual dominance from multi-unit development on neighbouring development is avoided;
- Allotments are shaped and designed to enable dwellings with good solar access and sufficient outdoor amenity and sunny private outdoor space, while also recognizing the role vegetation plays in minimising risk to safety of people and property from stray golf balls and that vegetation on the Manawatu Golf Club may limit solar access;
- Convenient and safe access for residents is provided to nearby public open spaces, neighbourhood centre and public transportation routes;
- Building scale and form contributes to a distinctive sense of place that complements other subdivisions or developments within the site;
- Takes advantage of connections and significant views to the wider landscape;

- The natural characteristics and contours of the site are worked with;
 - Safe walking and cycling is facilitated;
 - Public open space design is site specific, responding to vegetation and cultural significance;
 - A high degree of connectivity within the local roading network is provided, and
 - Crime Prevention Through Environmental Design (CPTED) ensure all streets and public spaces are overlooked or visible from adjacent activities.
- 10.11 To enhance the amenities of the natural and built environment following earthworks by requiring that road berms, new allotments, and public open spaces are formed, landscaped and planted to a level commensurate with the intended use and consistent with delivering a coordinated and coherent streetscape.
- 10.12 To require a detailed landscape assessment to inform:
- The streetscape design and planting;
 - The size, shape, configuration and design of the proposed Kanuka Grove Reserve and the River Reserve Connection;
 - The extent of the proposed Ruahine Reserve and public connections to it;
 - Integration with the surrounding environment and Hokowhitu Lagoon;
 - The use of new and retention of existing vegetation on its site for the purposes of maintaining the park like character of the Manawatu Golf Club and protection of people and property from stray golf balls;
 - How water sensitive design principles can be incorporated into streetscape and reserve design;
 - The design and planting for the linkage between the Hokowhitu Lagoon and Manawatu River; and
 - How the amenity values of Centennial Drive can be maintained and/or enhanced.
- 10.13 To avoid adverse effects of development on sites of existing vegetation with significant amenity, heritage, cultural, and/or ecological value.
- 10.14 To require the proposed Kanuka Grove, River Reserve and Connection, and the Ruahine Reserve, as identified as 'B', 'C' and 'K' in the Hokowhitu Lagoon Residential Area Structure Plan, to be vested in Council as an outcome of subdivision.
- 10.15 To provide footpaths along the Centennial Drive interface of the Hokowhitu Lagoon Residential Area.
- 10.16 To restrict vehicle access to allotments adjoining Centennial Drive.
- 10.17 To protect the Manawatu Cancer Society's memorial kauri tree by subdivision consent conditions.
- 10.18 To provide pedestrian and cycle connectivity between the Hokowhitu Lagoon Residential Area and the River Reserve Connection with the Hokowhitu Lagoon Reserve.
- 10.19 To require minimum lot sizes along the Manawatu Golf Club boundary to control the density of subdivision and development to minimize reverse sensitivity effects and risk to safety of people and property from stray golf balls.

7.4 Methods

General

The principal methods used to implement the policies are District Plan Rules and hazard planning maps.

In some cases, reliance on the provisions of the statute itself will implement policies. For instance, Resource Management Act Section 106 in respect of refusal of consent or the imposition of conditions in respect of natural hazards and Section 220 in respect of the imposition of certain subdivision conditions.

The provision of a document "Engineering Standards For Subdivision" which illustrates good subdivisional engineering practice is also most useful in the control of subdivision. It provides sound technical standards which, where appropriate, can be incorporated by reference in conditions of consent.

Subdivision rules have been derived for each zone and consist mainly of Performance Standards and the categorisation of activities.

Objective 1 and Policies 1.1 - 1.8

The policies which have been derived from Objective 1 will be implemented by rules relating to subdivision standards and consent processes. These policies also provide a framework for assessing resource consent applications.

Objective 2 and Policies 2.1 - 2.12

Policies 2.1 to 2.12 which have been derived from Objective 2 deals with the physical development aspects of subdivision and will be implemented in part by rules relating to subdivision standards and in part by imposing conditions on resource consents.

The implementation of policies 2.1-2.10 will be assisted by the provision of the Palmerston North City Council Engineering Standards for Land Development. This document is not itself enforceable but sets out one means of compliance with Policies 2.1 to 2.10 and the Council will have regard to its contents when imposing conditions on subdivision consents.

The implementation of Policy 2.8 will be assisted by the provisions of the Fire and Emergency New Zealand Water Supplies Code of Practice SNZ PAS 4509:2008. This document is not itself enforceable but sets out one means of compliance with Policy 2.8 and the Council will have regard to its contents when imposing conditions on subdivision consents.

Objective 3 and Policies 3.1 - 3.6

This Objective and associated policies provide a framework for assessing resource consent applications for subdivision in rural areas and seek to ensure that the productive potential of the City's rural land and versatile soil resource is maintained and that rural residential developments are appropriately designed and serviced, to avoid, remedy or mitigate adverse effects on the environment and reverse sensitivity effects. The policies which have been derived from Objective 3 will be implemented by rules relating to subdivision standards and through consent processes.

The implementation of Policy 3.1 will be assisted by the provisions of the Fire and Emergency New Zealand Water Supplies Code of Practice SNZ PAS 4509:2008. This document is not itself enforceable but sets out one means of compliance with Policy 3.1 and the Council will have regard to its contents when imposing conditions on subdivision consents.

Policy 3.7 will be implemented at the time that rural-residential subdivision applications for land within the Rural-Residential Area identified on the Aokautere Structure Plan are made. The Aokautere Master Plan is intended to inform application of the Aokautere Structure Plan by providing guidance on land development in the area. While the Masterplan has no statutory weight it can be taken into account by Council and other decision-makers when considering proposals under the District Plan and should inform applications within the Aokautere Structure Plan area.

Objective 4 and Policies 4.1 - 4.4

Policies 4.1 - 4.3 will be implemented by rules setting standards for the provision of esplanade reserves in respect of Policies 4.1 - 4.3. Policy 4.4 will be implemented by providing information on esplanade reserves and esplanade strips.

Objective 5 and Policies 5.1 – 5.11

Policies 5.1 – 5.11 will be implemented at the time that subdivision applications for land within the North East Industrial Zone are made. Structure Plan Map 7.2 in the Plan and the Design Guide are relevant to the evaluation of applications. Note the Design Guide does not apply to the North East Industrial Zone Extension Area, but subdivision is required to give effect to Structure Plan 7.2 and associated cross sections and road layouts. The rules that apply to other areas generally also apply in this zone, but with the additional specification of a minimum lot size for controlled and restricted discretionary activity subdivisions and in relation to servicing and hazard management in the North East Industrial Zone Extension Area.

7.5 Principal Reasons

The principal reasons for adopting the objectives, policies and methods of implementation in respect of subdivision are:

1. Workable and constructive subdivision provisions which take into account the effects of subdivision but allow for growth and development as necessary to minimise compliance costs for both the Council and subdividers.
2. Under the Resource Management Act 1991, subdivision is permitted unless expressly restricted by rules in the District Plan or a national environment standard. Subdivision is an important instrument in resource management, but it can have adverse effects on the environment if not appropriately managed. The objectives and policies included in the Plan in respect of subdivision provide an essential resource management framework which enables subdivision, but at the same time ensures that the adverse environmental effect of subdivision are appropriately managed.

Plan users are advised to also refer to the rules and Notes to Plan Users in the All Zones section 7.16 of this Section of the Plan.

7.6 Residential Zone

7.6.1 RULES: CONTROLLED ACTIVITIES

R7.6.1.1 Controlled Activities

1. Any subdivision, except a subdivision provided for in R7.6.1.1(2) below, which complies with the Performance Standards below and which is not specified in R7.6.2.1 as a Restricted Discretionary Activity, R7.6.3.1 as a Discretionary Activity, or R7.6.4.1 as a

Non-Complying Activity is a Controlled Activity. Council restricts its control to the consideration of the following matters:

- Those matters described in Sections 108 and 220 of the Resource Management Act 1991.
 - Subdivision design and layout; the size, shape and arrangement of lots, the location and design of access.
 - The layout and design of services and service connections to network infrastructure.
2. Any cross lease, company lease, boundary adjustment or unit title subdivision around existing buildings or buildings under construction which does not result in the creation of any new undeveloped separately disposable lot, cross lease, or company area or any unit, and which complies with the Performance Standards (e) and (f) below and which is not specified in R7.6.2.1 as a Restricted Discretionary Activity, R7.6.3.1 as a Discretionary Activity, or R7.6.4.1 as a Non-Complying Activity is a Controlled Activity. Council restricts its control to the consideration of the following matters:
- Those matters described in Sections 108 and 220 of the Resource Management Act 1991.
 - Subdivision design and layout; the size, shape and arrangement of cross lease and company lease areas, units and the location and design of access.
 - The layout and design of services and service connections to network infrastructure.

Performance Standards for Controlled Activities under R7.6.1.1

(a) Existing Buildings

Where any land proposed to be subdivided contains existing buildings there shall be no increase in the degree of non-conformity with any Permitted Activity standard for the Residential Zone.

(b) Lot Size

- i. In the Aokautere Development Area (refer Map 10.1), but excluding the Parklands Area,
 - each lot shall contain 400m² of contiguous developable land; and
 - the average area of lots available for residential purposes shall be at least 600m². In calculating the average lot area, no lots over 1000m² shall be included.
- ii. In the Aokautere Parklands Area each lot shall contain 1300m² of contiguous developable land.
- iii. In the Napier Road Extension Area, Ashhurst, Bunnythorpe and Longburn village residential areas – each lot must be at least 500m².
- iv. In the Palmerston North urban area – each lot must be at least 350m².

NOTE TO PLAN USERS

All subdivisions in the Petersons Road, Hewitts Road, and Aokautere Village residential areas identified on Map 7.1 default to R7.6.4.1.

(c) Shape Factor

For subdivisions in the Aokautere Development Area or Ashhurst, Bunnythorpe and



Longburn village residential areas, where the subdivision will result in more than six allotments intended for residential purposes, each allotment shall be able to contain a circle of 18 metres in diameter. In the Aokautere Development Area, the required circle shall be entirely comprised in Developable Land.

(d) Access

- i. Access to lots from a public road may be provided by way of either:
 - i. an access leg at least 3 metres wide forming part of the lot; or
 - ii. a shared access consisting of up to six strips lying adjacent to one another and giving access to no more than five other lots, and in respect of which reciprocal rights-of-way are granted or reserved; or
 - iii. an access lot or strip held in common ownership with the lot and up to five other lots; or
 - iv. any right-of-way running with and appurtenant to the land in which the lot is comprised.
- ii. No two or more access strips to lots may lie adjacent to one another unless easements are granted over each access strip in a manner which enables joint use of a single driveway, and a single point of access to a public road.
- iii. The width of shared access shall be as follows:

Number of Sites	Minimum Width of Access
2 – 3	3.5 metres
4 - 6	5.0 metres

- iv. Access shall comply with the access performance standards of R20.4.2(a) of the Land Transport Section.

(e) Essential Services

- i. All essential services must be available for connection within 30 metres of the nearest point of the land being subdivided.
- ii. All new lots must have sewer, stormwater and water supply services that are connected to essential services
- iii. All new essential services proposed in a subdivision must be located in public service corridors either where they are to vest in Council or service in excess of 6 lots.

Explanation

The intent of performance standard (ii) is to ensure that in extending new sewer, stormwater and water supply services to a new subdivision they must connect to essential services and must be located through a public service corridor, which will be vested in Council. Please refer to Diagram 7.3A and 7.3B for examples of how this will be applied.

Where a new essential service is not located in a public service corridor, Council is concerned about its ability in the future to maintain that service. At some stage the service (pipe) will need to be fixed or replaced. If the pipe, which is covered by an easement, runs through a number of private properties, access to the easement may be difficult and quite often private landowners will have constructed fences, gardens etc. over the easement thus impeding replacement of the pipe. Although an easement is in place on the title, landowners are seldom aware of the development restrictions related to such easements and these areas still get developed. Council has continual problems with structures, fences, gardens, driveways etc. over easements and when maintenance is required, the costs to Council and the landowners are increased.

Additionally, where services are to be connected into the City Council reticulated systems, it is necessary to ensure these connections are efficient and sustainable. This is influenced by how services are connected. The location of services is vital to the long term efficiency of the City infrastructure networks. The provision and location of essential services through a public corridor will ensure a well-managed network and will ensure logical and orderly development outcomes in urban areas avoiding premature development before the necessary infrastructure is in place to service it.

(f) Esplanade Reserves

In respect of lots less than 4 hectares in area, an esplanade reserve at least 20 metres wide shall be set aside from such lots along the bank of any river whose bed has an average width of 3 metres or more where the river flows through or adjoins the lot concerned.

(g) Pacific Drive Extension Area

All subdivisions in the Pacific Drive Extension area shown on Map 7.1B Pacific Drive Extension Area, with a lot size below 3000m² shall ensure that a water supply is able to be connected to, which at the time of subdivision is able to provide and maintain an adequate supply of potable water that:

- i. Makes provision for firefighting requirements for residential areas;
- ii. Accommodates the anticipated flows and demands on the supply; and withstand the anticipated pressure and loads.
- iii. Is able to service each lot to be created;
- iv. Is compatible with other utility systems;
- v. Avoids the likelihood of potable water contamination;
- vi. Permits appropriate access for firefighting;
- vii. Has a design life of at least 70 years;
- viii. Avoids the likelihood of leakage.

NOTE TO PLAN USERS

- 1. For any subdivision applications identified on Map 10.6.1.3 (Areas in which minimum floor levels apply) please refer to the Residential Section, R10.6.1.3 and associated Explanations. This rule relates to minimum floor levels in Amberley Avenue, Escort Grove, Rangitane Park and Racecourse Road Areas.
- 2. All subdivisions must comply with the National Environmental Standard for Assessing and Managing Contaminants in Soil.
- 3. Any subdivision and development that is located on any Site of Cultural Heritage Value, as listed in Section 17 of the District Plan, must also comply with R17.8.1.

(h) Street Trees

The layout of the subdivision and the location of any associated new or altered vehicle crossing does not require:

- (i) the removal of any tree planted on any public road, or
- (ii) modification, excavation or construction within the area directly beneath the dripline of the tree.

Explanation

Street Trees make a significant contribution to the quality of the public the space and character of the Residential Zone. Subdivision design that results in the removal of established Street Trees is discouraged. Council will consider applications in regard to the health and maturity of the tree, the provision of a replacement tree, and whether alternative site access arrangements are possible. As a Road Controlling Authority, the Council has the authority to refuse permission for the removal of a tree.

NOTE TO PLAN USERS

For any subdivision applications in areas identified as being within the National Grid Subdivision Corridor or within 100m of the Turitea (Linton) National Grid Substation and 25m of the Bunnythorpe National Grid Substation, as identified on the Planning Maps, that is not a subdivision for the purposes of accommodating a network utility, also refer to R7.16.2.2 and R7.16.2.3.

(i) Earthworks

- i. Any earthworks undertaken on the land being subdivided shall comply with R6.3.6.1(b) for Permitted Activity standards.
- ii. Any subdivision within the Aokautere Development Area will be accompanied by and earthworks plan identifying any restructuring of land, earthworks or other works to create land with improved slope and soil stability necessary to enable the development of house sites, services and access ways.

7.6.2 RULES: RESTRICTED DISCRETIONARY ACTIVITIES

R7.6.2.1 Restricted Discretionary Activities

The following activities are Restricted Discretionary Activities provided they comply with the Performance standards below, except R7.6.2.1(1) which does not have to comply with Performance Standard (a) Essential Services:

1. A subdivision in the Aokautere Parklands Area which creates unserviced lots and where lots have a minimum area of 5000m² and contain at least 1300m² of contiguous developable land; and
2. A subdivision in the Aokautere Development Area which involves the restructuring of land through earthworks or other works to create land with improved slope and soil stability; and
3. Any cross lease, company lease, boundary adjustment or unit title subdivision that is not provided for by R7.6.1.1(2) as a Controlled Activity; and
4. Any subdivision which is not a Non-Complying Activity and which does not comply with the Controlled Activity Performance Standards (R7.6.1.1) for Existing Buildings, Minimum Lot Area, Shape Factor, Access, Street Trees, or Earthworks; shall be a Restricted Discretionary Activity:

Council shall restrict its discretion to consideration of the following matters:

- i. Subdivision design and layout; the size, shape and arrangement of lots, cross lease and company lease areas, units and access.

- ii. Effects on the surrounding residential environment and streetscape.
- iii. The location and design of access, connectivity, and the safe and efficient operation of the land transport network.
- iv. Natural Hazards
- v. Those matters described in Sections 108 and 220 of the Resource Management Act 1991.
- vi. In reference to earthworks, the potential effects on:
 - 1. Effects on landscape and visual impact
 - 2. Effects on adjoining properties including amenity values
 - 3. Impact on flood plains and flood flows
 - 4. Increase in hazard risk and effects on land stability
 - 5. Effects of erosion and sedimentation
 - 6. Effects on overland flow paths
 - 7. Effects on the National Grid
- vii. In reference to R7.6.2.1(2)
 - 1. Management of archaeological discoveries.
 - 2. Timing of any earthworks in the Aokautere Development Area in relation to any other works associated with the approved subdivision consent.
 - 3. To avoid, remedy or mitigate any adverse environmental effects arising from the proposed restructuring works.
 - 4. To ensure that the proposed restructuring works avoid, remedy or mitigate the land instability hazard.
 - 5. To ensure that any proposed restructuring work associated with the development of Lot 51 DP382375 occur at the same time or after river bank erosion protection works occur which protect the toe of the Anzac Cliffs from bank erosion.
 - 6. To ensure that any proposed restructuring work near the Te Motu a Poutoa Pa is undertaken in accordance with an Archeological Discovery Protocol developed in consultation with Tangata Whenua.

Explanation

While some of the land in Aokautere is naturally unstable, it is possible to undertake carefully designed earthworks to remodel land and to improve its stability. It is important however that such works are carried out with other subdivision works to ensure that they are undertaken with appropriate technical supervision.

In the Aokautere area there is a particular hazard which arises from the combined effects of slope instability and the erosive effects of the Manawatu River. This results in the cliff in the vicinity of Anzac Park (known as the Anzac Cliffs) being unable to reach a stable angle due to the removal of debris from its base by the river. Through a combination of river bank protection works to prevent further erosion of the base of the cliff and restructuring works on the cliff itself, it may be possible to modify this area to avoid or mitigate the natural hazard. Any application for resource consent to restructure land in this area to enable residential development must demonstrate that both the bank protection works and cliff restructuring works will result in the land instability hazard being avoided or mitigated.

This rule however does not refer to any earthworks or other works associated with building or development of an existing site. These works will be controlled under the provisions of the Building Act 1991 having regard to the definitions of "building work" and "sitework" contained in that Act,

and under the provisions of the Earthworks Section (Section 6) of this Plan.

A site of significant cultural heritage value to Tangata Whenua (Te-Motu-a-Poutoa) is located in Anzac Park at the top of the Anzac Cliffs. This was a site of significant tangata whenua activity and included a significant pa site. Due to the historical activity on this site and in the surrounding area, there is potential for archaeological material to be unearthed during land restructuring works in the vicinity of the Te-Motu-a-Poutoa. Applicants for resource consents to undertake land restructuring in this area need to take into account the potential for discovery of archaeological material that is of significance to Tangata Whenua and works need to be undertaken in accordance with an Archaeological Discovery Protocol developed in consultation with Tangata Whenua. Specifically, in relation to restructuring proposed to stabilise the Anzac Cliffs, an Archaeological Discovery Protocol titled Te-Motu-o-Poutoa (ANZAC Park) Protocol for the Accidental Discovery of Archaeological sites has been prepared and is held by Council for reference and use.

5. Any subdivision which is not a Non-Complying Activity and which does not comply with the Essential Services Performance Standard R7.6.1.2(e)(ii) is a Restricted Discretionary Activity. Council shall restrict its discretion to consideration of the following matters:
 - the ability for Council to maintain and access the pipe in the future
 - the cumulative effect of additional connections into the main trunk services
 - the integration of the services into the existing City network and its effect on efficient and orderly development within urban areas
 - Those matters described in Sections 108 and 220 of the Resource Management Act 1991.

6. Any subdivision which is not a Non-Complying Activity and which involves the construction of a road is a Restricted Discretionary Activity. Council shall restrict its discretion to consideration of the following matters:
 - Connectivity with the surrounding roading network
 - Safe and efficient operation of the roading network.
 - The location and design of access points
 - Integration of essential services
 - Natural Hazards
 - Those matters described in Sections 108 and 220 of the Resource Management Act 1991

Subdivisions listed in R7.6.2.1(1)-(6) are Restricted Discretionary Activities provided they comply with the Performance Standards in R7.6.2.1 with the exception that R7.6.2.1(1), Unserved Parkland Lots, does not have to comply with R6.7.2.1(a) (Essential Services) below.

In determining whether to grant consent and what conditions to impose, the Council will have regard to the City View objectives in Section 2, the Subdivision objectives and policies, and the following assessment criteria:

Assessment Criteria

- (a) The extent to which subdivision design and layout compliments the character and amenity values of the surrounding residential area.
- (b) To take into account the particular features of the site and its relationship to adjoining sites in assessing the appropriateness of the proposed design.
- (c) The degree to which any site area non-compliance results in a development density that, if not consistent with the surrounding residential environment, leads to a

perception of excessive density.

- (d) The extent to which any non-compliance leads to a better or more efficient use of the site and/or creates a higher level of on-site amenity.
- (e) The extent to which the layout takes into consideration the shape, orientation and aspect of sections, to create building sites and outdoor amenity areas which have a northward orientation and ability for passive solar gain,
- (f) The extent to which outdoor space is accessible and of a useable size with access to daylight and sunlight.
- (g) The extent to which lot layout will allow new buildings to retain reasonable visual privacy and daylighting from adjacent residential properties.
- (h) The extent to which the subdivision design and layout provides a safe living environment and whether the layout applies Crime Prevention through Environmental Design (CPTED) principles.
- (i) The extent to which all lots within the subdivision have safe and adequate vehicle access, taking into account the requirements of the access performance standards of R20.4.2(a) of Section 20 Land Transport.
- (j) The extent to which any natural hazards are avoided or mitigated.
- (k) The degree to which site design mitigates any likely increases in peak stormwater runoff and peak stormwater flow.
- (l) The consistency of the proposed layout with relevant subdivision engineering requirements.
- (m) The extent to which an acceptable street tree replacement can be provided in the context of the existing species, age, condition and spacing of other street trees within the street; or that an acceptable construction method can be agreed with the asset owner.

NOTES TO PLAN USERS

1. All subdivisions must comply with the National Environmental Standard for Assessing and Managing Contaminants in Soil.
2. Any subdivision and development that is located on any Object or Site of Cultural Heritage Value, as listed in Section 17 of the District Plan, must also comply with R7.8.1.
3. For any subdivision and development that is located near to the National Grid, as shown on the Planning Maps, also refer to Section 23 – Utilities.
4. It is advised that the applicant contact the appropriate power, telecommunications and gas companies to determine the feasibility of connecting to their services.

Performance Standards for Restricted Discretionary Activities under R7.6.2(1)-(6)

(a) Essential Services

All essential services must be available for connection within 30 metres of the nearest point of the land being subdivided.

(b) Esplanade Reserves

In respect of lots less than 4 hectares in area, an esplanade reserve at least 20 metres wide shall be set aside from such lots along the bank of any river whose bed has an average width of 3 metres or more where the river flows through or adjoins the lot concerned.

R7.6.2.2 Subdivision Within the Napier Road Residential Area and Napier Road Residential Extension Area

Subdivision within the Napier Road Residential Area or the Napier Road Residential Extension Area that is not specified in R7.6.3.1 or R7.6.4.1 and complies with the performance standards below is a Restricted Discretionary Activity.

Performance Standards for Activities under R7.6.2.2

(a) Controlled Activity Performance Standards

Compliance with R7.6.1.1(a) – (e) and (h).

(b) Flood Protection

- i. For the Napier Road Residential Area, that each allotment created has a building site above the 0.2% AEP flood extent plus 500 millimetres freeboard and that a consent notice is imposed on titles for individual land owners. Access to occupied structures shall also be above the 0.2% AEP flood extent.
- ii. For the Napier Road Residential Extension, that each allotment created a building site as follows:
 - a. Within the stopbank area (Area A) floor levels designed for the 2% AEP rainfall event plus freeboard.
 - b. Within the area outside of the stopbank (Area B) floor levels for the 0.5% AEP river flood event plus 500 millimetres freeboard.
 - c. Throughout the Napier Road Residential Extension Area overland flow paths are identified and designed to ensure that no upstream or downstream properties are impacted in a 1% AEP rainfall event.
 - d. Access to occupied structures shall also be above the 0.5% AEP flood extent

Guidance Note: Compliance with this standard does not mean that land is not identified as being subject to a natural hazard under the Building Act. A consent notice is imposed on titles for individual landowners.

(c) Geotechnical Investigations

For the Napier Road Residential Extension Area, the requirement for a report from a Chartered Professional Geotechnical Engineer identifying;

- i. The potential liquefaction and lateral spread risks to the site and infrastructure that supports development. This report must also contain recommendations as to the location, design and construction of foundations and infrastructure that are appropriate to mitigate any characteristic of feature identified.
- ii. Suitable setbacks for buildings from the top or bottom of the existing escarpment.

A copy of any site investigations including bore logs and/or cone penetration test must accompany the report.

(d) Stormwater Management Plan

For the Napier Road Residential Extension Area, the requirement for a report from a Chartered Professional Stormwater Engineer identifying the potential stormwater risks to the site and infrastructure that supports development. This report must cover:

- i. A site specific hydrologic modelling assessment using updated oxbow bathymetry and footprint based on the proposed subdivision plan and include

- assessment for different downstream discharge conditions.
- ii. Scoping of all internal stormwater infrastructure and how it will interact with the existing drainage system including connection to the existing stormwater network and discharge to the Napier Road open drain and layout of treatment devices.
 - iii. Treatment of all stormwater runoff from the site prior to discharge to the primary network and/or direct discharge to the oxbow.
 - iv. Protection of treatment devices and treatment runoff during all phases of construction.
 - v. Outline how the development will hydraulically relate to its surrounding environs, including assessment of overland flow paths and potential flood impacts of proposed and existing development.
 - vi. Outline how the stormwater management system will ensure that any changes in runoff from the site will be addressed.
 - vii. Confirm the proposed stormwater mitigation will provide sufficient freeboard to the habitable dwellings under the scenario where there is no outflow from the oxbow as follows:
 - a. Within the stopbank area (Area A) floor levels designed for the 2% AEP rainfall event plus freeboard.
 - b. Within the area outside of the stopbank (Area B) floor levels for the 0.5% AEP river flood event plus 500 millimetres freeboard.
 - c. Throughout the Napier Road Residential Extension Area overland flow paths are identified and designed to ensure that no upstream or downstream properties are impacted by a 1% AEP rainfall event.
 - viii. Identify methods to avoid, remedy or mitigate potential stormwater related reverse-sensitivity effects on dwellings in existence as of 1 August 2019.

This report must also contain recommendations as to the location, design and construction of infrastructure that are appropriate to mitigate any characteristic of feature identified. A copy of any site calculations must accompany the report.

The stormwater design must incorporate any existing stormwater runoff through the development, such as the upstream catchment and treatment of stormwater (this also includes the outcomes of any resource consent granted for the discharge of stormwater into the oxbow).

Notes:

In iii 'site' refers to the allotment(s) to be subdivided.

Council will collaborate with developers and landowners to identify appropriate stormwater management infrastructure once they have identified their development plans from concept design stage. Council will also collaborate with landowners during the consenting process(es) for discharging stormwater to the oxbow.

(e) Road Corridors

For the Napier Road Residential Extension Area:

- i. All road corridors vested in Council shall be designed to provide areas for pervious pavements and/or grassed/planted swales to reduce total runoff and peak flows.
- ii. Surface runoff from all road shall be treated prior to entering the piped

stormwater network/or direct discharge to the oxbow. This requires design and inclusion of swales, rain gardens, tree pit or other appropriate biofiltration devices.

NOTE TO PLAN USERS

The National Environmental Standard for Assessing and Managing Contaminants in Soils to Protect Human Health (2011) also applies to earthworks and a consent may be required under those provisions.

A road cross section has been included as Map 7.9a which depicts anticipated road development in the Napier Road Residential Extension Area.

The Council will reserve its discretion to the following matters:

- i. Those matters described in Sections 106, 108 and 220 of the Resource Management Act 1991.
- ii. The size, shape and arrangement of lots, cross lease and company lease areas, units and access.
- iii. Design of the noise mitigation within the Napier Road Residential Area.
- iv. The long term stability and Integrity of the mitigation method.
- v. Effects of flood avoidance or mitigation in terms of the ensuring satisfactory ground levels and stability of earthworks.
- vi. Effects of structures within the oxbow that exacerbate flooding and runoff to adjoining sites.
- vii. Reverse sensitivity effects.
- viii. The restoration and preservation of the Oxbow and Escarpment for its ecological values, as a recreational feature and as a stormwater conduit.
- ix. Lodgement of a Comprehensive Reserve Management Plan for the oxbow and escarpment for the Napier Road Residential Area.
- x. Lodgement of a Comprehensive Landscape and Engineering Plan for the noise bund for the Napier Road Residential Area.
- xi. Design and layout of the subdivision in general accordance with the Structure Plan for the Napier Road Residential Area (Refer Map 7.5.) and the Napier Road Residential Extension Area (Map 7.9).
- xii. Inclusion of stormwater treatment devices and management services.
- xiii. The provision of pedestrian access, including possible pedestrian access between the upper and lower terrace.
- xiv. Enhancement of the Napier Road entrance to the City.
- xv. How stormwater sensitive design principles and practices are integrated into subdivision design.
- xvi. The safe and efficient operation of the roading network.
- xvii. The extent to which increased stormwater flooding risks for events up to a 1% AEP are avoided.

Assessment Criteria

In considering an application and determining whether to grant consent and what conditions to impose, the Council will have regard to the following assessment criteria in assessing the matters for discretion:

- a. Restoration and preservation of the Oxbow and Escarpment, ecologically, as a recreational feature and as a stormwater conduit shall be addressed through the implementation of a Comprehensive Reserve Management Plan within the Napier Road Residential Area, which shall be prepared:
 - ii. by a suitably qualified landscape architect and drainage engineer in consultation with Council experts;
 - iii. to the satisfaction of the PNCC Parks and Property Manager and Water and Waste Manager.

And shall cover, but not be limited to:

- iv. Restoration and enhancement design ensures a natural look with long grasses, not mown on the embankment side, with a mown and managed look on the road reserve side.
 - v. Inclusion of stormwater treatment devices.
 - vi. Pedestrian access, including possible pedestrian access between the upper and lower terrace.
- b. Noise mitigation measures that are undertaken within the Napier Road Residential Area shall be addressed through the implementation of a Comprehensive Landscape and Engineering Plan, which shall be prepared:
 - i. by a suitably qualified landscape architect and acoustic engineer
 - ii. in consultation with the New Zealand Land Transport Agency
 - iii. to the satisfaction of the Principal Planner in consultation with Senior Landscape Architect.
 - c. For the Napier Road Residential Extension Area:
 - i. The degree to which issues of liquefaction and lateral spread have been assessed and proposed to be managed onsite to mitigate any adverse effects.
 - ii. The degree to which lots have been designed to maximise sunlight, open space, privacy whilst achieving a high quality urban environment.
 - iii. The extent to which the proposal is consistent with the Napier Road Residential Extension Area Structure Plan pedestrian opportunities and layout.
 - iv. The extent to which the amenity and ecological values of the oxbow lagoon are maintained and/or enhanced.
 - v. How the proposed subdivision, road layout and design enables connectivity with adjoining sites and areas.
 - vi. Whether the proposed subdivision ensures connectivity to property and roads that have been developed or have the potential to be developed in the future.
 - vii. The extent to which the proposal incorporates water sensitive stormwater design principles and achieves pervious surfaces.
 - viii. Whether the proposal incorporates stormwater management systems for any stormwater discharge to the oxbow secured by long term consent granted by Manawatu-Whanganui Regional Council, prior to vesting.
 - ix. Should an additional accessway be proposed onto Roberts Line opposite Freedom Drive, the extent to which a Transportation Impact Assessment has been provided that supports the safe and efficient operation of the roading network recognising existing constraints, topography, sight lines and queuing on

Roberts Line.

- x. The extent to which the proposal contains large lot sizes of 2000m² or more within parent lot PT Lot 1 DP25691 where integration and connection is maintained as demonstrated by the Structure Plan.

Non-Notification

- i. No application under R7.6.2.2 is required to be publicly notified

Non-Notification of Restricted Discretionary Activities

The following activities must not be publicly notified and there must be no limited notification:

- Subdivision applications made pursuant to R7.6.2.1, (except for restricted discretionary activities that do not comply with R7.6.1.1(d)(iii) – width of shared access, and R7.6.1.1(i) – earthworks):

Explanation

The exemption from the non-notification clause for restricted discretionary activities that do not comply with R7.6.1.1(d)(iii) and R7.6.1.1(i) enables the Council to have the discretion to seek the involvement of affected parties where subdivision proposals do not comply with the standards for the width of shared access arrangements, or earthworks provisions. Where circumstances warrant, the input of affected parties ensures that any adverse effects on the environment are appropriately avoided, remedied or mitigated.

R7.6.2.3 Subdivision in the Grand Oaks Drive Residential Area

Subdivision within the Grand Oaks Drive Residential Area (as shown in the Awapuni Racecourse Structure Plan in Map 15.1) shall be a Restricted Discretionary Activity with regard to:

- a. Effects on the surrounding residential environment and streetscape
- b. Effects on the operations of the Awapuni Racecourse
- c. Established and replacement trees
- d. Design and appearance
- e. Access and the safe and efficient operation of the roading network
- f. Natural hazards
- g. The Awapuni Racecourse Structure Plan
- h. Section 220 of the Resource Management Act 1991

Performance Standards for Activities under R7.6.2.3

(a) Minimum Lot Size

750m²

(b) Access

There shall be no vehicle access from Grand Oaks Drive to the Awapuni Racecourse

NOTE TO PLAN USERS

There shall be a consent notice to the effect of R7.6.2.3 performance standard (b) to be registered on the balance title of the land being subdivided.

Assessment Criteria

In determining whether to grant consent and what conditions to impose, if any, Council will,

in addition to the City View objectives in Section 2 and the Subdivision objectives and policies, assess any application in terms of the following further assessment criteria:

- a. Effects on the Surrounding Residential Environment and Streetscape
 - i. The extent to which subdivision design and layout complements the character and amenity values of the surrounding environment and streetscape.
 - ii. The extent to which subdivision design and layout takes account of the particular features of the site and its relationship to adjoining sites.
- b. Effects on the operations of the Awapuni Racecourse
 - i. The extent to which adverse effects on the operations of the Awapuni Racecourse, including reverse sensitivity effects on the function centre, are avoided, remedied or mitigated.
- c. Established and Replacement Trees
 - i. The extent to which established trees are retained taking into account their age and health.
 - ii. To recognise the long term benefits of replacement trees of a size, species, and location that are complementary to the amenity values of Grand Oaks Drive
 - iii. To recognise the management benefits of replacement trees being located within a widened Grand Oaks Drive road reserve administered by the Council.
 - iv. To recognise the need for the removal of some established trees in order to provide for adequate residential solar access and functional residential sites.
- d. Design and Appearance
 - i. The extent to which consistent and appropriate fencing is established which recognises and responds to the dual frontages onto Grand Oaks Drive and the Awapuni Racecourse.
- e. Access and the safe and Efficient Operation of the Roding Network
 - i. The extent to which the subdivision recognises the requirement of Section 20 Land Transport.
 - ii. The extent to which the location of vehicle crossings contributes to the retention of established trees.
- f. Natural Hazards
 - i. The extent to which natural hazards are avoided or mitigated.
 - ii. The extent to which stormwater effects and the potential requirement for minimum floor level are assessed.
- g. The Awapuni Racecourse Structure Plan
 - i. The extent to which subdivision design and layout gives effect to the Awapuni Racecourse Structure Plan (Map 15.1)

Non Notification

No applications under R7.6.2.3 is required to be publicly notified.

Explanation

The Awapuni Racecourse is one of four nationally-strategic racecourses for the racing industry. The quality of surrounding development should therefore consider the function of the Racecourse and the vision for its future. Development within the Grand Oaks Drive Residential Area should respond to

the quality of the streetscape and residential character around Grand Oaks Drive, particularly in relation to established mature trees.

R7.6.2.4 Subdivision in the Hokowhitu Lagoon Residential Area

Any subdivision in the Hokowhitu Lagoon Residential Area that complies with the performance standards below is a Restricted Discretionary Activity with regard to:

- (a) Design and layout of subdivision.
- (b) The size, shape and arrangement of lots, access, and public open space.
- (c) Those matters described in Sections 108 and 220 of the Resource Management Act 1991.
- (d) Natural Hazards.
- (e) Urban Design.
- (f) Landscaping.
- (g) Connection between Hokowhitu Lagoon and the Manawatu River.
- (h) Staging of development.
- (i) Integration of essential services.
- (j) Connectivity.
- (k) Visual amenity.
- (l) Cultural heritage.
- (m) Access.
- (n) Safe and efficient operation of the roading network.
- (o) Effects on the capacity of Council infrastructure.
- (p) Outdoor/on-site amenity.
- (q) Water Sensitive Design principles and practices.
- (r) The effects on the Manawatu Golf Club and on the maintenance and enhancement of the amenity of the boundary at the interface with the Manawatu Golf Club including without limitation reverse sensitivity effects and landscape amenity.
- (s) Natural Heritage.
- (t) Provision of Reserves and other Public Open Spaces.

Performance Standards

(a) Controlled Activity Performance Standards

Compliance with R7.6.1.1 (a),(b),(d),(e),(h) and (i).

(aa) Structure Plan

Subdivision must be in general accordance with the Structure Plan shown on Map 7.7.2.6 Hokowhitu Lagoon Residential Area Structure Plan.

(b) Geotechnical Investigations

- (i) The requirement for a report from an accredited Chartered Professional Geotechnical Engineer identifying the potential liquefaction and lateral spread risks to the site and infrastructure that supports development. This report must also

contain recommendations as to the location, design and construction of foundations and infrastructure that are appropriate to mitigate any characteristic or feature identified. A copy of any site investigations including bore logs and/or cone penetration tests must accompany the report.

(c) Landscape Assessment

- (i) Any subdivision shall be accompanied by a landscape assessment that addresses Policy 10.12. The assessment shall be prepared by a Registered Landscape Architect.
- (ii) The Landscape Architect shall assess vegetation and its role in reducing risk from stray golf balls within the Golf Ball Hazard Area in Map 7.7.2.6. This includes whether additional vegetation would be appropriate and necessary to mitigate identified risk.

(d) Construction Traffic Management Plan

- (i) Any subdivision shall be accompanied by a Construction Traffic Management plan from a suitably qualified and experienced transport engineer or transport planner informing:
 - Appropriate routes for accessing the site; and
 - How to minimise the impacts of construction activities on local residential surroundings.

(e) Ruahine Reserve, Kanuka Grove and River Reserve Connection

- (i) The extent of the Ruahine Reserve shall be no smaller than what is depicted in Map 7.7.2.6 and the dimensions detailed within Map 7.7.2.7.
- (ii) The Ruahine Reserve shall be required to be created and vested to Council at the first instance of a subdivision within the Hokowhitu Lagoon Residential Area.
- (iii) The Kanuka Grove and River Reserve Connection, as identified as 'B' and 'C' in Map 7.7.2.6 shall be developed in line with the landscape assessment requirement in 7.6.2.4(c) and vested to Council as an outcome of subdivision.

(f) Centennial Drive

- (i) Vehicle access must be provided to an internal access road within the Hokowhitu Lagoon Residential Area. Vehicle access shall not be provided from Centennial Drive.
- (ii) The Centennial Drive Road Reserve shall be planted with trees capable of growing at least 10 metres tall. At least one tree shall be planted per lot facing Centennial Drive.
- (iii) Lots sharing a boundary with Centennial Drive shall plant at least one tree, capable of growing at least 5 metres tall, along the Centennial Drive boundary. This tree must be offset from the street tree described above in 7.6.2.4(f) (ii).
- (iv) Footpaths shall be provided along the Centennial Drive interface of the Hokowhitu Lagoon Residential Area. Pedestrian and bicycle access to lots sharing a boundary with Centennial Drive are permitted via the footpath.

Explanation

These requirements are intended to ensure a safe pedestrian environment and to contribute to maintaining a high amenity streetscape outcome as the former Hokowhitu Campus transitions to a residential environment.

(g) Minimum lot size along the Manawatu Golf Club interface

- (i) Lots adjoining the Manawatu Golf Club boundary that fall within the area identified as 'O' in Map 7.7.2.6 shall have a minimum lot size of 700m².
- (ii) Lots adjoining the Manawatu Golf Club boundary that fall within the area defined as 'P' in Map 7.7.2.6 shall have a minimum lot size of 600m².

Assessment Criteria

- (i) The extent to which the proposal contributes to the overall design principles for the areas listed in Policy 10.10
- (ii) The extent to which deviations from the Hokowhitu Lagoon Residential Area Structure Plan will result in an alternative coordinated, comprehensive outcome that will satisfy Objective 10 to an equal or greater extent.
- (iii) The extent to which significant existing vegetation is retained, particularly the memorial grove identified in Map 7.7.2.6, the existing vegetation along Centennial Drive and the Kauri tree planted by the Manawatu Cancer Society at the base of the Manawatu River stop bank.
- (iv) The availability of a suitable consent notice and/or land covenant to protect and/or retain the Kauri tree planted by the Manawatu Cancer Society at the base of the Manawatu River stop bank and as identified as 'M' in Map 7.7.2.6.
- (v) The extent to which the orientation of lots in the subdivision ensures sufficient solar access is available to the outdoor living area of future dwellings, while also recognising the role vegetation plays in minimising risk to safety of people and property from stray golf balls and that vegetation on the Manawatu Golf Club may limit solar access.
- (vi) The continuity and coherence of street trees and the extent to which they have been integrated into the design and layout of the subdivision and the wider neighbourhood environment.
- (vii) The extent to which street trees have been provided at an appropriate scale in relation to the size and significance of the related street and contributes to a distinctive sense of place within the streetscape.
- (viii) The extent to which Council has the ability to maintain and access infrastructure and services in the future.
- (ix) The extent to which natural hazard risks are identified and the effects are avoided or mitigated.
- (x) The extent to which subdivision considers and implements the findings of the geotechnical report to address land stability issues and recommended mitigation measures.
- (xi) The extent to which the design of the proposed subdivision facilitates the creation of a high quality attractive streetscape.
- (xii) Whether any adverse effects of the subdivision on the safe and efficient operation of the roading network can be effectively managed.
- (xiii) To have particular regard to the safety of cyclists and pedestrians.
- (xiv) The extent to which a connection, physical and/or interpretive, can be established between the Hokowhitu Lagoon and the Manawatu River.
- (xv) Whether safe pedestrian and bicycle access is provided between the Hokowhitu Lagoon Residential Area and the Hokowhitu Lagoon Reserve, especially from the River

Reserve Connection identified as 'C' in Map 7.7.2.6.

- (xvi) The extent to which the Objectives and Policies of Section 3: Tangata Whenua and Resource Management and Section 17: Cultural and Natural Heritage are given effect to.
- (xvii) The extent to which water sensitive design is incorporated into the streetscape design. This includes the potential use of swales, rain gardens, vegetation or other hydrological approaches that minimises the generation of runoff.
- (xviii) To take into account any reasonably practicable landscape treatment to protect people from stray golf balls where material risks are not internalised by the Manawatu Golf Club.
- (xix) The availability of a suitable consent notice and/or covenant for allotments created along the boundary of the Manawatu Golf Club for the purposes of minimising reverse-sensitivity effects and advising future land owners of golf course activities. This includes, but is not limited to, the effects of noise, vegetation and stray golf balls.
- (xx) To take into account the amenity and contributions of existing vegetation along the boundary of the Manawatu Golf Club.
- (xxi) The extent to which the Ruahine Reserve recognises the cultural significance of the site and delivers a high quality, safe, conveniently accessible open space that also provides for informal recreation.

NOTE TO PLAN USERS

1. All subdivisions must comply with the National Environmental Standard for Assessing and Managing Contaminants in Soil to protect Human Health.
2. Any subdivision and development that is located on any Site of Cultural Heritage Value as listed in Section 17 of the District Plan, must also comply with R17.8.1.

R7.6.2.5 Non-Notification of Subdivision in the Hokowhitu Lagoon Residential Area

Subdivision applications made for sites associated R7.6.2.4 must not be publicly or limited notified.

7.6.3 RULES: DISCRETIONARY ACTIVITIES

R7.6.3.1 Discretionary Activities

The following are Discretionary Activities

1. Any subdivision which is not a Controlled Activity or a Restricted Discretionary Activity or a Non-complying Activity is a Discretionary Activity.
2. Any subdivisions, excluding boundary adjustments, within the Savage Crescent Conservation Area.
3. Any subdivision which does not comply with the Performance Standards if R7.6.2.4 Subdivision in the Hokowhitu Lagoon Residential Area is a Discretionary Activity

7.6.4 RULES: NON-COMPLYING ACTIVITIES

R7.6.4.1 Non-Complying Activities

The following are non-complying activities:

1. All subdivisions in the Petersons Road, Hewitts Road, and Aokautere Village residential areas identified on Map 7.1.
2. All subdivisions in the Residential Zone situated within the Air Noise Contour identified on Map 10.6.6.1, except subdivisions for the purpose of accommodating any network

utility and boundary adjustments.

3. All subdivisions in the Pacific Drive Extension area shown on Map 7.1B Pacific Drive Extension Area, not complying with R7.6.1.1 (g).
4. Notwithstanding the activity status set out in R7.6.2.2, subdivision that occurs before a road link to James Line from Rosalie Terrace being constructed and vested with Council shall be a Non-Complying Activity.

7.7 Business Zones

7.7.1 RULES: CONTROLLED ACTIVITIES

R7.7.1.1 Controlled Activities

The following are Controlled Activities:

Any subdivision which complies with the Performance Standards below is a Controlled Activity in respect of:

- The size, shape and arrangement of lots, cross lease areas, company lease areas, units and access.
- Those matters described in Sections 108 and 220 of the Resource Management Act 1991.

Performance Standards for Controlled Activities under R7.7.1.1

(a) Existing Buildings

Where any land proposed to be subdivided contains existing buildings there shall be no increase in the degree of non-conformity with any Permitted Activity standard for the Business Zone, in which the proposed site(s) are located.

(b) Size, Shape and Arrangement of Lots

Except as provided in (a) above subdivisions must result in an arrangement of lots, cross lease and company lease areas and units capable of accommodating buildings and uses in accordance with the Permitted Activity Standards for the Business Zone, in which the site(s) are located.

(c) Access

Subdivisions must provide for service access and off-street parking in accordance with the Permitted Activity Standards for the Business Zone, in which the site(s) are located.

Access shall comply with the access performance standards of R20.4.2(a) of the Land Transport Section.

(d) Essential Services

- i. All essential services must be available for connection within 30 metres of the nearest point of the land being subdivided.
- ii. All new lots must have sewer, stormwater and water supply services that are connected to essential services.
- iii. Wastewater in Pressure Sewer Areas shall be reticulated with a Pressure Sewer System
- iv. Wastewater outside of Pressure Sewer Areas may be reticulated with a Pressure Sewer System where it is demonstrated this method is feasible from a geotechnical, hydraulic, engineering and safety perspective. For the purposes of

- (iii) above, the boundary kit and the pressure sewer pipe network located in public service corridors must be installed at the time of the subdivision and vested to Council.
- v. All new essential services proposed in a subdivision must be located in public service corridors either where they are to vest in Council or service in excess of 6 lots.

(e) Roads

Any proposed new road must be constructed in accordance with Appendix 20B in Section 20.

NOTE TO PLAN USERS

For any subdivision applications in areas identified as being within the National Grid Subdivision Corridor or within 100 m of the Turitea (Linton) National Grid Substation and 25 m of the Bunnythorpe National Grid Substation, as identified on the Planning Maps, that is not a subdivision for the purposes of accommodating a network utility, also refer to R7.16.2 and R7.16.3.

7.7.2 RULES: RESTRICTED DISCRETIONARY ACTIVITIES

R7.7.2.1 Essential Services

Any subdivision which does not comply with the Essential Services Performance Standard in R7.7.1.1(d) is a Restricted Discretionary Activity. Council shall restrict its discretion to the following matters:

- the ability for Council to maintain and access the pipe in the future.
- the cumulative effect of additional connections into the main trunk services.
- the integration of the services into the existing City network and its effect on efficient and orderly development within urban areas.
- Those matters described in Sections 108(1) and 220 of the Resource Management Act 1991

Non-Notification

No application under R7.7.2.1 is required to be publicly notified.

7.7.3 RULES: DISCRETIONARY ACTIVITIES

R7.7.3.1 Discretionary Activities

Any subdivision which is not a Controlled Activity or a Restricted Discretionary Activity is a Discretionary Activity.

7.8 Industrial Zone and North East Industrial Zone

7.8.1 RULES: CONTROLLED ACTIVITIES

R7.8.1.1 Controlled Activities

The following are Controlled Activities

Any subdivision which complies with the Performance Standards in below and which is not specified in R7.8.2 as a Restricted Discretionary Activity is a Controlled Activity. Council restricts its control to the following matters:

- The size, shape and arrangement of lots, cross lease areas, company lease areas,

units and access.

- Those matters described in Sections 108 and 220 of the Resource Management Act 1991.
- In the North East Industrial Zone, the establishment of buffer areas.

Non-Notification

The following activity addressed in this section must not be publicly notified: R7.8.1.1.

Performance Standards for Controlled Activities under R7.8.1.1

(a) Existing Buildings

Where any land proposed to be subdivided contains existing buildings there shall be no increase in the degree of non-conformity with the Permitted Activity Performance Standards for the Industrial Zone.

- i. the Permitted Activity Performance Standards for subdivisions located in the Industrial Zone; or
- ii. the Performance Standards prescribed for Permitted and Controlled Activities for subdivisions located within the North East Industrial Zone.

(b) Size and Arrangement of Lots

- i. In the North East Industrial Zone, the minimum area of each lot (including lots in (a) above) except lots for access, utilities or reserves, shall be 2 hectares.
- ii. Except as provided in (a) above subdivisions must result in an arrangement of lots, cross lease areas, company lease areas and units of sufficient area capable of accommodating buildings and uses in accordance with the Permitted Activity Standards for the Industrial Zone and the North East Industrial Zone.

(c) Access

Subdivisions must provide for service access and off-street parking in accordance with the Permitted Activity Performance Standards for the Industrial Zone and the North East Industrial Zone, provided that the width of any access must not be less than 6 metres.

Access shall comply with the access performance standards of R20.4.2(a) of the Land Transport Section.

(d) Essential Services

- i. All essential services must be available for connection within 30 metres of the nearest point of the land being subdivided.
- ii. All new lots must have sewer, stormwater and water supply services that are connected to essential services.
- iii. All new essential services proposed in a subdivision must be located in public service corridors either where they are to vest in Council or service in excess of 6 lots.
- iv. All new lots in the North East Industrial Zone Extension Area must provide innovative / low-impact stormwater designs under the requirement for a Comprehensive Development Plan in R7.8.2.1(3) and subject to assessment criteria in R7.8.2.1(3)(a)(vi).

Explanation

The intent of performance standard (d)(ii) is to ensure that in extending new sewer, stormwater and

water supply services to a new subdivision they must connect to essential services and must be located through a public service corridor, which will be vested in Council. Please refer to Diagram 7.3A and 7.3B for examples of how this will be applied.

Where a new essential service is not located in a public service corridor, Council is concerned about its ability in the future to maintain that service. At some stage the service (pipe) will need to be fixed or replaced. If the pipe, which is covered by an easement, runs through a number of private properties, access to the easement may be difficult and quite often private landowners will have constructed fences, gardens etc. over the easement thus impeding replacement of the pipe. Although an easement is in place on the title, landowners are seldom aware of the development restrictions related to such easements and these areas still get developed. Council has continual problems with structures, fences, gardens, driveways etc. over easements and when maintenance is required, the costs to Council and the landowners are increased.

Additionally, where services are to be connected into the City Council reticulated systems, it is necessary to ensure these connections are efficient and sustainable. This is influenced by how services are connected. The location of services is vital to the long term efficiency of the City infrastructure networks. The provision and location of essential services through a public corridor will ensure a well-managed network and will ensure logical and orderly development outcomes in urban areas avoiding premature development before the necessary infrastructure is in place to service it.

(e) Esplanade Reserves

In respect of lots less than 4 hectares in area, an esplanade reserve at least 20 metres wide shall be set aside from such lots along the bank of any river whose bed has an average width of 3 metres or more where the river flows through or adjoins the lot concerned.

(f) Buffer Screen Planting within Setback Areas

In the existing North East Industrial Zone, buffer areas are to be established along those boundaries of proposed lots adjoining Railway Road, Roberts Line, Richardsons Line and Setters Line in accordance with R12A.5.1. These buffer areas shall be planted to adequate depth and height, as outlined in the North East Industrial Design Guide, so as to provide visual screening to residents in the Rural Zone and to road users.

In the North East Industrial Zone Extension Area, buffer screen planting within building setback areas must be provided along those boundaries of proposed lots adjoining Railway Road and Rural Zone land. Buffer screen planting areas must be planted to adequate depth and height as required in R12A.6.2, so as to provide visual screening to residents in the Rural Zone and road users of Railway Road.

(g) Roads

Any proposed new road must be constructed in accordance with Appendix 20B in Section 20.

(h) Earthworks

In the North East Industrial Zone, any earthworks undertaken on the land being subdivided shall comply with R6.3.6.1(c) for Permitted Activity standards.

7.8.2 RULES: RESTRICTED DISCRETIONARY ACTIVITIES

R7.8.2.1 Restricted Discretionary Activities

1. Any subdivision which does not comply with the Controlled Activity Performance Standards for Existing Buildings, Minimum Lot Area, Shape Factor, Access, or Earthworks, provided it complies with the performance standards in R7.8.2.1 below.
2. Or any subdivision in the Midhurst Street Industrial Area.
3. Or any subdivision in the North East Industrial Zone Extension Area.

4. Or any subdivision in the Railway Road Industrial Enclave.

Shall be Restricted Discretionary Activity. Council will restrict its consideration to the following matters:

- The size, shape and arrangement of lots, cross lease areas, units and access.
- Those matters described in Sections 108 and 220 of the Resource Management Act 1991.
- In the North East Industrial Zone, the ability for sites to be able to accommodate activities that comply with all of the relevant performance standards for that zone.
- In the North East Industrial Zone, with reference to earthworks, the potential effects on:
 - Landscape and visual impact
 - Effects on adjoining properties including amenity values
 - Impact on flood plains and flood flows
 - Increase in hazard risk and effects on land stability
 - Effects of erosion and sedimentation
 - Effects on overland flow paths
 - Effects on the National Grid
- In the North East Industrial Zone Extension Area:
 - Urban Design
 - Landscaping
 - Enhancement and management of surface water flows and overland flow paths
 - Integration of essential services
 - Natural hazards
 - Future development opportunities
 - Visual amenity
 - Effects on the capacity of Council infrastructure
 - Safe and efficient operation of the road network
 - Connectivity
 - Infrastructure and physical resources of regional and national significance
 - Hydraulic neutrality with regards to stormwater runoff

2. The Midhurst Street Industrial Area in addition to the matters above, the following:

- i. The extent to which the subdivision plan conforms with the Structure Plan for the Midhurst Street Industrial Area.
- ii. The extent to which the services are within public service corridors or can be conveniently accessed by the Palmerston North City Council.
- iii. The extent to which the subdivision provides for coherent and integrated internal roading network and roading and services sufficient to ensure the entire Midhurst

- Street Industrial Area is appropriately serviced, including provision for connectivity to other land.
- iv. The extent to which the subdivision provides for appropriate means of collection and disposal of stormwater likely to be generated following development of the entire Midhurst Street Industrial Area.
 - v. The extent to which appropriate access is provided taking into account the access performance standards of R20.4.2 of the Land Transport Section, including connection to Kelvin Grove Road as required in R12.4.3(h)(iii).
 - vi. The imposition of consent notices to inform future purchasers of constraints on use and development in the District Plan to protect the operational capability of the Palmerston North Airport. In addition, the imposition of consent notices to ensure amenity planting is established and maintained.
 - vii. The extent to which the subdivision provides for retention of the ephemeral stream as an open swale and the extent that is designed and planted to improve biological processes and local amenity.
 - viii. The extent to which the subdivision adequately maintains and enhances local amenity, provides for pedestrian access, street tree planting, amenity planting at the entrance from Kelvin Grove Road and provides amenity planting adjacent to the Linklater Block as shown in the Structure Plan.
 - ix. The extent to which the application provides for works and services to provide an intersection at the access point with Kelvin Grove Road as well as improvements to Kelvin Grove Road necessary to ensure traffic safety and efficiency is not adversely affected as a result of development of the entire Midhurst Street Industrial Area.
 - x. With regard to earthworks activities, the potential effects on
 - a) Landscape and visual impact
 - b) Effects on adjoining properties including amenity values
 - c) Impact on flood plains and flood flows
 - d) Increase in hazard risk and effects on land stability
 - e) Effects of erosion and sedimentation
 - f) Effects on overland flow paths

3. In the North East Industrial Zone Extension Area in addition to the matters in R7.8.1.1 and those above (R7.8.2.1), the following performance standards and assessment criteria apply:

Performance Standards

- a. All subdivision in the North East Industrial Zone Extension Area must provide (as part of the subdivision consent application) a Comprehensive Development Plan that details how the design, layout and servicing of the Area is in accordance with the North East Industrial Zone Structure Plan (Map 7.2). The Comprehensive Development Plan must describe the following:
 - i. A Context Plan:
 - a) Describing the development context of neighbouring sites and the adjacent existing industrial area as a whole.
 - b) Showing the arrangement of lots, activities, buildings, and public open

space and landscape planting including that anticipated by the North East Industrial Zone Structure Plan (Map 7.2).

- ii. A site analysis which identifies important existing conditions on the site. This will include contours, any important landscape features and the following technical analysis:
 - a) A report from one or more chartered professional engineers, or other suitably qualified persons, experienced in soil mechanics, geotechnical engineering or land contamination, as relevant, identifying geo-physical features and characteristics of the land, including potential erosion, falling debris, subsidence, slippage, alluvium or likely presence of hazardous contaminants, and the likely risks that those features or characteristics present for the land, adjoining land, or any structure likely to be constructed on the land. This report must also contain or be accompanied by:
 - any recommendations as to the design and construction of foundations that are appropriate to mitigate any characteristic or feature identified;
 - an assessment on how fill should be placed onto the land based on the sub-surface conditions;
 - any recommendations as to the necessary remediation of contaminated land;
 - a copy of any site investigations including bore logs; and
 - a certificate from the engineer or other qualified expert confirming that the analysis undertaken is in accordance with professional standards, appropriate to the risks identified and of sufficient quality in order to be relied upon as a comprehensive hazards assessment.
 - b) A report from a hydraulic engineer identifying the characteristics of the land including potential avulsion or inundation and the likely risks that those features or characteristics present for the land and its future use. This report must also contain any recommendation as to the location, design and construction of foundations that are appropriate to mitigate any characteristic or feature identified. A copy of any site investigations including bore logs must accompany the report. The report must also demonstrate how the proposed stormwater detention / retention measures will ensure hydraulic neutrality is achieved and ensure that there is no increase in stormwater effects on surrounding areas.
- iii. A Development Scheme Plan, describing the proposed site planning and design. This will include the following:
 - a) The proposed layout and design
 - b) Allotments to be developed, their location and area
 - c) Indication of the intended activities and their location
 - d) Proposed access points to allotments
 - e) Any water course reserve areas, their proposed treatment and their potential to be integrated into an innovative and/or low-impact

- stormwater design
- f) Location of on-site buffer screen landscaping
 - g) Location and type of street landscaping and street edge amenity planting treatments including footpaths, areas of planting, and integration with stormwater management
 - h) The use of on-site sustainable urban drainage systems and low impact design systems to manage the retention of stormwater
 - i) Infrastructural network servicing provision, including how the proposed infrastructure will provide for future staged development of the North East Industrial Zone Extension Area.
 - j) How the proposed road layout and design ensures connectivity to property and roads that have been developed or have the potential to be developed in the future.
 - k) Demonstration of how firefighting water supply is intended to be provided.
- iv. Programme and time frame for development, including a staging plan.
 - v. An urban design statement to explain how the proposed subdivision design relates to the site, its surroundings, and how it creates a high amenity industrial area. The urban design statement shall include:
 - a) Design rationale, which provides the reasoning for the intended approach and describes how the relevant issues identified have been responded to.
 - b) How the proposed subdivision gives effect to the North East Industrial Zone Structure Plan (Map 7.2).
 - c) How the planning and design of the proposed subdivision relates to the relevant objectives and policies of the District Plan.
 - vi. A statement describing whether the owner/operator of the gas transmission pipeline have been consulted regarding the protection of the gas transmission corridor and what progress has been made in securing required approvals where relevant.

Explanation

These issues will be considered to the extent that they are relevant in each situation. The degree of emphasis given to each will depend on specific context, with the intention of achieving a well-planned, coordinated and connected industrial area.

The extent of documentation required will be that necessary to describe the planning and design intention and demonstrate that the relevant matters are addressed by the Comprehensive Development Plan. That will vary from subdivision to subdivision depending on the type of development, prominence of the site and the size of the area covered. It might include, but will not necessarily be limited to:

- *Context plan, describing the development context of neighbouring sites and the adjacent existing industrial area as a whole, showing the arrangement of lots, activities, public open space and landscape planting.*
- *Site and context analysis which identifies important existing conditions.*
- *Indication of the intended activities and their location.*
- *Design rationale, which provides the reasoning for the intended approach and describes how the relevant issues identified have been responded to.*

There is no one optimal way of scoping and presenting the information for a Comprehensive

Development Plan. The amount of information and type of approach will relate to the size and complexity of the subdivision. Confirmation of relevant issues and precise information requirements should be discussed with the PNCC consents team early in the Comprehensive Development Plan formulation process.

Determination Clause

In determining whether to grant consent and what conditions (if any) to impose, the Council will, in addition to the City View objectives and policies in Section 2, and the objectives and policies of Section 7 Subdivision, assess any application in terms of the following:

Assessment Criteria: North East Industrial Zone Extension Area

- a) Subdivision design and layout
 - i. The extent to which the design and layout of the subdivision gives effect to the North East Industrial Zone Structure Plan (Map 7.2).
 - ii. How the proposed subdivision, road layout and design relates to adjoining sites and areas and whether it ensures connectivity to property and roads that have been developed or have the potential to be developed in the future.
 - iii. The extent to which the subdivision and proposed road layout integrates with the existing North East Industrial Zone.
 - iv. The continuity and coherence of street trees, public open space landscaping, and the extent to which they have been integrated into the design and layout of the subdivision and the wider industrial area.
 - v. The extent to which the proposed subdivision incorporates and utilises identified water course reserves for stormwater management and as a design feature which provides increased amenity within the industrial area.
 - vi. Whether proposed stormwater detention/retention measures ensure hydraulic neutrality is achieved and that there is no increase in stormwater effects on surrounding areas.
 - vii. The extent to which paving, street landscaping and lighting treatments give effect to the hierarchy of street types established by the Structure Plan, and establish a consistent treatment along any street.
 - viii. The extent to which site contouring complements important natural features, while at the same time providing as appropriate for enhanced amenity and site functionality including stormwater management and noise control.
 - ix. The extent to which the proposed subdivision is capable of effectively and efficiently accommodating development that meets the objectives and policies of the North East Industrial Zone including those policies specific to the North East Industrial Zone Extension Area.
 - x. The extent which deviations from the Structure Plan will result in an alternative coordinated, coherent and high quality outcome that will satisfy its objectives to an equal or greater extent.
 - xi. The extent to which the proposed subdivision provides for the ongoing operation and maintenance of the gas transmission pipeline.
 - xii. The extent to which any earthworks associated with the subdivision have safeguards in place to ensure that adequate protection of the gas transmission pipeline is achieved.

b) Visual Amenity

- i. The extent to which the subdivision contributes to the realisation of a consistent and coordinated landscape treatment in all public areas throughout the Zone, in particular that street trees have been provided at an appropriate scale in relation to the size and significance of the related street.
- ii. The extent to which the design of the proposed subdivision facilitates the creation of high quality attractive public open spaces, including streetscapes.
- iii. The extent to which the subdivision provides for street tree planting in accordance with the North East Industrial Zone Structure Plan (Map 7.2), and that this and associated buffer screen landscaping is achieved in a way that safety and security is maintained at entrances and intersections, road edges, and other publicly accessible areas.
- iv. The extent to which frontage setbacks and landscape treatments along the edges of Roberts Line and Railway Road contribute to a memorable and cohesive road edge, with a landscape quality appropriate to a main city entrance route.
- v. The extent to which the subdivision provides for the establishment and maintenance of landscape buffers adjacent to Railway Road and Rural Zone properties, as outlined in the North East Industrial Zone Structure Plan (Map 7.2).
- vi. The extent to which Railway Road and Rural Zone boundary setbacks provide for vegetation of sufficient depth and height when mature to screen industrial buildings from the Rural Zone and road users.

c) Integration of Essential Services

- i. The degree to which the subdivision provides for the integration of essential services into the existing City network in a manner which is orderly and efficient and that facilitates future development and capacity requirements.
- ii. The extent to which stormwater is managed utilising natural systems including water course reserve areas and utilising permeable surfaces, swales and appropriate vegetation.
- iii. The extent to which innovative and/or low-impact stormwater design is integrated where appropriate and geo-technically feasible and is designed in a way that contributes to the visual amenity of the industrial area.
- iv. Whether the Council has the ability to maintain and access infrastructure and services in the future.
- v. The extent to which the proposed subdivision provides for coherent and integrated internal roading network and services sufficient to ensure the entire North East Industrial Zone Extension Area is appropriately serviced.

d) Natural Hazards

- i. The extent to which natural hazard risks are identified and the effects are avoided or mitigated.
- ii. The extent to which subdivision considers and implements the findings of the geotechnical report to address land stability issues and recommended mitigation measures.

- iii. The effect any earthworks will have on natural hazard risk and/or land stability, including effects on overland flow paths, and sedimentation.
 - iv. The extent to which flood hazard avoidance and stormwater management is provided to ensure the protection of development in a 0.5% Annual Exceedance Probability flood event and ensure the hydraulic neutrality of the industrial area.
 - v. The extent to which the proposed subdivision provides for appropriate means of minimising the generation of runoff and provides for the collection and disposal of stormwater likely to be generated following development of the site, including how the proposed infrastructure will provide for future staged development of the entire North East Industrial Zone Extension Area.
- e) Safe and Efficient Operation of the Roothing Network
- i. Whether any adverse effects of the proposed subdivision on the safe and efficient operation of the roading network can be effectively mitigated.
 - ii. Whether Richardsons, Setters Line or Roberts Line have been upgraded to a full industrial standard.
 - iii. The extent to which appropriate access is provided taking into account the access performance standards of R20.4.2(a) of the Land Transport Section.
 - iv. To have particular regard to pedestrians and cyclists.
- f) On-going operational capability of the Palmerston North Airport
- i. The extent to which future purchasers need to be informed of constraints on the use and development in the District Plan to protect the operational capacity of the Palmerston North Airport.

NOTE TO PLAN USERS: R7.8.2.1(3)

- 1 All subdivisions must supply a Comprehensive Development Plan as required by R7.8.2.1(3) of the District Plan.
- 2 Additional consents may be required from the Manawatu-Wanganui Regional Council, for activities including land disturbance and vegetation clearance. Plan users are encouraged to contact the Regional Council directly for information about One Plan requirements.
- 3 All subdivisions must comply with the National Environmental Standard for Assessing and Managing Contaminants in Soil.
- 4 It is advised that the applicant contact the appropriate power, telecommunications and gas companies to determine the feasibility of connecting to their services.

4. In the Railway Road Industrial Enclave in addition to the matters above:

- i. The extent to which any proposed access arrangement provides for the safe and efficient operation of the road network.
- ii. The extent to which the proposed allotments are capable of accommodating permitted activities in accordance with the performance standards.

Non-Notification (except for Restricted Discretionary Activities that do not comply with R7.8.1.1(h) earthworks):

- i. No application under R7.8.2 is required to be publicly notified.
- ii. Consents will not be required from any affected party.

Performance Standards for Restricted Discretionary Activities under R7.8.2.1

(a) Essential Services

All essential services must be available for connection within 30 metres of the nearest point of the land being subdivided.

NOTE TO PLAN USERS

It is advised that the applicant contact the appropriate power, telecommunication and gas companies to determine the feasibility of connecting to their services. The preference of Council is for essential services to be provided within 30 metres of the nearest point of land being subdivided. Council will only consider the extension or provision of services located outside of a public corridor within a Scheduled North East Industrial Zoned Site where servicing from adjoining land not within a public corridor is to be used.

(b) Esplanade Reserves

In respect of lots less than 4 hectares in area, an esplanade reserve at least 20 metres wide shall be set aside from such lots along the bank of any river whose bed has an average width of 3 metres or more where the river flows through or adjoins the lot concerned.

(c) Subdivision below 2 hectares in the North East Industrial Zone or in the North East Industrial Zone Extension Area, for the purposes of excising from sites lawfully established activities.

Lots below 2 hectares in the North East Industrial Zone or the North East Industrial Zone Extension Area may be created as a Restricted Discretionary Activity for the purposes of creating lots around lawfully established land use activities in existence prior to 23 April 2018. The balance lot shall have a minimum area of 2 hectares.

(d) Lots in the Midhurst Street Industrial Area

The maximum site area of each lot shall be 7500m² except for access, utilities, reserves, or a balance lot.

R7.8.2.2 Any subdivision which is not a Non-Complying Activity and which does not comply with the Controlled Activity Performance Standard (R7.8.1.1(d)(ii)) Essential Services is a Restricted Discretionary Activity.

Council will restrict its discretion to the following matters

- the ability for Council to maintain and access the pipe in the future.
- the cumulative effect of additional connections into the main trunk services.
- the integration of the services into the existing City network and its effect on efficient and orderly development within urban areas.
- Those matters described in Sections 108 and 220 of the Resource Management Act 1991.

Non-Notification

No application under R7.8.2.2 is required to be publicly notified.

R7.8.2.3 Subdivision within the Napier Road Industrial Precinct

Any subdivision within the Napier Road Industrial Precinct (as shown on Structure Plan 12.1) that is not provided for in R7.8.3.1 or R7.8.4.1 and which complies with the performance standards below is a Restricted Discretionary Activity.

Council will restrict its discretion to the following matters:

- a) The size, shape and arrangement of lots, cross lease areas, units and access.

- b) Those matters described in Sections 106, 108 and 220 of the Resource Management Act 1991.
- c) The ability for sites to be able to accommodate activities that comply with all of the relevant performance standards of R12.8.1.
- d) The degree to which the design and layout of the subdivision is in accordance with Structure Plan 12.1 in respect of:
 - i. Provision, design and location of the identified local roading network
 - ii. Establishment of Planted Buffer Areas.
 - iii. The design and level of flood protection.
 - iv. The design of stop-banks or engineered floodwalls established as part of the required flood protection measures.
 - v. The re-vegetation of the adjoining remnant river terrace and visual effects associated with the altered elevation of the remnant river terrace.
 - vi. The approval of New Zealand Transport Agency as the Road Controlling Authority for Napier Road (State Highway 3).
 - vii. Location and design of access onto Napier Road (State Highway 3).
 - viii. Access to the stormwater detention pond.

Performance Standards for restricted Discretionary Activities under R7.8.2.3

(a) Existing Buildings

Where any land proposed to be subdivided contains existing buildings there shall be no increase in the degree of non-conformity with the Permitted or Controlled Activity performance standards for the Industrial Zone.

(b) Size and Arrangement of Lots

- i. Except as provided in (a) above subdivisions must result in an arrangement of lots, cross lease areas, company lease areas and units of sufficient area capable of accommodating buildings and uses in accordance with the Permitted and Controlled Activity performance standards for the Industrial Zone.
- ii. All subdivisions must not result in an average lot size of greater than 5000m², excluding lots for access, utilities or reserves.

(c) Access

Compliance with R7.8.1.1(c).

(d) Essential Services

All essential services shall be available for connection within 30 metres of the nearest point of the land being subdivided.

(e) Planted Buffer Areas

Planted buffer areas are to be established along those boundaries of proposed lots that front or adjoin Napier Road, Lot 5 DP 74205 and Lot 4 DP 74205 in accordance with R12.5.1 (b). These planted buffer areas shall be planted to an adequate width and height and constructed at an adequate gradient, as outlined within R12.8.3(b).

(f) Re-vegetation of the Remnant River Terrace within the Napier Road Industrial Precinct

Any subdivision that will require or result in the recontouring of the remnant river

terrace identified on Structure Plan 12.1 will be required to re-vegetate the terrace in appropriate native species.

(g) Flood Protection

- i.** Flood mitigation measures shall be established that will prevent inundation from a 0.2% annual exceedance probability flood event (1 in 500 year flood).
- ii.** The flood mitigation measures shall include a minimum floor level of 37.56 metres on the industrial lots and a minimum ground level at the road boundary of 37.26 metres in terms of MSL Moturiki Datum 1953 such that the Napier Road Industrial Precinct is capable of achieving a gravity flow stormwater system towards the proposed stormwater detention pond shown on Structure Plan 12.1.
- iii.** Flood mitigation measures shall include perimeter stop-banking or engineered floodwalls to RL 38.1 in terms of MSL Moturiki Datum 1953.
- iv.** Should engineered floodwalls be constructed as an alternative to perimeter stop-banking they must provide a minimum factor of safety of 1.5 against any structural failure mode (including sliding, overturning or foundation failure). The engineered floodwall shall be designed and constructed in accordance with the relevant New Zealand Standards and to the satisfaction of the Palmerston North City Council.

(h) Stormwater Detention Area

The stormwater detention pond to be constructed as part of the development of the Napier Road Industrial Precinct whose general location is indicated on Napier Road Industrial Precinct Structure Plan 12.1 shall have street frontage and practical access for maintenance purposes.

Assessment Criteria

In determining whether to grant consent and the conditions that should be imposed, if any, Council reserves its discretion to an assessment of the extent to which the application meets the objectives and policies of the Subdivision Section and the following:

- a. The degree to which the subdivision is consistent with the Napier Road Industrial Precinct Structure Plan 12.1 in relation to the provision of Planted Buffer Areas and the identified local roading network.
- b. Whether the local roading network is designed and constructed in accordance with Council's Engineering Subdivision Standards.
- c. The extent to which the existing access to Napier Road is upgraded and designed and constructed in accordance with the New Zealand Transport Agency requirements and is of a standard sufficient to accommodate traffic generated by the future industrial development of the entire Napier Road Industrial Precinct.
- d. The extent to which the Napier Road Industrial Precinct develops as an integrated and efficient industrial precinct that specifically provides for small to medium sized industrial activities. In particular, ensuring infrastructure and access are addressed at the earliest opportunity and in a way that ensures all future development can be accommodated.
- e. The extent to which the Planted Buffer Areas provide effective visual screening to the occupiers of Lots 4 and 5 DP 74205 and visual enhancement of the landscape character and amenity values of Napier Road and the land identified as a future urban growth zone within Council's Urban Growth Strategy.
- f. The effectiveness of the initial establishment and maintenance of the Planted

Buffer Areas.

- g. The extent to which the remnant river terrace is re-vegetated to mitigate the adverse visual effects associated with the altered elevation of the river terrace.
- h. That all buildings and structures are provided with flood mitigation measures that will prevent inundation from a 0.2% annual exceedance probability flood event (1 in 500 year flood).
- i. That a stormwater system is designed and installed sufficient to manage stormwater generated by the future industrial development of the entire Napier Road Industrial Precinct and total catchment area that drains to the west and northwest corner of the Napier Road Industrial Precinct.
- j. The extent to which the design of the stop-banks or engineered floodwalls and planted buffer areas ensure the successful establishment of appropriate planting and minimises the visual impact of the stop-banks or engineered floodwalls, while also ensuring the stop-banks or engineered floodwalls retain their primary water retentive function.

7.8.3 RULES: DISCRETIONARY ACTIVITIES

R7.8.3.1 Discretionary Activities

Any subdivision which is not a Controlled Activity, Restricted Discretionary Activity or Non-Complying Activity is a Discretionary Activity.

R7.8.3.2 Any Subdivision in the North East Industrial Zone that seeks access to Richardsons Line, Setters Line or Roberts Line

Any subdivision in the North East Industrial Zone that creates allotments seeking access to Richardsons Line, Setters Line or Roberts Line before the road is upgraded to a full industrial standard that meets Council's standards for land development is a Discretionary Activity.

In determining to grant consent and what conditions if any to impose, the Council will, in addition to City View objectives in Section 2 and the North East Industrial Zone objectives and policies, assess any application in terms of the following assessment criteria:

Assessment Criteria

- i. Whether any adverse effects of the proposed access on the safe and efficient operation of the roading network can be effectively mitigated.
- ii. The extent to which appropriate access is provided taking into account the access performance standards of R20.4.2(a) of the Land Transport Section.
- iii. Whether the road or part of the road or intersection requires upgrading to full industrial standard.
- iv. Whether the approval of the Palmerston North City Council as the roading controlling authority has been obtained.

R7.8.3.3 Any Subdivision within the North East Industrial Zone Extension Area that cannot comply with R7.8.1.1(d)

Any subdivision within the North East Industrial Zone Extension Area that cannot comply with R7.8.1.1(d) is a Discretionary Activity.

In determining to grant consent and what conditions if any to impose, the Council will, in addition to City View objectives in Section 2 and the North East Industrial Zone objectives

and policies, assess any application in terms of the following assessment criteria:

Assessment Criteria

- i. Whether agreement has been reached with the Palmerston North City Council to extend or make available essential services within 30 metres of the nearest point of the land being developed.
- ii. Whether sewer, stormwater and water supply services are connected to essential services and located through a public service corridor.
- iii. Assessment criteria contained in R12A.6.2(k).
- iv. Those matters described in Sections 108 of the Resource Management Act 1991.

7.8.4 RULES: NON-COMPLYING ACTIVITIES

R7.8.4.1 Any subdivision within the Napier Road Industrial Precinct that does not comply with the following performance standards of R7.8.2.3 is a non-complying activity.

- (b)(ii) Average lot size
- (e) Planted Buffer Areas
- (f) Re-vegetation of the Remnant River Terrace within the Napier Road Industrial Precinct
- (g) Flood Protection
- (h) Stormwater Detention Areas

R7.8.4.2 Any subdivision in the North East Industrial Zone Extension Area seeking access to Railway Road is a non-complying activity.

R7.8.4.3 Any subdivision in the Braeburn Industrial Area is a non-complying activity.

7.9 Institutional Zone

7.9.1 RULES: CONTROLLED ACTIVITIES

R7.9.1.1 Controlled Activities

Any subdivision which complies with the Performance Standards below and which is not specified in R7.9.3.1 below as a Discretionary Activity is a Controlled Activity. Council restricts its control to the consideration of the following matters:

- The size, shape and arrangement of lots, cross lease areas, company lease areas, units and access.
- Those matters described in Sections 108 and 220 of the Resource Management Act 1991.

Performance Standards for Controlled Activities under R7.9.1.1

(a) Existing Buildings

Where any land proposed to be subdivided contains existing buildings there shall be no increase in the degree of non-conformity with any Permitted Activity standard for the Institutional Zone.

(b) Size, Shape and Arrangement of Lots

Except as provided in (a) above, subdivisions must result in an arrangement of lots,

cross lease and company lease areas and units able to accommodate buildings and uses in accordance with the Permitted Activity Standards for the Institutional Zone.

(c) Access

Subdivisions must provide for service access and off-street parking where required by the Permitted Activity Standards for the Institutional Zone.

Access shall comply with the access performance standards of R20.4.2(a) of the Land Transport Section.

Subdivisions shall not have frontage or access to the Pahiatua Track.

(d) Essential Services

- i. All essential services must be available for connection within 30 metres of the nearest point of the land being subdivided.
- ii.
 - a. All new lots must have sewer, stormwater and water supply services that are connected to essential services
 - b. All new essential services proposed in a subdivision must be located in public service corridors either where they are to vest in Council or service in excess of 6 lots.

(e) Esplanade Reserves

In respect of lots less than 4 hectares in area, an esplanade reserve at least 20 metres wide shall be set aside from such lots along the bank of any river whose bed has an average width of 3 metres or more.

(f) Roads

Any proposed new road must be constructed in accordance with Appendix 20B in Section 20.

7.9.2 Rules: Restricted Discretionary Activities

7.9.2.1 Essential Services

Any subdivision which does not comply with the Essential Services Performance Standard in R7.9.1.1(d)(ii) is a Restricted Discretionary Activity. Council shall restrict its discretion to the following matters:

- the ability for Council to maintain and access the pipe in the future.
- the cumulative effect of additional connections into the main trunk services.
- the integration of the services into the existing City network and its effect on efficient and orderly development within urban areas.
- Those matters described in Sections 108(1) and 220 of the Resource Management Act 1991.

Non-Notification

No application under R7.9.2.1 is required to be publicly notified.

7.9.3 Rules: Discretionary Activities

7.9.3.1 Discretionary Activities

Any subdivision which is not a Controlled Activity or a Restricted Discretionary Activity is a Discretionary Activity.

7.10 Airport Zone

7.10.1 RULES: DISCRETIONARY ACTIVITIES

R7.10.1.1 Discretionary Activities

All subdivisions, except subdivisions for accommodating any network utility in accordance with R7.16.1.1, are Discretionary Activities.

7.11 Recreation, Conservation and Amenity, Racecourse and Arena Zones

7.11.1 RULES: RESTRICTED DISCRETIONARY ACTIVITIES

R7.11.1.1 Restricted Discretionary Activities

Any subdivision within the Napier Road Residential Area is a Restricted Discretionary Activity. Council shall restrict its discretion to the following:

- The restoration and preservation of the ecological values of the Oxbow and Escarpment, its recreational features and its value as a stormwater conduit;
- The lodgement of a Comprehensive Reserve Management Plan for the oxbow and escarpment,
- The design and layout of the subdivision in accordance with the Structure Plan for the Napier Road Residential Area (Refer Map 7.5):
- The provision of pedestrian access, including opportunities for pedestrian access between the upper and lower terrace.

7.12 Caccia Birch Zone

7.12.1 RULES: DISCRETIONARY ACTIVITIES

R7.12.1.1 Discretionary Activities

All subdivisions, except subdivisions for accommodating any network utility in accordance with R7.16.1.1, are Discretionary Activities.

7.13 Race Training Zone

7.13.1 RULES: RESTRICTED DISCRETIONARY ACTIVITIES

R7.13.1.1 Restricted Discretionary Activities

Any subdivision which complies with the Performance Standards below and which is not specified in R7.13.2.1 below as a Discretionary Activity is a Restricted Discretionary Activity. Council shall restrict its discretion to the following matters:

- The size, shape and arrangement of lots, cross-lease and company lease areas, units and access to any road other than a State Highway or Limited Access Road.
- Those matters described in Sections 108 and 220 of the Resource Management Act 1991.

Performance Standards for Restricted Discretionary Activities under R7.13.1.1

(a) Existing Buildings

Where any land proposed to be subdivided contains existing buildings there shall be

no increase in the degree of non-conformity with the Permitted Activity Standards for the Race Training Zone.

(b) Size and Arrangement of Lots

Except as provided in (a) above, subdivisions must result in an arrangement of lots of sufficient area capable of accommodating buildings and uses in accordance with the Permitted Activity Standards for the Race Training Zone.

(c) Esplanade Reserves

In respect of lots less than 4 hectares in area, an esplanade reserve at least 20 metres wide shall be set aside from such lots along the bank of any river whose bed has an average width of 3 metres or more where the river flows through or adjoins the lot concerned.

Non-notification

- i. No application under R7.13.1.1 is required to be publicly notified
- ii. Consents will not be required from any affected party

7.13.2 RULES: DISCRETIONARY ACTIVITIES

R7.13.2.1 Discretionary Activities

Any subdivision which is not a Controlled Activity or a Restricted Discretionary Activity is a Discretionary Activity.

7.14 Flood Protection Zone

7.14.1 RULES: RESTRICTED DISCRETIONARY ACTIVITIES

R7.14.1.1 Restricted Discretionary Activities

Any subdivision within the Flood Protection Zone that is not identified as a Controlled Activity in R7.16.1.1 is a Restricted Discretionary Activity. Council shall restrict its discretion to the following matters:

- The size, shape and arrangement of the lots and access
- Those matters described in Sections 108 and 220 of the Resource Management Act 1991
- Access
- The avoidance or mitigation of any natural hazard

Performance Standards for Restricted Discretionary Activities under R7.14.1.1

(a) Habitable Structures

There must be no habitable structure on the newly subdivided allotment.

(b) Minimum Lot Size

The minimum lot size shall be 2 hectares, excluding lots for access, utilities or reserves.

(c) Esplanade Reserves

- i. In respect of lots less than 4 hectares in area, an esplanade reserve 20 metres in width shall be set aside from such lots along the bank of any river whose bed has an average width of 3 metres or more where the river flows through or adjoins the lot concerned.
- ii. In respect of lots with areas of 4 hectares or greater, an esplanade reserve at least

20 metres wide shall be set aside from such lots along the banks of the following rivers:

- Manawatu River
- Mangaone Stream

In respect of lots with areas of 4 hectares or greater, an esplanade reserve at least 20 metres wide shall be set aside from such lots along the banks of the following rivers:

7.14.2 Rules: Non-Complying Activities

R7.14.2.1 Non-Complying Activities

Any subdivision (except subdivisions for accommodating any network utility in accordance with R7.16.1.1), which does not comply with the Performance Standards of R7.14.1.1 above or is within the Flyers Line Floodway (Map 22.5), are Non-Complying Activities.

7.15 Rural Zone

7.15.1 RULES: CONTROLLED ACTIVITIES

R7.15.1.1 Controlled Activities

1. Any subdivision which complies with the Performance Standards below and is not specified as a Restricted Discretionary Activity in R7.15.2, a Discretionary Activity in R7.15.3, or a Non-Complying Activity in R7.15.4, below, is a Controlled Activity in respect of:
 - The size, shape and arrangement of lots and the access thereto.
 - Those matters described in Sections 108 and 220 of the Resource Management Act 1991.
 - The suitability of the lots for the erection of dwellings and other buildings, and for the on-site disposal of waste water and for water supply including for firefighting purposes.
 - The avoidance or mitigation of natural hazards.

Performance Standards for Controlled Activities under R7.15.1.1

(a) Existing Buildings

Where any land proposed to be subdivided contains existing buildings, there shall be no increase in the degree of non-conformity with any Permitted Activity performance standard for the Rural Zone.

(b) Lot Area

- i. 20 hectares, minimum excluding any subdivision required to support the acquisition or disposal of land for a public work or a quarry.
- ii. For a surplus dwelling:
 - 1 hectare minimum
 - 2 hectares maximum

provided the surplus dwelling existed prior to 23 April 2018 and at least one additional residential dwelling existed prior to 23 April 2018 and remains on the balance of the property which need not comply with R7.15.1.1(b)(i).

- iii. For the purpose of (i) and (ii) above, this shall include 5000m² of contiguous land where any part does not have a slope exceeding 11 degrees, as measured between two points no more than 10 metres apart, which is able to accommodate all of the following:
- A residential building platform
 - Vehicle access to the residential building platform
 - A minimum area of 800m² for the purposes of accommodating an on-site effluent disposal system.

NOTES TO PLAN USERS

1. Notwithstanding this rule, Council may exercise its power under Section 106 of the Resource Management Act, to decline consent to a proposed subdivision if land in respect of which a consent is sought is found to be subject to, or likely to be subject to, the effects of any natural hazard and the effects of any identified hazard are not able to be effectively avoided, remedied or mitigated by R7.15.1.2(b)(ii) or conditions of consent.
2. Plan users are encouraged to check the Manawatu-Wanganui Regional Council's One Plan to determine if any additional consents will be required from the Regional Council, particularly in respect of on-site domestic wastewater treatment systems.
3. In respect of on-site servicing, it is advised that that the Manawatu-Wanganui Regional Council has specific requirements in respect of any dwelling and associated on-site wastewater treatment systems (including discharge area). Landowners are required to regularly maintain systems and keep maintenance records for future monitoring and compliance assessment in accordance with the Regional Council's One Plan.
4. A resource consent granted pursuant to this rule will include a condition requiring that a Consent Notice be attached to the certificate of title, to advise land owners of the requirements of the Manawatu-Wanganui Regional Council's One Plan, and the obligations of the owner to install, operate, and maintain systems, and to keep records, for the purpose of compliance with Section 15 of the Resource Management Act 1991.
5. All subdivisions must comply with the National Environmental Standard for Assessing and Managing Contaminants in Soil.
6. Any subdivision and development that is located on any Site of Cultural Heritage Value, as listed in Section 17 of the District Plan, must also comply with R7.16.2.5.
7. Plan users are encouraged to refer to Section 22 - Natural Hazards, where a subdivision is located within or partially within a Flood Prone Area (as shown on the Planning Maps). Development can only be undertaken in accordance with R22.6.1.
8. For any subdivision applications, in areas identified on the Planning Maps as Flood Prone Areas, also refer to R7.16.2.1.

Explanation

Rural subdivision is an important aspect of farming enterprise. It can generate significant benefits by enabling the establishment of new economic activity and enterprise, and farm consolidation. It can also lead to consequential direct, indirect and cumulative effects and hence the need to control subdivision and development to sustainably manage rural land and soil resources, and to manage any adverse effects on the environment.

To meet the requirements of the Resource Management Act 1991, it is important that options for the future use of production land are retained so that the reasonably foreseeable needs of future generations can be met and the life-supporting capacity of land and soil resources are sustained.

In Palmerston North, rural land is becoming increasingly fragmented through subdivision, which has longer term implications for the efficient and sustainable use of good quality production land and primary production. The further subdivision of existing land parcels into smaller blocks, often for the purpose of residential occupancy, has the potential to reduce the supply of large blocks for primary production and contribute to rural land price inflation and reverse sensitivity effects on established activities. A 20 hectare minimum lot area Performance Standard is defined for Controlled Activity subdivision to preserve the productive capability of rural land and versatile soil resources and in the interests of sustainable management of natural and physical resources. 20 hectares is considered a reasonable, practical size for a rural landholding with some utility for future production options, for example, as a dairy support block for livestock grazing. It will avoid or

mitigate adverse effects of inappropriate subdivision within rural areas, particularly the conversion of production land to rural residential use. Council's intent is that rural subdivision applications which do not comply with the specified lot area, will be assessed as Non-Complying Activities under R7.15.4.1(3).

The elevated land on the eastern side of the City, some of which has the potential for instability (refer Section 22.9 Land Instability Hazards). As a consequence, Council, in considering applications for the subdivision of rural land, has a duty to carefully consider whether its obligations under section 106 of the Resource Management Act are satisfied prior to granting a consent for subdivision.

Other factors may exist within a site that may precipitate instability or increase its susceptibility to other natural hazards. For example: location within a Flood Prone Area, the presence of highly saturated soils; the proximity of the site to a receding or unstable cliff face; the proximity of the site to a waterbody, etc. In circumstances where these factors or other potential natural hazards are likely to compromise the utility of the areas identified under R7.15.1.1(b), Council will consider exercising its power under section 106 of the Resource Management Act to decline a subdivision application.

(c) Access

- i. Access to lots from a public road may be provided by way of either:
 - an access leg at least 5 metres wide forming part of the lot; or
 - a shared access consisting of up to four strips lying adjacent to one another and giving access to no more than three other lots, and in respect of which reciprocal rights-of-way are granted or reserved; or
 - an access lot or strip held in common ownership with the lot and up to three other lots; or
 - any right-of-way running with and appurtenant to the land in which the lot is comprised.
- ii. No two or more access strips to lots may lie adjacent to one another unless easements are granted over each access strip in a manner which enables joint use of a single driveway, and a single point of access to a public road.
- iii. The width of shared access shall be at least 6 metres.
- iv. Access shall comply with the access performance standards of R20.4.2(a) of the Land Transport Section.
- v. Where any subdivision creates allotments requiring vehicle access onto a Major or Minor Arterial road, and no alternative legal access to a public road exists, access shall be provided in accordance with an Access Management Structure Plan approved by Council's Roading Manager.

Explanation

An Access Management Structure Plan is required to be provided and authorised by Council at the time of subdivision consent. The Access Management Structure Plan will seek to optimise vehicle access in terms of road safety and efficiency and specify conditions and arrangements for the vehicle crossing. This Performance Standard is necessary to protect the safe and efficient function of the regional strategic and arterial road network and is consistent with the Regional Land Transport Strategy. The access controls may address, for example, the location and number of the vehicle crossing points, design and construction details.

(d) Esplanade Reserves

- i. In respect of lots less than 4 hectares in area, an esplanade reserve 20 metres in width shall be set aside from such lots along the bank of any river whose bed has an average width of 3 metres or more where the river flows through or adjoins the lot concerned.

- ii. In respect of lots with areas of 4 hectares or greater, an esplanade reserve at least 20 metres wide shall be set aside from such lots along the banks of the following rivers:
 - Manawatu River
 - Pohangina River
 - Turitea Stream (from the Manawatu River to the City's water supply area)
 - Mangaone Stream
 - Kahuterawa Stream (from the Manawatu River to a point opposite the present end of the formation of Kahuterawa Road).
- iii. In respect of the requirements of the above clause, the reduction or waiving of esplanade reserves; or the use of esplanade strips will be considered on the basis of Policy 4.3.

(e) Intensive Farming and Quarrying Buffer Zone

No subdivision shall be approved so as to result in a site for a new dwelling within 500 metres of any land or buildings associated with an existing intensive farming or existing intensive pig farming operation or existing quarrying operation.

(f) Roads

Any proposed new road must be constructed in accordance with Appendix 20B in Section 20 Land Transport.

(g) Separation Distance from existing or consented wind turbines

No rural subdivision shall be approved, so as to result in a site for a new residential dwelling within 1.5 km of any existing or consented wind turbine on a site for which a Wind Farm resource consent has been granted.

Explanation

Council considers that it is important to control subdivision and consequential land use and development, where the subdivision is in proximity to a consented Wind Farm and the new lots may be used for residential activities. The interface area around Wind Farms has been identified as being highly sensitive to the effects of Wind Farm noise, based on expert advice, and hence a separation distance for residential buildings is required to be complied with. This subdivision performance standard is in accordance with the recommended setback for residential buildings and consistent with the other requirements and provisions for the area, to which the subdivision relates (refer to R9.5.5(b)(i)(c)). The performance standard also accords with Section 6 of the Resource Management Act 1991 which refers to avoiding inappropriate subdivision, use and development. The Council in exercising its functions under the Resource Management Act 1991, must consider and be satisfied that all of its statutory obligations are satisfied, prior to granting a consent for subdivision.

7.15.2 RULES: RESTRICTED DISCRETIONARY ACTIVITIES

R7.15.2.1 Any Subdivision within the Aokautere Rural Residential Area, the Moonshine Valley Rural Residential Area and the Rural Residential Overlay (as shown on the Planning Maps) that complies with the Performance Standards below, is a Restricted Discretionary Activity, with regard to the following matters:

- Those matters described in Sections 108 and 220 of the Resource Management Act 1991
- Subdivision design and layout; size, shape and arrangement of lots; the location and design of access; and connectivity

- **The extent to which the subdivision is in accordance with any relevant Structure Plan**
- Provision of on-site services, suitability of the lots for the on-site disposal of wastewater and water supply including for firefighting purposes
- Landscape, **conservation** and amenity values
- Natural Hazards
- Reverse sensitivity effects
- Effects on Council's infrastructure network
- **Management of stormwater runoff**
- **Availability of operational transport infrastructure**
- Effects on the safe and efficient operation of the road network
- Effects on Strategic Infrastructure and physical resources of national, regional or district importance, including the National Grid
- **Earthworks**
- **Effects on the gully network within Aokautere**
- Outcomes of any consultation with the Manawatu-Wanganui Regional Council
- **Cultural Values**

Performance Standards

(a) Existing Buildings

Where any land proposed to be subdivided contains existing buildings, there shall be no increase in the degree of non-conformity with any Permitted Activity performance standards for the Rural Zone.

(b) Minimum Lot Area

- i. In the Aokautere Rural Residential Area – 5000m², excluding lots for access, utilities or reserves.
- ii. In the Moonshine Valley Rural Residential Area - 1.5 ha, excluding lots for access, utilities or reserves.
- iii. In the Rural Residential Overlay Area - 1 ha, excluding lots for access, utilities or reserves.

(c) Natural Hazards and On-Site Services

All subdivision applications must be submitted with a geotechnical report and statement of professional opinion from ~~a registered engineer~~ **an accredited Chartered Professional Engineer** experienced in soils mechanics or geotechnical engineering that certifies that the land is suitable for building construction **having considered natural hazard risk**, with regard to:

- i. the proposed residential building platform and associated facilities;
- ii. the vehicle access to the residential building platform; and
- iii. the area for on-site wastewater disposal system (and discharge area).
- iv. **suitable setbacks for buildings from the top of any escarpment or gully edges within the Rural Residential area identified on the Aokautere Structure Plan; with particular reference to:**

- **cut slope behaviour and slope stability analysis to develop appropriate set back distances from the crest of slopes for building platforms;**
 - **whether building platforms should be restricted in certain areas; and/or**
 - **whether specific foundation designs are required in certain locations.**
- v. **the management of stormwater run-off for sites located in the Rural Residential area identified on the Aokautere Structure Plan with regard to land stability and erosion of the gully network.**

Explanation

It is essential that all new residential allotments are capable of use and consequent development. A new lot must contain a safe and adequate building site for establishing a residential dwelling and associated buildings, such as a garage. It must also have stable foundations for road access, parking and for an on-site wastewater disposal system.

Given the topographical and geological characteristics of many rural residential areas and the proneness of sloping land to erosion and/or landslip hazard, the Council requires all applicants to submit a Geotechnical Report and a Statement, (prepared in accordance with Schedule 2A of NZS 4404:2010 Land Development and Subdivision Infrastructure), on the suitability of land for building construction.

Council's Policy document Development of Land which is, or is likely to be, subject to Erosion, authored by Tonkin & Taylor (2005), provides helpful guidance on the level of technical investigation, assessment and design requirements associated with the various Land Classes: A, B, C, D and E (refer to Table 4.1). The expectation is that the level of technical investigation required is commensurate to the relative potential of erosion or landslip hazard at the site.

NOTES TO PLAN USERS

1. In respect of on-site servicing, it is advised that that the Manawatu-Wanganui Regional Council has specific requirements in respect of any dwelling and associated on-site wastewater treatments systems (including discharge area). Landowners are required to regularly maintain systems and keep maintenance records for future monitoring and compliance assessment in accordance with the Regional Council's One Plan.
2. A resource consent granted pursuant to this rule will include a condition requiring that a Consent Notice be attached to the certificate of title, to advise land owners of the requirements of the Manawatu-Wanganui Regional Council's One Plan, and the obligations of the owner to install, operate, and maintain systems, and to keep records, for the purpose of compliance with Section 15 of the Resource Management Act 1991.

(d) Esplanade Reserves

In respect of lots less than 4 hectares in area, an esplanade reserve at least 20 metres in width shall be set aside from such lots along the bank of any river whose bed has an average width of 3 metres or more where the river flows through or adjoins the lot concerned.

(e) Intensive Farming and Quarrying Buffer Zone

No rural residential subdivision shall be approved so as to result in a site for a new dwelling within 500 metres of any land or buildings associated with an existing intensive farming or existing intensive pig farming operation or existing quarrying operation.

(f) Subdivision in the Rural-Residential Area identified on the Aokautere Structure Plan

- i. **Subdivision must be in general accordance with the Aokautere Structure Plan.**
- ii. **The roading network identified on the Aokautere Structure Plan must be provided.**
- iii. **The design principles contained within Policy 3.7 must be implemented through the subdivision and development.**
- iv. **Any subdivision must be accompanied by an earthworks plan identifying any restructuring of land, earthworks, or other works to create land with improved**

slope and soil stability necessary to enable the development of building platforms, services, and access ways. The plan must address:

- **the management of archaeological discoveries, including how tangata whenua involvement and cultural monitoring will be accommodated; and**
- **any recommendations as to the location, design and construction of building sites, foundations and infrastructure arising out of technical reports prepared under Policy 3.7.**

Determination Clause

In considering an application and determining whether to grant consent and what conditions to impose, the Council will have regard to the City View objectives in Section 2 and Subdivision objectives and policies, and the following assessment criteria:

Assessment Criteria

(a) Subdivision design and layout and access

- i. The extent to which the subdivision design and layout responds to the context of the site and the wider development context in terms of:
 - a. incorporating existing land uses;
 - b. gives due regard to the natural and physical characteristics of the land;
 - c. minimising the impact of any planned building sites on existing visual amenity qualities, particularly sightlines and views to regionally outstanding natural features and landscapes;
 - d. provides for a low density form of rural residential development, at a scale and pattern that that is in keeping with the surrounding area;
 - e. preserving the rural character, landscape and amenity of the surrounding rural environment.
- ii. The extent to which the subdivision design and layout creates a distinctive sense of place and contributes to and/or enhances the overall rural character and amenity of the area.
- iii. The extent to which the subdivision promotes an appropriate scale of development at the interface with adjoining rural sites and addresses reverse sensitivity effects for activities permitted in the Rural Zone and other lawfully established activities.
- iv. The extent to which the subdivision design and layout provide a safe, living environment and whether the layout applies Crime Prevention through Environmental Design (CPTED) principles.
- v. The extent to which the layout takes into consideration the shape, orientation and aspect of sections, to create building sites which have a northward orientation and ability for passive solar gain.
- vi. The extent to which all lots within the subdivision have safe and adequate vehicle access, taking into account the requirements of R20.4.2(a) of Section 20 Land Transport.
- vii. The extent to which the subdivision promotes an integrated and legible road hierarchy that supports safe and efficient connections, within the subdivision and to the adjoining the rural area and promotes walking and cycling.

(b) On-site services

The extent to which the water, wastewater and stormwater is appropriately managed within the subdivision to ensure the protection of rural residential development **and the surrounding environment** from any adverse impacts.

(c) Landscape and amenity values

- i. The extent to which the overall design of the proposed subdivision facilitates the creation of a high quality rural residential environment.
- ii. The extent to which the subdivision recognises and responds to the natural environment and values and enhances or maintains biodiversity and ecological values.
- iii. The extent to which the subdivision recognises and protects existing 'green corridors' plantings, indigenous vegetation and bush remnants, neighbourhood and drainage reserves, and wetlands.
- iv. The extent to which earthworks and vegetation clearance will affect adjoining properties and result in adverse visual amenity, and how these effects will be managed.
- v. The extent to which the character and amenity of the adjoining land is maintained.
- vi. The extent to which the subdivision will affect the views from adjoining residences, to natural features and landscapes, and how these effects are managed.
- vii. The extent to which any subdivision would lead to the creation of buildings sites and structures being highly visible against the highest ridges and hilltops of the Tararua Ranges.
- viii. The extent to which road design and landscape treatments contribute to the overall rural residential character of the area and provides connections to reserves, where appropriate.

(d) Effects on Council infrastructure network

Whether the subdivision will lead to an increase in demand for infrastructure services or extensions and upgrades that are not in the economic interests of the City or would adversely impact the efficient operation and functioning of the City's infrastructure networks or result in network inefficiencies.

(e) Urban growth

Whether the subdivision is appropriate in terms of the location (the scale, form and character of development proposed) and whether a consent, if granted, would undermine the Council's Residential Growth Strategy, **any relevant Structure Plan**, and planned infrastructure investment, having regard to cumulative or precedent effects on the efficient and orderly development of urban areas.

(f) Safe and efficient operation of the roading network

Whether the local road network is designed and constructed in accordance with Council's Engineering Standards for Subdivision.

(g) Strategic infrastructure and the National Grid

Whether any adverse effects of the subdivision on nearby existing or designated infrastructure, (including requirements for designations or planned infrastructure), will be effectively mitigated.

(h) Rural-Residential Development within Aokautere Structure Plan

- i. How the subdivision is in general accordance with the Aokautere Structure Plan.**
- ii. How the subdivision design and layout create allotments which are reflective of landscape and neighbourhood character and demonstrate connectivity with adjoining developments, including street and pedestrian access, cycleways and recreational trails which link to open space corridors.**
- iii. How the proposal incorporates the design principles outlined in Policy 3.7.**
- v. Whether all operational transport infrastructure necessary for the subdivision will be constructed prior to development.**
- vi. How the proposed stormwater management system ensures there is no increase in stormwater effects on surrounding areas.**
- vii. How the subdivision recognises and protects the gully network, wetlands, significant natural areas and habitats of local significance.**
- viii. How the development manages adverse effects associated with geotechnical constraints and natural hazards within the surrounding area so that there are no new or exacerbated hazards.**

Explanation

Subdivision for rural residential development is a Restricted Discretionary Activity to ensure that rural residential development achieves a high quality environment and connectivity with the wider rural area and promotes the sustainable management of natural and physical resources.

All rural residential sites are required to be independently serviced with water, wastewater, including supplies for firefighting and electricity, except lots for access, utilities, and reserves. To ensure on-site wastewater treatment systems are consented, built and serviced regularly, a consent notice will be registered against the certificate of title, to inform future purchasers of the consenting and monitoring requirements of the Manawatu-Wanganui Regional Council.

Rural residential construction and development can create adverse effects on the environment in terms of surface and ground water quality. In particular circumstances, rural residential development can also have adverse impacts on rural character and amenity values and increase the potential for reverse sensitivity effects, particularly for farmers undertaking rural production activities. The purpose of the Restricted Discretionary Activity rule is to ensure that any potential effects of subdivision and development are comprehensively assessed and that appropriate conditions are imposed on subdivisions to achieve appropriate outcomes for existing rural enterprises and future occupiers of the new sites, and to avoid or mitigate adverse environmental effects.

The Moonshine Valley Rural Residential Area has been identified as a special character area, principally because of its relatively uniform development pattern and its open, natural streetscape appearance, but also its high natural character and amenity values, and its unique ecology and important biodiversity. Given the spatial and visual coherence of the existing development pattern and streetscape within Moonshine Valley, it is Councils intent that subdivision applications which do not comply with the 1.5 ha minimum lot size rule, will be assessed as a Non-Complying Activity. The values and characteristics of Moonshine Valley are documented in the report Moonshine Valley Visual Landscape Assessment (Palmerston North City Council 2011) and the Palmerston North Landscape Inventory (Palmerston North City Council 2011).

Non-Notification

- i. No application under R7.15.2.1 is required to be publicly notified.

NOTES TO PLAN USERS

1. Notwithstanding this rule, Council may exercise its power under Section 106 of the Resource Management Act 1991, to decline consent to a proposed subdivision if land in respect of which a consent is sought is found to be subject to, or likely to be subject to, the effects of any natural hazard and the effects of any identified hazard are not able to be effectively avoided,

remedied or mitigated by conditions of consent.

2. Plan users are encouraged to check the Manawatu-Wanganui Regional Council's One Plan to determine if any additional consents are required from the Regional Council in respect of on-site domestic wastewater treatment systems. Where a Discharge to Land Consent is required for on-site services, it is Council's expectation that this consent is sought and approved by the Manawatu-Wanganui Regional Council, prior to lodging an application for subdivision resource consent, as prescribed in the Council's document Engineering Standards For Land Development.
3. All subdivisions must comply with the National Environmental Standard for Assessing and Managing Contaminants in Soil.
4. Any subdivision and development that is located on any Object or Site of Cultural Heritage Value, as listed in Section 17 of the District Plan, must also comply with R7.16.2.5.
5. For any subdivision and development that is located near to the National Grid, as shown on the Planning Maps, also refer to Section 23 - Utilities.
6. It is advised that the applicant contact the appropriate power, telecommunication and gas companies to determine the feasibility of connecting to their services.

R7.15.2.2 Any Subdivision that seeks access to a Restricted Access Road

Any subdivision that creates allotments requiring vehicular access to a Restricted Access Road as identified in 20.6.1.6 and Figure 20A.5 of the Land Transport Section provided it complies with the Performance Standards for Controlled Activities under R7.15.1.1 with the exception of R7.15.1.1(c) Access, shall be a Restricted Discretionary Activity with regard to:

- The written approval of the Palmerston North City Council, as road controlling authority for Restricted Access Roads, being obtained.
- Location and design of access onto the Restricted Access Road.
- The ability of the road identified in the Roding Hierarchy (20.6.1.6) of the District Plan to adequately meet the additional demand created by the subdivision including the cumulative effect of additional accesses on traffic safety and convenience.
- Those matters described in Sections 108 and 220 of the Resource Management Act 1991.

Non-Notification

No application under R7.15.2.2 is required to be publicly notified.

NOTES TO PLAN USERS

Restricted Access Roads are listed in 20.6.1.6 of the Land Transport Section and shown on Figure 20A.5.

Explanation

This rule applies to the subdivision of land with frontage to a Restricted Access Road (refer to 20.6.1.1 and Figure 20A.5). These roads are potentially inappropriate for further development, in terms of their demanding or complex geometry and access deficiencies and/or because of their potential strategic importance for the City as a future Major Arterial route. Examples of access deficiencies include poor sight distances and visual obstructions; narrow, winding and/or metalled roads with demanding geometry; and substandard vehicle accesses, in term of geometry and construction.

Subdivisions requiring access onto a Restricted Access Road need specific consideration and assessment at the time of subdivision consent to optimise the location and number of access points and/or reduce road safety risks. Consideration will also be given to the subsequent use and development of newly subdivided land, and whether access arrangements have adverse effects on road network infrastructure or comprise the safety and efficient operation of potential future City-wide arterial roads, including a future river crossing. Conditions may be imposed in respect of the location, number, design and construction of vehicle access crossing points, associated with a particular subdivision.

R7.15.2.3 Any Subdivision that does not comply with R6.3.6.1(a)

Any Subdivision in the Rural Zone that is not a Discretionary Activity or a Non-Complying Activity and that does not comply with R6.3.6.1(a) is a Restricted Discretionary Activity. Council shall restrict its discretion to the following matters:

- Landscape and visual impact
- Effects on adjoining properties including amenity values
- Impact on flood plains and flood flows
- Increase in hazard risk including the effects on land stability
- Effects of erosion and sedimentation
- Effects on overland flow paths
- Effects on the National Grid
- Those matters described in Sections 108 and 220 of the Resource Management Act 1991.

Non-Notification

No application under R7.15.2.3 is required to be publicly notified.

7.15.3 RULES: DISCRETIONARY ACTIVITIES

R7.15.3.1 Discretionary Activities

1. Any cross lease, company lease or unit subdivision is a Discretionary Activity.
2. Any subdivision which does not comply with the Controlled Activity Performance Standards (R7.15.1.1) for Existing Buildings, Lot Area (R7.15.1.1(b)(iii) only), Access, Esplanade Reserves, Intensive Farming and Quarrying Buffer Zone and Roads, is a Discretionary Activity.
3. Any subdivision within the Aokautere Rural Residential Area, the Moonshine Valley Rural Residential Area and the Rural Residential Overlay (as shown on the Planning Maps) which does not comply with the Restricted Discretionary Activity Performance Standards (R7.15.2.1) for Existing Buildings, Natural Hazards and On-site Services, Esplanade Reserves, Intensive Farming and Quarrying Buffer Zone is a Discretionary Activity.
4. Any subdivision for a surplus dwelling which does not comply with the 1ha minimum lot size (R7.16.2.1(b)(ii)) or any subdivision within the Rural Residential Overlay (as shown on the Planning Maps) which does not comply with the 1ha minimum lot size (R7.15.1.1(b)(iii)) is a Discretionary Activity provided the subdivision does not contain any lot below 5000m².

R7.15.3.2 Any Subdivision (excluding boundary adjustments or a company lease where no additional allotments are created) within the Tararua Ranges Landscape Protection Area (Map 9.1) is a Discretionary Activity.

Determination Clause

In determining whether to grant consent and what conditions to impose, the Council will, in addition to the City View objectives in Section 2 and objectives and policies of Section 9 – Rural and the Subdivision Section, assess any application in terms of the following assessment criteria:

Assessment Criteria

- i. The extent to which the location, layout and design of the subdivision including access, services and any building platform, avoids significant adverse cumulative effects on the characteristics and values of the Tararua Ranges and the Manawatu Gorge Outstanding Natural Features and Landscapes, as defined in Map 9.1. In particular,
 - a. The layouts should minimise the visual or landscape impact of any building platform on ridges and hilltops.
 - b. With regard to roads and vehicle accesses and boundary fencing, that these are located away from away from visually exposed faces, with public views.

Explanation

The provision of this Discretionary Activity rule will ensure that rural subdivisions which do not comply with the Controlled Activity performance standards (other than lot area and wind turbine separation distance performance standard) are appropriately assessed to ensure any adverse effects on the environment are appropriately avoided, remedied or mitigated and do not compromise the primary intent of the Rural Zone, to provide for primary production activities.

The creation of undersized lot(s) may result in the loss of the productive capability of rural land including any versatile soils, may impact on the viability of an existing productive use of the land and adjacent land use activities. Hence, it is Council's intention that subdivision applications which do not comply with the lot area performance standard will be assessed as a Non-Complying Activity.

7.15.4 RULES: NON-COMPLYING ACTIVITIES

R7.15.4.1 Non-Complying Activities

1. Any subdivision not provided for as a Controlled or Restricted Discretionary or Discretionary Activity shall be a Non-Complying Activity.
2. All subdivisions in the Rural Zone situated within the Air Noise Zone identified on Map 10.6.6.1 are Non-Complying Activities, except subdivisions for the purposes of accommodating any network utility and boundary adjustments.

Explanation

The Air Noise Zone identified in Map 10.6.6.1 defines an area around Palmerston North Airport within which the current or future daily amount of aircraft noise exposure is of such a high level as to warrant prohibition of noise sensitive activities, such as new dwellings, schools, hospitals and other noise sensitive activities. As the subdivision process facilitates the establishment of such activities, it is necessary that the Council be able to undertake a comprehensive effects assessment of subdivision proposals to ensure that the objectives and policies of the District Plan with respect to air noise controls will not be compromised, and in particular active discouragement to subdivision of land for the purpose of residential occupancy.

3. Any subdivision which does not comply with the Controlled Activity Performance Standards for Lot Area (R7.15.1.1(b)(i)) or Separation Distance from existing or consented wind turbines (R7.15.1.1(g)), is a Non-Complying Activity.
4. Any subdivision which does not comply with the Restricted Discretionary Activity Performance Standard for Minimum Lot Area (R7.15.2.1(b)(i),(ii) and (iii)) **and Subdivision in the Rural-Residential Area identified on the Aokautere Structure Plan (R7.15.2.1(f))**, is a Non-Complying Activity.
5. Any subdivision that contains a lot below 5000m².

Explanation

Council will undertake a comprehensive assessment of subdivision proposals which do not comply with the lot area performance standards specified for a rural production lot or a rural residential lot. The rural area contains large areas of high quality production land and versatile soils which are an important natural and physical resource and finite. Hence specific plan provisions are required to ensure that subdivision of rural land and buildings is carried out in a sustainable manner. Historic

trends with subdivision show that there is inappropriate rural land fragmentation and that a continuation of the current regulatory approach will not protect the rural land resource over the longer term, in terms of retaining the productive capability of rural land and sustainable primary production. While there are many variables that determine the productive capability of a rural landholding, larger lot sizes will help sustain the rural land resource and high-quality soils for use as production land over the longer term, and avoid inappropriate subdivision and land use, particularly for non-rural or residential purposes. The minimum lot area of 20 hectares is considered suitable as a rural production lot and is capable of accommodating activities consistent with those anticipated within the Rural Zone. Undersized rural blocks will generally be approved where there is no loss of the productive capability of land and versatile soils are protected, where significant adverse effects on the viability of an existing productive use of the land and adjacent land use activities are avoided, and subdivision does not compromise the objectives and policies of the Rural Zone.

Provision of this non-complying activity rule enables Council to evaluate subdivision applications with undersized lots and/or building sites within 1.2km of wind turbines on its merits and set conditions appropriate to its future use and development and to avoid, remedy or mitigate any adverse effects on the environment.

For non-complying rural residential subdivisions and integrated developments, the assessment criteria listed in R7.15.2.1 will be used as a guide.

The Moonshine Valley Rural Residential Area has been identified as a special character area due to its characteristic development pattern and streetscape, the high natural character and amenity values and important ecology and biodiversity. The subdivision lot area specified for Moonshine Valley is to protect these values and ensure lots are appropriately designed to avoid adverse effects on the development character and significant natural values and environmental qualities. Provision of this non-complying activity rule will enable Council to assess any application on its merits and set conditions which are appropriate to ensure any adverse effects on the environment are avoided, remedied or mitigated.

7.16 All Zones

NOTES TO PLAN USERS

It is advised that the applicant contact the appropriate power, telecommunication and gas companies to determine the feasibility of connecting to their services.

7.16.1 RULES: CONTROLLED ACTIVITIES

R7.16.1.1 Any Subdivision for the purpose of accommodating any network utility where the maximum area of the allotment does not exceed 200m² is a controlled Activity in respect of:

- The size, shape and arrangement of the lot and access.
- Those matters described in Sections 106, 108 and 220 of the Resource Management Act 1991, provided the network utility concerned is a Permitted Activity or resource consent has been granted.

7.16.2 RULES: RESTRICTED DISCRETIONARY ACTIVITIES

R7.16.2.1 Any Subdivision within a Flood Prone Area identified on the Planning Maps is a Restricted Discretionary Activity, with regard to:

- Flood Hazard Avoidance or Mitigation
- Functional Necessity
- The matters described in sections 108 and 220 of the Resource Management Act 1991
- Effects on adjoining properties from the displacement of floodwaters

Provided it complies with the following Performance Standard:

Performance Standard

(a) Flood Hazard Avoidance or Mitigation

Compliance with Restricted Discretionary Activity Performance Standards of R22.6.2.1(a) and (b).

Determination Clause

In determining whether to grant consent and what conditions if any to impose, Council will in addition to the City View objectives in Section 2 and the Natural Hazard objectives and policies, assess any application in terms of the following assessment criteria:

Assessment Criteria

(a) Flood Hazard Avoidance or Mitigation

- i. The extent to which flood hazard avoidance has been investigated as a preference to flood hazard mitigation;
- ii. The extent to which any more than minor adverse effects on the effectiveness of existing flood hazard avoidance or mitigation measures, including works and structures within River and Drainage Schemes operated by the Manawatu-Wanganui Regional Council, natural landforms that protect against inundation, and overland stormwater flow paths, are avoided;
- iii. The extent to which adverse effects on existing structures and activities are avoided or mitigated;
- iv. The likelihood and consequences of the proposed flood hazard mitigation measures failing;
- v. The consequential effects of meeting the requirements of R22.6.2.1 Performance Standard (b), above, including but not limited to landscape and natural character and urban design, and the displacement of floodwaters onto adjoining properties;
- vi. The proposed ownership of, and responsibility for maintenance of, the flood hazard mitigation measures including the appropriateness and certainty of the maintenance regime.

(b) Functional Necessity

- i. The extent to which alternative locations for new occupied structures or activities have been considered;
- ii. The extent to which new habitable structures or activities cannot be reasonably located in an alternative location;
- iii. The extent to which there is a functional necessity to locate habitable structures or activities within a Flood Prone Area.

NOTES TO PLAN USERS

- 1 Subdivision of land within a Flood Prone Area, identified on planning Maps must be undertaken in accordance with Section 22 - Natural Hazards. Land use and development can only be undertaken in accordance with R22.6.
- 2 When considering applications for resource consent, the Council will have particular regard to expert flood hazard advice provided by Horizons

R7.16.2.2 Any Subdivision within the National Grid Subdivision Corridor

Any Subdivision within the National Grid Corridor identified on the Planning Maps shall be a Restricted Discretionary Activity where it complies with the performance standard below.

Council shall restrict its discretion to consideration of the following matters to:

- The size, shape and arrangement of lots, cross lease and company lease areas, units and access
- Those matters described in Sections 108 and 220 of the Resource Management Act 1991
- Effects on and from the National Grid, including provision for the on-going operation, maintenance, development, and planned upgrade of the National Grid, and access to the National Grid
- Whether the design and construction of the subdivision allows for earthworks, and future buildings and structures to be situated in a complying position and an ability to comply with the safe separation distance requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001)
- The risk of electrical hazards affecting public or individual safety, and the risk of property damage
- Technical advice provided by the operator of the National Grid
- The nature and location of any vegetation to be planted in the vicinity of National Grid Lines.

Provided it complies with the following Performance Standard:

Performance Standard

- (a) Every allotment shall be capable of containing within its net site area a building platform for a principal building which is located entirely outside of the National Grid Yard.

Explanation

R7.16.2.2 seeks to promote the design of subdivisions and land use development in a manner that enables the efficient use of land around transmission lines without introducing sensitive activities or structures that would inhibit the operation, access, maintenance or upgrade of the National Grid, including any support structures.

NOTES TO PLAN USERS

1. In order to establish safe clearance distances, consultation with Transpower NZ may be necessary.
2. Rules relating to earthworks activities within the National Grid Yard are set out in Section 6 – General Rules (Earthworks) of the District Plan, and the National Grid Subdivision Corridor is defined in Section 4- Definitions.

R7.16.2.3 Any Subdivision in proximity to a National Grid Substation

Any Subdivision within 100m of the Turitea (Linton) National Grid Substation and 25m of the Bunnythorpe National Grid Substation is a Restricted Discretionary Activity, with regard to:

- The extent to which the subdivision may adversely affect the efficient operation, maintenance, upgrading and development of the substation;
- The extent to which the proposed subdivision design and layout enables appropriate separation distances between future sensitive activities, development and the substation;
- Technical advice provided by the National Grid Operator
- Location, height, scale, orientation and use of the proposed building platform or structure as it relates to the National Grid

- Any other measures proposed to avoid or mitigate potential adverse effects, including reverse sensitivity effects, on the substation.

NOTES TO PLAN USERS

1. In addition to the above, all activities (whether listed or not) located under or adjacent to transmission lines must comply with the New Zealand Electrical Code for Electrical Safe Distances (NZECP34:2001) and Electricity (Hazards from Trees) Regulations 2003. Compliance with the District Plan does not ensure compliance with the Code.

Explanation

R7.16.2.2 seeks to promote the design of subdivisions and land use development in a manner that enables the efficient use of land around substations without introducing sensitive activities or structures that would inhibit the operation, access, maintenance or upgrade of the substation.

Non-Notification

- i. No subdivision application under R7.16.2.3 is required to be publicly notified.
- ii. Transpower New Zealand Ltd. will be considered an affected party unless written approval from them is provided.

R7.16.2.4 Subdivision Requiring Access onto a State Highway or a Limited Access Road

Any subdivision that creates one or more allotments requiring vehicular or foot access to a road identified in 20.6.1.6 of the Land Transport Section as a State Highway or a Limited Access Road is a Restricted Discretionary Activity where:

- a. The subdivision complies with the Performance Standards for Controlled Activity subdivisions of the relevant zone; and
- b. The subdivision is not otherwise and Discretionary on Non-Complying Activity Subdivision.

The Council restricts its discretion to the consideration of the following matters:

- The approval of New Zealand Transport Agency, as road controlling authority for State Highways and Limited Access Roads; or the Palmerston North City Council for any Limited Access Roads not controlled by New Zealand Transport Agency.
- The safe and efficient function of State Highways and Limited Access Roads.
- Location and design of access onto the State Highway network or Limited Access Road.
- Whether alternative legal access to public road exists.

R7.16.2.5 Subdivision of an allotment containing a scheduled Historic Heritage Item identified in Appendix 17A and sites identified in Appendix 17B

Any subdivision of an allotment that contains a Building or Object of Cultural Heritage Value, as set out in Appendix 17A of the Plan, or that contains an Object or Site of Cultural Heritage Value to Tangata Whenua, as set out in Appendix 17B of the Plan is a discretionary Restricted Discretionary Activity.

The Council will restrict its discretion to the following matters:

- a. The location and design of lots.
- b. The effects of the proposed subdivision on the heritage values of the listed building, object or site.
- c. The protection and conservation of the heritage item, or surroundings or curtilage associated with the heritage item or historic site.

7.16.3 RULES: NON-COMPLYING ACTIVITIES

R7.16.3.1 Any Subdivision that Does Not Comply with the Performance Standard of R7.16.2.2, shall be a Non-Complying Activity

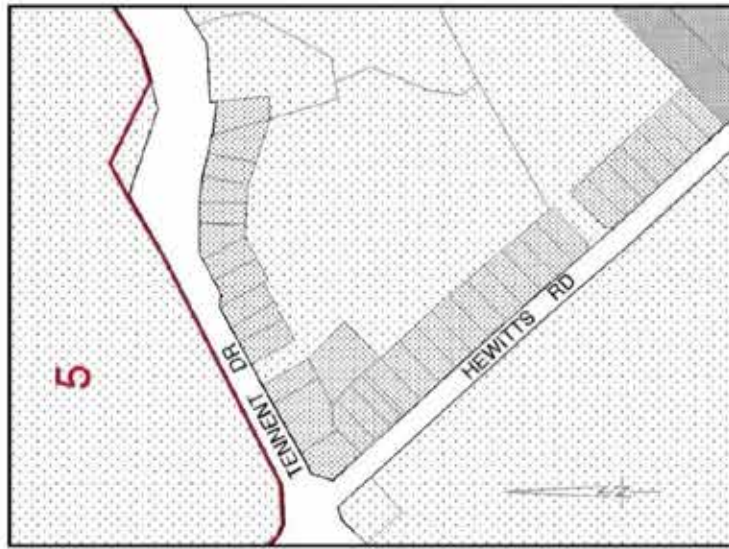
Notification

For the purposes of notification, Transpower New Zealand Ltd shall be an affected person.

Map 7.1 Petersens Rd, Aokautere Village and Hewitts Road Residential Area

Map 7.1

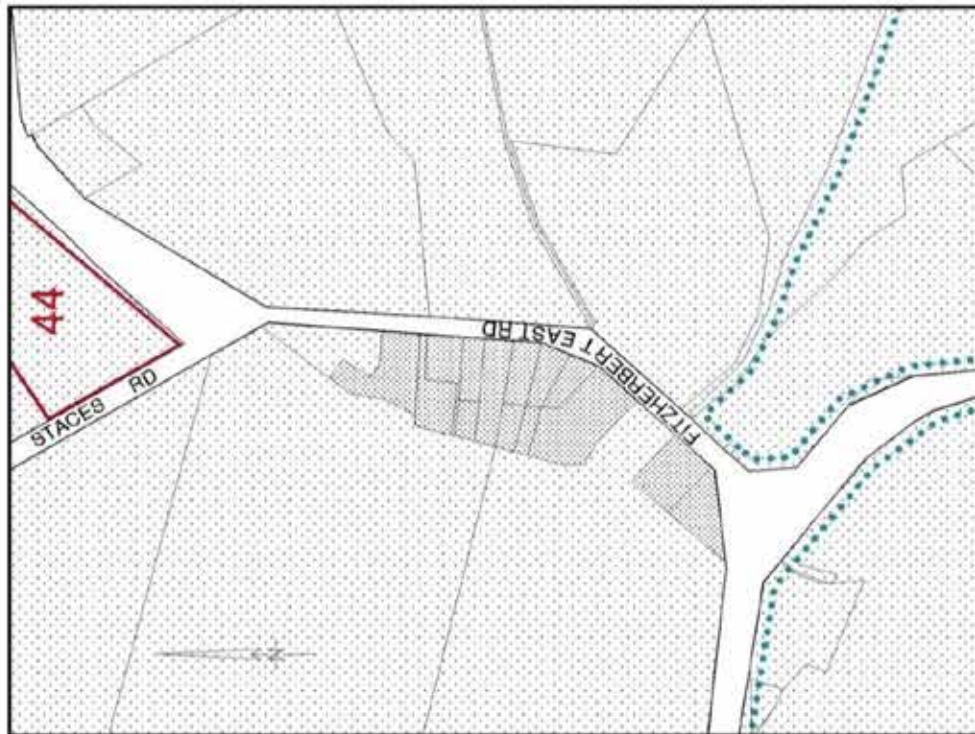
PETERSENS ROAD, AOKAUTERE VILLAGE AND HEWITTS ROAD RESIDENTIAL AREAS



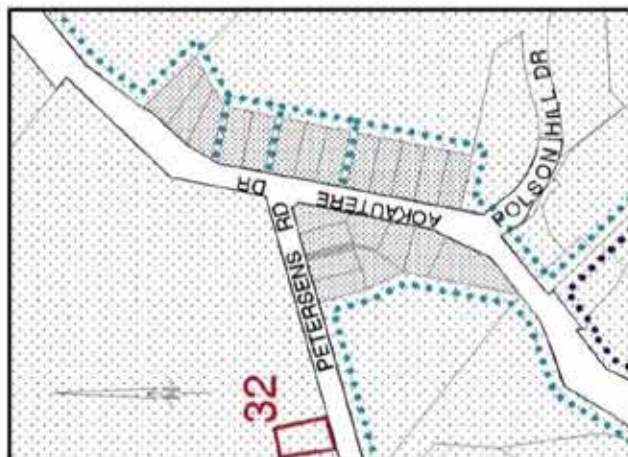
Hewitts Road



Map Production: LandInfo
City Enterprises
P.N.C.C. Dec 2000



Aokautere Village



Petersens Road

Land zoned Residential and where subdivision is a non-complying activity

Rural

Recreation

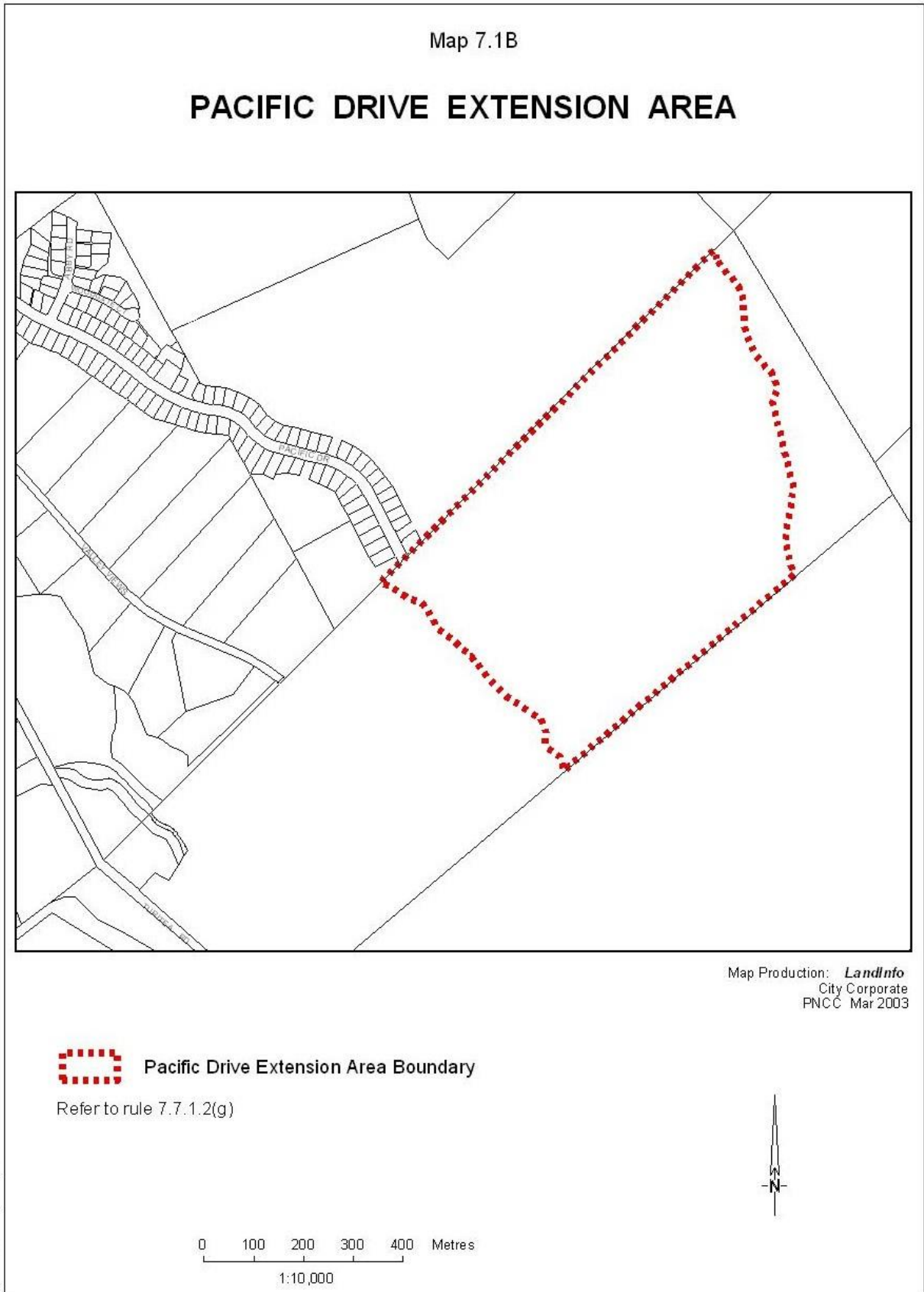
Public Works



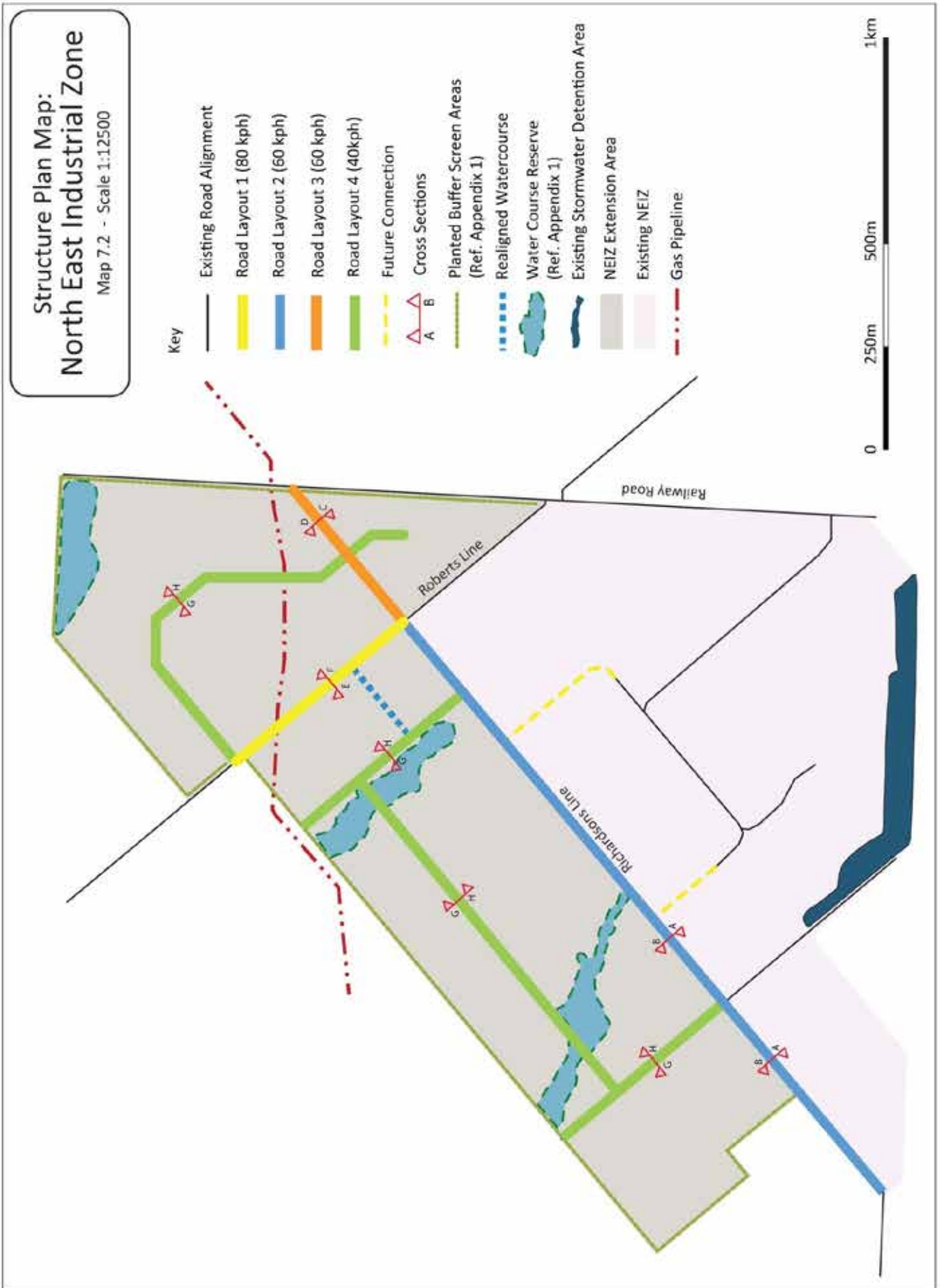
23

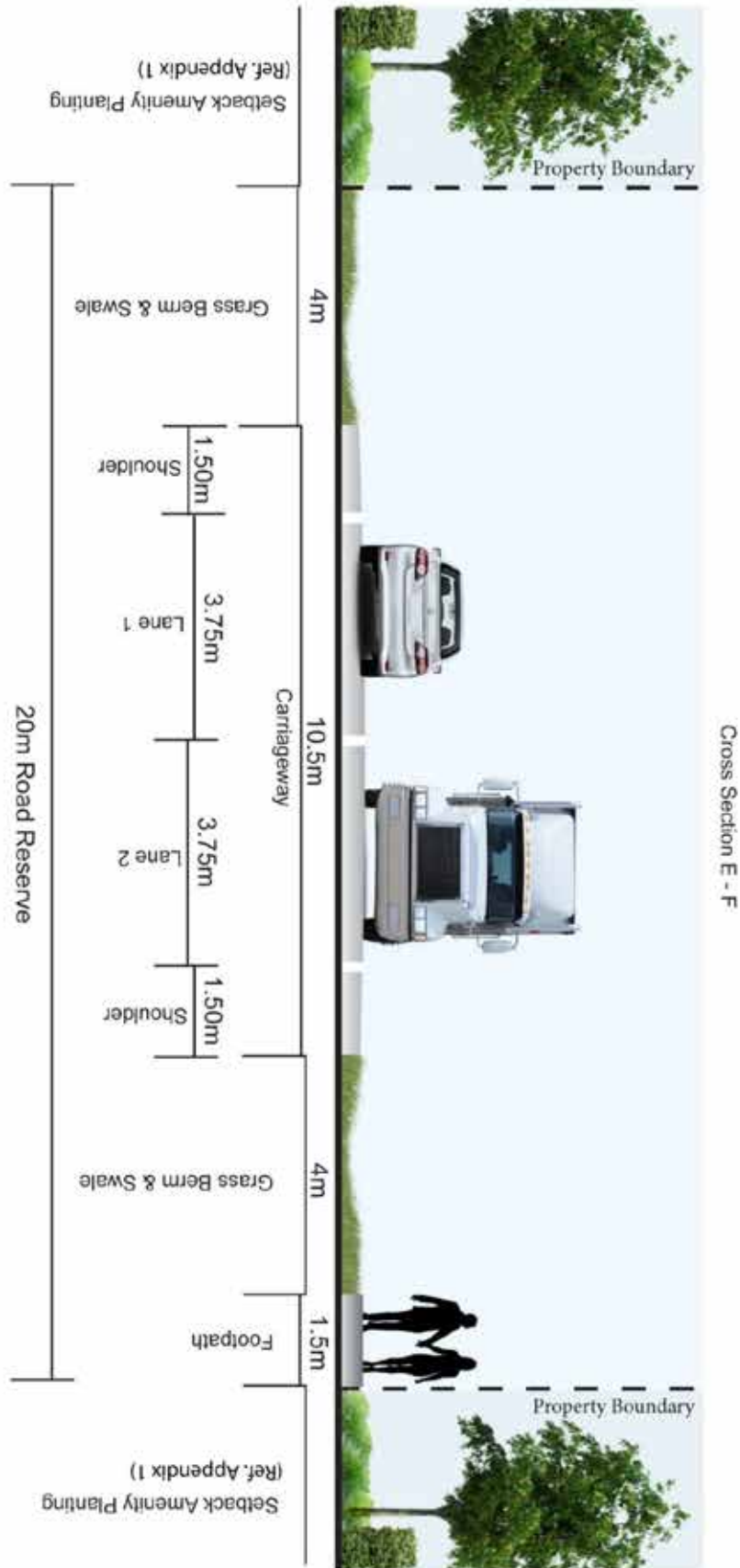
Map 7.1B

Pacific Drive Extension Area



Map 7.2 North East Industrial Zone

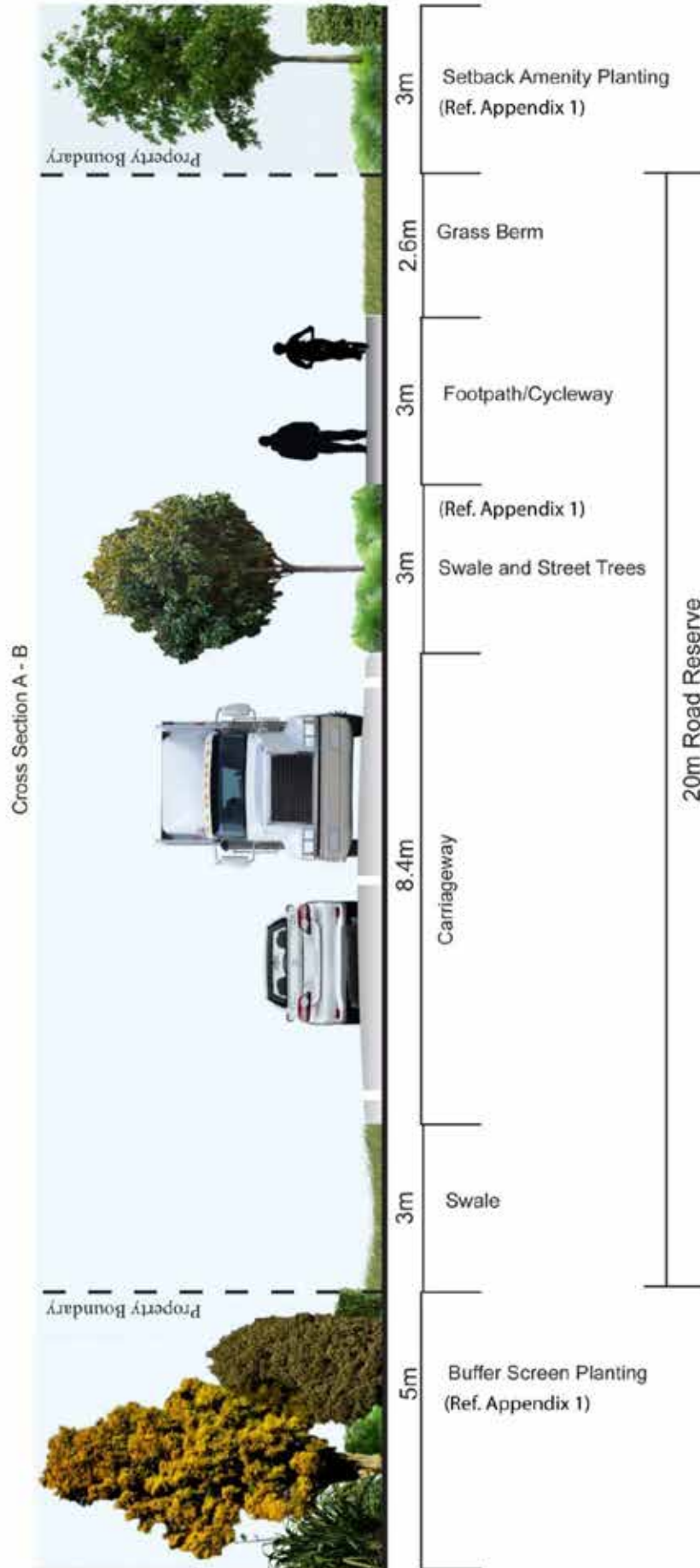




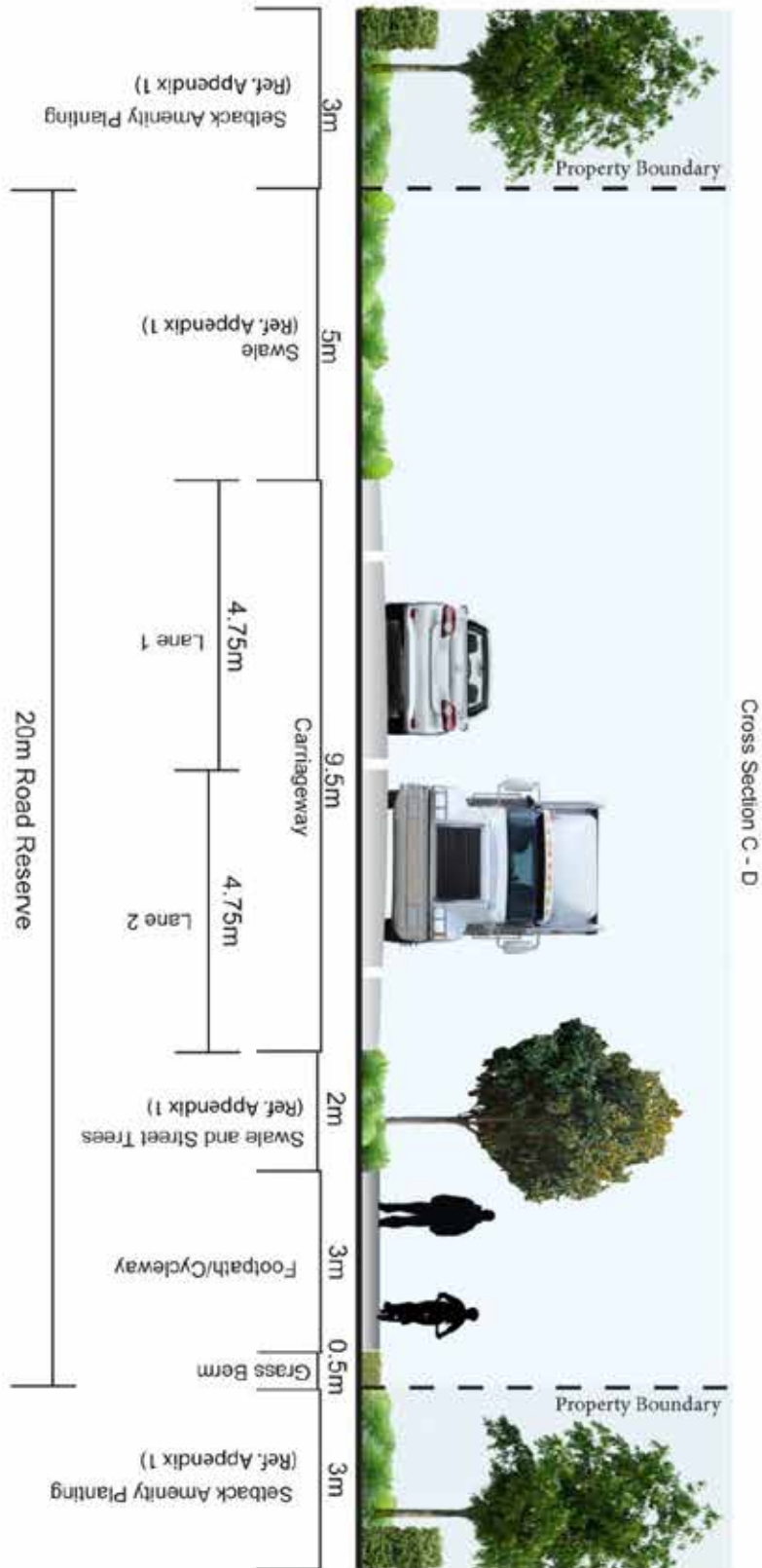
Structure Plan Cross Section:
Road Layout 1

Structure Plan Cross Section: Road Layout 1

Structure Plan Cross Section:
Road Layout 2



Structure Plan Cross Section: Road Layout 2



Structure Plan Cross Section:
Road Layout 3

Structure Plan Cross Section: Road Layout 3

Structure Plan Cross Section: Road Layout 4

Structure Plan Cross Section:
Road Layout 4

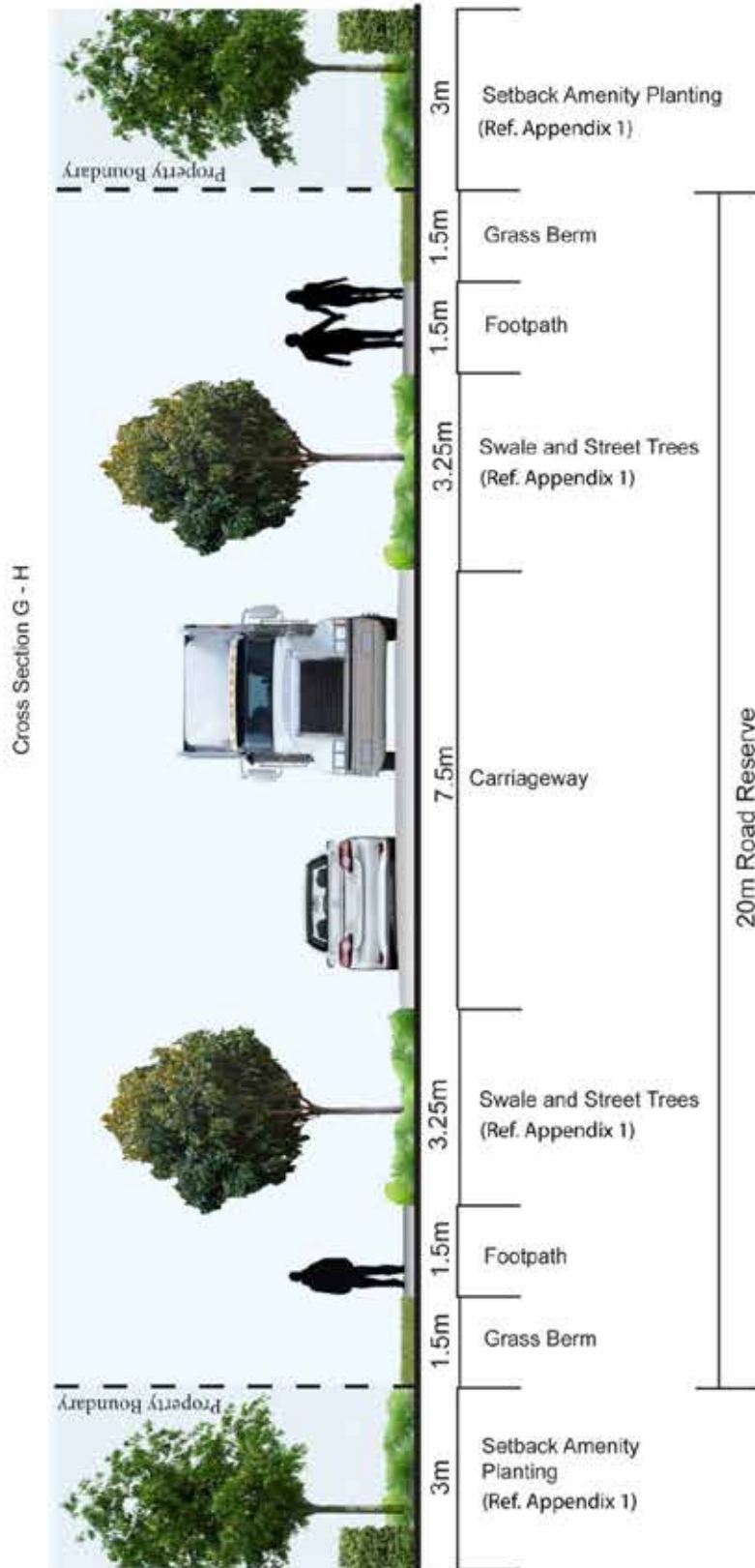


Diagram 7.3A Example of Public Service Corridor Provision

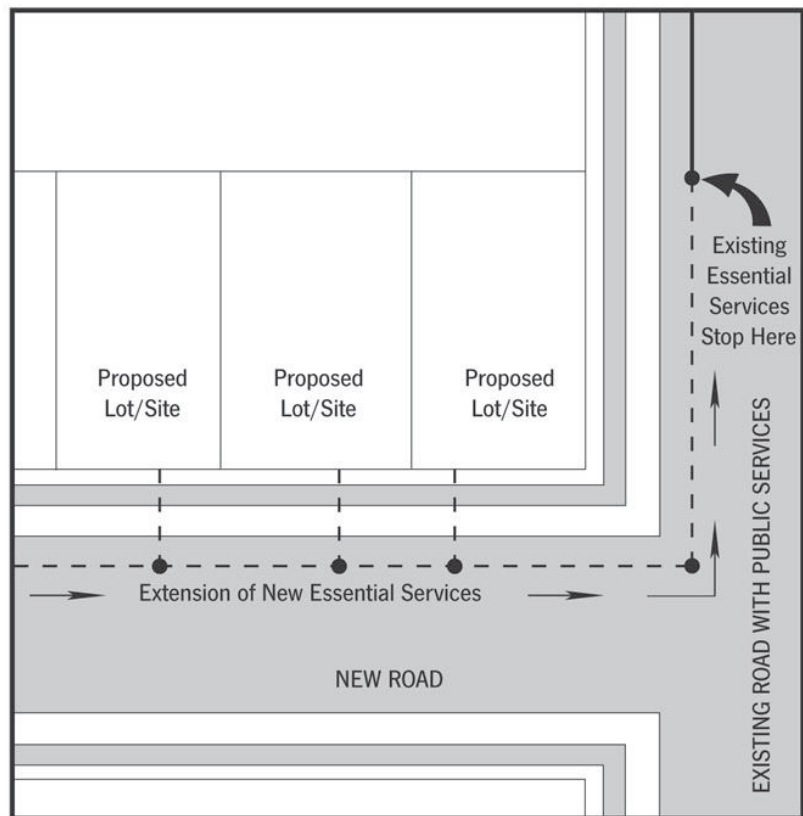
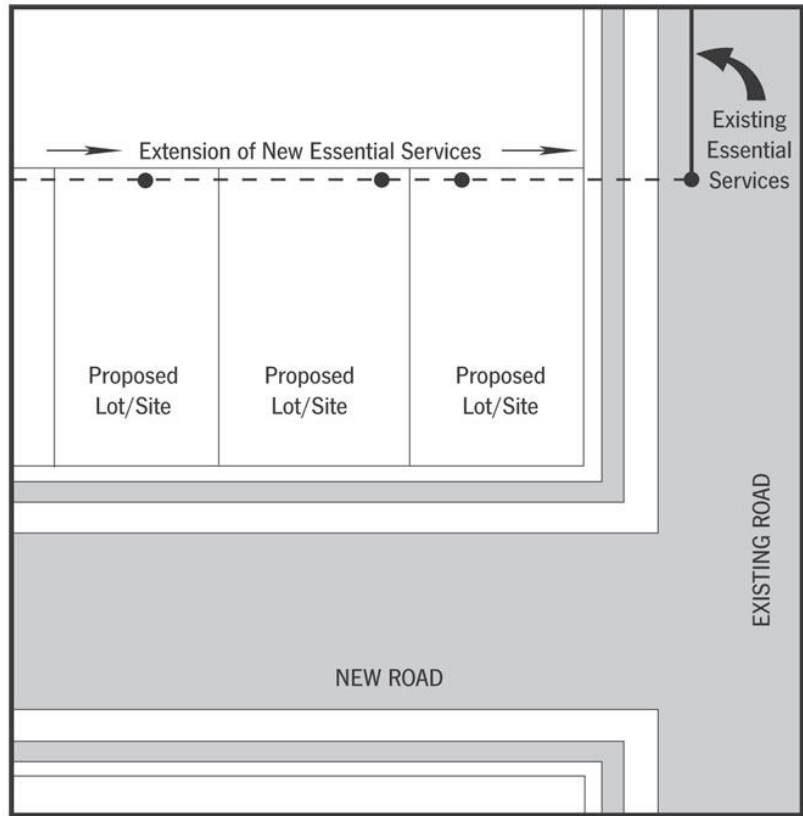
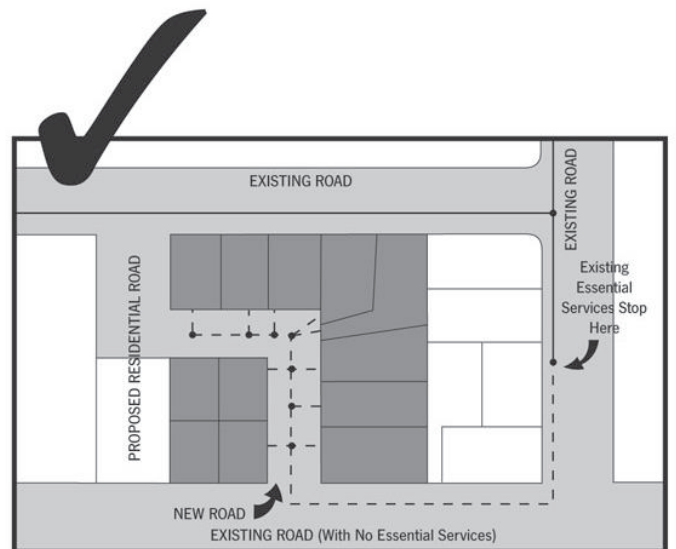
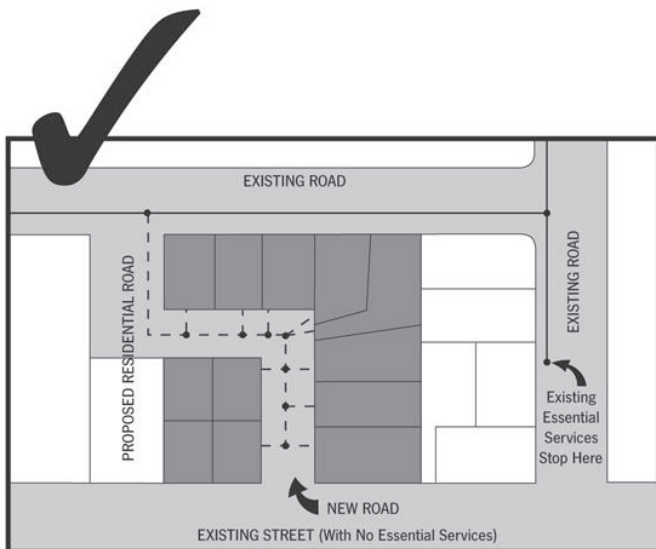
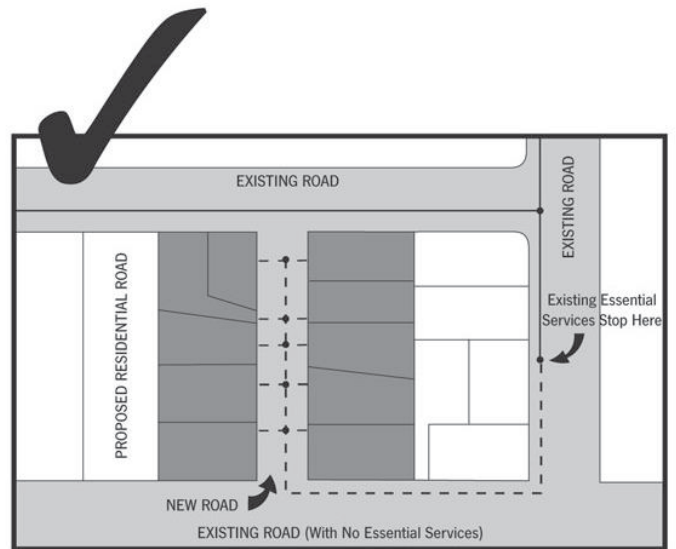
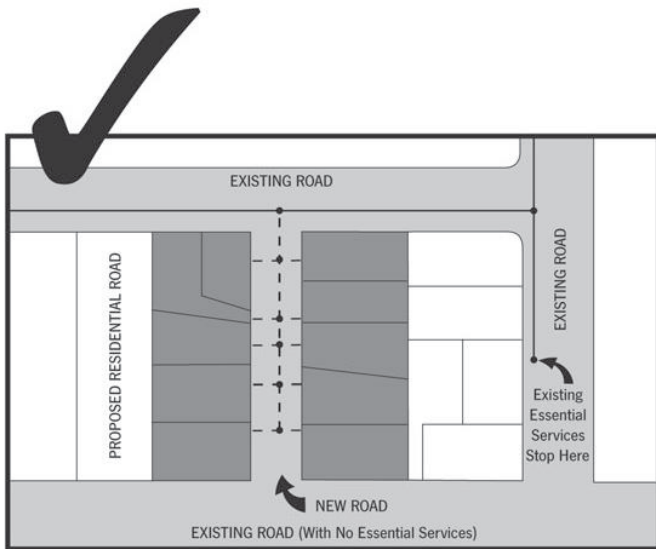
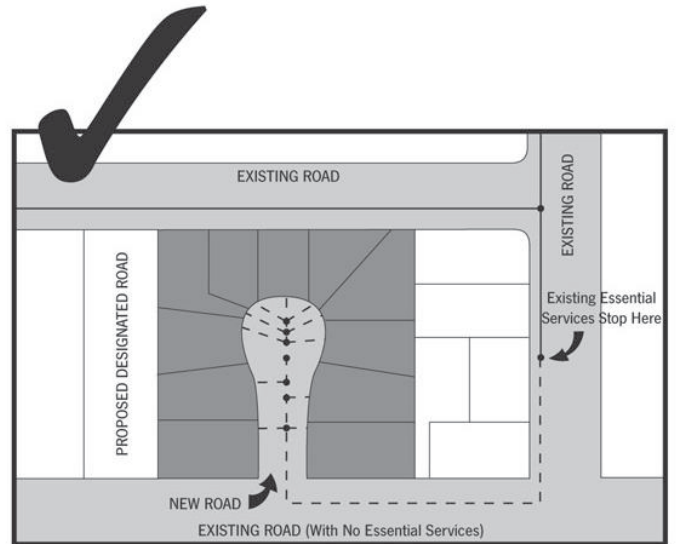
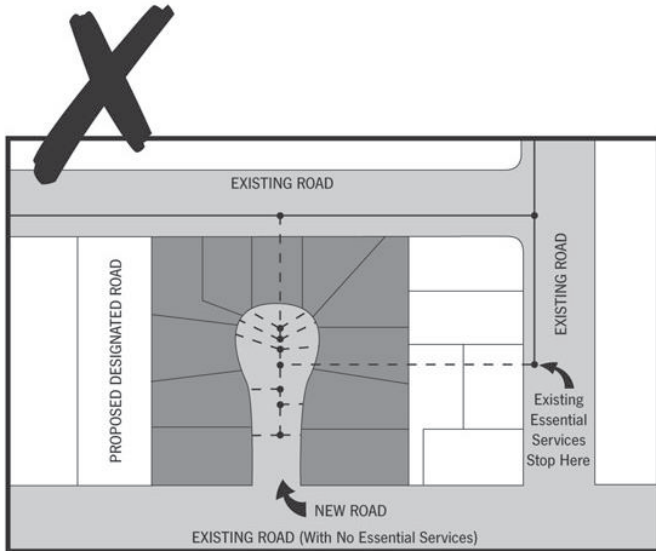
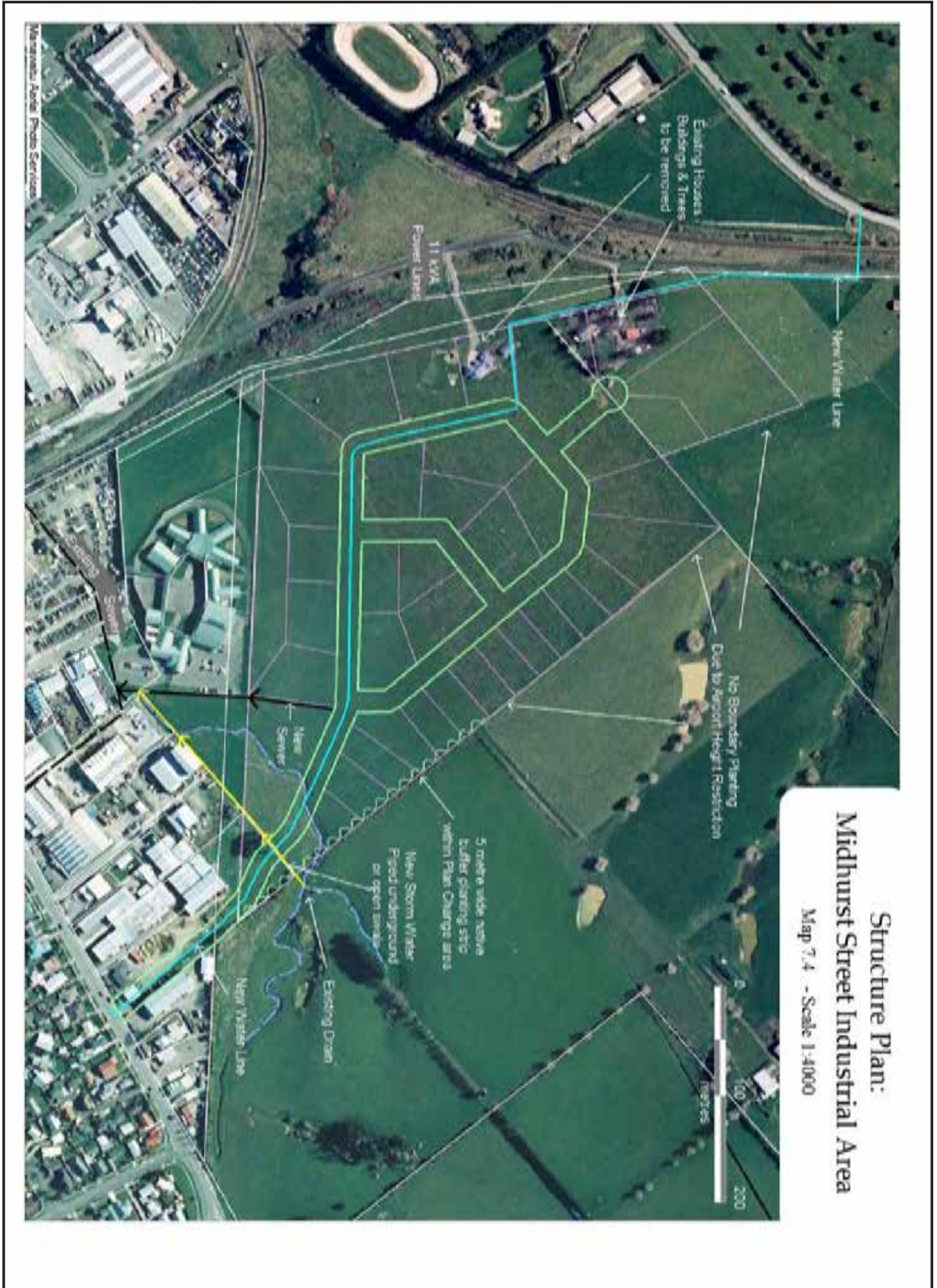
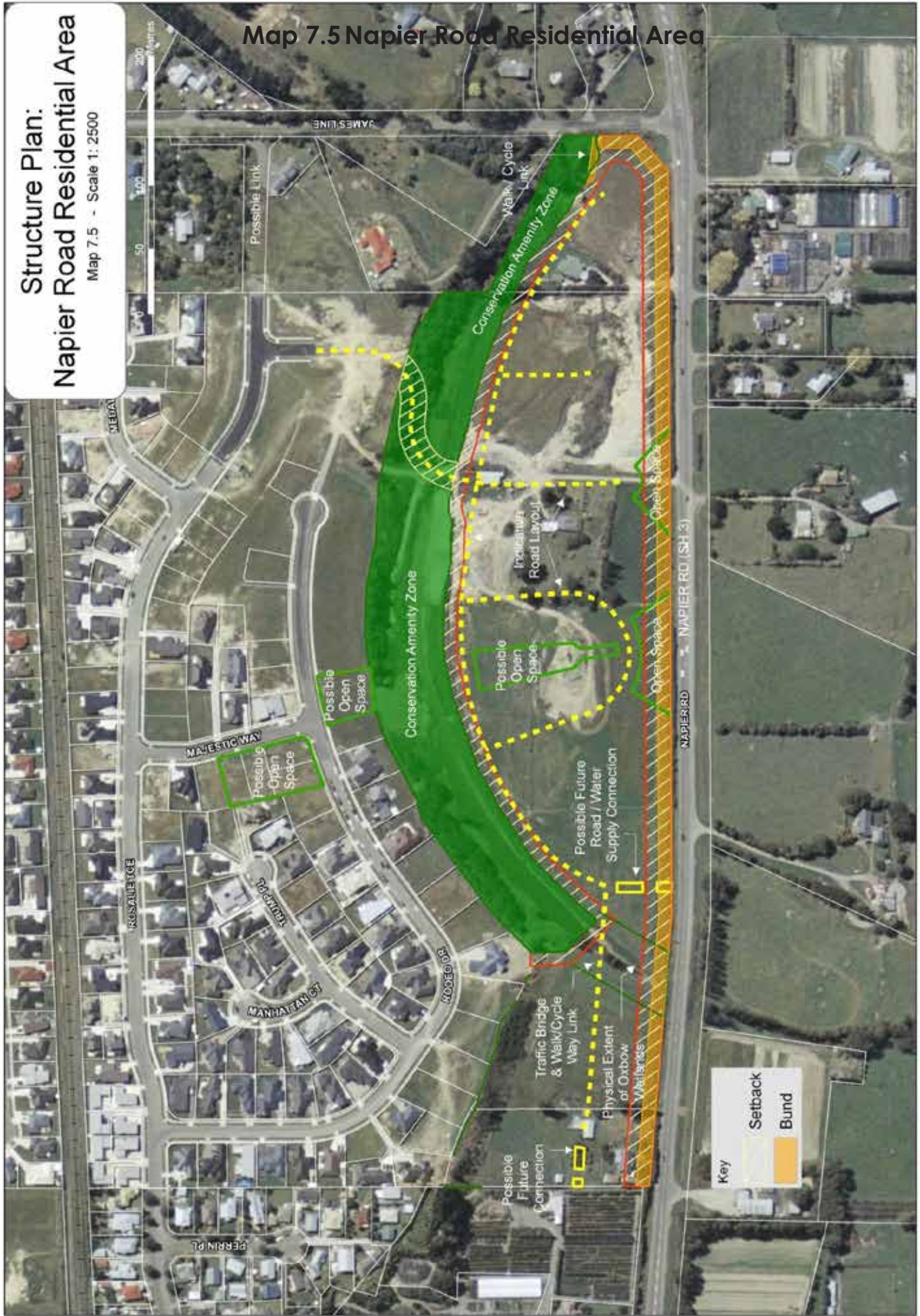


Diagram 7.3B Example of Public Service Corridor Provision

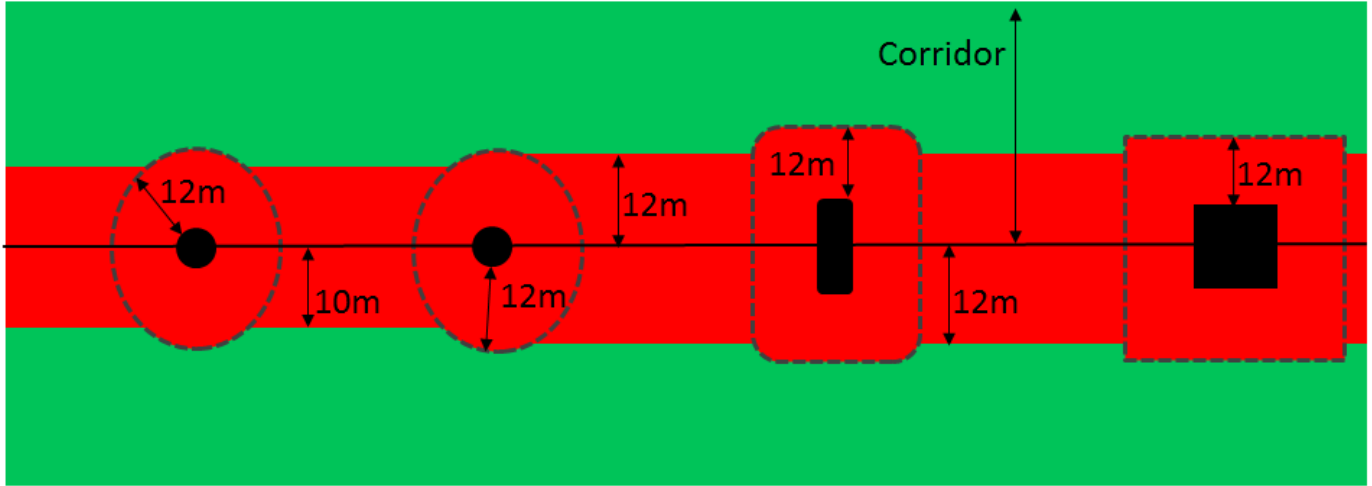




Map 7.4 Midhurst Street Industrial Area








Explanatory Diagram National Grid

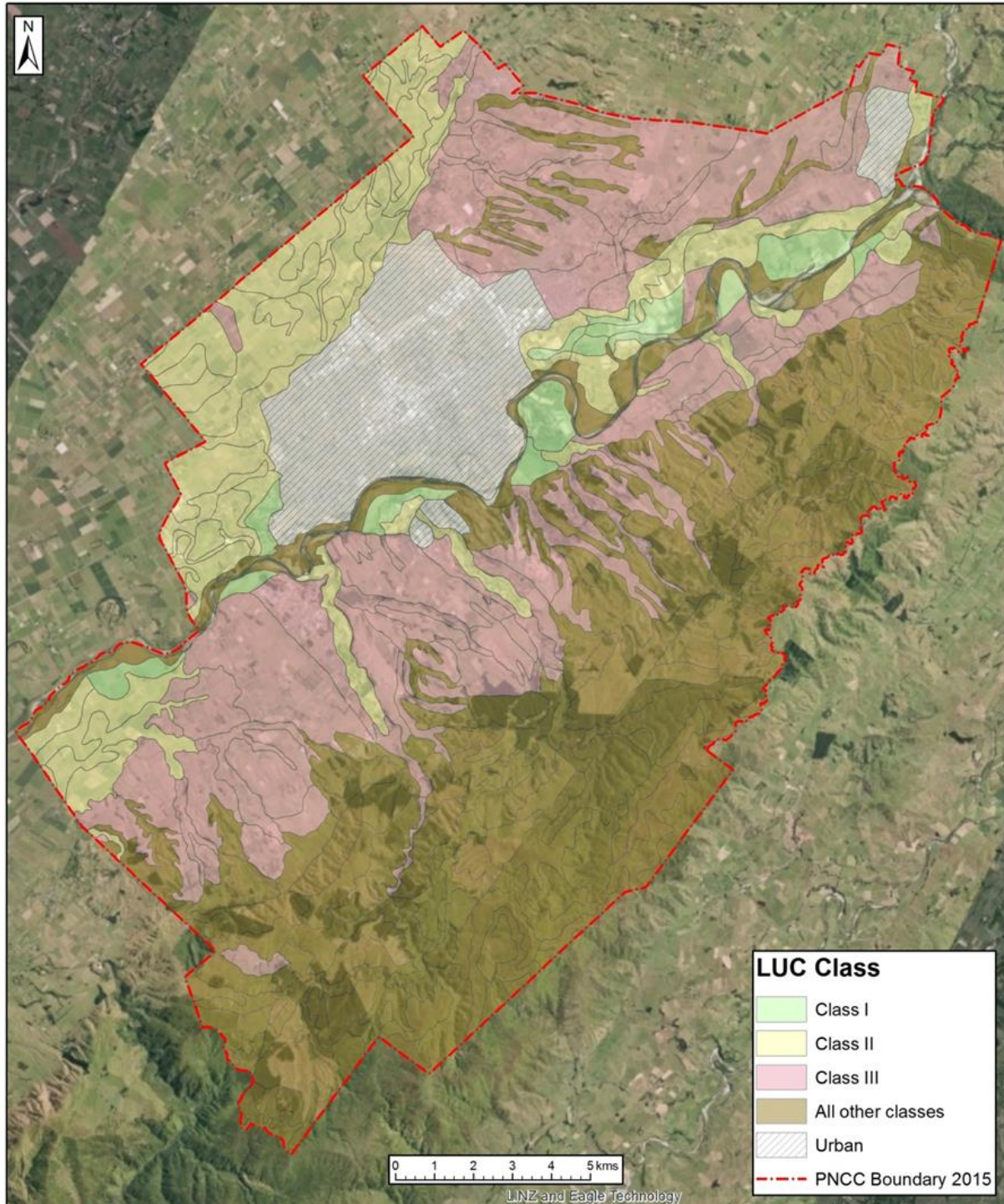


LEGEND

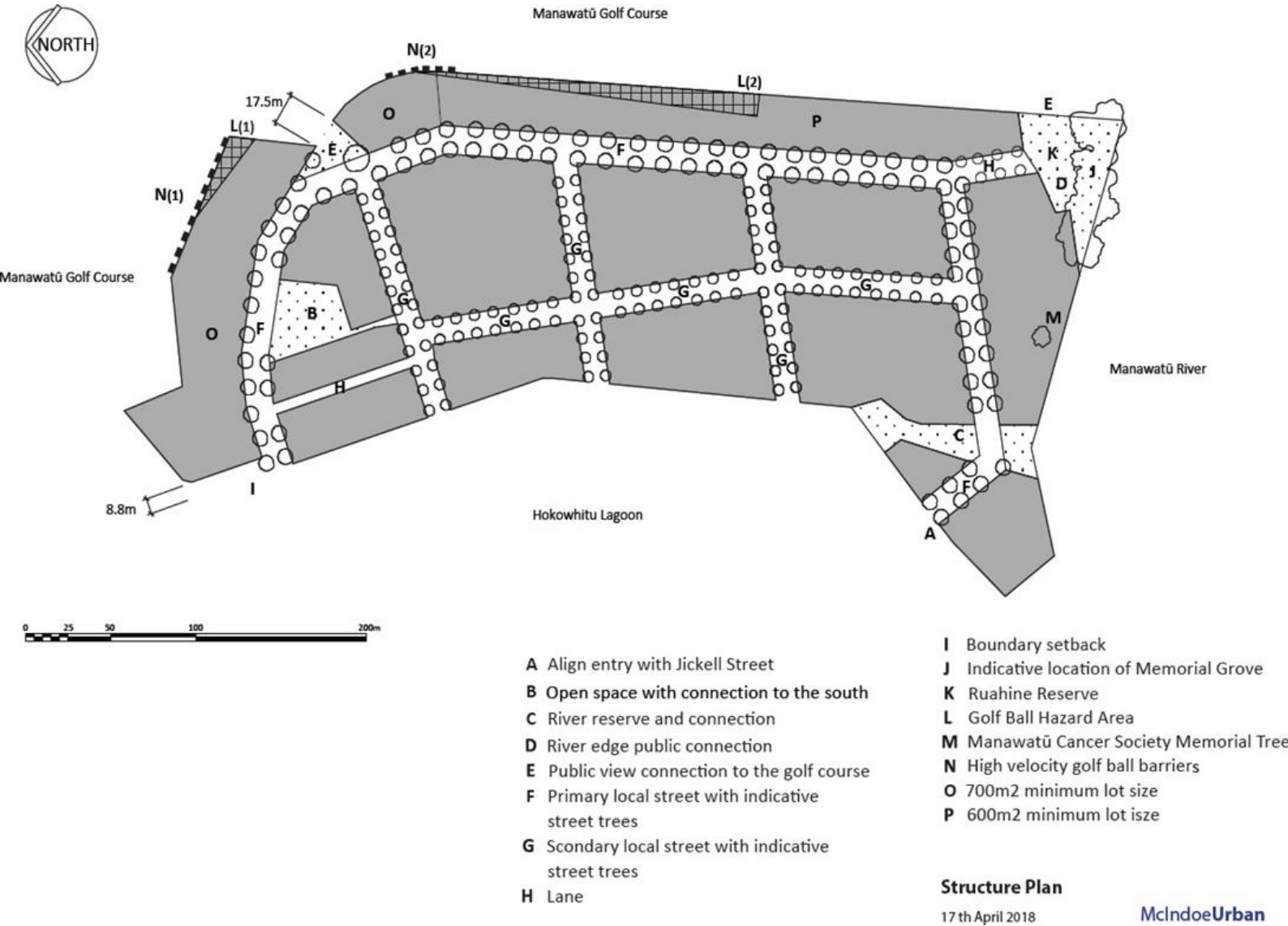
Not to scale

-  National Grid Yard
-  Centreline
-  Single Pole
-  Pi Pole
-  Tower

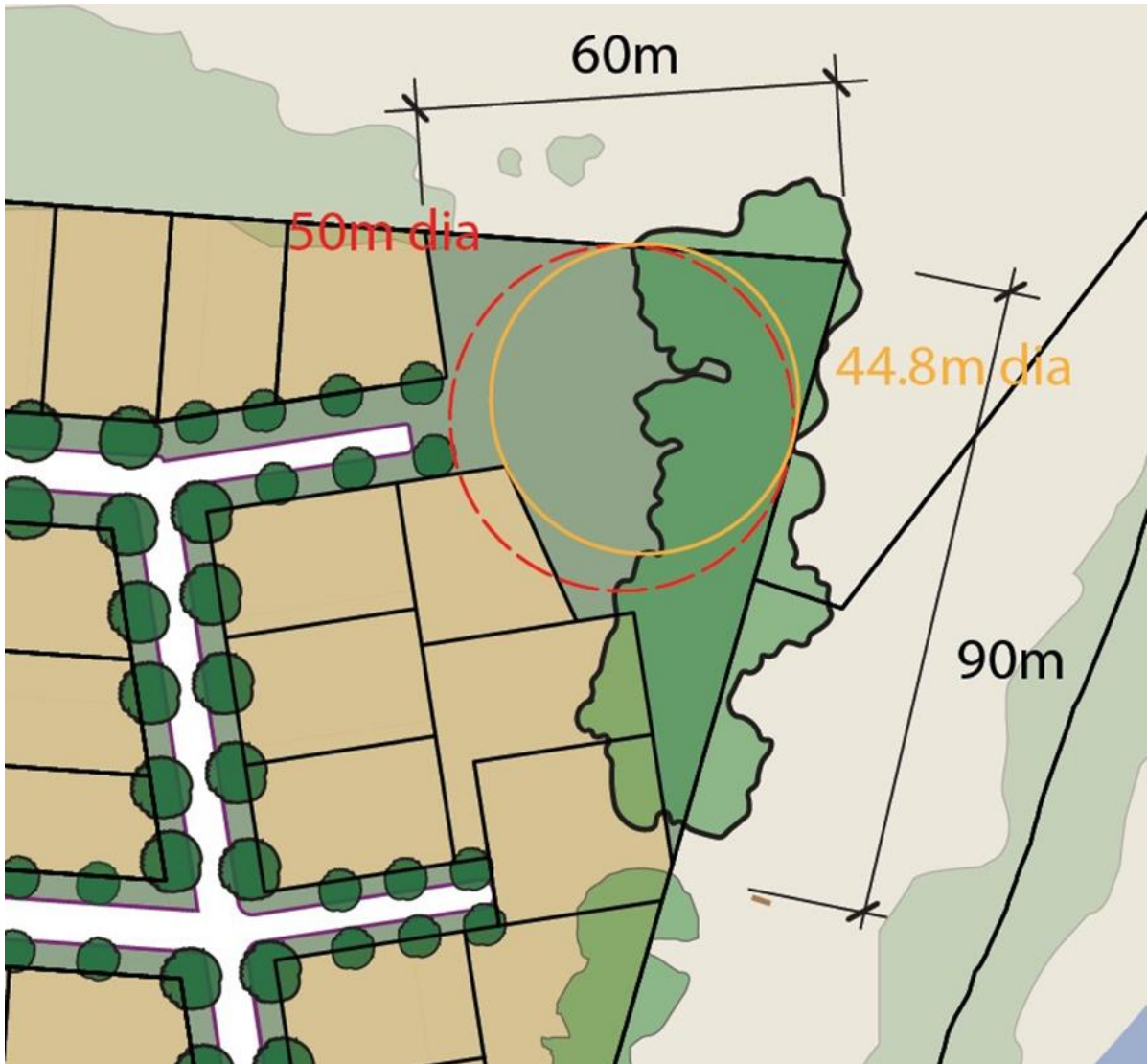
Map 7.6 Spatial Extent of Class 1, 2 and 3 Soils in Palmerston North



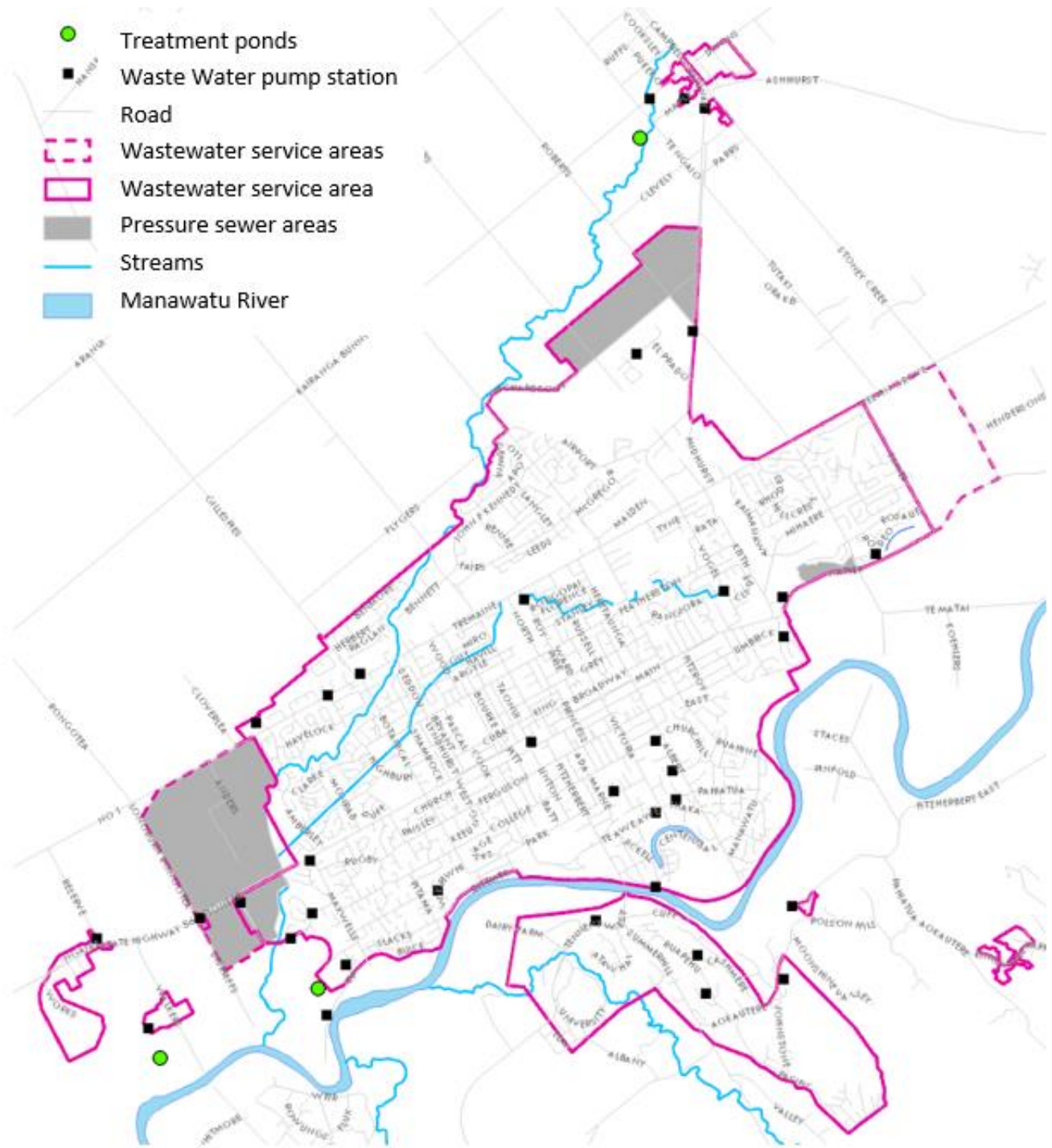
Map 7.7.2.6 Hokowhitu Lagoon Residential Area Structure Plan



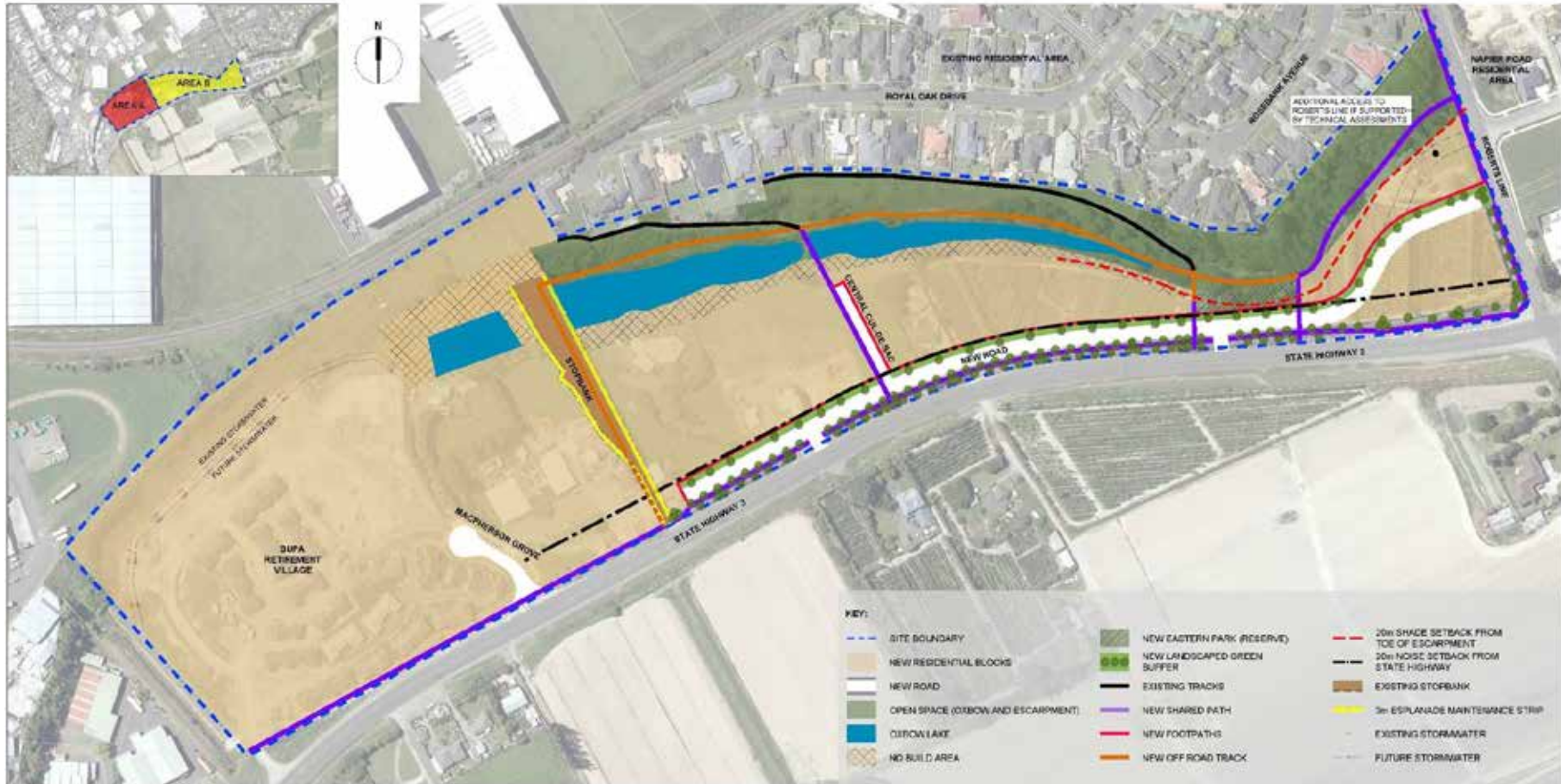
Map 7.7.2.7 Ruahine Reserve Dimension



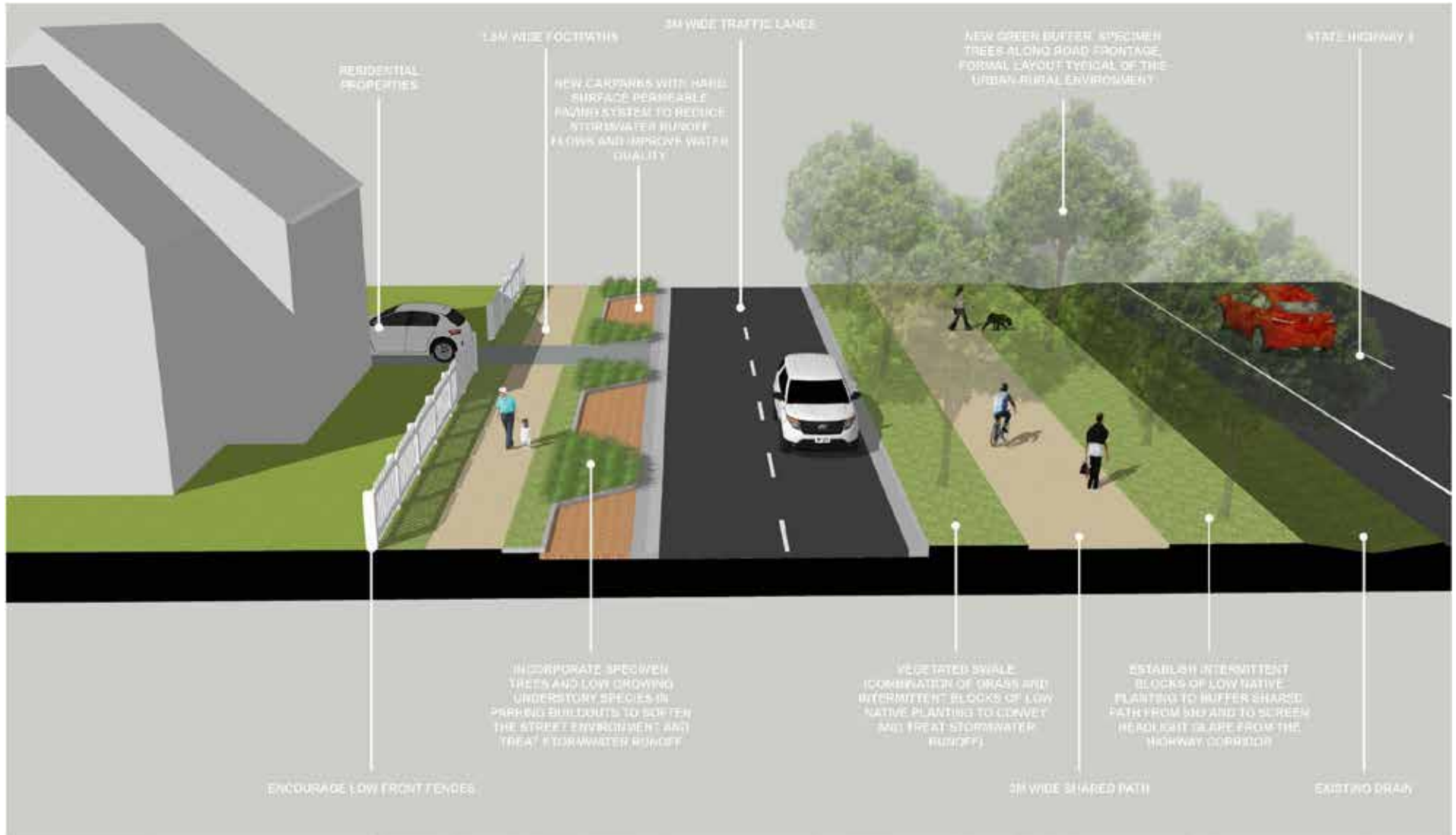
Map 7.8 Pressure Sewer System Areas



Map 7.9 Napier Road Residential Extension Area Structure Plan



Map 7.9a Napier Road Residential Extension Area Road Cross Section



SECTION 7A:

GREENFIELD RESIDENTIAL AREAS

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7A. GREENFIELD RESIDENTIAL AREAS

7A.1 Introduction

Subdivision is a process to enable the separate ownership of land and the registration of interests in land. Subdivision of land is defined by the Resource Management Act 1991.

This section enables greenfield development within:

- The Whakarongo Residential Area (Map 7A1)
- The Kikiwhenua Residential Area (Map 7A.2)
- **The Aokautere Residential Area (Map 7A.4)**

These areas were identified for residential growth in the Palmerston North City Development Strategy 2017.

The provisions within this section require well designed, attractive and functional communities within the Greenfield Residential Areas. The Structure Plans for each Greenfield Residential Area will direct subdivision and provides for neighbourhood centres and public open spaces. A mix of activities and densities are provided for which will assist with achieving a variety of living choices and diverse communities.

7A.2 Resource Management Issues

The following resource management issues were identified with regard to subdivision within the Greenfield Residential Areas and apply in addition to the overarching issues identified in Section 7.2:

1. The need for subdivision to create a pleasant, attractive and safe residential neighbourhood.
2. The need to ensure that appropriate mitigation measures are put in place to support residential development in areas affected by natural hazards.
3. The risk of uncoordinated residential development.
4. The need for connectivity between staged development and adjacent urban neighbourhoods.
5. The need to cater for an aging population and changing housing demand through a variety of housing forms and densities.
6. The importance for well-located and accessible local services and community facilities within the neighbourhood centre.
7. The need for high-quality and coordinated streetscapes and public open space.
8. The effects of residential development on sites of significance to Rangitāne o Manawatū.
9. The effects of residential development on stormwater quantity and quality.
10. **The effects of residential development on the natural environment including gully networks and landform, landscapes, and biodiversity and ecological values.**

7A.3 Objectives and Policies

Introduction

This section contains specific objectives and policies for the Greenfield Residential Areas that apply, in addition to the overarching objectives and policies in Section 7.3. These provisions recognise the importance of well-planned and coordinated greenfield residential growth in the City.

OBJECTIVE 1

Subdivision and development in the Greenfield Residential Areas occurs in a coordinated and integrated manner.

POLICIES

- 1.1 To ensure that subdivision and development proceeds in a manner that provides for a logical, planned and integrated extension of the urban boundary within the Greenfield Residential Areas that have been specifically identified as suitable for that purpose and that achieves high quality urban design outcomes.
- 1.2 To ensure that subdivision and development is undertaken in general accordance with the area's relevant Structure Plan including setting aside at the earliest stage of subdivision those areas identified in the Structure Plan as public open space **or conservation and amenity areas.**
- 1.3 To require a Comprehensive Development Plan at each stage of development to ensure that the subdivision design, layout and servicing is in general accordance with the Structure Plan, **has regard to the environmental constraints of the site,** and does not restrict future development opportunities.
- 1.4 **To ensure adequate provision of essential services to a level and within a timeframe that will enable development that is appropriate to its location and intended use including water, wastewater and stormwater supply, telecommunications services, and electricity services.**
- 1.5 (~~1.4~~) To ensure that all new lots have safe and adequate vehicle access from the roading network.
- 1.6 (~~1.5~~) To require a safe interconnected transport network that provides a variety of routes for walking, cycling, passenger transport and motor vehicles.
- 1.7 (~~1.6~~) To control the use of cul-de-sacs within the local roading network.
- 1.8 (~~1.7~~) To provide for the installation of pressure sewer systems in Pressure Sewer Areas.

Explanation

Subdivision and development within each Greenfield Residential Area is guided by a Structure Plan, which identifies where infrastructure, services, public open space and neighbourhood facilities should be located.

OBJECTIVE 2

Subdivision and development in the Greenfield Residential Areas create a high-quality and diverse living environment.

POLICIES

- 2.1 To ensure subdivision and development meets the reasonable needs of future users whilst achieving the following design principles:

Palmerston North City Council District Plan

- Street design contributes to attractive and safe neighbourhoods
- Housing diversity and variety is achieved
- Visual dominance is avoided
- Allotments are shaped and designed to enable dwellings with good solar access and sufficient outdoor amenity and sunny private outdoor space
- Convenient and safe access for residents is provided to nearby public open spaces, neighbourhood centre and public transportation routes
- Intended building scale and form contributes to a distinctive sense of place that complements other subdivisions or developments
- Takes advantage of connections and significant views to the wider landscape
- The natural characteristics and contours of the site are worked with
- Safe walking and cycling is facilitated
- A high degree of connectivity within the local roading network is provided, and
- Crime Prevention Through Environmental Design (CPTED) ensures all streets and public spaces are overlooked or visible from adjacent activities.

- 2.2 To enhance and restore the natural features of the site, through sensitive integration of stormwater design.
- 2.3 To enhance the amenities of the natural and built environment following earthworks by requiring that road berms, new allotments, and public open spaces are formed, landscaped and planted to a level commensurate with the intended use and consistent with delivering a coordinated and coherent streetscape.
- 2.4 To ensure public open spaces meet the needs of the community by ensuring that these areas:
- are of a high quality
 - have sufficient road frontage so that users are visible to the general public for safety reasons
 - are located so that they are easily accessible to the general public, and
 - have a terrain and are of a type and size that is useable for a number of active and passive recreation activities.
- 2.5 To ensure neighbourhood centres meet the needs of the community by ensuring ~~they~~:
- ~~has~~**ve** sufficient road frontage so that users are visible to the public
 - ~~is~~**are** located to ensure ready access by all users, ~~and~~
 - ~~is~~**are** designed to create a high-quality environment and community focal point, ~~and~~
 - **are of a type and scale compatible with any relevant Structure Plan.**
- 2.6 To control the development of land near roads and the railway line to ensure noise from transport infrastructure does not cause adverse effects on the amenity of noise sensitive activities, and that subdivision design prevents adverse impacts on the efficient use of roads and railway lines.
- 2.7 To ensure that subdivision in the Kikiwhenua Residential Area:
- Responds positively to and minimizes adverse effects on identified waahi tapu

Palmerston North City Council District Plan
sites

- Facilitates pedestrian and cycle connections to the Longburn Shared Pathway and Manawatu Bridle Track
- Ensures any significant areas, such as Kikiwhenua, urupa, and current Rangitāne owned land are protected and safe public access to those areas are facilitated
- Creates a high amenity interface between the Kikiwhenua Residential Area, Pioneer Highway, Mangaone Stream, and Te Wanaka Road
- Public open space design is site specific, responding to vegetation and cultural significance.

OBJECTIVE 3

Subdivision and development in the Greenfield Residential Areas occurs in a manner that recognises the risk and effects of natural hazards.

POLICIES

- 3.1 To control the subdivision of land that is affected by natural hazards and to ensure that any necessary mitigation measures are in place prior to development.
- 3.2 To improve land utilization to safeguard people, property and the environment from the adverse effects of unstable land by ensuring that:
- Disturbance to the natural land form, existing vegetation and habitats, natural drainage and significant natural features is minimised.
 - Each lot is designed in a manner that ensures:
 - (i) technically appropriate building platforms exist
 - (ii) foundations are designed and implemented to mitigate risk associated with subsurface conditions
 - (iii) sites are identified where roading and access is suitable for its intended use/activities.
 - Earthworks are to be designed and constructed to:
 - (i) provide safe and adequate building platforms and foundation for roads and services
 - (ii) provide for the adequate control of stormwater
 - (iii) prevent erosion and instability
 - (iv) remain safe and stable for the duration of the intended land use
 - (v) not necessarily rely on artificial or human-built structures for stability; and where such structures are employed these shall remain safe and stable for the duration of the intended land use
 - (vi) avoid contamination of groundwater and surface water, **and**
 - (vii) avoid or mitigate the diversion of ground water flows.
 - Earthworks and the re-contouring of land are to be the subject of specific design by a chartered professional engineer experienced in soil mechanics or geotechnical matters and shall take into account the predicted improvements to soil slope and stability which will be achieved and the impact on existing vegetation and landscape values.
 - **Earthworks in the Aokautere Residential Area avoid adverse effects on the gully**

network.

- 3.3 To restrict development or require additional geotechnical investigations prior to the future use of land where appropriate.
- 3.4 **To require subdivision in the areas identified within the Aokautere Residential Area to be carried out in a manner which ensures that:**
- **An assessment by an accredited Chartered Professional Engineer experienced in soil mechanics or geotechnical matters is completed before subdivision to confirm the land is suitable for development and there are technically appropriate building platforms;**
 - **Any measures required to implement recommendations from any technical reports to achieve land stability (including setbacks from areas of geotechnical risk), manage liquefaction or lateral spread and/or manage natural hazards are imposed through registration of consent notices on the title and implemented in advance of development; and**
 - **There will be no new or exacerbated natural hazards due to the proposed subdivision or development.**

OBJECTIVE 4

Stormwater management in the Greenfield Residential Areas is carried out in an integrated manner which does not result in adverse effects on the environment.

POLICIES

- 4.1 To have stormwater management measures in place in advance of residential development.
- 4.2 To demonstrate an integrated approach to the provision of stormwater management that recognises the capacity of existing systems and natural drainage patterns.
- 4.3 To **encourage require** the use of Water Sensitive Design wherever appropriate.
- 4.4 To ensure stormwater management contributes to the recreational and visual amenity of the development **and the surrounding area.**
- 4.5 To ensure the design of stormwater infrastructure and management of stormwater runoff from the Kikiwhenua Residential Area avoids or substantially mitigates adverse effects on people, property (including the development potential of surrounding land for future urban growth), infrastructure and the natural environment, and utilises where reasonably practicable the Mangaone Stream Catchment for discharge of runoff.
- 4.6 To efficiently manage stormwater by utilising and integrating the road, open space and gully network for stormwater management within the Aokautere Residential Area including the provision of adequate space to safely accommodate detention ponds and infrastructure.**
- 4.7 To ensure the design of stormwater infrastructure and management of stormwater runoff from the Aokautere Residential Area demonstrates compliance with the following design criteria through a Stormwater Management Plan provided as part of a Comprehensive Development Plan:**
- **Control of runoff peak flows to pre-development levels for the 2-year, 5-year, 10-year, 20-year, 50-year and 100-year ARI flows, to control flood risk**
 - **Further control of post development peak flows as needed to match pre-development erosion threshold exceedance cumulative effective work index in the Aokautere Church Stream, Moonshine Valley Reserve Stream, and Tutukiwi**

Reserve Stream as shown on the Aokautere Structure Plan

- Treatment of the 90th percentile rainfall volume from impervious developed areas through a stormwater treatment device or multi-device system.

4.8 To require the design and management of stormwater to incorporate the stormwater management areas and stormwater ponds shown on the Aokautere Structure Plan.

4.9 To ensure the design of subdivision to manage stormwater and water quality in the Aokautere Residential Area:

- Effectively integrates water sensitive design for management of run-off quantity and quality
- Provides stormwater detention facilities to mitigate flood and erosion risk while also utilising open space in a manner which creates a high level of amenity
- Achieves hydraulic neutrality, which for the purpose of the Aokautere Residential Area is defined as the control of post-development peak flows to pre-development levels for the 2-year through 100-year ARI design storm events
- Avoids overland discharges down the gully slopes
- Minimises impervious surfaces to reduce stormwater run-off
- Retains pre-development hydrological conditions as far as practicable
- Avoids or substantially mitigates adverse effects on people, property, infrastructure and the natural environment.

OBJECTIVE 5

Subdivision in the Aokautere Residential Area provides for comprehensively designed development incorporating a range of residential areas with high-quality and diverse living environments, which are integrated with surrounding communities, landscape and natural gully systems, and supported by a local centre capable of meeting the day to day needs of the immediate neighbourhood

POLICIES

5.1 To ensure subdivision layout and design is in general accordance with the Aokautere Structure Plan.

5.2 To ensure subdivision does not occur without an approved Comprehensive Development Plan.

5.3 To ensure subdivision layout and development in the Aokautere Residential Area:

- Provides neighbourhoods with regular lot patterns and with a sufficient range of lot sizes to encourage diversity in the types of houses to be built
- Lot size and housing density reflects neighbourhood character
- Varies lot size and housing density to reflect the proximity of amenities including open spaces and any Local Business Zone
- Contributes to the achievement of any identified residential yield requirements over time.

5.4 To ensure subdivision and development within the Aokautere Residential Area achieves the following design principles:

- Connectivity with existing and future developments in a manner which is responsive to landform and the proximity of any local centre

- Makes Aokautere's elevated and incised terrain visible and accessible to the public
- Varies the arrangement of streets, lots and dwellings in response to gullies, plateaus and promontories and retains key views along identified corridors
- Clusters development on elevated sites at the plateau ends, with neighbouring sites separated with areas of restored vegetation
- Minimises the number of rear lots
- Ensures that medium-density residential areas have good access to amenity and associated public or communal areas with significant vegetation
- Ensures that development on the plateaus:
 - (i) Retains natural or near-natural contours;
 - (ii) Includes single-loaded gully edge streets that provide:
 - views of the gullies and the wider landscape;
 - public access to a network of cycleways and recreational trails; and
 - residential frontage on the edges of the reserves.
 - (iii) Forms a well-connected block structure as shown on the Aokautere Structure Plan.
 - (iv) Ensures that development on the promontories:
 - a. Clusters lots to:
 - i. frame views of the gully reserves; and
 - ii. create well-defined communal spaces at the plateau ends.
 - b. Utilises central communal spaces to:
 - i. provide safe, attractive cul-de-sac terminations; and
 - ii. indicate public access to recreational trails.

5.5 To ensure a neighbourhood centre is located in the area identified on the Aokautere Structure Plan and developed in accordance with the Aokautere Neighbourhood Centre Precinct Plan (Map 7A.4C).

5.6 To provide an adequate level of infrastructure and services for the proposed development.

5.7 To ensure the capacity, efficiency, performance, and sustainability of the wider infrastructure network is not compromised.

5.8 To ensure that the design and layout of any subdivision and development provides for roads identified on the Aokautere Structure Plan in a manner which:

- Achieves an accessible and permeable grid like pattern of development as shown on the Aokautere Structure Plan
- Delivers a safe, legible and effective movement network which conforms to the One Network Framework and reflects Aokautere's hierarchy of street types (Map 7A.4A) and cross-sections (Map 7A.4D)
- Avoids or minimises adverse effects on the safe and efficient operation, maintenance and access to network utilities and the transport network
- Produces a fine-grained network of streets that provide:

- a. permeable and connected neighbourhoods;
- b. a choice of pathways; and
- c. access from two directions for most households.

- Complements the street network with a web of trails in the gully reserves
- Provides circuits of varying length for walking, jogging and cycling
- Encourages active travel modes

5.9 To avoid subdivision and development occurring in advance of the availability of operational transport infrastructure.

5.10 To require consent notices recording the restrictions on development set out in R7A.5.2.2(h), (iii), (iv) and (v) to be imposed on titles at the time of subdivision.

5.11 To avoid subdivision and development where significant adverse effects on the transport network are likely to occur.

5.12 To require a highly connected street layout which integrates with the surrounding transport network and includes pedestrian access, cycleways and recreational trails which link to open space corridors.

5.13 To provide a high-quality public realm with improved visual and physical connections to open space, waterways, existing biodiversity corridors and natural gully systems.

5.14 To ensure stormwater infrastructure is in place to service the entire development (inclusive of all stages) before residential development commences.

5.15 To ensure stormwater management contributes to the recreational and visual amenity of the development.

OBJECTIVE 6

The natural values and ecological function of the gully system and natural features in the Aokautere Residential Area are protected from inappropriate subdivision, use and development

POLICIES

6.1 To require the establishment and ongoing management of the 5 metre no-build setback identified on the Aokautere Structure Plan to safely convey stormwater runoff to identified discharge points and protect gully slopes from erosion when land is subdivided.

6.2 Within the 5 metre no-build setback identified on the Aokautere Structure Plan:

- Avoid structures, landscaping and earthworks, to ensure the functionality of the swales; while
- Minimising the trimming or removal of indigenous vegetation to avoid loss, damage, or disruption to the high scenic, amenity and indigenous biodiversity values associated with the gully network.

6.3 To avoid adverse effects of subdivision and development on the gully network, significant natural areas, and wetlands in Aokautere.

6.4 To ensure that any measures used to manage the risks of natural hazards do not have significant adverse effects on the environment.

6.5 To ensure subdivision and development contribute to the protection, restoration, and enhancement of natural features and water quality through effective stormwater management systems.

- 6.6 To provide for the long-term protection of the gully features by requiring the vesting of the gully network in Council for conservation and amenity purposes at the earliest stage in the subdivision, prior to the commencement of any physical works.**
- 6.7 To require subdivision to create conservation lots for the protection of significant natural areas and wetlands.**
- 6.8 To require consent notices recording the existence of the 5 metre no-build setback identified on the Aokautere Structure Plan and/or any conservation lots, and any related restrictions on use of the specified area to be imposed on titles at the time of subdivision.**

7A.4 Methods

General

The principle methods used to implement the policies are District Plan Rules and the following Greenfield Structure Plans:

- The Whakarongo Structure Plan (Map 7A.1)
- The Kikiwhenua Structure Plan (Map 7A.2)
- **The Aokautere Structure Plan (Map 7A.4-7A.4G)**

In some cases, reliance on the provisions of the statute itself will cause policies to be implemented. For instance, Section 106 of the RMA in respect of refusal of consent or the imposition of conditions in respect of natural hazards, and Section 220 in respect of the imposition of certain subdivision conditions.

Council has prepared a document "Engineering Standards for Land Development" which illustrates good subdivision engineering practice and is useful in the control of subdivision. It provides sound technical standards which, where appropriate, can be incorporated by reference in conditions of consent.

To inform development in accordance with the Aokautere Structure Plan, Council has prepared the Aokautere Masterplan. While the Masterplan has no statutory weight it can be taken into account by Council and other decision-makers when considering proposals under the District Plan and should inform applications within the Aokautere Residential Area.

7A.5 Residential Zone

Introduction

This section contains specific rules and assessment criteria for the Greenfield Residential Areas and governs subdivision in that area. These provisions recognise the importance of achieving a logical, planned and integrated urban form that achieves high quality urban design outcomes.

7A.5.1 RULES: CONTROLLED ACTIVITIES

R7A.5.1.1 Controlled Activities

1. Any subdivision in a Greenfield Residential Area for the purpose of accommodating any network utility is a Controlled Activity in respect of:
 - a. The size, shape and arrangement of the lot and access.
 - b. Those matters described in Sections 108 and 220 of the Resource Management Act 1991, provided the network utility concerned is a Permitted Activity or a resource consent has been granted.

R7A.5.1.2 Performance Standards for Controlled Activities

(a) Lot Size

The maximum area of an allotment for a network utility shall not exceed 200m².

(b) Balance lot size

The balance lot(s) must not result in any increase in non-conformity with any permitted activity standard for the Residential Zone.

(c) Access

Provision is made for the safe, efficient and convenient access for vehicles to access the roading network.

(d) Servicing

New essential services are located in public service corridors that are vested with Council.

7A.5.2 RULES: RESTRICTED DISCRETIONARY ACTIVITIES

R7A.5.2.1 Restricted Discretionary Activities

1. Any subdivision in a Greenfield Residential Area which is not a Controlled Activity, and any cross lease, company lease or unit title subdivision creating allotments requiring vehicular or foot access to a road listed in 20.6.1.6 of the Land Transport Section as a State Highway or a Limited Access Road is a Restricted Discretionary Activity with regard to:
 - a. The size, shape and arrangement of roads, public open spaces, lots, cross lease and company lease areas, units and access
 - b. Those matters described in Sections 108 and 220 of the Resource Management Act 1991
 - c. ~~The extent to which the subdivision and development is design and layout, provision for local services and public open space~~ in general accordance with the relevant Structure Plan for the area
 - d. Urban design
 - e. Landscaping
 - f. Noise attenuation and management
 - g. Enhancement and management of surface water flows and overland flow paths
 - h. Integration of essential services
 - i. Natural hazards
 - j. Future development opportunities

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- k. Visual amenity
- l. Effects on the capacity of Council infrastructure
- m. Safe and efficient operation of the roading network
- n. Connectivity
- o. Outdoor/on-site amenity
- p. Infrastructure and physical resources of regional or national importance
- q. Hydraulic Neutrality with regards to stormwater runoff
- r. **Earthworks**
- s. **Effects on gully network in Aokautere**
- t. **Cultural values**

NOTE TO PLAN USERS R7A.5.2.1.1(q)

For the purposes of the Kikiwhenua Residential Area hydraulic neutrality means limiting peak stormwater runoff rates to no greater than pre-development levels for a site

R7A.5.2.2 Performance Standards for Restricted Discretionary Activity

(a) Comprehensive Development Plan

All activities under R7A.5.2.1 must provide (as part of the resource consent application) a Comprehensive Development Plan that details how the design, layout and servicing of the Residential Area is in general accordance with the area's relevant Greenfield Structure Plan. The Comprehensive Development Plan must consider and address the following:

- (i) total area of the development
- (ii) total number of allotments to be developed
- (iii) programme and time frame from development, including the staging of development in the Residential Area
- (iv) the proposed mix of residential, commercial and recreational activities
- (v) **the need for any land use consents for development within the Aokautere Residential Area, and how those consents will be applied for concurrently with the subdivision activity or have been approved prior to lodgment of the Comprehensive Development Plan**
- (vi) (v) primary and secondary road layouts and pavement widths, including details of how these are in general accordance with the relevant Greenfield Structure Plan
- (vii) streetscape including the location and type of street trees and other proposed planting
- (viii) **connectivity of subdivision with adjoining sites and areas including the nature and staging of development, street and pedestrian access, cycleways and recreational trails which link to open space corridors**
- (ix) **the availability of all operational transport infrastructure necessary for the development and how R7A.5.2.2(h) has been or will be satisfied**
- (x) (vi) design, shape and location of public open space within the development, including how these are to be managed in the future, including any landscaping or planting corridors
- (xi) (vii) location of natural watercourses, how these will be incorporated into the

- subdivision design and managed in the future, and their potential to be integrated into an innovative and/or low-impact stormwater design
- (xii) ~~(viii)~~ proposed walkways and cycleways
 - (xiii) ~~(ix)~~ facilities for people with disabilities or special needs, such as shared walkways and disabled parking
 - (xiv) infrastructural network servicing requirements, including how the proposed infrastructure will provide for future staged development of the Residential Area
 - (xv) **a Stormwater Management Plan for the entire development (inclusive of all stages) in accordance with R7A.5.2.2(f) and R7A.5.2.2(g). The Stormwater Management Plan must demonstrate how Water Sensitive Design measures will ensure hydraulic neutrality is achieved through the development and also ensure that there is no increase in stormwater effects on surrounding areas**
 - (xvi) **the location of gullies, wetlands and significant natural features in Aokautere and how they will be protected from effects of subdivision and development**
 - (xvii) **how the subdivision proposal provides for the establishment and maintenance of the 5 metre no-build setback identified on the Aokautere Structure Plan (Map 7A.4)**
 - (xviii) **the intended staging and timing for the vesting of any land and/or assets within the Aokautere Structure Plan area for infrastructure or conservation and amenity purposes**
 - (xix) ~~(xiv)~~ a report from one or more **accredited** Chartered Professional Engineers, ~~or other suitably qualified persons~~, experienced in soil mechanics, geotechnical engineering or land contamination, as determined relevant by Council, identifying geo-physical features and characteristics of the land, including potential erosion, falling debris, subsidence, slippage, alluvium or likely presence of hazardous contaminants, and the likely risks that those features or characteristics present for the land, adjoining land, or any structure likely to be constructed on the land. This report must also contain or be accompanied by:
 - any recommendations as to the design and construction of foundations that are appropriate to mitigate any characteristic or feature identified;
 - an assessment on how fill should be placed onto the land based on sub-surface conditions;
 - recommendations of the setback for buildings from areas of high natural hazard risk **and whether building platforms should be restricted and/or specific foundation designs required in certain areas**
 - **any recommendations for development of Limited Development Land in the Aokautere Structure Plan area (Map 10.1A) having regard to:**
 - **topographic survey (if not already available);**
 - **a description of the geology and geomorphology of the area;**
 - **inspection of aerial photographs taken at various times to provide insight into the local geomorphology and evidence of any previous instability or filling;**
 - **enquiry after local information about observed instability or settlement of the ground;**
 - **consideration of any other geotechnical constraints or hazards which could affect the site; and**

- an opinion stated by a geotechnical specialist as to the stability and suitability of the land for development, including specifying setbacks if required.
- any recommendations for development of Limited Development Land in the Aokautere Structure Plan area (Map 10.1A) that is identified as Class D or E have regard to the matters identified above, and in addition:
 - definition of the nature and continuity of the strata over the whole area of land which is proposed to be developed (buildings, access and services) involved and to a depth below which slipping is most unlikely, by means of test pit and/or drilling and/or augering (unless existing exposures are adequate);
 - assessment of the relative strength and the sensitivity of the soil in each stratum in which, or interface on which, sliding is possible; and
 - assessment of likely groundwater levels and piezometric pressures in the strata during extreme infiltration conditions.
- an assessment of whether there are areas of uncontrolled fill on the site and if so, recommendations as to development of the land having regard to:
 - a description of the geology and geomorphology of the area and review of historic information such as aerial photos, anecdotal reports or other records;
 - definition of the nature and continuity of the strata over the whole area of land which is proposed to be developed (buildings, access and services). The depth, spatial extent, strength, variability, and material/s should all be identified and where possible, quantified. Fill materials should be assessed by means of test pit and/or drilling and/or augering;
 - assessment of the relative strength of the fill material and the underlying stratum by means of borehole standard penetration tests, cone penetration tests or scala penetrometers (for shallow soil profiles);
 - assessment of likely groundwater levels and the effects of fluctuating or changing groundwater;
 - an opinion stated by a geotechnical specialist as to the suitability of the land for development, along with recommendations on any mitigation work or foundations that are required; and
 - consideration of any other geotechnical constraints or hazards which could affect the site.
- any recommendations as to whether specific design options, engineering methods and/or foundation designs are required in certain areas to mitigate against the risk of geotechnical constraints or hazards
- any recommendations as to the necessary remediation of contaminated land;
- a copy of any site investigations including bore logs; and
- a certificate from the engineer or other qualified person confirming that the analysis undertaken is in accordance with professional standards, appropriate to the risks identified and of sufficient quality in order to be relied upon as a comprehensive hazard assessment.

- (xx) **an earthworks plan identifying any restructuring of land, earthworks, or other works to create land with improved slope and soil stability necessary to enable the development of house sites, services, and access ways. The earthworks plan must provide for management of archaeological discoveries including how tangata whenua involvement and cultural monitoring will be accommodated. The earthworks plan shall also have regard to how:**
- **adverse effects on the gully network will be avoided;**
 - **any other adverse effects arising from the proposed restructuring works will be avoided, remedied, or mitigated; and**
 - **the proposed restructuring works avoid, remedy, or mitigate any land stability natural hazard.**
- (xxi) a report from a hydraulic engineer identifying the characteristics of the land including potential avulsion or inundation and the likely risks that those features or characteristics present for the land and its future use. This report must also contain any recommendation as to the location, design and construction of foundations that are appropriate to mitigate any characteristic or feature identified. A copy of any site investigations including bore logs must accompany the report. The report must also demonstrate how the proposed Water Sensitive Design measures will ensure hydraulic neutrality is achieved and ensure that there is no increase in stormwater effects on surrounding areas.
- (xxii) an urban design statement from a registered architect, landscape architect, or qualified urban designer to explain how the proposed subdivision design relates to the site, its surroundings, and how it creates a high amenity living environment, sense of place, and contributes positively to the local neighbourhood. The urban design statement shall include:
- a context analysis describing how the planning anticipates staged development and/or future growth, including how the development relates to neighbouring sites and areas;
 - the rationale for site planning and design decisions; and
 - how the planning and design of the proposed subdivision relates to the relevant objectives and policies of the District Plan.
- (xxiii) how the proposed road layout and design ensures connectivity to property **including adjoining developments, and roads, and open spaces** that have been developed or have the potential to be developed in the future. Design matters must explain how the proposal provides for network connectivity to achieve:
- increased number and choice of travel routes for all types of users; and
 - improved access to public transport, cycling and walking networks and access to existing roading networks.
- (xxiv) Whether approval is required from external agencies, including the New Zealand Transport Agency, Horizons Regional Council, and the Department of Conservation, and what progress has been made in securing the approvals, where relevant.

Explanation

The above is not a prescriptive list of requirements, but an indication of the range of matters that may be relevant. Relevance will depend on site characteristics including the context of streets, connections and adjoining activity, and the scale and type of development to be covered by the Comprehensive Development Plan.

These issues will be considered to the extent that they are relevant in each situation. The degree of emphasis given to each will depend on specific context, with the intention of achieving a well-

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planning, coordinated outcome that satisfies the Greenfield Residential Area Objectives.

The extent of documentation required will be that necessary to describe the planning and design intention and demonstrate that the relevant issues are addressed by the Comprehensive Development Plan. That will vary from subdivision to subdivision depending on the type of development, prominence of the site and the size of the area covered. It might include, but will not necessarily be limited to:

1. Context plan, describing the development in the context of neighbouring sites and the residential area as a whole, showing the arrangement of lots, activities, public open spaces, and landscape planting
2. Site and context analysis which identifies important existing conditions
3. Indication of the intended activities and their location, and the location and type of visual and physical connections between residential lots and public open spaces including streets.
4. Design rationale, which provides the reasoning the intended approach and describes how the relevant issues identified have been responded to.

There is no one optimal way of scoping or presenting the information for a Comprehensive Development Plan. The amount of information and type of approach will relate to the size and complexity of the project. Confirmation of relevant issues and precise information requirements should be discussed with the PNCC consents team early in the Comprehensive Development Plan formulation process.

(b) Essential services

- (i) All essential services must be available for connection within 30 metres of the nearest point of the land being subdivided.
- (ii) All new lots must have sewer, stormwater and water supply services that are connected to essential services, including innovative/low impact stormwater designs as provided under the requirements for a Comprehensive Development Plan in R7A.5.2.2 and subject to the assessment criteria in R7A.5.2.3(a)(xii).
- (iii) All new essential services proposed in a subdivision must be located in public service corridors and vested in Council where practical.
- (iv) Wastewater in Pressure Sewer Areas shall be reticulated with a Pressure Sewer System.
 - For the purposes of R7A.5.2.2(b)(iii), the boundary kit and the pressure sewer pipe network located in public service corridors must be installed at the time of subdivision and vested to Council.
- (v) **All stormwater infrastructure required for any development (inclusive of all stages) in the Aokautere Residential Area shall be installed before development. This requirement shall be secured by a consent notice registered on the title to ensure that development does not proceed before the necessary infrastructure is in place.**

Explanation

The Kikiwhenua Residential Area has been defined as a Pressure Sewer Area under the Palmerston North City Council Pressure Sewer System Policy. Pressure Sewer Systems are required in certain areas where there are geotechnical and technical constraints to wastewater servicing. The design, supply, and installation of the Pressure Sewer System must meet Council's Engineering Standards for Land Development

(c) Existing Buildings

Where any land proposed to be subdivided contains existing buildings there must be no increase in the degree of non-conformity with any Permitted Activity standard for the Residential Zone (or relevant underlying zone at the time of subdivision).

(d) Lot Size

- (i) Any subdivision within a Greenfield Residential Area must have an average lot size

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of 500m² - 550m².

- (ii) No single lot shall be less than 350m², **except in the Aokautere Residential Area where (iii) applies to residential development in the areas identified on the Aokautere Structure Plan or in the case of multi-unit development in Area I as shown on Map 10.6.3.3(i) where R10.6.3.3 applies.**
- (iii) **In the Aokautere Residential Area, no single lot shall be:**
 - **Less than 400m² of contiguous developable land within the Suburban Density Areas shown on the Aokautere Structure Plan, with the average area of lots available for residential purposes being at least 600m². In calculating the average lot area, no lots over 1000m² shall be included.**
 - **Less than 150m² within the Medium Density Areas shown on the Aokautere Structure Plan, with the average minimum number of dwellings being 25 per hectare.**
- (iv) No single lot shall exceed 1000m² (excluding balance lots).
- (v) In calculating the lot sizes in (i) to (iii) above, no balance lot, public open space lot, or road parcel shall be included; and the lot sizes shall be exclusive of the acoustic setbacks required by the provisions of R10.6.1.5(e) (i) and (ii).

Explanation

Council is seeking a variety of lot sizes in any subdivision. This will provide future residents with a greater choice to cater for their specific housing needs, rather than a uniform provision of lots in greenfield locations.

(e) Cul-de-sacs

- (i) Cul-de-sacs ~~shall be~~ **must serve a maximum of 20 dwellings with a maximum length of 100m in-length** unless otherwise shown on the area's relevant Structure Plan.
- (ii) Cul-de-sacs in the Kikiwhenua Residential Area **and Aokautere Residential Area** shall include a minimum of a 10m wide straight public open space walking link connecting the cul-de-sac bulb with an adjacent road or reserve **unless otherwise shown on the area's relevant Structure Plan.**

Explanation

Council is seeking control over the length and use of cul-de-sacs in an ~~endeavor~~ **endeavour** to ensure street connectivity is achieved and disjointed communities are avoided with a range of transport modes available to residents.

(f) Water Sensitive Design in the Kikiwhenua Residential Area

- (i) A Stormwater Management Plan must be prepared by a suitably qualified stormwater design consultant with experience in Water Sensitive Design concepts and elements. The Stormwater Management Plan must address the following:
 - a site-specific assessment of the likely changes in stormwater quantities created by the development for the 2-year, 5-year, 10-year, 20 year, and 50-year and 100 year ARI events with storm durations appropriate for the relevant receiving system using the HIRDS database, taking into account climate change effects;
 - assessment of all internal stormwater infrastructure and how it will interact with the existing drainage system;
 - how the development will hydraulically relate to its surrounding environs, including assessment of overland flow paths and potential flood impacts;

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- how the stormwater management system will ensure that any changes in runoff from the site will be addressed;
- Reduction in peak flow discharges by flow attenuation;
- Reduction in discharge volumes by infiltration, soakage or other means appropriate for the site (i.e., the first 5 or 10mm of daily rainfall runoff from impervious areas may need to be retained on site in certain circumstances);
- The ability to use Water Sensitive Design to address stormwater runoff quality aspects; and
- assessment on the impact of development (including new infrastructure) on the existing stopbanks and what mitigation may be required so as to not exacerbate the risk of piping failure

NOTE TO PLAN USERS R7A.5.2.1.1(q)

Plan users are advised to check the Engineering Standards for Land Development to ensure the current model for taking into account climate change effects is used when preparing a Stormwater Management Plan.

(g) Water Sensitive Design in the Aokautere Residential Area

(i) **A Stormwater Management Plan for the entire development (inclusive of all stages) must be prepared by a suitably qualified stormwater design consultant with experience in Water Sensitive Design concepts and elements. The Stormwater Management Plan must demonstrate:**

- **how the design, layout and management of stormwater is in general accordance with the Aokautere Structure Plan;**
- **the likely changes in stormwater quantities created by the development for the 2 year, 5 year, 10 year, 20 year, 50 year and 100 year ARI events, with design storms as specified in the Palmerston North City Council Engineering Standards for Land Development, taking into account climate change effects and the provision of stormwater reticulation to accommodate stormwater flows;**
- **how the stormwater management system provides stormwater detention so as to achieve hydraulic neutrality and mitigate flood and erosion risk;**
- **how stormwater management solutions will be adopted to ensure an integrated approach to stormwater management, having regard to the mitigation of effects on the receiving gullies, with capacity to accommodate climate change flows in accordance with the Palmerston North City Council Engineering Standards for Land Development;**
- **how Water Sensitive Design and other initiatives will be used to manage water quality through low impact design principles, including roadside bioretention facilities (rain gardens) connecting to the stormwater reticulation network;**
- **how overland discharge down the gully slopes will be avoided, with all run-off discharge into the gullies provided through controlled pipe outlets, with appropriate erosion control and energy mitigation measures;**
- **an assessment of the potential effects of stormwater (velocity, depth, flood extent);**
- **an assessment of potential effects of stormwater management measures on the stability of the Aokautere Church Stream and Moonshine Valley Reserve Stream, and any other existing, permanent or ephemeral watercourses located in the Aokautere Residential Area and proposed mitigation measures;**

- an assessment of the potential effects of stormwater management measures on land stability and liquefaction hazard and any proposed mitigation;
- how stormwater management measures comply with any resource consents held by the Council for stormwater at a regional or district level; and
- the intended staging and timing of the provision and vesting and/or upgrading and replacement of infrastructure assets so as to ensure an efficient, effective, functional and sustainable delivery of stormwater infrastructure.

(h) Transport Network Requirements for Aokautere Structure Plan

As part of any subdivision within the Aokautere Residential Area the following infrastructure requirements must be completed and certified by Council before development, or in the case of (iii), (iv) and (v) below, completion and certification of the infrastructure requirements at the identified level of service thresholds must be provided for as part of the staging of the subdivision and development:

- (i) Implementation of improvements at the following locations before any development:
- Improvements to facilitate safe right turns at SH57 Old West Road/Aokautere Drive/Summerhill Drive.
 - Improvements to facilitate pedestrians and cyclists (signalisation) at SH57 Aokautere Drive/Pacific Drive.
 - Improvements to facilitate a left in/left out at Ruapehu Drive/Summerhill Drive, with the right turn continuing out of Mountain View Road, and an opportunity for u-turns to be created further to the south along Summerhill Drive.
 - An option for safely accommodating cyclists travelling between the northern end of Ruapehu Drive and the City.
- (ii) Implementation of safety improvements at Turitea Road/Valley Views, as scheduled under the 10-Year Plan 2021-2031.
- (iii) Improvements at the existing Abby Road and Johnstone Drive intersections with Pacific Drive when the Level of Service for side road traffic declines to a level of service of E at peak times, with either a change of control to roundabouts or traffic signals.
- (iv) Two future intersections with the existing section of Pacific Drive, either constructed as roundabouts or signals once the level of service for side road traffic declines to a Level of Service of E at peak times when needed to support safe pedestrian access across Pacific Drive to the Aokautere Neighbourhood Centre.
- (v) Safety improvements for active modes through a shared path along the southern side of SH57 Aokautere Drive to connect Johnstone Drive and Pacific Drive and to provide access to Adderstone Reserve from both directions, prior to the traffic associated with the northeast area of the Structure Plan being loaded onto the network.
- (vi) The restrictions on development set out in (iii), (iv) and (v) must be secured through consent notices imposed on titles at the time of subdivision.
- (vii) Any subdivision that does not comply with this performance standard will be a non-complying activity.

In determining whether to grant consent and what conditions to impose, if any, the Council

will, in addition to the City View objectives in Section 2, and the objectives and policies of Sections 7 and 7A, assess any application in terms of the following:

R7A.5.2.3 Assessment Criteria for Restricted Discretionary Activity:

(a) Subdivision design and layout within a Greenfield Residential Area

- (i) The extent to which the design and layout of the subdivision is in general accordance with the area's relevant Structure Plan, including how the proposal contributes to the overall design principles for the area.
- (ii) The extent to which a range of lot sizes has been provided that enable the provision of a diverse range (or variety) of housing development options.
- (iii) How the proposed subdivision relates to adjoining sites and areas and whether it enables future subdivision of adjoining lots by providing for the necessary street connections.
- (iv) The extent to which houses front toward major roads and entrances to the city.
- (v) The extent to which the proposed subdivision ensures that sufficient connection and connectivity is achieved that provides for a range of transport means and minimises the need for cul-de-sacs and rights of way.
- (vi) The extent to which the orientation of lots in the subdivision ensures sufficient solar access is available to the outdoor living area of future dwellings.
- (vii) How integrated public open space has been provided in the design of the subdivision.
- (viii) The continuity and coherence of street trees, public open space landscaping, and the extent to which they have been integrated into the design and layout of the subdivision and the wider neighbourhood environment.
- (ix) The extent to which street trees have been provided at an appropriate scale in relation to the size and significance of the related street and contributes to a distinctive sense of place within the streetscape.
- (x) The extent to which Water Sensitive Design is integrated where appropriate and geo-technically possible and is designed in a way that contributes to the recreational and visual amenity of the development.
- (xi) The extent to which proposed stormwater detention measures ensure hydraulic neutrality is achieved and that there is no increase in stormwater effects on surrounding areas.
- (xii) The degree to which the subdivision provides for the integration of essential services into the existing city network in a manner which is orderly and efficient and that facilitates future development and capacity requirements.
- (xiii) The extent to which Council has the ability to maintain and access infrastructure and services in the future.
- (xiv) The extent to which natural hazard risks are identified and the effects are avoided or mitigated.
- (xv) The extent to which subdivision considers and implements the findings of the geotechnical reports to address land stability issues and recommended mitigation measures.
- (xvi) The effect any earthworks will have on natural hazard risk and/or land stability, including effects on overland flow paths, and sedimentation.
- (xvii) The extent to which landscape planting along road corridors shown on the area's

Palmerston North City Council District Plan

relevant Structure Plan is provided for in a way that delivers a coordinated and coherent streetscape.

- (xviii) The extent to which the design of the proposed subdivision facilitates the creation of high quality attractive public open spaces, including streetscapes.
- (xix) The extent to which earthworks will affect adjoining properties and result in adverse visual amenity and how these effects are managed.
- (xx) Whether any adverse effects of the subdivision on the safe and efficient operation of the roading network can be effectively managed.
- (xxi) The degree to which the location and design of access onto the State Highway network, Limited Access Road or Restricted Access Road adversely affects the safe and efficient operation of the roading network, taking into account the long term operation of the adjacent road.
- (xxii) To have particular regard to the safety of cyclists and pedestrians.

(b) Subdivision design and layout within the Whakarongo Residential Area

- (i) The extent to which the subdivision and proposed street layout integrates with Whakarongo School.
- (ii) The extent to which the proposal provides for the establishment and maintenance of landscape setbacks adjacent to Napier Road and Stoney Creek Road, as outlined on the Whakarongo Structure Plan (Map 7A.1).
- (iii) The degree to which landscape planting along road corridors shown on the Whakarongo Structure Plan (Map 7A.1) is provided for in a way that delivers a coordinated and coherent streetscape.
- (iv) The extent to which flood hazard avoidance or mitigation is provided to ensure the protection of residential development in a 0.2% Annual Exceedance Probability stormwater event and to ensure the hydraulic neutrality of the residential area.

(c) Subdivision design and layout within the Kikiwhenua Residential Area

- (i) Whether an archaeological assessment of the site has been undertaken by a suitably qualified archaeologist.
- (ii) Whether archaeological discovery protocol have been prepared and approved by a suitable authority representing Rangitāne o Manawatū.
- (iii) Whether a cultural monitoring plan has been prepared and approved by a suitable authority representing Rangitāne o Manawatū.
- (iv) The extent to which subdivision layout and design recognises and represents the connection that Rangitāne o Manawatū have with their rohe.
- (v) The extent to which physical and visual connections are created between the following sites:
 - The subdivision
 - Kikiwhenua
 - Urupa
 - Awapuni Lagoon
 - Mangaone Stream
 - Rangitāne-o Manawatū owned land in the area

Palmerston North City Council District Plan

- (vi) The extent to which Kikiwhenua, Awapuni Pa, and associated urupa are retained and recognised within the subdivision.
- (vii) The extent to which subdivision layout enable the retention of mature tree stock and shelterbelts as established street trees.
- (viii) The extent to which a clear hierarchy of primary, secondary, and tertiary roads provides legible way-finding throughout the site and encourages walking and cycling along key cultural connections.
- (ix) The extent to which the subdivision positively fronts onto Pioneer Highway, Te Wanaka Road and the Awapuni Lagoon area.
- (x) The extent to which the site connects to the Longburn Shared Pathway, Mangaone Stream Shared Pathway, and the Manawatu River Bridle Track.
- (xi) The extent to which road corridors are designed to provide areas for pervious pavements and swales to reduce total runoff and peak flows.
- (xii) Whether on site detention ponds are designed such that the outlet reduces the peak flow to pre-development flow rates for return events up to the 50 year ARI rainfall event, and the spillway passes the 100 year ARI rainfall event at pre-development flow rates.
- (xiii) Whether stormwater detention areas utilise gravity flow paths and avoid the need for pumping stations.
- (xiv) Whether properties fronting onto Pioneer Highway are serviced by a laneway.
- (xv) The extent to which noise setback areas identified in the Kikiwhenua Structure Plan (Map 7A.2) incorporate high quality landscaping and Water Sensitive Design.
- (xvi) The availability of a suitable consent notice for allotments within the Kikiwhenua Residential Area to identify the requirement and management of on-property equipment for the area's Pressure Sewer System.
- (xvii) The extent to which the development of a community facility and small park, and a play area for young children are provided for.
- (xviii) Whether safe and appropriate treatments are in place that have been certified by the relevant road controlling authorities at the intersection of Te Wanaka Road and State Highway 56 prior to any subdivision within the Kikiwhenua Residential Area.
- (xix) The extent to which a traffic impact assessment for the Kikiwhenua Residential Area has been undertaken by a suitably qualified traffic engineer as determined by the relevant road controlling authorities. Without limiting other matters, the traffic impact assessment shall include:
 - An assessment of whether and when a full upgrade of the intersection of Te Wanaka Road and State Highway 56 should be provided to meet the needs of current and further land use; and
 - An assessment of what construction traffic mitigations are required.
- (xx) Whether the proposed stormwater approach will achieve hydraulic neutrality up to the 1% Annual Exceedance Probability (AEP) rainfall event, in comparison to the predevelopment land use, in accordance with the methods and requirements of the Engineering Standards for Land Development.

Explanation

Subdivision within Greenfield_Residential Areas is a Restricted Discretionary Activity to ensure that development achieves high environmental outcomes. When rezoning large areas of land for future residential use, it is important that the staged development over time contributes to a well thought out layout and interconnected suburb. The provisions of this rule will ensure that development is integrated with the wider residential area, that connection between stages is maintained and

provided for, and the development is consistent with the provisions of the area's relevant Structure Plan.

NOTE TO PLAN USERS: R7A.5.2.2 and R7A.5.2.3

1. All subdivisions must supply a Comprehensive Development Plan as required by R7A.5.2.2 of the District Plan.
2. Any subdivision and development that is located on any object or site of Cultural Heritage Value, as listed in Section 17 of the District Plan, must also comply with R17.8.1.
3. Additional consents may be required from Horizons Regional Council for activities including land disturbance and vegetation clearance. Plan users are encouraged to contact Horizons directly for information about the Horizons One Plan requirements.
4. All subdivisions must comply with the National Environmental Standard for Assessing and Managing Contaminants in Soil.
5. Council requires, where appropriate, the approval of the relevant road controlling authority (New Zealand Transport Agency or Palmerston North City Council) before approving a subdivision consent application.
6. It is advised that the applicant contact the appropriate power, telecommunications and gas companies to determine the feasibility of connecting to their services.
7. Plan users are advised to check the Engineering Standards for Land Development to ensure the current model for taking into account climate change effects is used when preparing a Stormwater Management Plan.

(d) Subdivision design and layout within the Aokautere Residential Area

- (i) **How the subdivision proposal incorporates the design principles in Policies 5.3, 5.4, 5.5 and 5.8.**
- (ii) **How the subdivided allotments are of a size and shape which achieves the scale, density and type of development provided for in the Aokautere Structure Plan.**
- (iii) **How the subdivision and development will positively front or connect to the gully network.**
- (iv) **How a clear hierarchy of roads provides legible wayfinding throughout the site, with roading positively fronting the gully network and walking and cycling is provided along key connections.**
- (v) **How significant adverse effects on the transport network have been avoided.**
- (vi) **Whether the subdivision complies with the transport network requirements for the Aokautere Structure Plan set out in R7A 5.2.2(h).**
- (vii) **How the subdivision and proposed street layout integrates with the Aokautere Neighborhood Centre.**
- (viii) **How the proposed stormwater approach achieves hydraulic neutrality through detention facilities and Water Sensitive Design and mitigates flood and erosion risk.**
- (ix) **How unattenuated discharge of stormwater flows into the gullies have been avoided.**
- (x) **How direct discharge of overland stormwater flows onto gully slopes has been avoided.**
- (xi) **The availability of a suitable consent notice to prevent residential development until all stormwater infrastructure is in place to service all stages of the**

development and/or to record any restrictions arising under R7A5.2.2(i).

- (xii) **How the subdivision proposal recognises and protects the gully network and existing 'green corridor' plantings, indigenous vegetation and bush remnants, neighbourhood and drainage reserves, and wetlands.**
- (xiii) **How the 5 metre no-build setback identified on the Aokautere Structure Plan (Map 7A.4) is provided for within the development, and the availability of a suitable consent notice to identify and protect the no-build setback area.**
- (xiv) **How the development implements the findings of any technical reports to address land stability, uncontrolled fill and natural hazards including any recommended avoidance or mitigation measures.**
- (xv) **Whether the location and scale of earthworks adversely affects the gully network.**

R7A.5.2.4 Kikiwhenua Residential Area

- (a) No subdivision of the Kikiwhenua Residential Area shall be classified as a restricted discretionary activity until and unless:
 - the land within the Race Training Zone to the west of the Kikiwhenua Residential area is subject to a variation to Plan Change C or to a plan change which, under either process, includes one or more proposals for the zoning of the land
 - a full upgrade of the intersection between Pioneer Highway and Te Wanaka Road is committed to by the relevant roading agencies, and speed limits on both roads where they front the Kikiwhenua Residential Area are reduced to no more than 60kmph and 50kmph respectively, so that both of these must occur before any development of the Area is completed. 'Full upgrade' means either a roundabout intersection, or one controlled by traffic lights.
- (b) This rule shall cease to have effect once both of the matters above are completed.

7A.5.3 RULES: DISCRETIONARY ACTIVITIES

R7A.5.3.1 Restricted-Discretionary Activities

Any activity which does not comply with the Performance Standards for Controlled Activities and is not otherwise specified as a Restricted Discretionary Activity is a Discretionary Activity.

7A.5.4 RULES: NOTIFICATION

R7A.5.4.1 Notification

- (i) Public notification is precluded for applications under R7A.5.2.1.
- (ii) Subject to the exception in (iii), limited notification is precluded for applications under R7A.5.2.1.
- (iii) Waka Kotahi New Zealand Transport Agency must be given limited notification of an application under R7A.5.2.1.

7A.5.5 RULES: NON-COMPLYING ACTIVITIES

R7A.5.5.1 Non-complying activities in Aokautere Residential Area

The following activities are Non-Complying Activities in the Aokautere Residential Area:

- (i) **Any subdivision that does not comply with one or more of the relevant standards**

and terms in R7A.5.2.2(a), (b)(v), (d), (g), and (h).

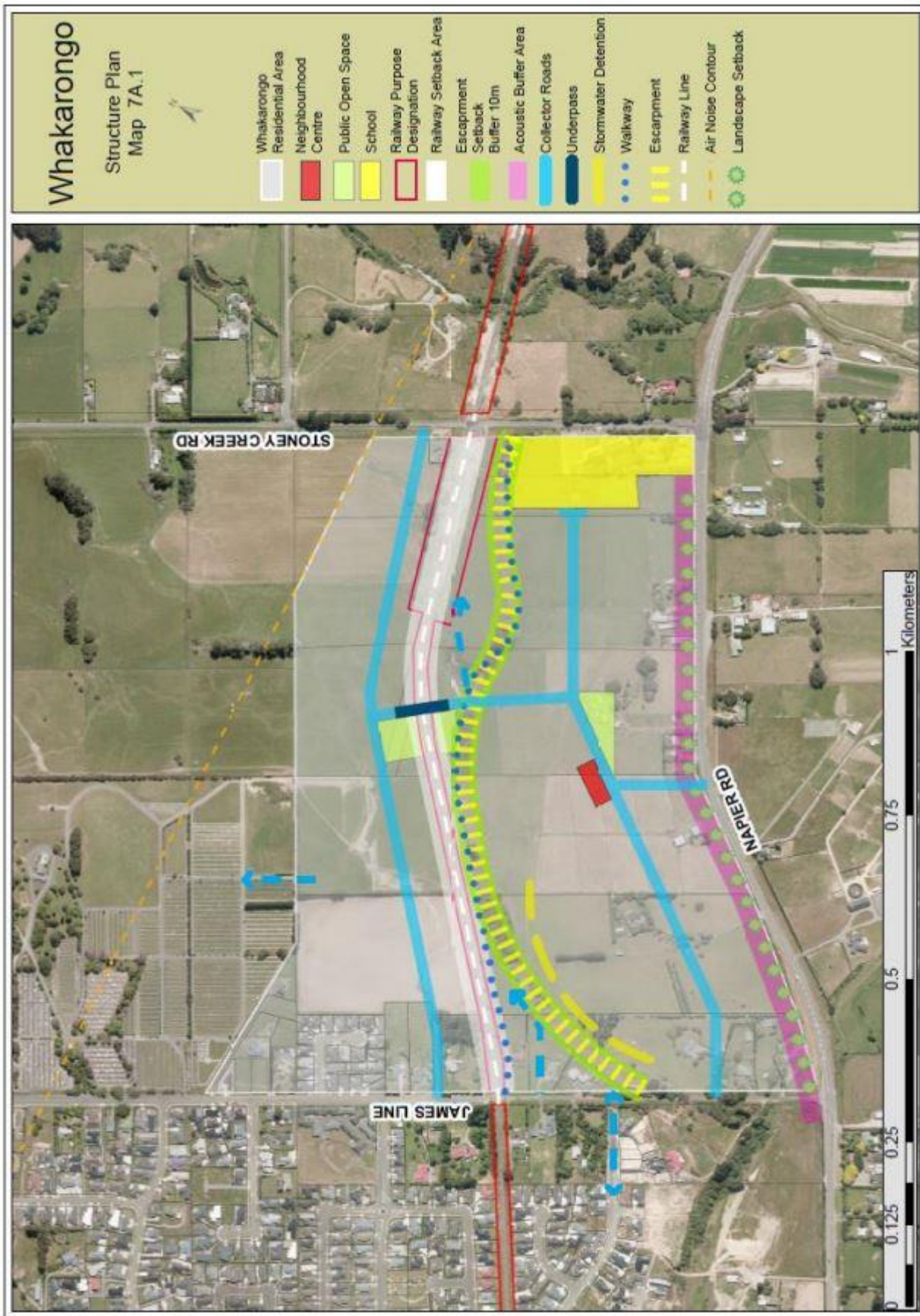
- (ii) **Any subdivision that does not provide the 5 metre no-build setback identified on the Aokautere Structure Plan (Map 7A.4).**
- (iii) **Any subdivision that does not provide for a local neighbourhood centre in accordance with the Aokautere Neighbourhood Precinct Plan (Map 7A.4C).**

7A.5.6 RULES: NOTIFICATION

R7A.5.46.1 Notification

- (i)** ~~(iv)~~ Public notification is precluded for applications under R7A.5.2.1.
- (ii)** ~~(v)~~ Subject to the exception in (iii), limited notification is precluded for applications under R7A.5.2.1.
- (iii)** ~~(vi)~~ Waka Kotahi New Zealand Transport Agency must be given limited notification of an application under R7A.5.2.1.

Map 7A.1 Whakarongo Structure Plan

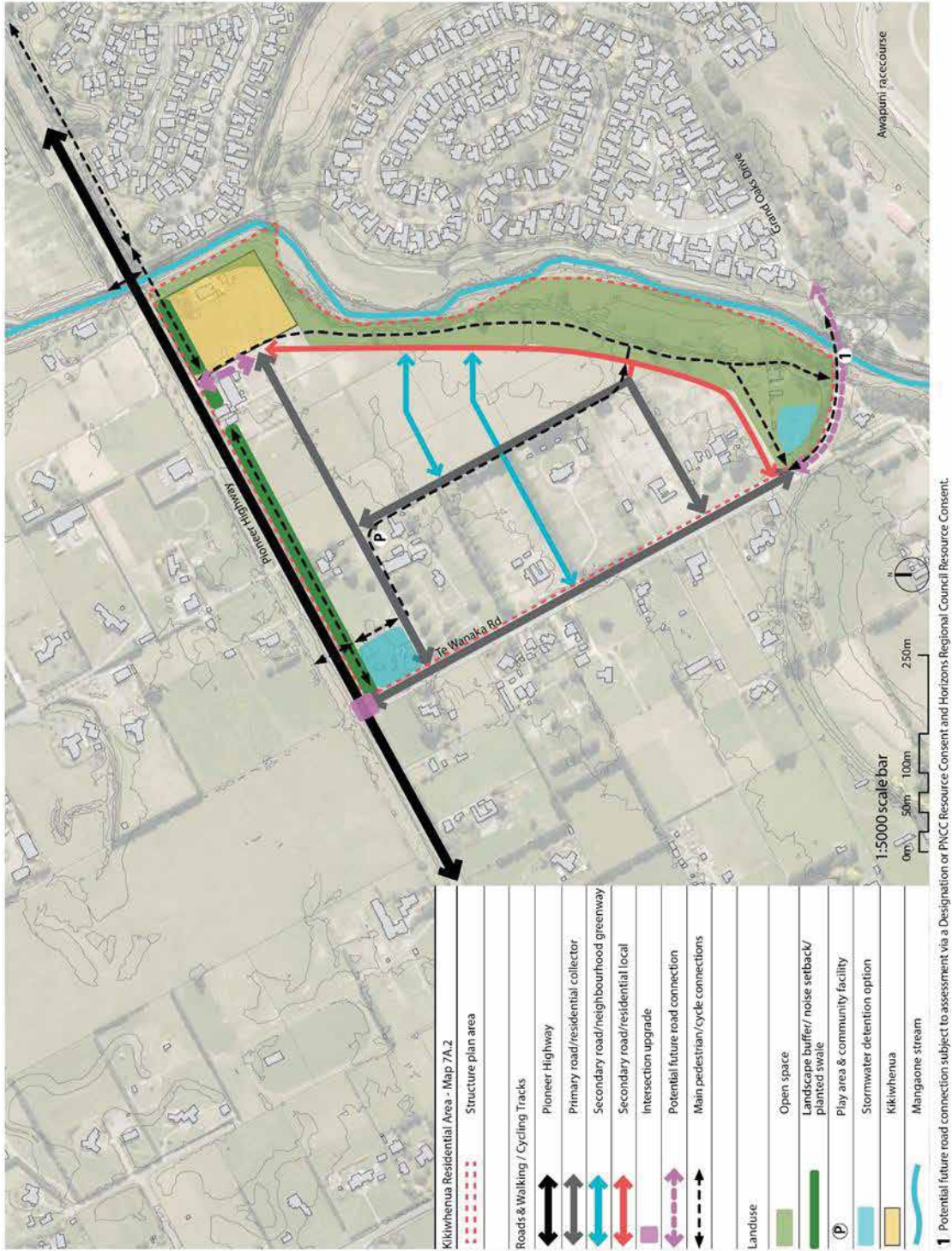


Map 7A.2 Kikiwhenua Residential Area Structure Plan

Kikiwhenua Residential Area

Structure Plan

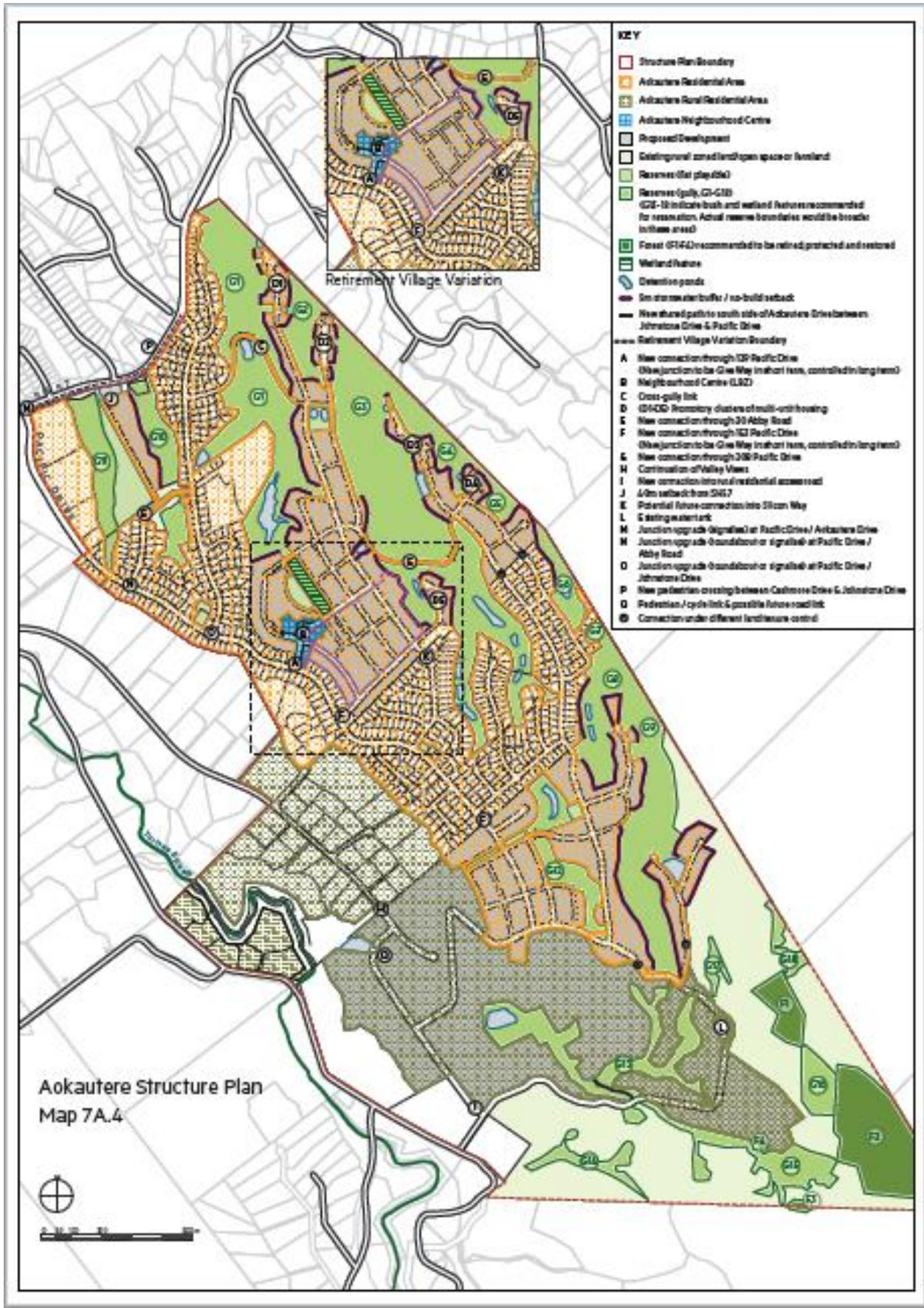
Map 7A.2



















	Kikiwhenua Residential Area - Map 7A.2 Structure plan area
	Roads & Walking / Cycling Tracks
	Pioneer Highway
	Primary road/residential collector
	Secondary road/neighbourhood greenway
	Secondary road/residential local
	Intersection upgrade
	Potential future road connection
	Main pedestrian/cycle connections
	Landuse
	Open space
	Landscape buffer/ noise setback/ planted swale
	Play area & community facility
	Stormwater detention option
	Kikiwhenua
	Mangaone stream

1 Potential future road connection subject to assessment via a Designation or PNCC Resource Consent and Horizons Regional Council Resource Consent.

Map 7A.4 Aokautere Structure Plan

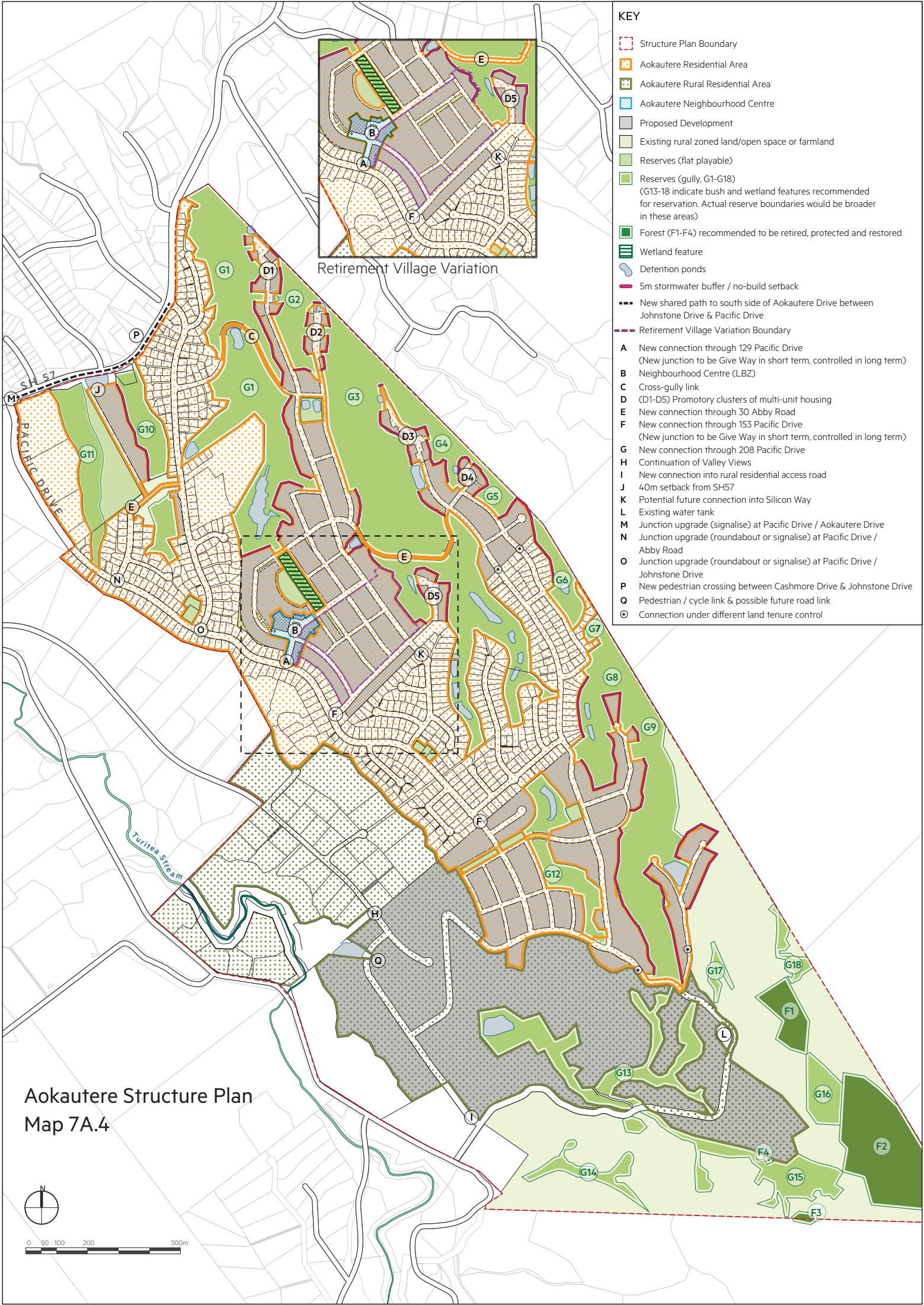


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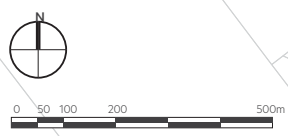
-  Structure Plan Boundary
-  Aokautere Residential Area
-  Aokautere Rural Residential Area
-  Aokautere Neighbourhood Centre
-  Proposed Development
-  Existing rural zoned land/open space or farmland
-  Reserves (flat playable)
-  Reserves (gully, G1-G18)
-  (G13-18 indicate bush and wetland features recommended for reservation. Actual reserve boundaries would be broader in these areas)
-  Forest (F1-F4) recommended to be retired, protected and restored
-  Wetland feature
-  Detention ponds
-  5m stormwater buffer / no-build setback
-  New shared path to south side of Aokautere Drive between Johnstone Drive & Pacific Drive
-  Retirement Village Variation Boundary
- A** New connection through 129 Pacific Drive
(New junction to be Give Way in short term, controlled in long term)
- B** Neighbourhood Centre (LBZ)
- C** Cross-gully link
- D** (D1-D5) Promotory clusters of multi-unit housing
- E** New connection through 30 Abby Road
- F** New connection through 153 Pacific Drive
(New junction to be Give Way in short term, controlled in long term)
- G** New connection through 208 Pacific Drive
- H** Continuation of Valley Views
- I** New connection into rural residential access road
- J** 40m setback from SH57
- K** Potential future connection into Silicon Way
- L** Existing water tank
- M** Junction upgrade (signalise) at Pacific Drive / Aokautere Drive
- N** Junction upgrade (roundabout or signalise) at Pacific Drive / Abby Road
- O** Junction upgrade (roundabout or signalise) at Pacific Drive / Johnstone Drive
- P** New pedestrian crossing between Cashmore Drive & Johnstone Drive
- Q** Pedestrian / cycle link & possible future road link
-  Connection under different land tenure control

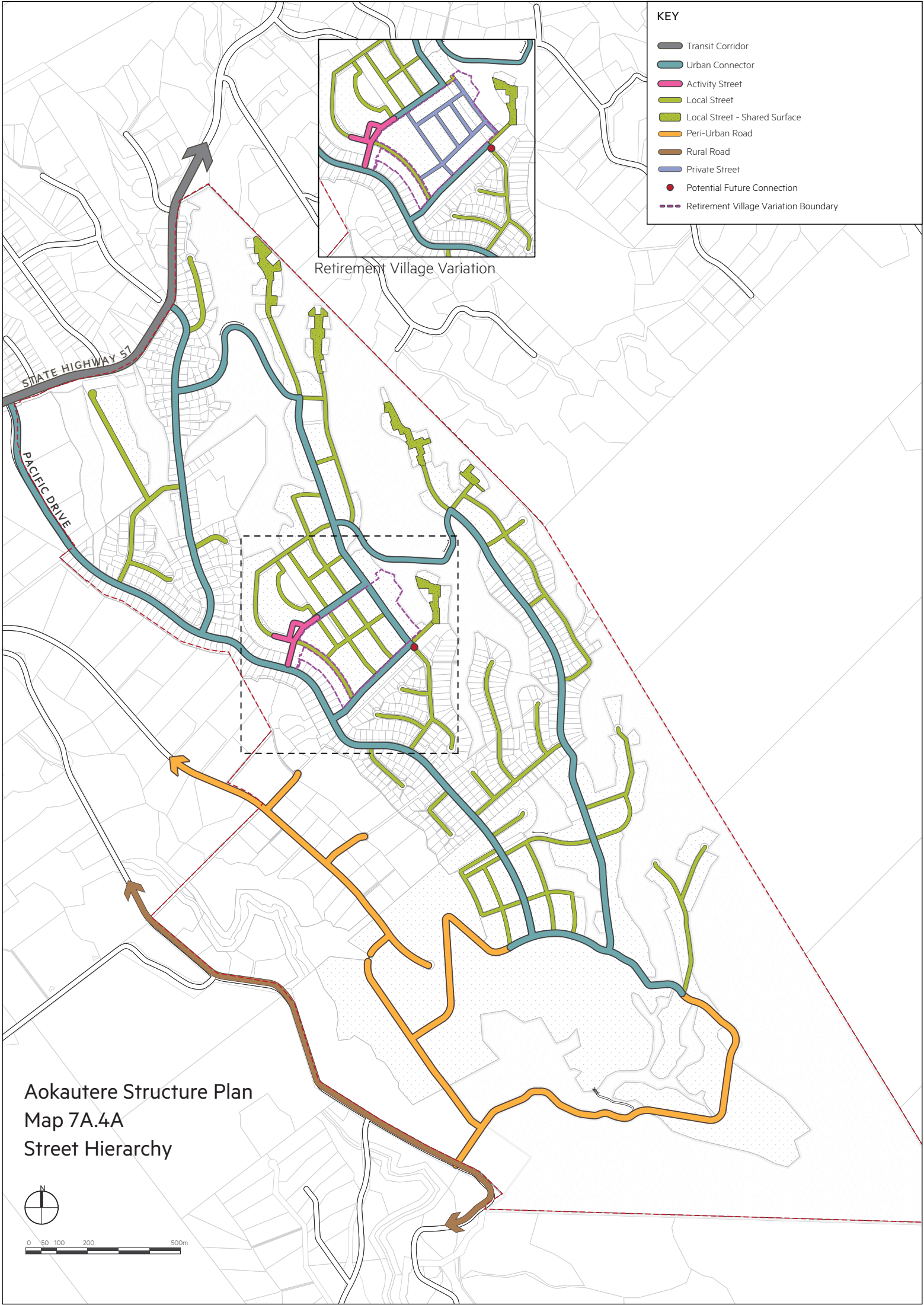


Retirement Village Variation



**Aokautere Structure Plan
Map 7A.4**





KEY

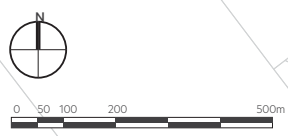
- Transit Corridor
- Urban Connector
- Activity Street
- Local Street
- Local Street - Shared Surface
- Peri-Urban Road
- Rural Road
- Private Street
- Potential Future Connection
- Retirement Village Variation Boundary

Retirement Village Variation

STATE HIGHWAY 57

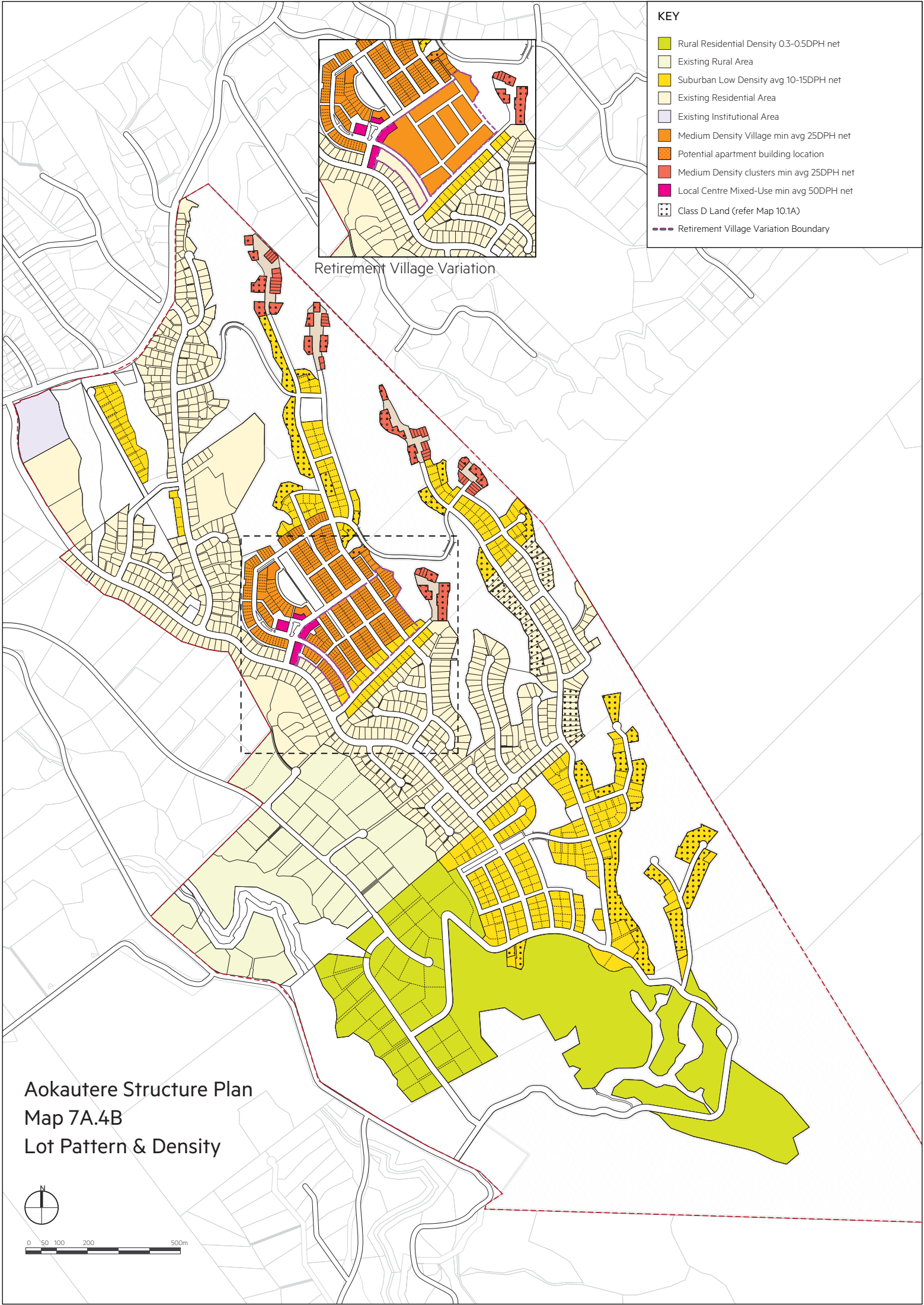
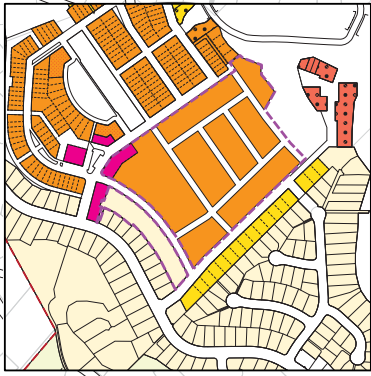
PACIFIC DRIVE

Aokautere Structure Plan
 Map 7A.4A
 Street Hierarchy

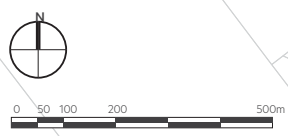


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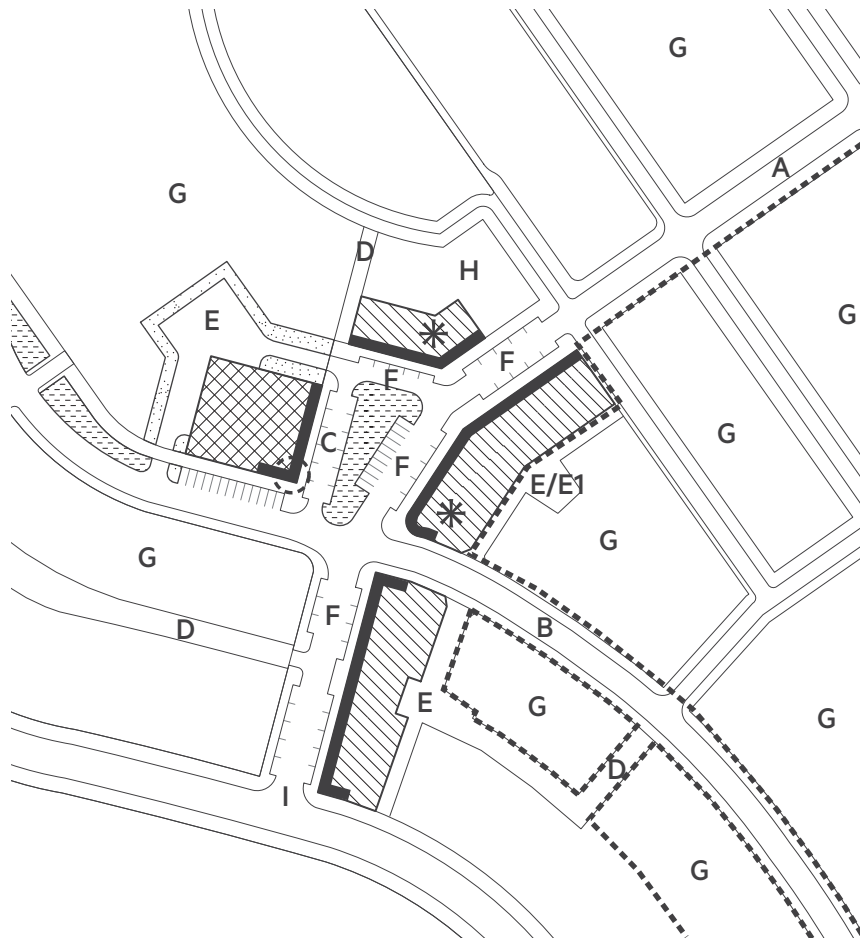
- Rural Residential Density 0.3-0.5DPH net
- Existing Rural Area
- Suburban Low Density avg 10-15DPH net
- Existing Residential Area
- Existing Institutional Area
- Medium Density Village min avg 25DPH net
- Potential apartment building location
- Medium Density clusters min avg 25DPH net
- Local Centre Mixed-Use min avg 50DPH net
- Class D Land (refer Map 10.1A)
- Retirement Village Variation Boundary



Aokautere Structure Plan
Map 7A.4B
Lot Pattern & Density



Aokautere Neighbourhood Centre
 Map 7A.4C
 Precinct Plan











	Ground Floor Retail (or Commercial or Retirement Village Communal Facilities)	A	Urban Connector
	Superette	B	Local Street
	Landscaped Open Space (Public)	C	Slip Lane (One Way)
	Landscaped Perimeter (Private)	D	Lane (Shared Surface)
	Retail Frontage	E	Service Area
	Superette Main Entrance	E1	Retirement Village Access
	Local Landmark Opportunity	F	On-Street Parking
	Possible Retirement Village	G	Medium-Density Housing
		H	Residential Apartments
		I	Connection to Pacific Drive

Key Outcomes







- Local-serving retail, community or fine grain commercial activities.
- Residential apartments to upper levels with independent ground floor lobby/entry.
- Formal plan-based geometry in keeping with the wider layout of North Village.
- Continuous building lines defining streets and other public spaces.
- On-street customer parking in a high-quality public realm.
- Coherent pathways within a pedestrian-oriented environment.
- Continuously built-up street frontages with active edges and a high level of visual interest.
- Narrow storefronts with frequent entries from public footpaths.
- Continuous pedestrian shelter along frontages.
- Visually discrete on-site vehicle circulation and service areas.

Aokautere Structure Plan
 Street Types Map 7A.4D
 Street Cross Sections (7A.3D 1 - 17)



KEY

-  Transit Corridor
-  Urban Connector
-  Activity Street
-  Local Street
-  Local Street - Shared Surface
-  Peri-Urban Road
-  Rural Road
-  Potential Future Connection







URBAN CONNECTORS

-  A
-  B
-  C
-  D
-  E
-  F

ACTIVITY STREETS

-  A
-  B
-  C

LOCAL STREETS

-  A
-  B
-  C
-  D
-  E
-  F

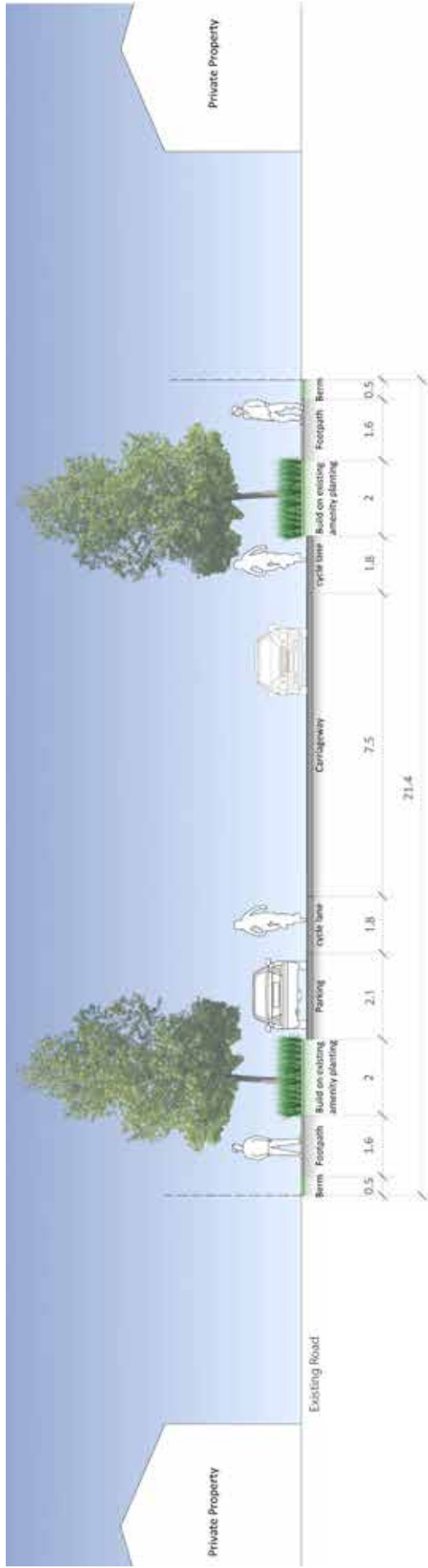
PERI-URBAN ROADS

-  A
-  B



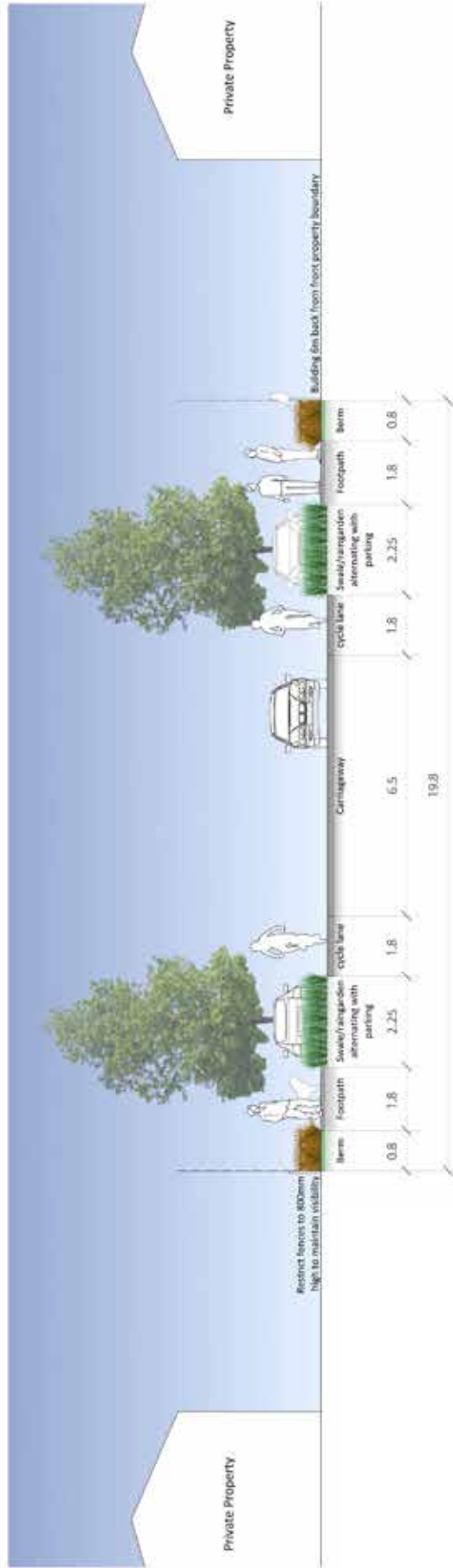
Urban Connector

A



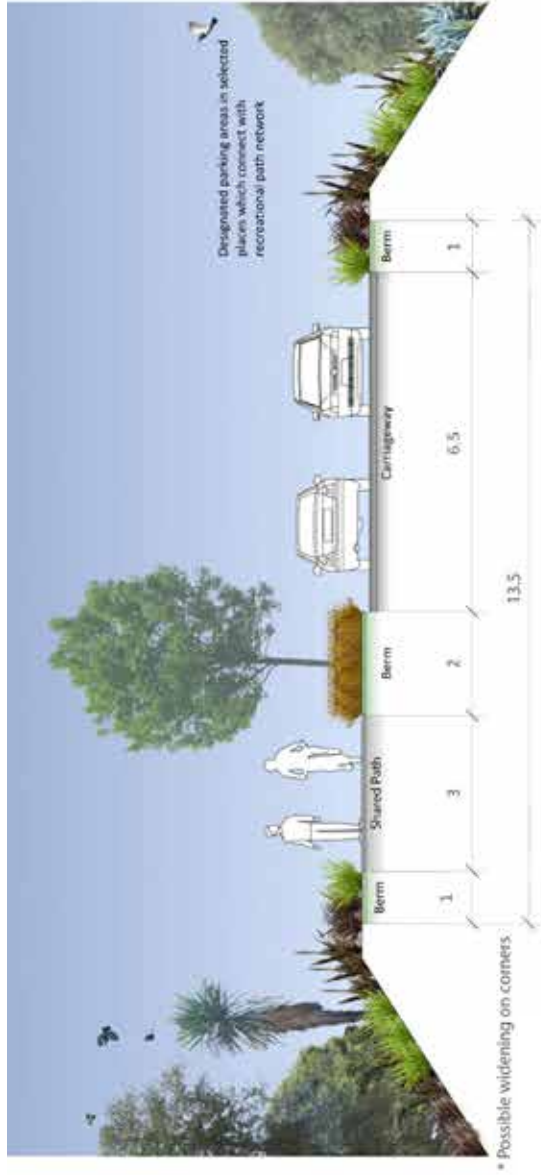
Urban Connector

B



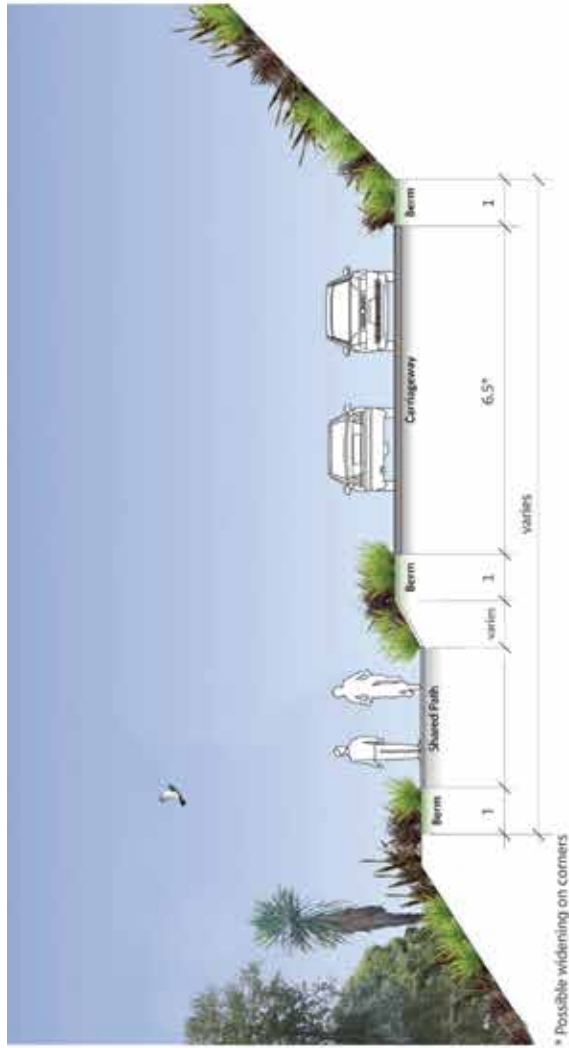
Urban Connector

C



Urban Connector

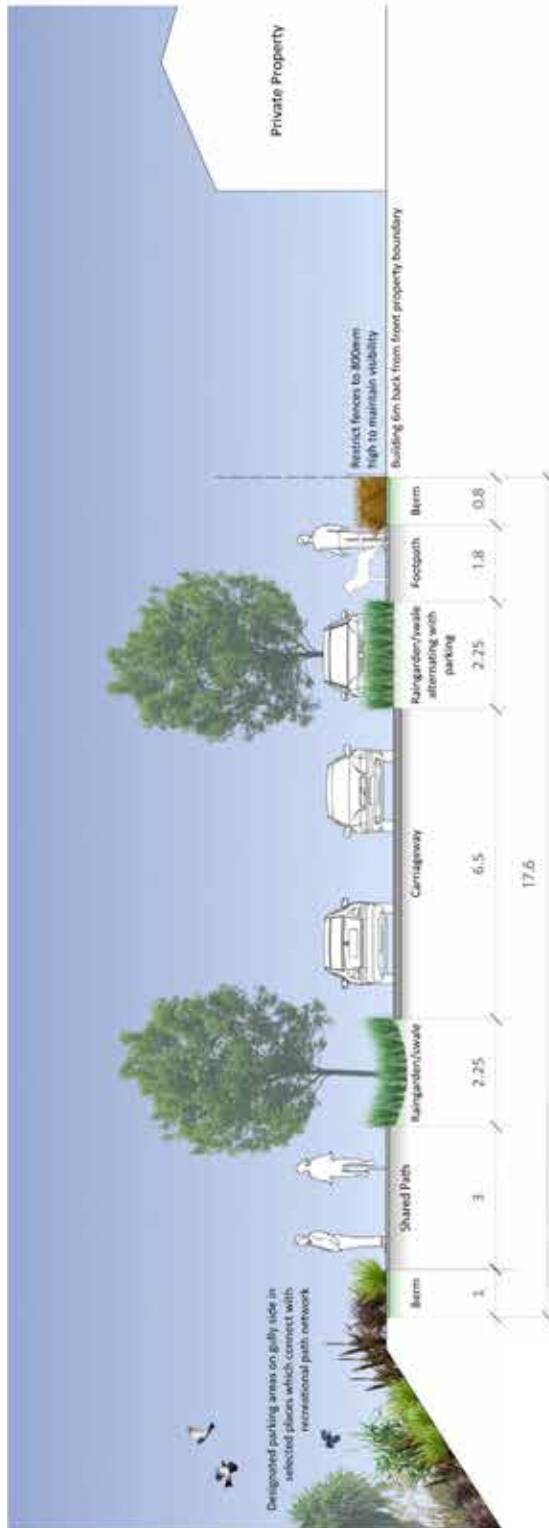
D



Urban Connector

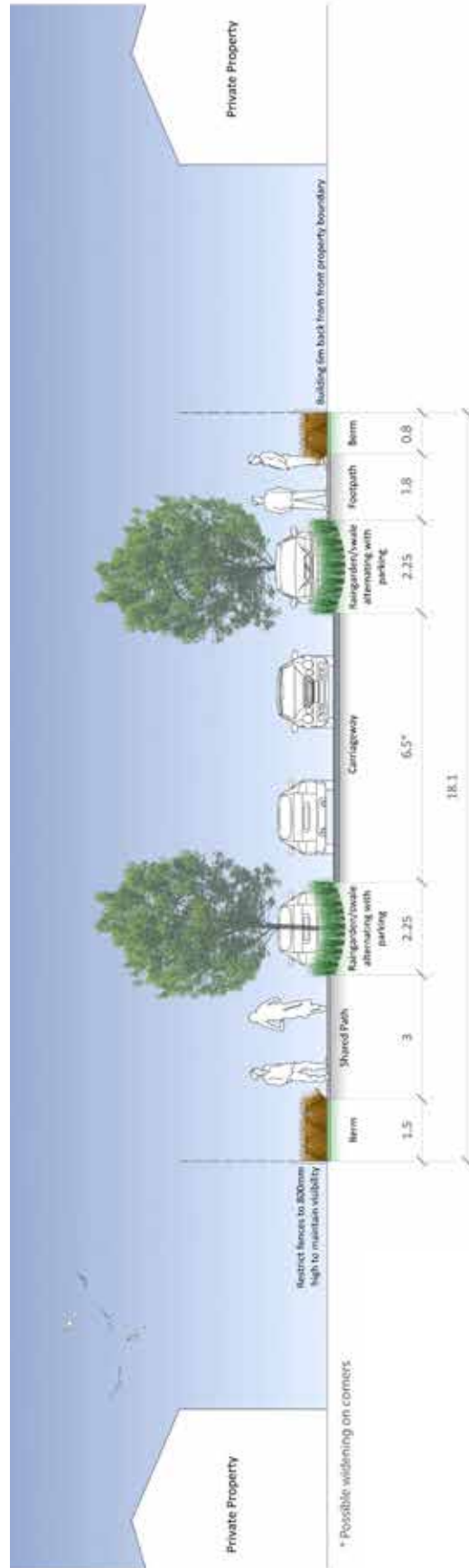
E

PALMERSTON NORTH



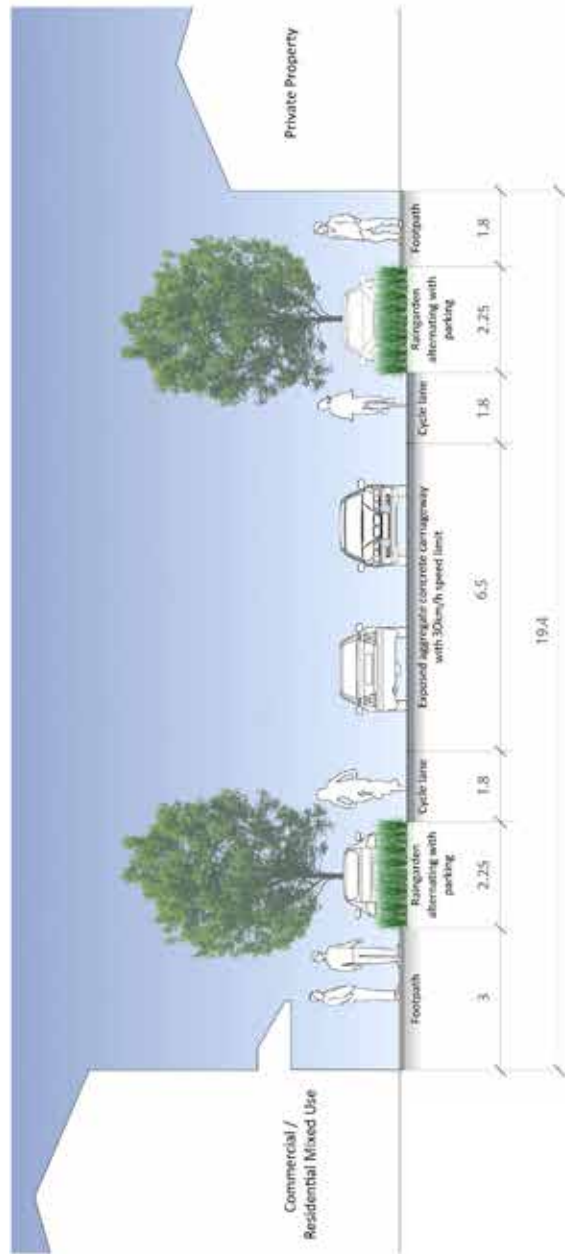
Urban Connector

F



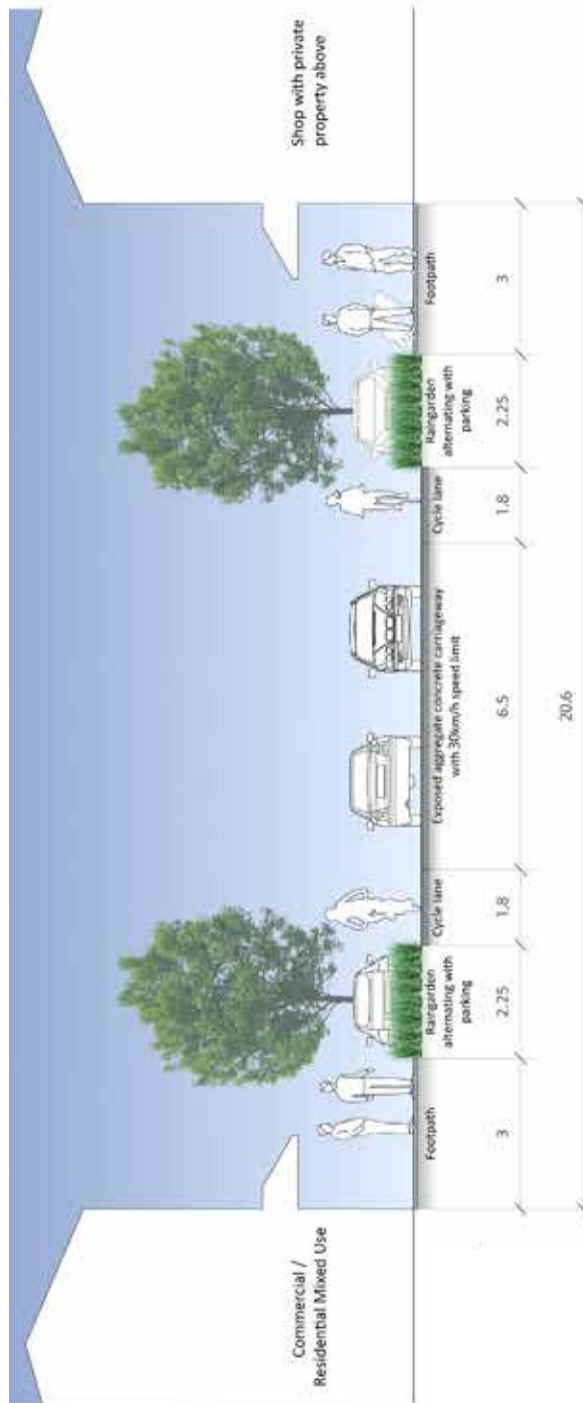
Activity Streets

A



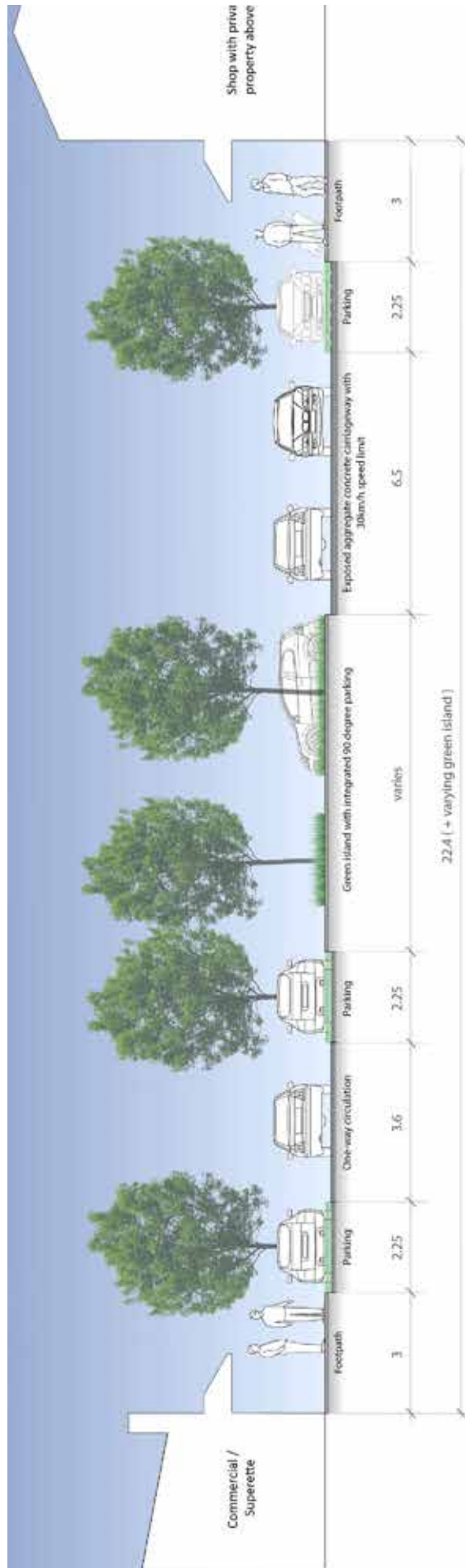
Activity Streets

B



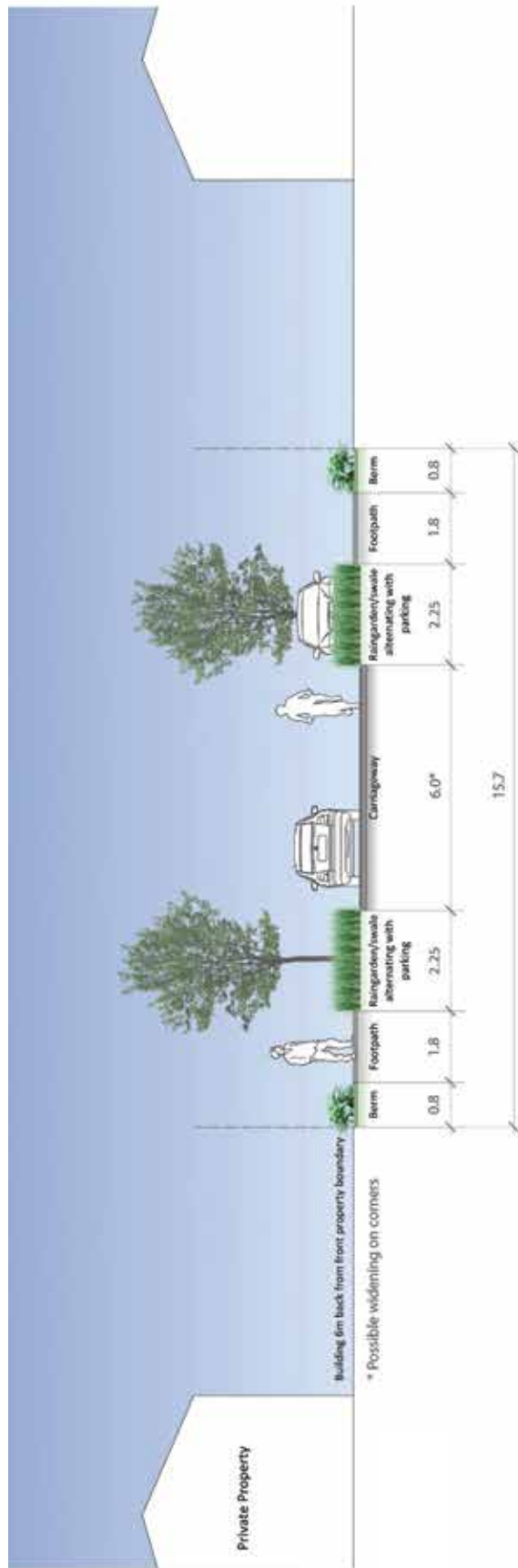
Activity Streets

C



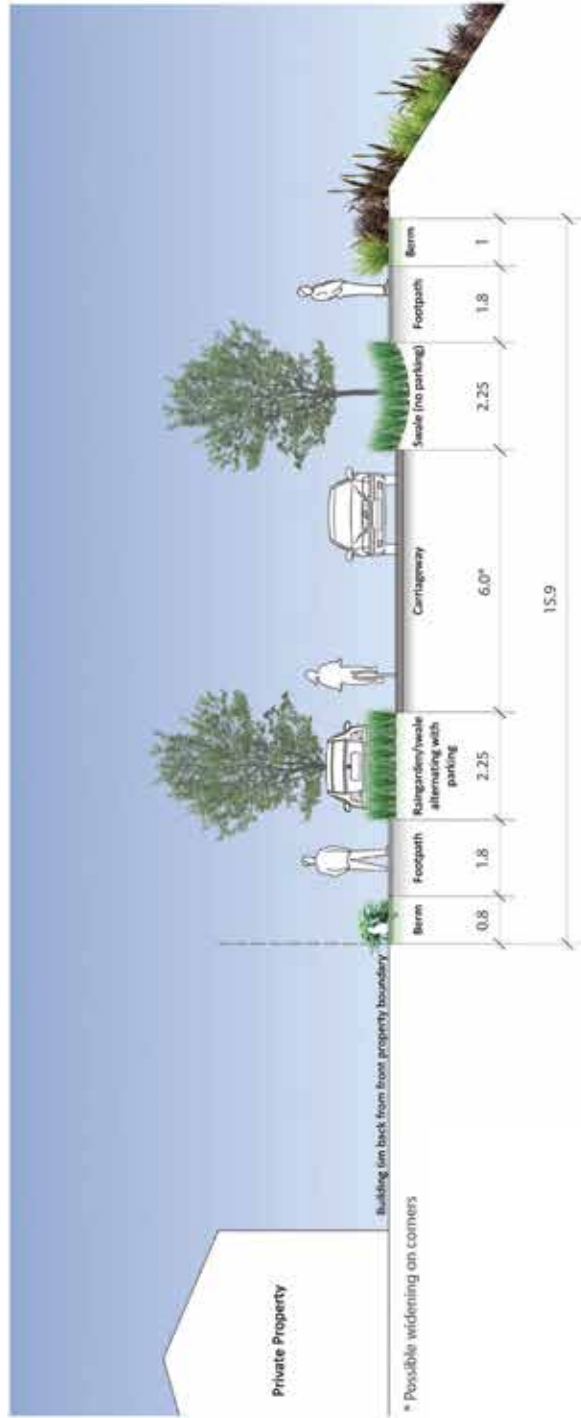
Local Streets

A



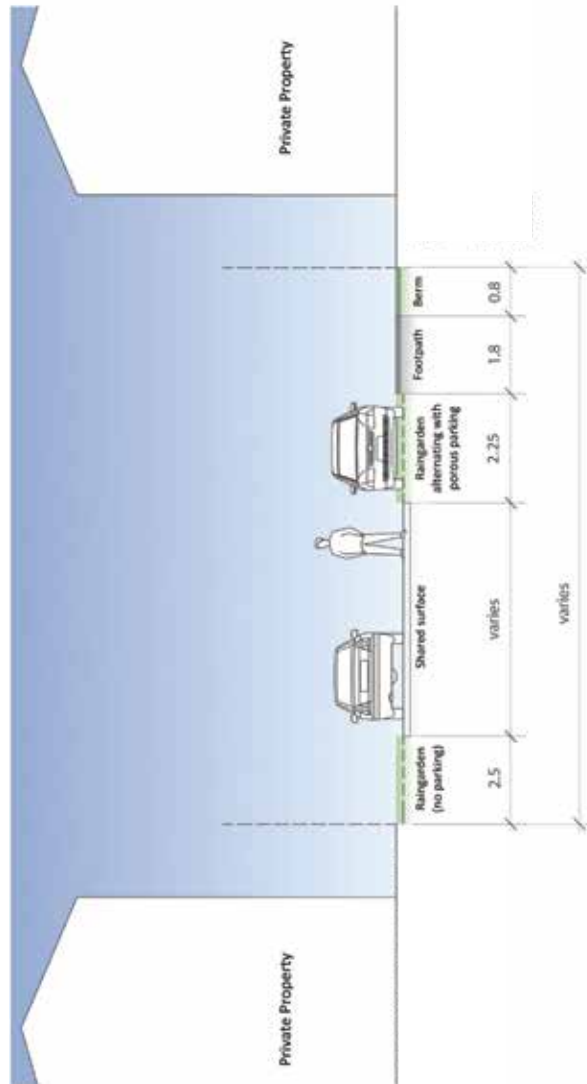
Local Streets

B



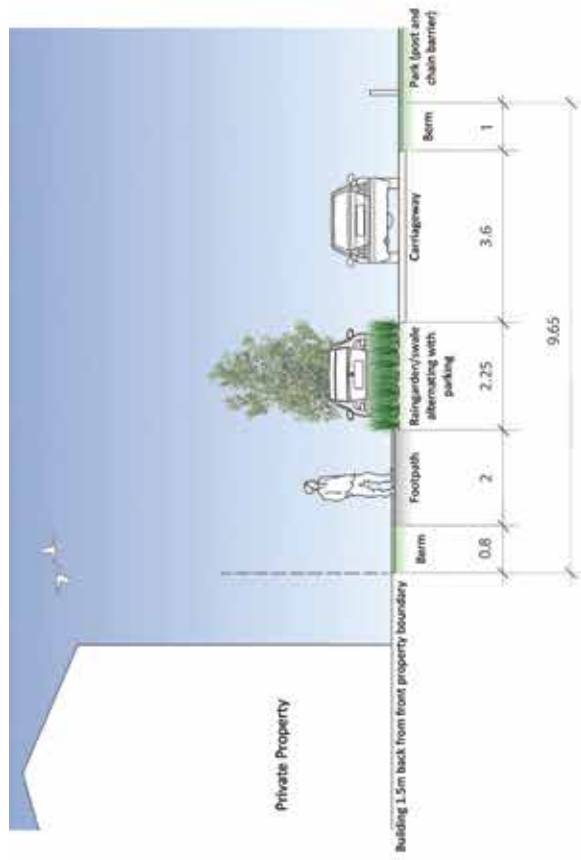
Local Streets

C



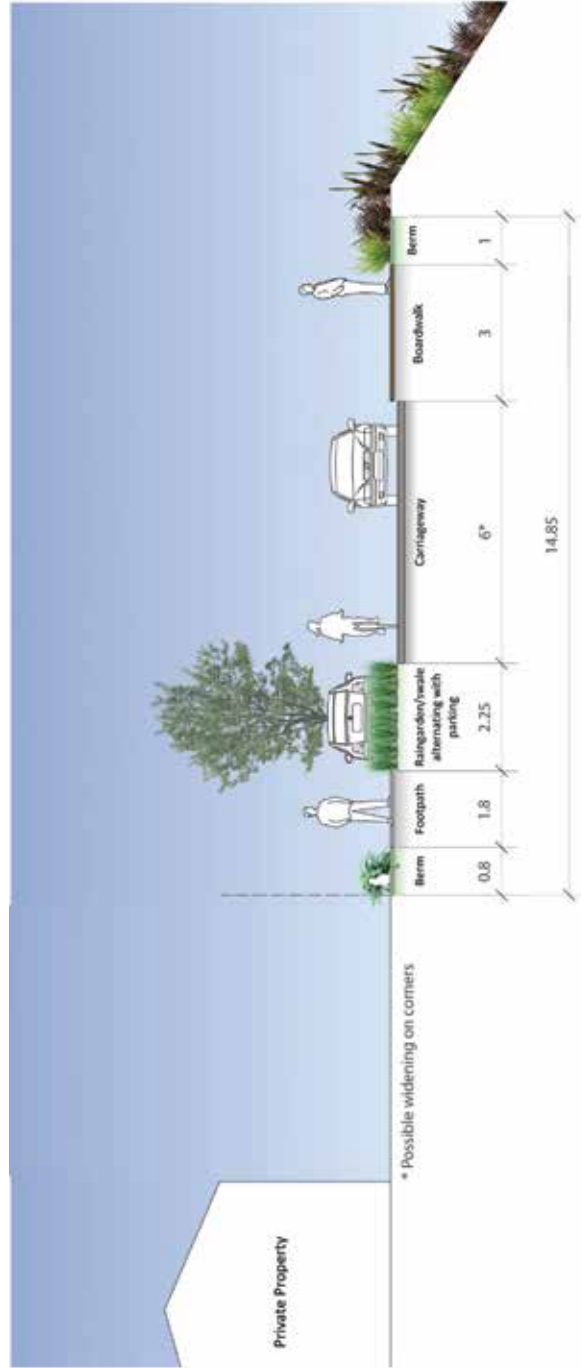
Local Streets

D



Local Streets

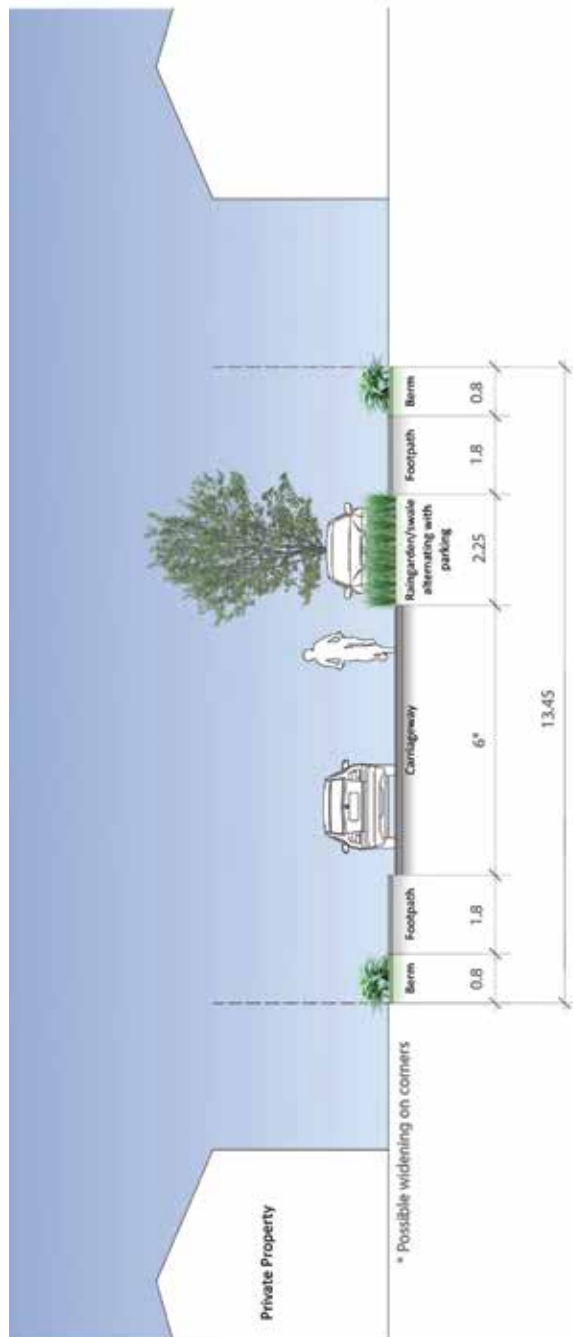
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Local Streets

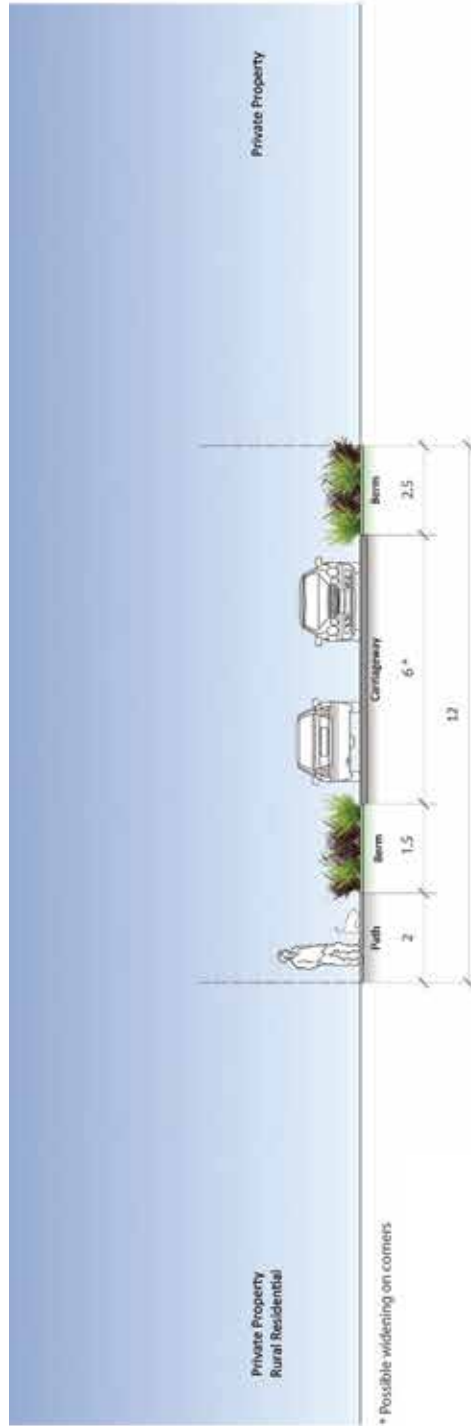
F

PALMERSTON NORTH



Peri-Urban Roads

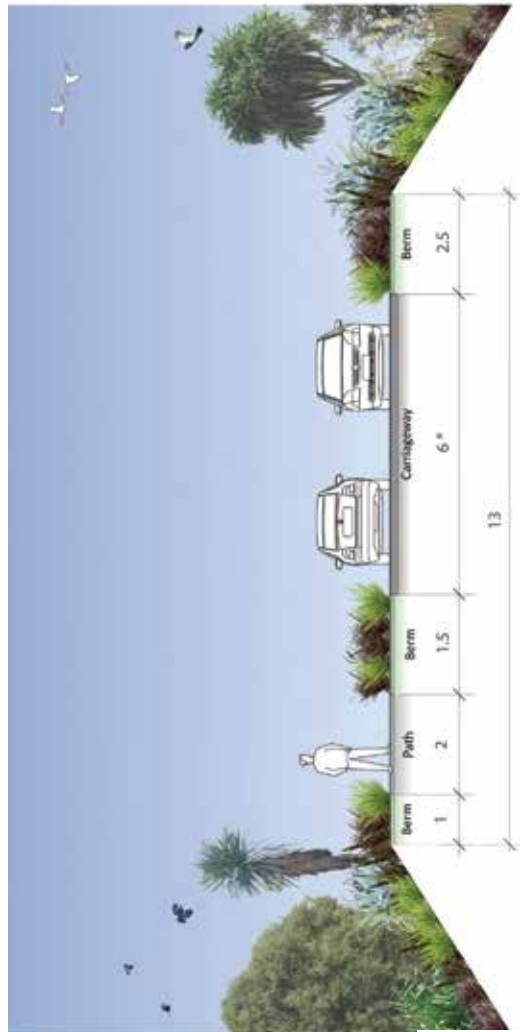
A



Peri-Urban Roads

B

PALMERSTON NORTH











* Possible widening on corners

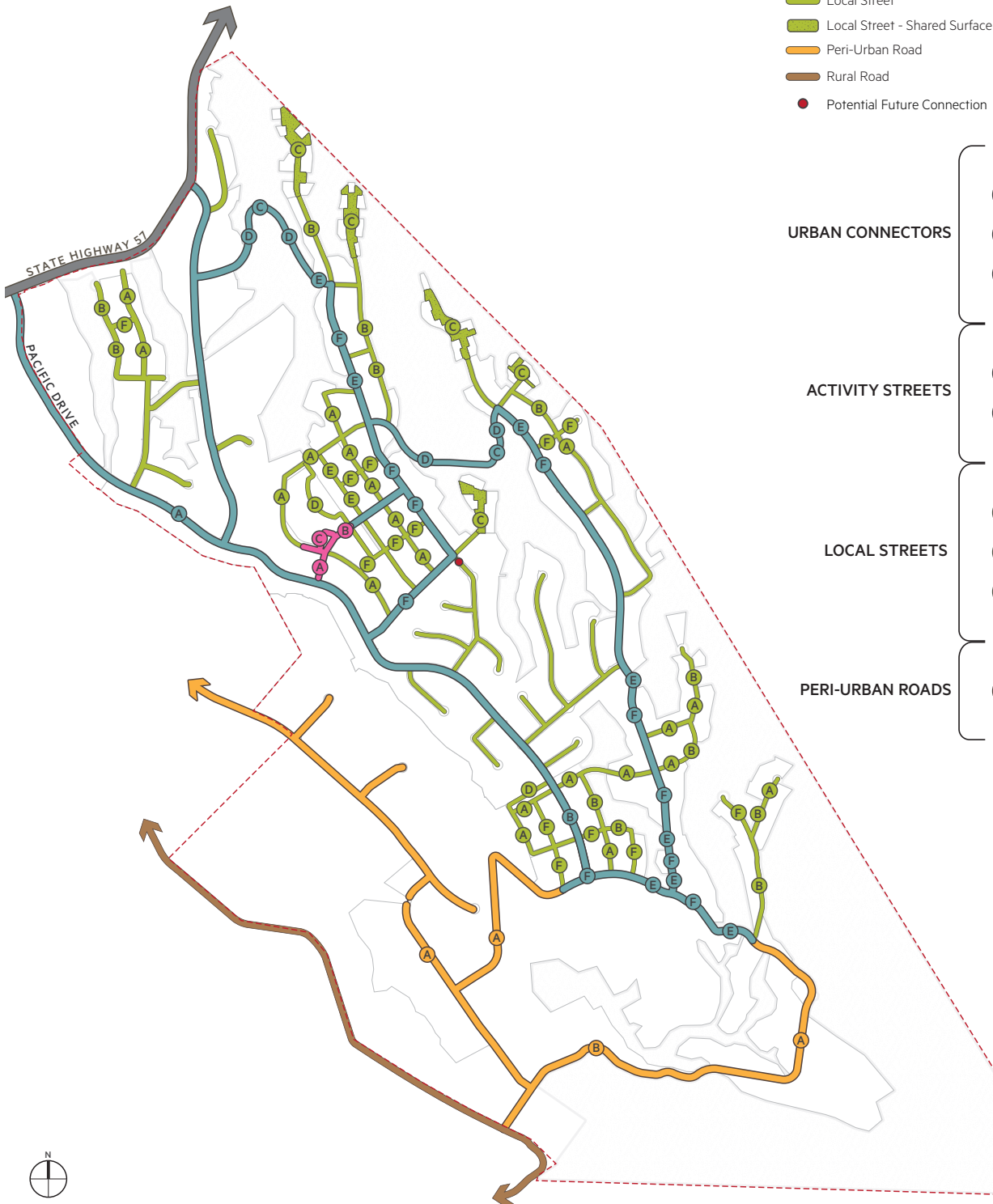
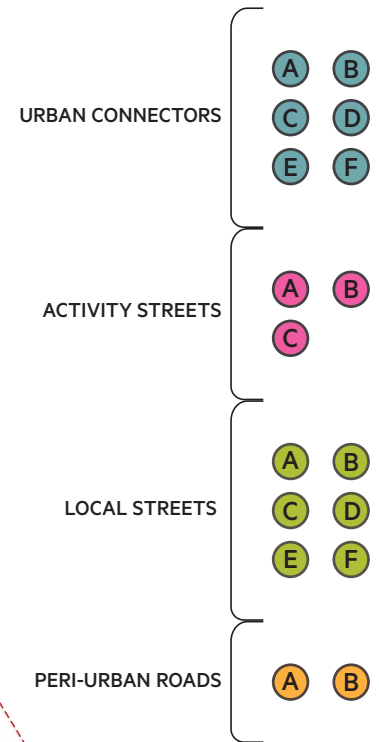
Aokautere Structure Plan

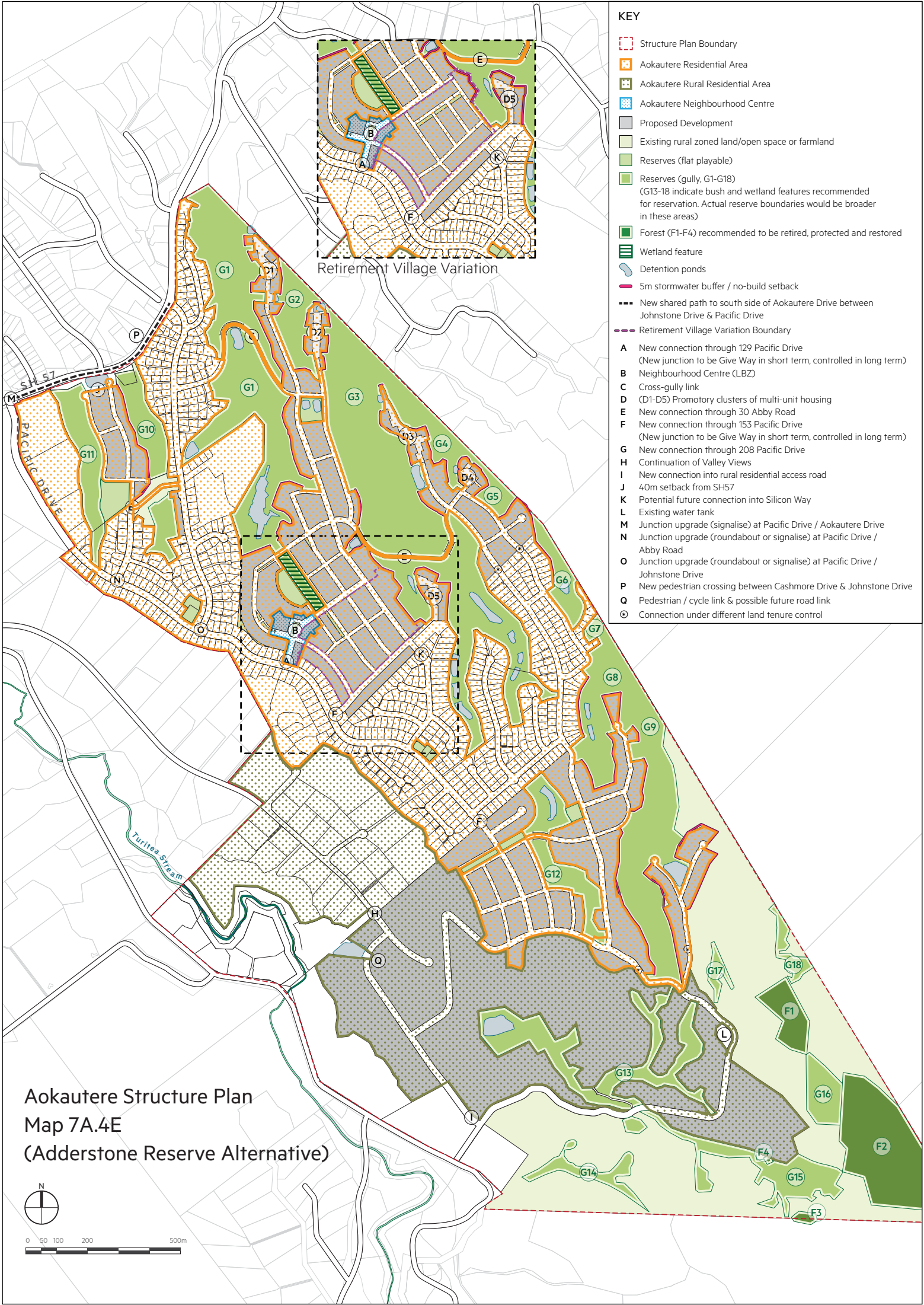
Street Types Map 7A.4D (Adderstone Reserve Alternative)

Street Cross Sections (7A.4D 1 - 17)

KEY

-  Transit Corridor
-  Urban Connector
-  Activity Street
-  Local Street
-  Local Street - Shared Surface
-  Peri-Urban Road
-  Rural Road
-  Potential Future Connection





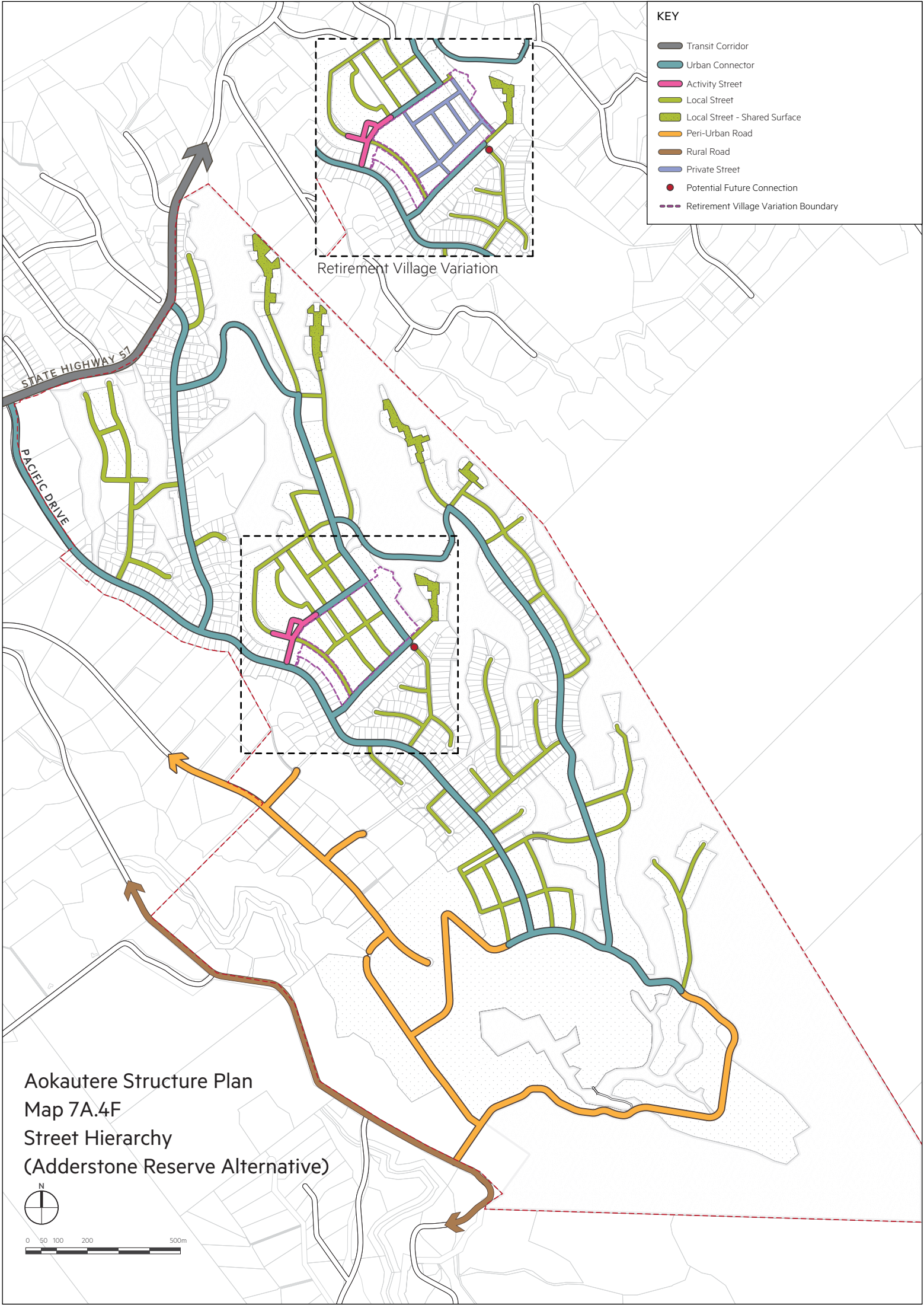
KEY

- Structure Plan Boundary
- Aokautere Residential Area
- Aokautere Rural Residential Area
- Aokautere Neighbourhood Centre
- Proposed Development
- Existing rural zoned land/open space or farmland
- Reserves (flat playable)
- Reserves (gully, G1-G18)
- (G13-18 indicate bush and wetland features recommended for reservation. Actual reserve boundaries would be broader in these areas)
- Forest (F1-F4) recommended to be retired, protected and restored
- Wetland feature
- Detention ponds
- 5m stormwater buffer / no-build setback
- New shared path to south side of Aokautere Drive between Johnstone Drive & Pacific Drive
- Retirement Village Variation Boundary
- A** New connection through 129 Pacific Drive
(New junction to be Give Way in short term, controlled in long term)
- B** Neighbourhood Centre (LBZ)
- C** Cross-gully link
- D** (D1-D5) Promotory clusters of multi-unit housing
- E** New connection through 30 Abby Road
- F** New connection through 153 Pacific Drive
(New junction to be Give Way in short term, controlled in long term)
- G** New connection through 208 Pacific Drive
- H** Continuation of Valley Views
- I** New connection into rural residential access road
- J** 40m setback from SH57
- K** Potential future connection into Silicon Way
- L** Existing water tank
- M** Junction upgrade (signalise) at Pacific Drive / Aokautere Drive
- N** Junction upgrade (roundabout or signalise) at Pacific Drive / Abby Road
- O** Junction upgrade (roundabout or signalise) at Pacific Drive / Johnstone Drive
- P** New pedestrian crossing between Cashmore Drive & Johnstone Drive
- Q** Pedestrian / cycle link & possible future road link
- Connection under different land tenure control

Retirement Village Variation

Aokautere Structure Plan
Map 7A.4E
(Adderstone Reserve Alternative)





KEY

- Transit Corridor
- Urban Connector
- Activity Street
- Local Street
- Local Street - Shared Surface
- Peri-Urban Road
- Rural Road
- Private Street
- Potential Future Connection
- Retirement Village Variation Boundary

Retirement Village Variation

STATE HIGHWAY 57

PACIFIC DRIVE

Aokautere Structure Plan
 Map 7A.4F
 Street Hierarchy
 (Adderstone Reserve Alternative)

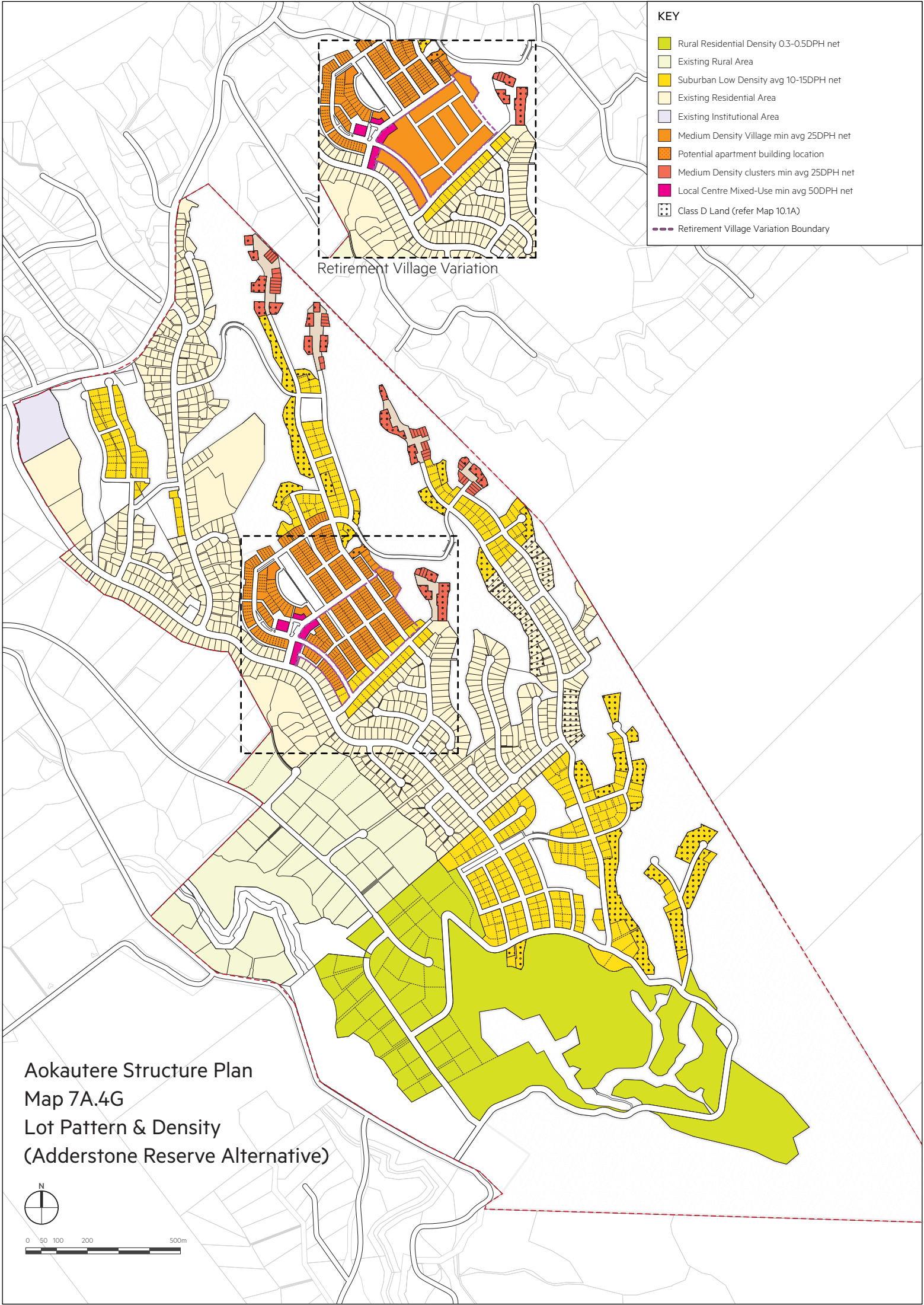


KEY

- Rural Residential Density 0.3-0.5DPH net
- Existing Rural Area
- Suburban Low Density avg 10-15DPH net
- Existing Residential Area
- Existing Institutional Area
- Medium Density Village min avg 25DPH net
- Potential apartment building location
- Medium Density clusters min avg 25DPH net
- Local Centre Mixed-Use min avg 50DPH net
- Class D Land (refer Map 10.1A)
- Retirement Village Variation Boundary

Retirement Village Variation

Aokautere Structure Plan
 Map 7A.4G
 Lot Pattern & Density
 (Adderstone Reserve Alternative)



SECTION 10:

RESIDENTIAL ZONE

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10. RESIDENTIAL ZONE

10.1 Introduction

The primary function of the Residential Zone is to provide the City's residents with a place to live. In turn, it is this function which demands the highest standards of amenity. This includes both on-site amenity and the character of streets and neighbourhoods.

The issue of on-site amenity is important, given the amount of time that people spend in their homes. Achieving a pleasant environment within a site inevitably requires consideration of adjoining sites, particularly with regard to issues such as privacy, shadowing, etc. Thus, there are clear effects both within and between sites, arising from residential development which needs to be mitigated in some way to ensure overall residential amenity is maintained.

Impacts on public space of the street and the character of existing areas must be considered to maintain a healthy, safe and attractive residential environment. A substantial part of the residential area is already developed and reflects the amenity concerns and standards of other generations and previous District Plans.

Amenity and character varies across the residential environment, whether within the main urban area of Palmerston North, Aokautere, and the village communities of Ashhurst, Bunnythorpe and Longburn.

Previous planning policies have produced a compact city in the main urban area. If development of the City is to be managed in a sustainable manner it is important that this compactness is maintained and that excessive sprawl on the fringe of urban areas is avoided. For this reason, redevelopment and the intensification of residential areas is important as it makes good use of existing infrastructure.

Infill and multi-unit housing development often results in closer buildings and living, increased fencing and loss of visual connection, a reduction in permeable surfaces, and the removal of established vegetation. As such, the design of housing development needs to limit these adverse effects, to ensure it does not impact on the amenity standards or privacy of residents and fits within the character of existing neighbourhoods.

In the village areas of Ashhurst, Bunnythorpe, and Longburn it is important to ensure that residents can enjoy the same amenity standards as those living in the main urban area. It is also important that development standards do not diminish the specific local character of these areas. In the Aokautere area, care needs to be taken in developing land to ensure that residential development does not lead to any land instability, and that the nature of housing development makes use of the character of the landform. For this reason, the ULUC system will continue to be used to guide development in Aokautere to areas of greatest stability.

The Residential Zone in Palmerston North also contains a variety of non-residential activities. While the general approach is for these activities to locate within the commercial zones, residents also recognise that there are a number of other non-residential activities which could and should be allowed to establish in the zone because of the convenience that they offer. Activities which fall into this category range from doctors' surgeries to Kohanga Reo and childcare centres. There is, in addition, another group of activities which would logically seek to establish in the residential area, because the effects of the activities are not substantially different to the primary function of the Zone - being a place to live. Motels providing only accommodation and Retirement Villages, for example, fall into this category.

The most important issue is to ensure that where other activities establish in the Residential Zone, that any adverse effects are identified, so mitigation measures can be put in place to ensure that the community's expectation about residential amenity standards can still be met. Overall, the effects of non-residential activities must, as far as possible, be made compatible with those of residential activities.

Also, within the Residential Zone is the Savage Crescent Conservation Area. Savage Crescent was one of the first experimental housing estates initiated by the 1935 Labour Government to facilitate the planned provision of an "ideal social and physical environment", and the first comprehensively designed housing estate developed within Palmerston North.

As a result of careful analysis of both documentary and physical information relating to the area, Savage Crescent has been identified as being of national heritage significance. The importance of this area is exemplified by such attributes as:

- Its association with the first Labour Government and its development by them as a national model state housing project reflecting their ideals, philosophies and policies on state rental worker housing.
- Its association with nationally significant Labour Party politicians and with prominent New Zealand architects.
- Its comprehensive demonstration of both architectural and design ideals and philosophies for domestic housing which emerged during the late 1930's and early 1940's, and of innovative use of construction techniques and materials.
- The high level of intactness of the area relative to other areas in the country and its consequent rarity value.

In light of this, Council considers that the significant qualities or characteristics which contribute to the cultural heritage value associated with Savage Crescent should be appropriately conserved.

10.2 Resource Management Issues

The following resource management issues have been identified in the Residential Zone:

1. Ensuring the diverse housing needs of people within the City are met.
2. Ensuring that development improves the health, safety and resilience of residential areas.
3. Housing intensification and how it can be best integrated into the character of existing residential neighbourhoods.
4. The integration of land use and infrastructure planning and the effects of unsustainable greenfield expansion.
5. The effects of activities and buildings on one site, on another, in amenity terms, particularly with regard to noise, overshadowing and privacy issues.
6. The design of housing and the need to secure good on-site amenity and effective private open space.
7. The value of vegetation in the residential areas and the contribution made by open space, permeable surfaces, trees and vegetation to residential amenity values.
8. The scale and character of non-residential buildings and activities operating in the residential area and the compatibility, in terms of the effects generated by such activities, with residential activities.
9. The conservation of precincts within the residential area of special historical character.

10. The need to recognise and maintain the unique character of village residential environments.
11. The need to protect noise sensitive activities within the vicinity of the Palmerston North Airport so as to avoid, remedy or mitigate adverse effects associated with airport noise and to sustain the potential capacity of the Airport to meet reasonably foreseeable air transport needs and to ensure the efficient operation of the Airport can continue.
12. The effects of residential development on the rural character and amenity of the Turitea Valley.

Explanation

The resource management issues identified above largely emerged from the process of public consultation, Council strategy, and historical development patterns within the City. The resource management issues relate to the overarching character and amenity within the Residential Zone, the effects of redevelopment, and location specific issues.

The issue of intensification and redevelopment, that is, the creation of new and generally smaller sites within established residential areas, has been a significant issue given that such sites and their subsequent development are often regarded as not always blending harmoniously with the existing character of established residential areas. Recent District Plans and District Schemes have focused on the design of detached housing and not provided direction on appropriate design standards for the alternative housing types.

Potential adverse effects, such as overshadowing or loss of privacy, are often associated with infill sites and smaller multi-unit developments. However, intensification makes very good use of existing urban services and infrastructure and is a development option that provides for housing choices and needs.

Equally, there are a number of issues, which arise out of the effects generated when a house is established on a site. There is considerable community concern that any such dwelling should be both pleasant to live in and should have minimal adverse effects on surrounding properties, and the wider neighbourhood.

Finally, there is also acceptance of the need to provide for a range of non-residential activities such as motels and medical facilities within residential areas, provided that the effects of these activities can be minimised and the activities and buildings blend in with the surrounding residential environment.

The Turitea Valley is valued for its rural character and the visual amenity that such character provides. The growing residential area of Pacific Drive adjoins and overlooks the Turitea Valley, and without careful management of the interface between the two areas, can adversely affect the amenity of the Valley below.

10.3 Objectives and Policies

Within the broad framework of the City View objectives in Section 2, the following specific objectives and policies apply to the Residential Zone:

OBJECTIVE 1

To enable the sustainable use and development of the Residential Zone to provide for the City's current and future housing needs.

POLICIES

- 1.1 To ensure that the diverse accommodation needs of the community are recognised and provided for by a variety of housing types and densities.
- 1.2 To enable multi-unit housing development where this is located in close proximity to the central city, and large neighbourhood centres.
- 1.3 To promote the efficient use of the urban infrastructure and other physical resources.

- 1.4 To ensure network infrastructure and services are available to support residential development and intensification.
- ~~1.5 To ensure that residential development in the Pacific Drive Extension area does not proceed in the absence of a water supply with sufficient capacity and pressure to meet the need of all development in the Pacific Drive and Pacific Drive Extension areas.~~
- 1.65 To minimise the use of the residential environment for commercial activities

Explanation

The primary objective for the Residential Zone is to enable the sustainable use and development of residential land to provide for the housing needs of the community. Policies 1.1 to 1.6 reflect the role of the District Plan to achieve the objective.

While the predominant form of housing in the city is detached single storey houses, other housing options include multi-unit developments, sleep-outs, apartments, community housing, residential centres, hostels, and retirement villages. The District Plan establishes standards for a variety of housing types and densities, recognising that different housing choices and needs exist.

Much of the Residential Zone is already developed in housing, and it is therefore necessary to establish policies to guide development and intensification. In the case of multi-unit housing, it is important this is located in areas well served by public transport and within convenient walking and cycling distance of key destinations; for Palmerston North this means being in close proximity to the central city and large neighbourhood centres. Enabling multi-unit housing and recognising the efficient use of urban infrastructure reduces the strain on greenfield expansion and maintains a compact urban environment.

Finally, to ensure that residential land is available for housing it is necessary to limit the use of the Residential Zone for commercial activities. This approach also aligns with the centres-based approach to retail and ensures integration with other District Plan zones.

OBJECTIVE 2

To secure and enhance the amenity and character of the Residential Zone as a safe, attractive, social and healthy environment in which to live.

POLICIES

- 2.1 To ensure that the design of housing development is complementary to neighbourhood and street character by:
- Controlling the bulk and density of buildings;
 - Establishing minimum section sizes;
 - Encouraging buildings to be orientated to the street;
 - Establishing building setback standards;
 - Restricting the placement of accessory buildings and garages that dominate the streetscape.
- 2.2 To ensure that the design of housing development does not result in adverse effects on adjacent property by:
- Managing the intrusion of privacy on adjoining dwellings;
 - Managing the degree of overshadowing or obstruction of the daylight and sunlight penetration to any adjoining site or dwelling.
- 2.3 To ensure that the design of housing development results in a high quality of on-site amenity by:
- Adopting standards for private on-site open space,
 - Ensuring main living areas are orientated to the sun, and good daylight and sunlight access is provided to the dwelling.

- 2.4 To encourage the retention of significant vegetation and trees.
- 2.5 To protect the ambient acoustic standards of the residential environment.

Explanation

Achieving a pleasant living environment in the Residential Zone is dependent on the nature and style of the development of individual sites. The policies above establish a baseline standard on which the subsequent Performance Standards and rules are based. They also assist in providing direction when Council is required to exercise its discretion over a specific development. Additionally, they highlight the issues which the community has indicated are important in achieving a pleasant living environment with high overall amenity standards

OBJECTIVE 3

Housing development is energy efficient, resilient and environmentally sustainable.

POLICIES

- 3.1 To encourage the adoption of energy efficient design and water-sensitive design techniques in the design and construction of housing.
- 3.2 To recognise the impacts of impermeable surfaces in residential areas and mitigate their effects.
- 3.3 Residential development is confined to areas with no known natural hazards or where known natural hazards can be appropriately mitigated.

Explanation

While the New Zealand Building Code sets out a series of minimum standards for housing construction, opportunities exist to construct housing developments that are healthy and affordable and contribute to a resilient and sustainable community. This includes:

- *Increased insulation standards, passive solar design, and the use of renewable electricity generation, to reduce dependence on reticulated energy and uncertainty around future price fluctuations.*
- *The use of water-sensitive design principles, including rainwater conservation, low-flow water-efficient design, and grey-water recycling.*

Increasing the density of housing and development often leads to increases in impermeable surfaces. In turn this can lead to increasing run-off and localised ponding. The design of housing development needs to recognise these impacts and mitigate their effects.

Some locations are not appropriate for residential development or residential intensification due to the risks of natural hazards.

OBJECTIVE 4

The predominant character of the Residential Zone is not compromised by incompatible land use and development.

POLICIES

- 4.1 To recognise the range of activities which are complementary to and compatible with residential use and development.
- 4.2 To control the effects of the scale and character of non-residential activities and buildings within the Residential Zone.
- 4.3 To control the location of non-residential activities within the residential Zone.
- 4.4 To avoid the establishment of activities which create adverse effects on, the overall amenity and ambience of the residential environment.

Explanation

The primary function of the Residential Zone is a place for people to live. Much of the pleasantness and character of the Residential Zone stems from the dominance of dwellings. Nevertheless, there are a range of activities which are complementary to and compatible with that function. This compatibility is largely achieved through policies and associated rules intended to control the adverse effects of non-residential buildings and activities on people's living environment. While some non-residential activities offer residential dwellers convenient services which can be designed to be compatible with that residential environment, others cannot. Such non-compatible activities must be actively discouraged, particularly where establishment of more than one could lead to cumulative adverse effects on the residential environment.

OBJECTIVE 5

The significant cultural heritage values associated with the Savage Crescent Conservation Area are conserved.

POLICY

- 5.1 To avoid, remedy or mitigate the effects of activities which could impair or destroy the cultural heritage values associated with the Savage Crescent Conservation Area.

Explanation

The Savage Crescent Conservation Area has been identified as being of significant cultural heritage value both locally and nationally. In recognition of this, Council considers that this area should be protected from inappropriate activities such as the further subdivision of land, the demolition or removal of existing dwellings, and the construction of additional dwellings on sites located within the area.

OBJECTIVE 6

To avoid, remedy or mitigate the adverse effects of aircraft noise on noise sensitive activities in the vicinity of the Palmerston North Airport, while protecting the Palmerston North Airport from the potential adverse effects of noise sensitive activities on efficient airport operations.

POLICIES

- 6.1 To prohibit any new dwelling, school, or other building to be used for regular living accommodation in the Contour.
- 6.2 To mitigate the adverse effects of aircraft noise on any new dwelling, school, hospital or other building to be used for regular living accommodation or the regular assembly of people in the Inner and Outer Control Contours by specifying by specifying appropriate insulation standards.

Explanation

The operations of a modern airport give rise to a range of sound emissions relating mainly to aircraft operations. These sound emissions may adversely affect surrounding noise sensitive activities such the inhabitants of dwellings.

In order to protect potential occupiers of land situated within the vicinity of the airport from levels of noise that may be incompatible with normal standards of residential amenity, Council has introduced controls to avoid or mitigate the adverse effects of operational aircraft noise on noise sensitive residential activities. These controls also have the effect of protecting the operation of the Airport from noise sensitive activities to allow it to function efficiently, effectively and safely.

To ensure that responsibility for mitigation of operational aircraft noise is not borne solely by affected residential property owners, Council has also introduced specific noise mitigation measures to control operational activities within the Airport Zone. Please refer to R13.4.6 Sound Emissions in the Airport Zone.

OBJECTIVE 7

To avoid, remedy or mitigate the adverse visual effects of residential activities in the Aokautere residential area on the character and amenity of the Turitea Valley.

POLICIES

- 7.1 To require buildings and structures be set back from the edge of the escarpment above the Turitea Valley so as to reduce their visual intrusion into the valley.
- 7.2 To restrict the height of buildings adjacent to the escarpment edge of the Turitea Valley so as to limit the impact on the skyline, as seen from the floor of the Turitea Valley.

Explanation

The Aokautere residential area extends along a ridge overlooking the Turitea Valley. Housing on the edge of the escarpment of the ridge can be visually intrusive when seen from the floor of the Turitea Valley, particularly when silhouetted against the skyline.

The visual prominence and impact of housing and other structures on the Turitea Valley can be greatly reduced by setbacks from the escarpment edge, and height limits. Over time these controls can be complemented by non-regulatory measures, such as street tree planting, further reducing the impact of development.

OBJECTIVE 8

To ensure development within the Napier Road Residential Area and the Napier Road Residential Extension Area:

- **Protects and provides for sustainable and efficient land transport connectivity.**
 - **Avoids, remedies or mitigates reverse sensitivity on SH 3, the railway line, and surrounding rural land.**
 - **Provides for a visual connectivity between the Residential Zone and the adjoining conservation and amenity zone.**
 - **Does not lead to buildings which are visually intrusive on the landscape.**
 - **Does not lead to land use which adversely affects flood control measures.**
 - **Protects development from natural hazards.**
 - **Creates a high quality and diverse living environment**
-

POLICIES

- 8.1 For the Napier Road Residential Area, to prevent development until a road is constructed and vested with Council that links the Napier Road Residential Area to James Line.
- 8.2 To ensure that development is undertaken in accordance with the Napier Road Residential Area Structure Plan (Map 7.5) and the Napier Road Residential Extension Area (Map 7.9).
- 8.3 To control ground level heights and earthworks to ensure the integrity of the Noise Bund (within the Napier Road Residential Area) and avoid flooding risks.
- 8.4 To mitigate the effects of reverse sensitivity from residential development on SH 3, the railway line and adjoining farmland through the location and design of new buildings and noise sensitive activities.
- 8.5 For the Napier Road Residential Area, to control the height of buildings to minimise

adverse visual effects on the surrounding rural environment and ensure the noise bund integrity as a noise mitigating measure.

- 8.6 To control the height and scale of fencing on properties directly adjoining the Conservation and Amenity Zone to ensure visual connectivity and social surveillance of the Zone.
- 8.7 To control the location of buildings in relation to the escarpment and oxbow to protect against the risk of natural hazard.
- 8.8 For the Napier Road Residential Extension Area.
 - a. To manage development by requiring additional geotechnical investigations prior to the future use and development of land.
 - b. To require development in general accordance with the Napier Road Residential Extension Area Structure Plan (Map 7.9)
 - c. To encourage active street frontages for new dwellings, garaging and fencing.
 - d. To manage the risk of stormwater flooding by encouraging low impact stormwater design, requiring minimum floor levels and by ensuring all lots have adequate pervious surfaces.

Explanation

The Napier Road Residential Area lies to the north of a high-speed rural state highway. Noise mitigation measures are important to protect the operation of SH 3 and the amenity of those living within the NRRRA. The development of the site is not considered appropriate until a key roading connection is established with James Line via Rosalie Terrace to ensure efficient and sustainable land transport connections. The Plan has controls in place to ensure that building development and earthworks do not compromise noise mitigation and flooding effects or increase visual effects to the surrounding environment. Fencing on properties directly adjoining the conservation and amenity zone will be managed so that there is good visual connectivity and social surveillance with the Conservation and Amenity Zone. Buildings have a special setback to protect against the risk of escarpment failure and a wave surge into buildings adjacent to the oxbow lake and escarpment.

OBJECTIVE 9

To encourage an environment within any Greenfield Residential Area that is an attractive, healthy and safe place in which to live with a diverse range of residential housing types and densities.

POLICIES

- 9.1 To control the height and scale of buildings to minimize adverse visual effects on adjoining residential properties and the scale and intensity of the surrounding residential environment.
- 9.2 To control the height and visual permeability of fencing on properties, particularly those directly adjoining streets and public open space, to ensure visual connectivity and social surveillance of the area.
- 9.3 To avoid garages that dominate the streetscape.
- 9.4 To encourage the design of building frontages that relate to the street and enhance perceptions of safety.
- 9.5 To encourage development that results in a distinctive, memorable and valued sense of place.
- 9.6 To encourage a mix of lot sizes, dwelling sizes, heights and types.

Explanation

Council is seeking to place a stronger emphasis on achieving good urban design outcomes within new residential areas in the City. Greater control is being introduced into the District Plan to guide

development to ensure that these outcomes are achieved. The major intention is to create a high-quality living environment that has positive effects on residential amenity and enhances the safety and quality of the streetscape environment.

OBJECTIVE 10

To ensure non-residential development within any Greenfield Residential Area neighbourhood centre provides for the day-to-day shopping and service needs of the surrounding community and contributes to a high-quality living environment.

POLICIES

- 10.1 To encourage the development of commercial activities within the neighbourhood centre identified on any Greenfield Residential Area Structure Plan within Section 7A.
- 10.2 To ensure commercial activities within any Greenfield Residential Area are consistent with the policy framework of the Local Business Zone.

OBJECTIVE 11

To ensure potential natural hazards within any Greenfield Residential Area are appropriately investigated and residential development is confined to areas with no known natural hazards or where known natural hazards can be appropriately mitigated.

POLICIES

- 11.1 To control the location of buildings in relation to the escarpment and oxbow in the Whakarongo Residential Area to protect against the risk of natural hazard.
- 11.2 To ensure buildings and structures in any Greenfield Residential Area are located and designed to protect against the risk of natural hazards.
- 11.3 To ensure buildings, structures and landscaping are not located in the 5 metre no-build setback identified on the Aokautere Structure Plan (Map 7A.4) to protect against the risk of natural hazards.**

OBJECTIVE 12

To recognise the suitability of existing resources of the Hokowhitu Campus for continued Institutional Activities and to provide for the continuation of that use as the site transitions into the Hokowhitu Lagoon Residential Area.

POLICIES

- 12.1 To enable the ongoing use of the Hokowhitu Campus for institutional activities that utilise existing physical resources.
- 12.2 To manage the actual and potential adverse effects of Institutional Activities on new residential activities.

OBJECTIVE 13

To recognize the suitability of existing physical resources of the Hokowhitu Campus for continued Institutional Activities and to provide for the continuation of that use as the site transitions into the Hokowhitu Lagoon Residential Area.

POLICIES

- 13.1 To enable the ongoing use of the Hokowhitu Campus for institutional activities that

utilize existing physical resources.

13.2 To manage the actual and potential adverse effects of Institutional Activities on new residential activities.

OBJECTIVE 14

To enable a high quality, integrated, safe and mixed-use built form environment in the Hokowhitu Lagoon Residential Area that complements and is compatible with the surrounding environment

POLICIES

- 14.1 To provide for limited reuse of existing physical resources for office activities that are compatible with Institutional and Residential activities provided they do not undermine the City's Centres-based retail and office strategy.
- 14.2 To encourage active street frontages through design controls for new dwellings, garaging, fencing and non-residential activities.
- 14.3 To discourage carparking at the frontage that results in vehicles obstructing footpaths.
- 14.4 To manage the interface between Institutional and Residential Activities by ensuring that the scale and character of non-Residential Activities are compatible with residential development.
- 14.5 To encourage multi-unit development in the Hokowhitu Lagoon Residential Area that contributes to high quality-built form.
- 14.6 The risk to personal safety and property damage from stray golf balls are minimised by:
- Requiring compliance with toughened glass or specific building design along the property boundary interface with the Manawatu Golf Course; and
 - Ensuring the design and/or location of buildings and private outdoor amenity areas in the Golf Ball Hazard Area on Map 7.7.2.7 to minimize exposure to people from stray golf balls.
- 14.7 To ensure residential development along the Manawatu Golf Course property boundary interface incorporate noise insulation into the design and construction of buildings.

OBJECTIVE 15

To ensure a high quality, integrated, and safe built form environment in the Aokautere Residential Area that reflects the scale, form and density of use and development within the Aokautere Structure Plan and is compatible with the surrounding environment.

POLICIES

- 15.1 Require diversity of built form and density within areas identified on the Aokautere Structure Plan in a manner which provides for:**
- **Detached houses with front setbacks and side yards in identified Suburban Low Density areas.**
 - **Semi-detached two and three-storey townhouses and apartments in identified Medium Density areas.**
 - **Short runs of fully attached two and three-storey townhouses at the promontories in identified Medium Density areas.**

- 15.2 Avoid establishing non-residential activities that are of a nature and scale that would undermine the vibrancy and vitality of any neighbourhood centre in close proximity to the activity.**
- 15.3 The size and scale of buildings and structures must be compatible with the locality including the proximity of amenities such as open space and any Local Business Zone.**
- 15.4 Ensure development contributes to high quality built form.**
- 15.5 Ensure residential sites adjacent to public spaces achieve visual and physical connectivity to these areas.**
- 15.6 Ensure engagement between public and private domains for dwellings fronting a street.**
- 15.7 Require active street frontages through design controls for new dwellings, garaging and fencing.**
- 15.8 Ensure building platforms are located in a manner which responds to gullies, plateaus, and promontories.**
- 15.9 Require a high-amenity interface between development and the existing natural edges of the gully network including through provision of setbacks.**
- 15.10 Ensure that development in the Aokautere Residential Area does not proceed in the absence of stormwater infrastructure with the capacity to service the development in a manner which ensures there is no increase in effects of surrounding areas.**
- 15.11 Ensure residential development does not occur in advance of the availability of operational transport infrastructure necessary to service the development.**
- 15.12 Avoid adverse effects on the gully network.**

10.4 Methods

- District Plan Rules (Palmerston North City Council)
- Public Education
- Designation₂
- **Aokautere Master Plan**

The community's desire for a high level of amenity within the Residential Zone means that a regulatory approach through the rules in this and other sections will be the most cost efficient and effective means of achieving the objectives and policies.

However, public education in the form of landscape and building design guides may also assist in achieving some of the amenity and design concerns of the objectives and policies, thereby achieving effective compliance at little cost to the community. **Similarly, the Aokautere Master Plan is intended to inform application of the Aokautere Structure Plan by providing guidance on subdivision and land development within the Aokautere Residential Area. While the Masterplan has no statutory weight it can be taken into account by Council and other decision-makers when considering proposals under the District Plan and should inform applications within the Aokautere Residential Area.**

In respect of any land severely affected by airport noise, one of the options available is for the Requiring Authority to designate land for airport purposes (and subsequently purchase it) or to simply purchase land without designation. Palmerston North Airport Limited was granted requiring authority status in July 1995 however; to date the Company has not

exercised its designating powers for this purpose.

10.5 Activities in the Residential Zone

Of all the Zones which make up the City, the Residential Zone is the only one where a single activity, dwellings, so totally dominates. Although there are a range of other activities in the Residential Zone, it is very much a place where people live and where they expect a certain standard of development, providing good amenity values which makes living in their home and their neighbourhood a pleasant experience.

Consequently, the performance standards and various categories of activities are divided into two parts. The first part deals solely with single dwellings and sets out the performance standards which these must meet. The second part deals with all of the other activities which occur in the Residential Zone.

10.6 Dwellings and Accessory Buildings

Introduction

It is important that the environment in which people live is as pleasant as possible and that a particular ambience is created. This ambience and amenity comes from the style of development which occurs on the site itself and the way in which each site's development impacts on adjoining sites and on the neighbourhood as a whole.

While ideally dwellings should be designed specifically for their site, this is not always possible due to time and economic constraints. However, it is important to give designers the opportunity to develop unique design solutions which may enrich the quality of development in the Residential Zone.

For these reasons a series of performance policies have been developed which reflect the matters which are regarded as important in terms of on-site amenity and the relationship of building on one site, to those on adjoining sites. In turn a series of performance standards have been developed which achieve these performance policies. Where a dwelling complies with these performance standards then it is a Permitted Activity. However, where there is a desire to undertake a specific design which may not meet all the performance standards, there is the opportunity to do so through a Restricted Discretionary Activity consent application. Again, the main issue for consideration is that the design can demonstrate that it meets the stated assessment policies.

10.6.1 RULES: PERMITTED ACTIVITIES

R10.6.1.1 Dwellings and Accessory Buildings

Any dwelling or accessory building is a Permitted Activity provided it complies with the Performance Standards detailed in Clauses(a) to (j)

NOTE TO PLAN USERS

Also refer to the following rules:

R10.6.1.3	Amberley Avenue, Escort Grove, Rangitane Park and Awapuni Racecourse Minimum Floor Level Areas;
R10.6.3.4	Awatea Stream and Jensen Street Ponding Areas;
R10.6.1.6	Continuation of Institutional Activities at the Hokowhitu Lagoon Residential Area;
R6.3.6	Earthworks;
R17.5.1-17.8.1	Cultural and Natural Heritage;
R23.6.4, 23.8.2 and 23.10.2	Utilities

Non-regulatory Design Guidelines have been prepared for Elmira Avenue and Manapouri Crescent. Although these Design Guidelines have no legal effect under the District Plan, they are intended to

offer practical advice for developing and maintaining properties in a way that enhances the unique neighbourhood.

Performance Standards

(a) Height - including Maximum Height and Height Recession Planes.

Maximum Height

- i. No building may exceed a maximum height of 9m; and
- ii. Any buildings or structures must comply, in terms of maximum height, with R13.4.7.1.
- iii. No fence within the 10 or 15 metre offset boundary, as shown on Map 10.6.1. "Landscape Provisions – Pacific Drive Extension", shall exceed a maximum of 1 metre above the existing ground level, and any solid fence shall be of neutral or recessive colour.

NOTES

- a. The elevation shown on the coordinate schedule on Map 10.6.1. shall be used as a benchmark of existing ground level.
- b. Acceptable colours include those from the following colour range from British Standard 5252 (as at 1 January 2010):
 - 00 A (01, 03, 05, 07, 09, 11, 13)
 - 02 A (03, 07, 11), 02 C (39 & 40)
 - 04 B (15, 17, 19, 21, 23, 25, 27, 29), 04 C (39 & 40)
 - 06 A (03, 07, 11), 06 C (37, 39 & 40), 6D (44, 45)
 - 08 A 14, 06 B (15, 17, 19, 21, 23, 25, 27, 29), 8C (37, 39, 40), 08 D (44 & 45)
 - 10 A (01, 03, 05, 07, 09, 11), 10 B (15, 17, 19, 21, 23, 25, 27, 29), 10 C (37, 39), 10 D (44, 45)
 - 12 B (15, 19, 21, 23, 25, 27, 29), 12 C (37, 39 & 40), 12 D (44, 45)
 - 14 C (37, 39 & 40), 14 D (44, 45)
 - 16 A (03, 07, 11), 16 C (37, 39 & 40), 16 D (44, 45)
 - 18 A 14, 18 B (15, 17, 19, 21, 23, 25, 27, 29), 18 C (39 & 40)
 - 20 C 39, 40
 - 22 C 39, 40
 - 24 C 39, 40
- iv. No building or permanent structure (other than a fence which is covered by (iii)) within the 10 or 15 metre offset boundary as shown on Map 10.6.1. "Landscape Provisions – Pacific Drive Extension" shall exceed a maximum height of 0.6 metres above the existing ground level. Note: The elevation shown on the coordinate schedule on Map 10.6.1. shall be used as a benchmark of existing ground level.
- v. On any allotment containing all or part of the 10 or 15 metre offset boundary, no building on any part of the allotment beyond the 10 or 15 metre offset boundary, shall exceed a maximum height of 7 metres above the existing ground level shown on the coordinate schedule on Map 10.6.1 "Landscape Provisions – Pacific Drive Extension".

Height Recession Planes

- i. All buildings shall comply with the following recession planes:
 - a. All parts of a building shall be contained within a 45° plane commencing at 2.8 metres above ground level inclined inwards at right angles in plan. See Figure 10.1.
- ii. Where a boundary adjoins an access strip the measurement will apply at the furthestmost boundary of the access strip.
- iii. These height recession planes and absolute height control shall not apply to:
 - a. antennas, aerials, chimneys and architectural appurtenances (such as ornamental towers, turrets, finials, spires, flagpoles and gargoyles) provided these do not exceed the recession plane or absolute height control by more than 5 metres vertical distance.
 - b. solar photovoltaic panels, and solar water heaters provided these do not exceed the recession plane or absolute height control by more than 0.5 metre vertical distance.
 - c. any boundary common with a reserve or street.
- iv. Gable roof ends, including the sloping edge of mono-pitch roofs, may penetrate the height recession plane by no more than one third (1/3) of the gable end height.
- v. In applying the height recession plane to properties on Pacific Drive adjoining the offset boundaries, as shown on Map 10.6.1 "Landscape Provisions – Pacific Drive Extension", the plane shall commence from the 10 or 15 metre offset boundary (whichever applies).

(b) Overlooking

Any part of a building that is outside the building envelope formed by the height recession planes and the maximum height limit shall not contain a window. Skylights shall be excluded from this provision.

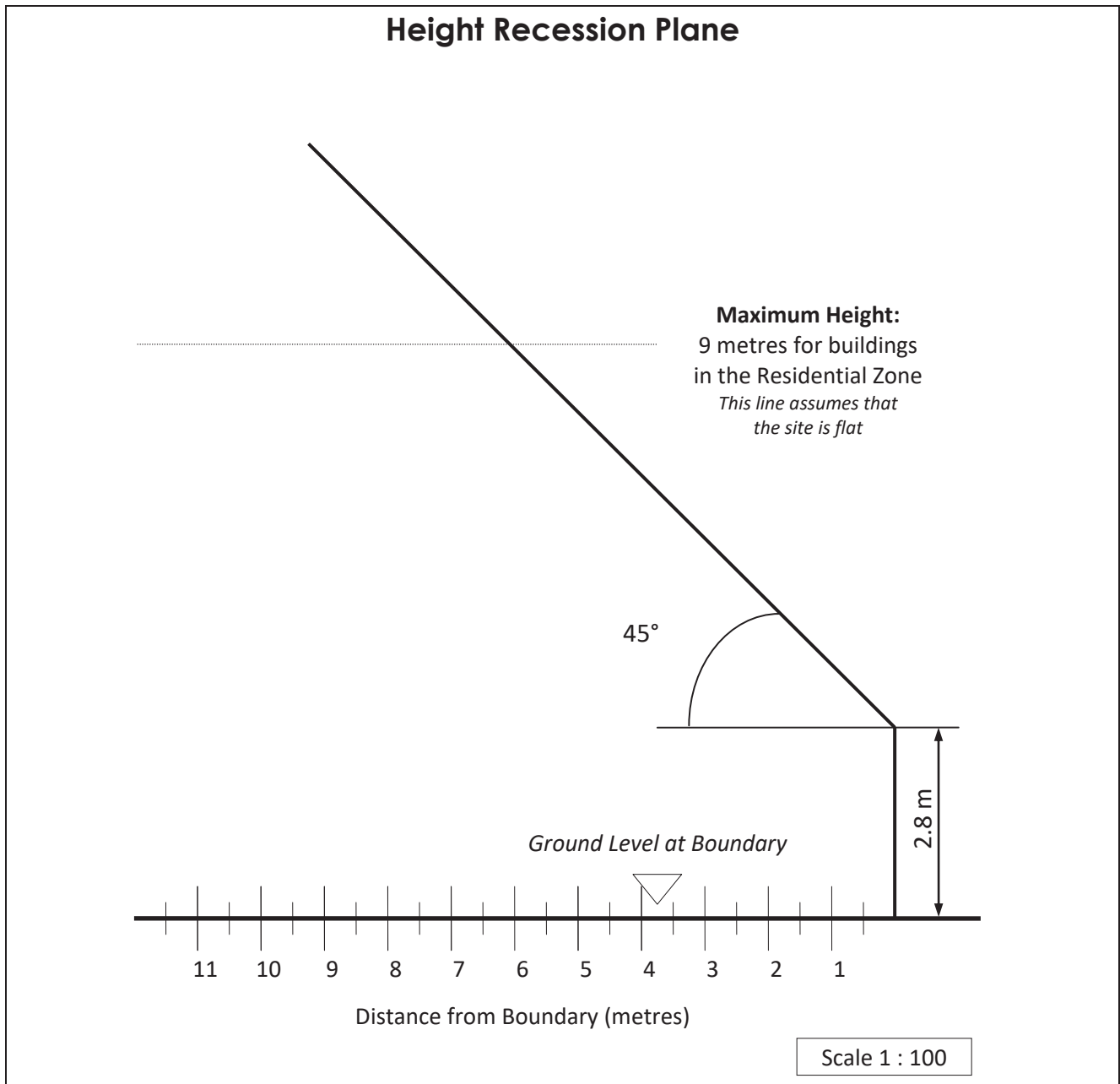
Explanation

In dealing with the issue of the height of buildings in the Residential Zone, it is clear that there are a number of associated effects. Most of these effects impact on adjacent sites and dwellings and it is therefore important that any control, as far as possible, attempts to control these effects without becoming unnecessarily complex or restrictive in terms of the design of any dwelling. The major effects which arise from the height of buildings are:

- i. *Effects on the penetration of sunlight and daylight to adjacent sites and buildings.*
- ii. *Effects associated with overlooking which may lead to actual or perceived loss of privacy for outdoor areas or dwellings on adjacent sites.*
- iii. *Effects arising from the physical bulk of the building which may lead to a feeling of loss of privacy due to the perception that the building on the adjacent site is oppressive.*

While some of these effects can be dealt with by a recession plane approach, it is also necessary to control the location of windows to address the privacy issues. Equally it is also important that any recession plane is related to the orientation of the building in relation to the sun. For instance, a building close to a southern boundary is likely to have the greatest effect on neighbouring properties. However, this is also an approach which needs to be modified if there is no adjacent residential neighbour or where for instance it is a boundary to a road, school or right of way.

Figure 10.1



(c) Separation Distances

- i. Any dwelling on a lot with frontage to a public road shall be located a minimum of:
 - a. 3 metres from the boundary with any road unless it contains a garage or carport facing the road and having direct access from the road, in which case the minimum separation distance for that part of the dwelling containing the garage or carport shall be 6 metres.
 - b. 1.5 metres from any other boundary.
- ii. Any dwelling without frontage to a public road shall be located a minimum of 1.5 metres from any boundary.
- iii. Where two dwellings (or one dwelling and one minor dwelling) are built on the same site;
 - a. Any part of the façade of a dwelling shall be located at least 3 metres from any other dwelling on the same site.

- b. Where two dwellings are joined by their respective garages, the separation distance provisions of (a) shall not apply.
- c. Any part of a dwelling shall be located at least 1.5 metres from the edge of any driveway or right-of-way serving another dwelling on the same site.
- iv. Accessory Buildings shall be located a minimum of:
 - a. 3 metres from the boundary with any road unless it is a garage or carport facing the road and having direct access from the road, in which case the minimum separation distance shall be 6 metres.
 - b. 1.0 metre from any other boundary.
- v. For corner sites the requirements of (i) (a) and (iv) (a) shall only apply to one road frontage. Where only one frontage is used as vehicular access that will be the

Explanation

An important aspect of residential amenity is the physical distance between dwellings within the same site or adjoining sites. Where two dwellings are built on adjoining sites, such that each is only the minimum distance from the boundary, they often appear to intrude on each other's living space and privacy. Where residential buildings are in close proximity there may also be adverse effects in terms of daylight and sunlight penetration.

Likewise, the physical distance between dwellings and the street-front contribute to the character and amenity values of individual streets. The placement of buildings in close proximity to the street front boundary can result in effects on surrounding property and street character.

The approach establishes more specific requirements for the street frontage or property; however, this is balanced with less fixed regulation for the remainder of the site.

The overall effects of the separation distances should be to reduce the effects of one dwelling on another or on an adjacent site. Where a variation to these separation distances is considered appropriate as part of the overall design of the dwelling, this can be dealt with by way of a Restricted Discretionary Activity consent.

frontage to which the separation distance applies.

(d) Site Area, Site Coverage and Number of Buildings

- i. Site Area
 - a. A minimum net site area of 350m² for each dwelling unit unless subject to the standards of (b)-(d) below.
 - b. A minimum net site area of 1300m² of contiguous developable land in the Aokautere Parklands Area.
 - c. A minimum net site area of 400m² of contiguous developable land in the Aokautere Development Area (refer Map 10.1).
 - d. A minimum net site area of 500m² for each dwelling unit in the Napier Road Residential Extension Area, Ashhurst, Bunnythorpe and Longburn village residential areas.

Explanation

The site area control provides a standard for densities on sites to avoid the creation of developments which appear overcrowded and have negative effects on adjoining properties or create poor on-site amenity. The site area control ensures sites are of a sufficient size to accommodate necessary buildings and sufficient on-site private open space.

Variations in the minimum site are a product of existing development constraints, but also recognising the unique character of both urban and village residential environments.

For example, given the particular topographic and geological characteristics of the Aokautere area, the intent of this rule, as it relates to the Aokautere Development and Parklands Areas, is to ensure that there is an alignment between minimum lot size and the minimum area of developable land necessary to accommodate a residential building platform.

Additionally, when subdivided for the purposes of residential development the Parklands Area is intended to act as a transition area between close urban development in the Aokautere Development Area and rural- residential development in, for example, the Moonshine Valley and Polson Hill areas. The provision of larger residential building platforms in this area therefore will provide a clear gradation of development in the Aokautere area.

Within the Aokautere Development Area (refer Map 10.1) it is essential that there is sufficient useable or restructured land to ensure that there is a stable building platform on which to safely establish a dwelling and associated facilities such as garaging and open space.

ii. Site Coverage

The maximum amount of site which may be covered by buildings shall be:

- a. 40% on sites of less than 500m²
- b. 200 m² on sites of 500m² to 572m²
- c. 35% on sites over 572m²
- d. 30% for sites within the Napier Road Residential Extension Area

Explanation

When a dwelling is placed on its site much of the effect of the building on the overall amenity of the neighbourhood arises from the perceived bulk of the building. This in turn relates to the height of the building and the proportion of the site which is covered by buildings. This can lead to a feeling that neighbouring properties are being overlooked or are physically "oppressed" by the building. This effect is magnified where the building is double storied and is at maximum site coverage.

The site coverage control is intended to deal with both the "bulk" effect and the physical coverage of the site while still allowing for adequate development potential particularly on small sites.

iii. Number of buildings used for residential living per site

The number of buildings per lot shall be no more than:

- a. Two dwelling units; or
- b. One dwelling and one minor dwelling unit; or
- c. One dwelling unit and one sleep-out.

Except for the Napier Road Residential Extension Area where only one dwelling per lot shall be permitted.

Explanation

In most cases each lot contains one dwelling, although this is not always the case. The above standard incorporates flexibility to construct minor dwellings and sleep-out accommodation in most areas. However, in order to provide certainty to adjacent properties and maintain residential amenity standards, it is necessary to limit the number of buildings and intensity of accommodation units.

(e) **On-site Amenity**

Every dwelling shall be provided with an outdoor amenity area which can meet the following requirements: Refer to Figure 10.5

- i. A minimum open area of 36m² free of driveways, parking spaces, buildings and manoeuvring area.
- ii. Is able to accommodate a circle of 4.5 metres in diameter.
- iii. The area has a gradient no greater than 1 in 20.
- iv. Has direct contact with a main living area for a length of not less than 2 metres.
- v. Is orientated to the east, west or north of the dwelling.

Explanation

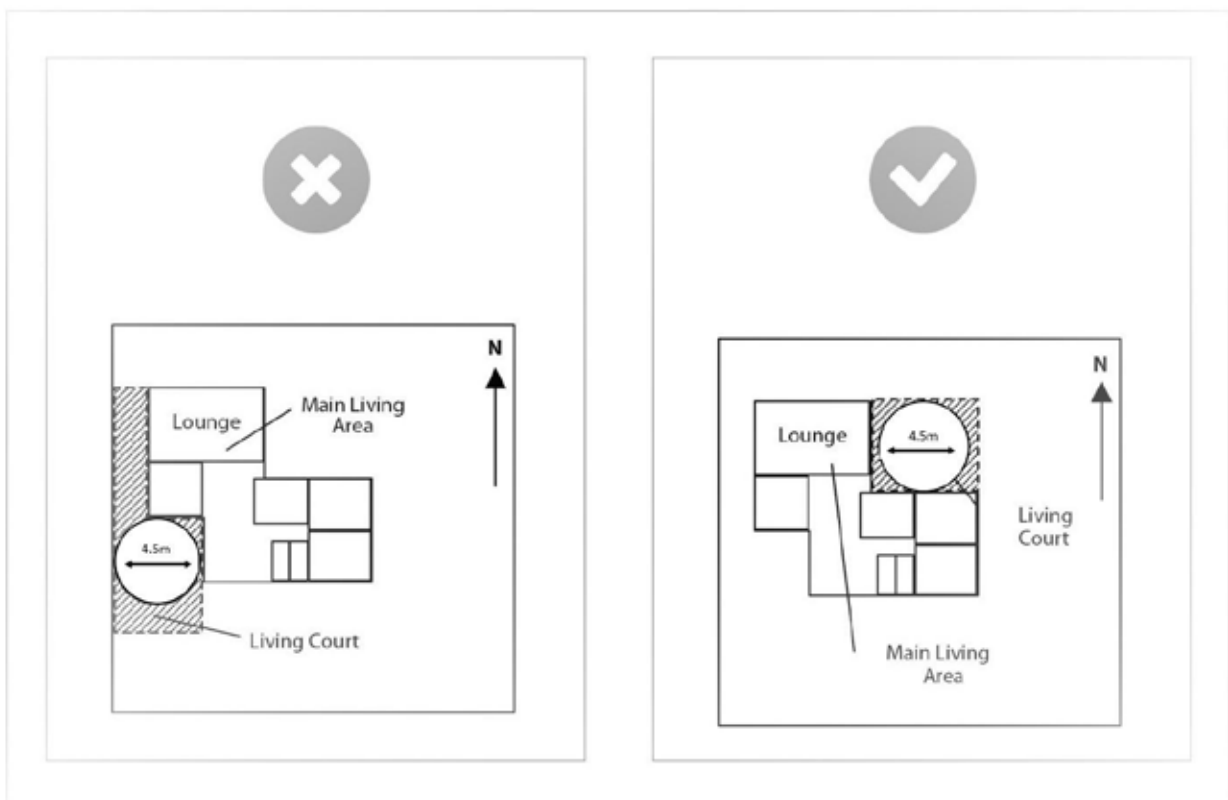
Much of the enjoyment of a site comes from the availability and useability of open space within the site. To be effective the open space must allow good daylight and sunlight penetration and be readily accessible from the main living areas of the dwelling.

The rules are intended to ensure that through good design that any site has effective open space available which adds positively to on-site amenity values.

NOTE TO PLAN USERS

Applications for the construction of a second dwelling or a minor dwelling unit will incur the payment of a Development Contribution. Refer to the Development Contributions Policy for further information.

Figure 10.5



Explanation

This diagram is to read in accordance with performance condition 10.6.1.1(e), as it provides a visual representation of what is required by the Performance Standards. The diagram complements the conditions which are intended to ensure that through appropriately designed sites, effective open space will be achieved, adding positively to on-site amenity values.

The diagram clearly shows that the preferred location (the tick) for amenity areas is to the east, west or north of the dwelling, with the 4.5 metre diameter within a length of no less than two metres from the main living area. The undesired location of the main amenity area is shown by the cross on the diagram, as the 4.5 metre diameter is not directly located off the living area.

(f) Aokautere Development Area

Within the Aokautere Development Area (Map 10.1) all dwellings and accessory buildings shall be located on developable land.

Explanation

Development within the Aokautere Development Area **and Aokautere Residential Area** is constrained by the terrain. Areas are identified as either Developable or Limited Development Land. The primary purpose of these divisions is to establish stability controls for housing development. The limitations have however also shaped the nature of housing development and the character of the Aokautere area.

(g) Access and Parking

Compliance with the following performance standards of R20.4.2:

20.4.2(a) Vehicle Access;

20.4.2(g)(i) Cycle Parking Provision and Design

Explanation

The performance standards attempt to mitigate the effects created by the movement of vehicles in residential areas.

(h) Air Noise Control

i. In the Outer Control Contour identified on Map 10.6.6.1, all buildings must be constructed in compliance with:

- Any bedroom in a building used by a noise sensitive activity must achieve the following minimum standard of external sound insulation:

$$DnT,w + Ctr > 25 \text{ dB.}$$

- Any habitable room, other than a bedroom, in a building used by a noise sensitive activity must achieve the following minimum standard of external sound insulation:

$$DnT,w + Ctr > 20 \text{ dB}$$

- Any used for communal activities must achieve the following minimum standard of external sound insulation:

$$DnT,w + Ctr > 20 \text{ dB}$$

ii. In the Inner Control Contour identified on Map 10.6.6.1, all buildings must be constructed so that:

- Any bedroom in a building used by a noise sensitive activity must achieve the following minimum standard of external sound insulation:

$$DnT,w + Ctr > 30 \text{ dB}$$

- Any habitable room, except for a bedroom, in a building used by a noise sensitive activity must achieve the following minimum standard of external sound insulation:

$$DnT,w + Ctr > 25 \text{ dB}$$

- Any room used for communal activities must achieve the following minimum standard of external sound insulation:

$$DnT,w + Ctr > 25 \text{ dB}$$

iii. All habitable rooms must be designed, constructed and maintained in accordance with a design report prepared by a suitably qualified and experienced member of the Acoustical Society of New Zealand stating that the proposed design will achieve compliance with the requirements of performance standards (h) (i) – (ii), including a 5dBA safety margin.

iv. Ventilation - Where bedrooms with openable windows are proposed, a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. For the purposes of this requirement, a bedroom is any room intended to be used for sleeping. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.

NOTE TO PLAN USERS

Proposed activities that do not meet the performance standards in (h) are Non-Complying Activities under R10.7.5.2.

The following deeming provisions apply in circumstances where a proposed dwelling/ building straddles the boundary of noise contours shown on Map 10.6.6.1:

1. Where a dwelling/building is proposed on the 55 Ldn noise contour line, the dwelling/ building is deemed to be outside of the Outer Control Contour.
2. Where a dwelling/building is proposed on the 60 Ldn noise contour line shown on Map 10.6.6.1, the dwelling/building is deemed to be within the Outer Control Contour.
3. Where a dwelling/ building is proposed on the 65 Ldn noise contour line, the dwelling/ building is deemed to be within the Air Noise Contour.

Explanation

As a consequence of air noise projection work and other investigative work undertaken by Palmerston North Airport Limited, and the Palmerston North City Council respectively, a large area of land surrounding the Palmerston North Airport has been identified as being subject to varying levels of noise exposure associated with aircraft operations.

The noise emission levels resulting from these operations have been predicted using methods recommended by New Zealand Standard 6805:1992 - Airport Noise Management and Land Use Planning. Noise emission levels are identified as equal loudness contours around the airport. Map 10.6.6.1 - Air Noise Control included in this Plan defines these contours and identifies those areas around the airport, expressed as discrete noise zones, within which specific noise attenuation measures apply.

For the purposes of this Plan, three distinct noise contours have been developed as follows:

- a. *Air Noise Contour - the Air Noise boundary is generally the 65 Ldn noise contour. Due to the high level of aircraft operational noise predicted within this contour the establishment of any new noise sensitive activities, such as dwellings, are prohibited.*
- b. *Inner Control Contour - the Inner Control Contour incorporates the land between the 60 Ldn and 65 Ldn predicted noise contours. The objective of this Contour is to provide for a level of sound insulation in the design of dwellings and other buildings used for regular accommodation which adequately reduces the level of noise exposure experienced.*
- c. *Outer Control Contour - the Outer Control Contour incorporates the land between the 55 Ldn and 60 Ldn predicted noise contours. The objective of this Contour is to provide for a level of sound insulation in the design of dwellings and other buildings used for regular accommodation which reflects the reduced level of aircraft noise exposure experienced within this area. As the maximum aircraft noise level in this Contour is five decibels less than in the Inner Control Contour, sound insulation requirements are also correspondingly reduced by five decibels.*

(i) Turitea/Aokautere Residential Zone Setback

No development, fencing, structures, buildings or earthworks except those within the maximum height permitted in R10.6.1.1 (a) shall be located within the 10 or 15 metre setback line as shown on Map 10.6.1 "Landscape Provisions – Pacific Drive Extension".

Explanation

Structures on ridgelines tend to be prominent in the landscape when viewed from the floor of the adjoining valley. Height controls and development setbacks from the escarpment can greatly reduce visual impact of development.

The escarpment top which marks the boundary of the Turitea Valley with the Aokautere residential area of Pacific Drive is rounded in nature. The previous practice of building, developing, or carrying out earthworks over the rounded lip of the escarpment top, tended to create adverse effects on the visual amenity of the Turitea Valley below. A setback from the escarpment edge, applicable to almost all man-made modifications, can help maintain the rural character of the Turitea Valley and the escarpment by hiding modifications, when viewed from the valley floor.

(j) Pacific Drive Extension Area Water Supply Requirements

New dwellings within the Pacific Drive Extension Area (Map 10.6.1) shall be provided with connections to a water system which is able to supply a flow and pressure able to meet the required peak hourly flow for domestic consumption for the area served: and

- i. Be able to supply a flow not less than that required for firefighting in a residential area;
- and
- ii. Be capable of receiving and maintaining a supply that meets the needs of the Drinking Water Standard for New Zealand, Department of Health (2000).

R10.6.1.2 Minor Dwelling Units

Any Minor Dwelling Unit is a Permitted Activity provided it complies with the following Performance Standards:

NOTE TO PLAN USERS

Also refer to the following rules:

R10.6.1.3	Amberley Avenue, Escort Grove, Rangitane Park and Awapuni Racecourse Minimum Floor Level Areas;
R10.6.1.1	Air Noise Control;
R10.6.3.5	Awatea Stream and Jensen Street Ponding Areas;
R10.7.1.6	Limited Development land in Aokautere;
R17.5.1-17.8.1	Cultural and Natural Heritage Rules;
R23.6.2(i)	Radiofrequency Field Exposure.
R23.6.4, 23.8.2 and 23.10.2	Utilities

Performance Standards

(a) Building Size`

Each unit must have a gross floor area no greater than 80m².

(b) Height and Overlooking

Compliance with R10.6.1.1(a) and R10.6.1.1(b).

(c) Separation Distances

Compliance with R10.6.1.1(c).

(d) Site Coverage and Number of Buildings

Compliance with R10.6.1.1(d)(ii) and (iii).

(e) On-site Amenity

The minor dwelling unit shall be provided with a private outdoor amenity area which can meet the following requirements:

- i. A minimum open flat area of 30m² free of driveways, parking spaces, buildings and manoeuvring area.
- ii. Is able to accommodate a circle of 4 metres in diameter.
- iii. Has direct contact with a main living area.
- iv. Is orientated to the east, west or north of the unit.

(f) Air Noise Control

Compliance with R10.6.1.1 (h).

(g) Turitea/Aokautere Residential Zone Setback

Compliance with R10.6.1.1 (i).

~~(h) Pacific Drive Extension Area Water Supply Requirements~~

~~Compliance with R10.6.1.1 (j).~~

(i)(h) Aokautere Development Area

In the Aokautere Development Area (Map 10.1), any minor dwelling unit shall be located on Developable Land.

NOTE TO PLAN USERS

Also refer to R23.6.2(i) – Radiofrequency Field Exposure.

R10.6.1.3 Amberley Avenue, Escort Grove, Rangitane Park, Awapuni Racecourse, Napier Road Residential Area and Napier Road Residential Extension Area Minimum Floor Level Areas

- i. Within the area shown as **Area A** on Map 10.6.1.3 The Amberley Avenue Minimum Floor Levels Area, any residential building erected must have a habitable floor level above 23.45m in terms of the Palmerston North City Council datum of levels.
- ii. Within the area shown as **Area B** on Map 10.6.1.3 The Amberley Avenue Minimum Floor Levels Area, any residential building erected must have a habitable floor level above 23.31m in terms of the Palmerston North City Council datum of levels.
- iii. Within the area shown as **Area C** on Map 10.6.1.3 The Rangitane Park Ponding Area, any residential building erected must have a habitable floor level above 22.63m in terms of the Palmerston North City Council datum of levels.
- iv. Within the area shown as **Area D** on Map 10.6.1.3 The Escort Grove Minimum Floor Levels Area, any residential building erected must have a habitable floor level above 23.20m in terms of the Palmerston North City Council datum of levels.
- v. Within the area shown as **Area E** on Map 10.6.1.3 The Awapuni Racecourse Minimum Floor Level Area, any residential building erected must have a ground floor level above 24 metres, with the ground level for residential allotments and any other building or accessory building above 23.80 metres, and all roads above 23.60 metres (measured at the invert of the channel level) being in terms of the Palmerston North City Council datum of levels.
- vi. Within the land zoned residential in the Napier Road Residential Area (Map 7.5), any residential building, any other building or accessory building erected must have a ground floor above the 0.2% AEP flood event plus 500mm freeboard. Access to occupied structures shall be above the 0.2% AEP flood event.
- vii. Within the land zoned residential in the Napier Road Residential Extension Area (Map 7.9), any residential building, any other building or accessory building erected must have a minimum floor height as follows:
 - a. Within the stopbank area (Area A) floor levels designed for the 2% AEP rainfall event plus freeboard.
 - b. Within the area outside of the stopbank (Area B) floor levels for the 0.5% AEP river flood event plus 500 millimetres freeboard.
 - c. Throughout the Napier Road Residential Extension Area overland flow paths are identified and designed to ensure that no upstream of downstream properties

are impacted in a 1% AEP rainfall event.

Access to habitable structures shall also be above the 0.5% AEP flood event.

Guidance Note: Compliance with this standard does not mean that land is not identified as being subject to a natural hazard under the Building Act.

Explanation

The area enclosed by Monrad Street, Pioneer Highway and the Mangaone Stream in the Amberley area drains to the Mangaone Stream by way of piped outlets to the Kawau Stream and Pioneer Highway Drain. Generally, the residential area lies below the level to which water rises within the of these watercourses. At times of high flow, automatic gates close and flood water is prevented from entering the area from the watercourses. Some water will continue to drain to Rangitane Park, but in extreme circumstances, ponding will occur within the streets and then on property. Consequently, the area of potential surface flooding on a 100-year return period, has been identified as the Amberley Avenue Minimum Floor Levels Area.

Escort Grove follows a remnant of one of many watercourses which traversed the area. Stormwater is drained from the area by way of a pipeline access from Totara Road into the watercourse within Rangitane Park. When rainfall exceeds the capacity of the piped system to remove it, initially ponding will occur in the street. With continuing rainfall, this ponding will extend into property until overland flow across Totara Road commences. The area subject to ponding on a 100-year flood return period has been identified as the Escort Grove Minimum Floor Levels Area.

The stream within Rangitane Park is the lower reach of the stormwater system draining a catchment bounded by Pioneer Highway, Botanical Road, College Street and the Mangaone Stream. It enters the Mangaone Stream by way of a floodgated structure, which automatically prevents further outflow when water levels within the Mangaone rise above those in the Park. As water continues to flow from the catchment, it is stored within the ponding area until falling levels in the Mangaone Stream permit the outflow to resume. This potential ponding area, based on a 100-year flood return period, has been identified as the Rangitane Park Minimum Floor Levels Area.

The Awapuni Racecourse Minimum Floor Level Area has been identified in order to ensure that dwelling/ other buildings will not be adversely affected by flooding and ponding and to ensure there will not be an adverse effect on the ponding areas in the vicinity. The flood levels for the area have been determined as being between 23.32 metres and 23.39 metres on low-lying areas of the site. Low lying areas need to be raised to a ground level of 23.80 metres. In addition, floor levels for residential buildings will be above 24.00 metres providing a 600mm freeboard above flood level, which means the area has the same level of protection as the stopbank. For other buildings and accessory buildings, the ground level will be above 23.80 metres and roads will be above 23.60 metres so there will be no overland flow path from the Mangaone into the City.

The Napier Road Residential Area represents an extension to the urban boundary of Palmerston North City. Minimum floor levels above the 0.2% AEP flood event plus 500mm freeboard are required to avoid or mitigate the effects of inundation from the Manawatu River.

In each case a minimum floor area has been established for each area to ensure that any dwelling is not inundated with water when the area functions as a ponding area.

R10.6.1.4 Dwellings in the Napier Road Residential Area and the Napier Road Residential Extension Area

Any dwelling, which is not a Restricted Discretionary Activity or a Non-Complying Activity, is a Permitted Activity provided it complies with the Performance Standards detailed in Clauses(a) – (j).

NOTE TO PLAN USERS

Notwithstanding the activity status set out in R10.6.1.4, all development that occurs prior to the provision of a road constructed that links the Napier Road Residential Area site to James Line via Rosalie Terrace shall be a non-complying activity and subject to R10.6.5.4. Once the requirements of R10.6.5.4 have been met, development within the Napier Road Residential Area will be a Permitted Activity and R10.6.1.4 will apply.

Performance Standards

a) **Height Recessions Planes, Overlooking, Site Area and Coverage, On-site Amenity, Access and Parking**

Compliance with R10.6.1.1(a) (Height Recession Planes), R10.6.1.1(b) (Overlooking), R10.6.1.1(d) (Site Area, Site Coverage and Number of Buildings), R10.6.1.1(e) (On-site Amenity), R10.6.1.1(g) (Access and Parking).

b) **Maximum Building Height**

No building should exceed a maximum height of 7 metres from the minimum floor levels set in R10.6.1.3(vi) or (vii).

c) **Acoustic Insulation and Setbacks**

For the Napier Road Residential Area:

- i. All buildings constructed within 80 metres of the carriageway edge of State Highway No.3 shall be in compliance with a noise insulation from outside to inside any habitable space of $DnT,W+Ctr > 30dB$. Compliance with this standard shall be achieved by ensuring that habitable rooms are designed, constructed and maintained in a manner that:
 - accords with the schedule of typical building construction set out in Appendix 1; or
 - accords with an acoustic design report signed by a suitably qualified and experienced acoustic engineer stating that the design as proposed will achieve compliance with the performance standard. If assumptions are made regarding the performance of an acoustic bund then any assumptions shall be justified in the report and the overall design shall demonstrate compliance with an internal noise level of 35dB LAeq(24hr) in living rooms and 30dB LAeq(24hr) in bedrooms.

Provided that:

1. No residential building is constructed within 30 metres of the carriageway edge of State Highway No.3.
 2. Any external mitigation measures used in assumptions about the internal noise levels, such as noise reducing bunds, are also properly maintained to a standard that is equal or better than the assumptions made in the report.
 3. For bedrooms a positive supplementary source of fresh air is ducted from outside to achieve a minimum of 7.5 litres per second per person.
- ii. No residential building is constructed within 30 metres of the carriageway edge of State Highway 3.

For the Napier Road Residential Extension Area:

- i. Any building (other than an accessory building) containing a noise sensitive activity constructed within 70 metres of the nearest railway track shall be designed, constructed and maintained in accordance with a design report prepared by a suitable qualified and experienced acoustic engineer stating that the design as proposed will achieve compliance with an internal noise level of 40dB LAeg(1hr) in living rooms and 35dB LAeg(1hr) in bedrooms.

Provided that no such building is to be located within 25m of the nearest edge of the Palmerston North – Gisborne railway track.

Explanation

The intention of this rule is to provide for a reduction of approximately 30dB for road traffic noise for dwellings constructed further than 30 metres from the road and closer than 80 metres to the road.

d) Fencing

- i. If a fence is erected on those properties along the property boundary directly adjoining the Conservation and Amenity Zone, then either one or the other provision below shall apply:
 - maximum height of 0.5 metre; or
 - is not erected over more than half of the property boundary.
- ii. Within the Napier Road Residential Extension Area, the maximum height of fencing adjoining a public road or public open space is 1.8 metres except as provided below:
 1. Where a fence is erected along a property boundary directly adjoining public open space:
 - The fence must not exceed 1.1 metres in height for more than half the property boundary length; or
 - If the fence is of open construction, the fence must not exceed 1.8 metres in height.
 2. Where a fence is erected along a property boundary directly adjoining a road frontage;
 - A maximum height of 1.1 metres applies except that solid fencing may be erected to 1.8 metres over not more than 1/3 of the frontage width, and
 - No part of a solid fence above 1.1 metres in height shall be located within 1.8 metres of a driveway, except for gate posts relating to a fence of open construction;
 - If the fence is of open construction, the fence must not exceed 1.8 metres in height.
 3. Where a side fence is within the front yard or next to a driveway, and within 3 metres of the street edge, a maximum height of 1.1 metres applies. Should a side fence connect to that part of any front fence on the same lot which is permitted by (f) below to rise to 1.8 metres, it may also rise to the same level.
 4. Where a fence is erected on the road frontage of a corner site, the requirements of 1-3 shall only apply to one road frontage.

e) Separation Distances

Compliance with R10.6.1.1(c) except

- i. those dwellings on properties directly adjoining the escarpment and oxbow lake, any dwelling shall be located at least 10m back from the bottom of the escarpment or boundary of the Conservation and Amenity Zone.
- ii. Within the Napier Road Residential Extension Area:
 1. No building shall be located within 20 metres of the edge of the oxbow lake.
 2. No building containing a noise sensitive activity shall be located within 20 metres of the nearest carriageway edge line of Napier Road/
 3. No buildings or structures shall be located within 3 metres of the toe of the stopbank.

Guidance Note: Resource consent is required from Manawatu-Whanganui Regional

Council for work within 8 metres of the toe of the stopbank.

f) Flood Hazards

Compliance with R10.6.1.3

g) Permeable Surface

For the Napier Road Residential Extension Area:

- i. A minimum of 30% of the net site area shall, excluding the road, be of permeable surface. This includes decks provided the surface material of the deck allows for water to drain through to a permeable surface.
- ii. Each lot must incorporate rain gardens or other biofiltration device to treat road and hard stand runoff prior to discharge to the Council's stormwater network.

h) Active Frontage

Within the Napier Road Residential Extension Area, any houses on lots sharing a boundary with a road must exhibit the following design requirement;

- i. Any side or rear garage wall that is within 3 metres and fronting the street edge must be screened by landscaping along 70% of the frontage with vegetation capable of growing to a minimum of 1 metre tall. Glazing shall be provided for at least 10% of the surface area of these street fronting walls.
- ii. Windows from a main living area facing the street.
- iii. Where the site is on a road corner, the requirements of I and ii shall only apply to one road frontage.

i) Oxbow Lagoon Landscaping

Within the Napier Road Residential Extension Area, all lots adjoining the oxbow lagoon shall provide a minimum 3 metre buffer of low level native wetland landscaping at the landward side of the oxbow edge.

Guidance Note: Earthworks are provided for under Rule R6.3.6.1(b) of the District Plan. Plan Users must also comply with requirement of the Heritage New Zealand Pouhere Taonga Act.

R10.6.1.5 Dwellings, Minor Dwellings & Accessory Buildings in the Greenfield Residential Areas

Any dwelling, Minor Dwelling and/or Accessory Building in any Greenfield Residential Area is a Permitted Activity provided it complies with the Performance Standards detailed in Clauses (a) – ~~(h)~~(j). **The exception are dwellings, minor dwellings and accessory buildings in Medium Density Areas identified on the Aokautere Structure Plan which must comply with the performance standard in R10.6.3.3 for multi-residential development.**

Performance Standards

a) Access and Parking

Compliance with R10.6.1.1(g) (Access and Parking).

b) Maximum Building Height, Height Recession Planes and Overlooking

- i. Compliance with R10.6.1.1(a) and (b).
- ii. No building within the Kikiwhenua Residential Area fronting Te Wanaka Road opposite the following lots may exceed a maximum height of 4m.
 - LOT DP 477332
 - LOT 2 DP 477332
 - LOT 1 DP 27043 BLK XIV KAIRANGA SD

- PT LOT 12 8486 BLK XIV KAIRANGA SD
- LOT 1 DP 90735

iii. **No building within the Aokautere Residential Area shall exceed a maximum height of 9m in the Suburban Low Density areas identified on the Aokautere Structure Plan.**

(iii)(iv) In applying the height recession plane to properties in the Aokautere Residential Area adjoining the gully network, the plane shall commence from the 5 metre no-build setback boundary identified on the Aokautere Structure Plan.

c) Separation Distances

- i. Compliance with R10.6.1.1(c).
- ii. Any accessory buildings in a Greenfield Residential Area shall be located a minimum of:
 - 4m from the road boundary;
 - 1m from all other boundaries.
- iii. **Any garage in the Aokautere Residential Area must be located:**
 - **with the garage face 1m behind the frontage of the dwelling served;**
 - **not less than 5.5m from the front boundary if there is an on-site parking space in front of the garage door; and**
 - **without occupying more than half the width of the frontage of the dwelling it serves.**

iii iv Within the Aokautere Residential Area no buildings, structures or landscaping shall be located within the 5 metre no-build setback identified on the Aokautere Structure Plan (Map 7A.4).

(d) Site Area and Coverage

- i. Site Area
 - a) A maximum net site area of 1000m² for each dwelling unit, provided that the areas shall be exclusive of the acoustic setbacks required by the provisions of R10.6.1.5(e), (i) and (ii).
 - b) Compliance with R10.6.1.1(d)(i) in the Kikiwhenua Residential Area.
- ii. Site Coverage

Compliance with R10.6.1.1(d)(ii).
- iii. **Permeable Surface**

At least 30% of the net site area for each dwelling unit in the Kikiwhenua Residential Area **and the Aokautere Residential Area** shall be permeable.

(e) Acoustic Insulation and Setbacks for the Whakarongo Residential Area

- i. Any building (other than accessory buildings) containing a noise sensitive activity constructed within 80 metres of the nearest carriageway edge of State Highway 3 shall be designed, constructed and maintained in accordance with a design report prepared by a suitably qualified and experienced acoustical engineer stating that the design as proposed will achieve compliance with an internal noise level of 40dB LAeq(24hr) in habitable rooms.

Provided that no such building is to be located within 40 metres of the nearest carriageway edge of State Highway 3.
- ii. Any building (other than an accessory building) containing a noise sensitive

activity constructed within 70 metres of the nearest edge of the railway track shall be designed, constructed and maintained in accordance with a design report prepared by a suitably qualified and experienced acoustical engineer stating that the design as proposed will achieve compliance with an internal noise level of 40dB LAeq(1hr) in living rooms and 35dB LAeq (1hr) in bedrooms.

Provided that no such building is to be located within 25m of the nearest edge of the Palmerston North – Gisborne railway track.

- iii. Where bedrooms with openable windows are proposed in buildings requiring acoustic insulation, a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. For the purposes of this requirement, a bedroom is any room intended to be used for sleeping. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.
- iv. For all other developments, compliance shall be achieved with the satisfactory design guidelines given in AS/NZS 2107:2000: *Acoustics – recommended design sound level and reverberation times for building interiors*.

(f) Acoustic Setbacks for the Kikiwhenua Residential Area

- i. Buildings (other than accessory buildings) containing a noise sensitive activity shall be constructed closer than 20 metres from the nearest carriageway edge of Pioneer Highway

(g) On-site Amenity

- i. Every dwelling shall be provided with an outdoor amenity area which can meet the following requirements:
 - A minimum open area of 36m² free of driveways, parking spaces, buildings (other than decks, verandahs and shade sails) and manoeuvring area.
 - Is able to accommodate a circle of 4.5 metres in diameter.
 - Has direct contact with the main living area for a length of not less than 2 metres.
 - Is orientated to the west, north or east of the dwelling.
- ii. Any accessory building or garage, whether freestanding or adjoining a dwelling, shall be recessed by a minimum of 1m behind the front façade of a dwelling.
- iii. **Any dwellings on lots sharing a property boundary with a street or public open space in the Aokautere Residential Area must contain windows from a main living area facing the street or open space.**

(h) Fencing

- i. Where a fence is erected along a property boundary directly adjoining public open space it shall not exceed a maximum height of 1.8 metres for half of the property boundary; any remainder is permitted to a maximum height of 0.9m.
This standard does not apply to any fence within any setback area required under performance standard (e) above.
- ii. Where a fence is erected on the road frontage, a maximum height of 0.9m applies, **unless located in the Aokautere Residential Area, in which case a maximum height of 1m within 3m of the front boundary applies.**
- iii. **Where a boundary interfaces with a gully in the Aokautere Residential Area, the rear boundary must not include a fence unless it is a rear yard side boundary where fencing must be of open construction and is restricted to one third of the rear yard closest to the rear face of the dwelling.**

ii.iv. No fencing shall occur at the boundary of any allotment for commercial use.

(i) Flood hazards

Any new occupied structure or activity, or an increase in the scale of any existing occupied structure or activity, must comply with the following Performance Standards:

- i. Occupied structures are to have a finished floor or ground level, which includes reasonable freeboard, above the 0.5% AEP (1 in 200 years) flood level for the Whakarongo Residential Area.
- ii. The access between occupied structures and an identified safe area, where safe evacuation may be carried out must not be inundated greater than 0.5m above finished ground level with a maximum velocity of 1.0 m/s, in the following:
 - A 0.5% AEP (1 in 200 years) flood for the Whakarongo Residential Area.
 - A 1% AEP (1 in every 100 years) for all other Greenfield Residential Areas.

NOTES TO PLAN USERS

1. Any subdivision and development that is located on any object or site of Cultural Heritage Value, as listed in Section 17 of the District Plan, must also comply with R17.8.1.
2. Any development within a Greenfield Residential Area must supply a geotechnical report as part of the subdivision process. This report should be checked to confirm any mitigation measures required to be carried out on site prior to building a dwelling.
3. Any development must comply with the National Environmental Standard for Assessing and Managing Contaminants in Soil.
4. Any new occupied structure under performance standard (h) above will be referred to Horizons Regional Council for further clarification on 'reasonable freeboard' and safe areas for 'safe evacuation'

(j) Developable Land within Aokautere Residential Area

Within the Aokautere Residential Area all dwellings, minor units and accessory buildings shall be located on developable land (Map 10.1A).

Explanation

Development within the Aokautere Residential Area is constrained by the terrain. Areas are identified as either Developable or Limited Development Land. The primary purpose of these divisions is to establish stability controls for housing development. The limitations have however also shaped the nature of housing development and the character of the Aokautere area.

Compliance with this standard does not mean that land is not identified as being subject to a natural hazard under the Building Act.

R10.6.1.6 Continuation of Institutional Activities at the Hokowhitu Lagoon Residential Area

Institutional Activities are permitted within the Hokowhitu Lagoon Residential Area within buildings existing in the Hokowhitu Lagoon Residential Area at 3 September 2018, subject to compliance with the performance standards in R19.4.1.

R10.6.1.7 Dwellings within the Hokowhitu Lagoon Residential Area

Dwellings are a Permitted Activity in the Hokowhitu Lagoon Residential Area, subject to the following Performance Standards:

Performance Standards

- (a) Compliance with Permitted Performance Standards of R10.6.1.1 (a), (b), (c), (d), (e) and (g).

(b) Floor Levels

- (i) Floor levels of habitable buildings and garages will be constructed to a minimum of RL 29.3

Explanation

Parts of the Hokowhitu Lagoon Residential Area are low lying in nature. Minimum floor levels of RL 29.3 for dwellings and garages are required to avoid potential adverse effects of surface water ponding on dwellings and garages in low lying areas in significant rainfall events where temporary ponding may occur, especially where the Manawatu River may also be flood and water from the Hokowhitu lagoon is unable to discharge into it.

(c) Fencing on boundaries adjoining Centennial Drive.

- (i) The maximum height of fencing fronting Centennial Drive is 1.1 metres.
- (ii) Fences along Centennial Drive must be set back 1 metre from the property boundary and the 1 metre gap between the road reserve boundary and the fence shall be planted with groundcovers, shrubs or a hedge, excluding gaps for pedestrian or cycle access.

Explanation

The requirement to setback fencing 1 metre from the road reserve boundary is to allow for low level landscaping to be planted at the frontage. This is intended to soften the effect of fencing and to contribute to maintaining a high amenity outcome along Centennial Drive.

(d) Other Fencing within the Hokowhitu Lagoon Residential Area

- (i) The maximum height of fencing adjoining a public road or public open space is 1.8 metres except as provided below.
- (ii) Where a fence is erected along a property boundary directly adjoining public open space (reserve, walkway or park):
- The fence must not exceed 1.1 metres in height for more than half of the property boundary length; or
 - If the fence is of Open Construction, the fence must not exceed 1.8 metres in height.
- (iii) Where a fence is erected along a property boundary directly adjoining a road frontage:
- A maximum height of 1.1 metres applies except that solid fencing may be erected to 1.8 metres over not more than 1/3 of the frontage width, and
 - No part of a solid fence above 1.1 metres in height shall be located within 1.8 metres of a driveway, except for gate posts relating to a fence of Open Construction.
 - If the fence is of Open Construction, the fence must not exceed 1.8 metres in height.
- (iv) Where a side fence is within the front yard or next to a driveway, and within 3 metres of the street edge, a maximum height of 1.1 metres applies. Should a side fence connect to that part of any front fence on the same lot which is permitted by (b) above to rise to 1.8 metres, it may also rise to the same level.
- (v) Where a fence is erected on the road frontage of a corner site, the requirements of (i) – (iii) shall only apply to one road frontage.

Explanation

Fencing plays an important role securing private property, however extensive high fencing can shut-off private space from the public realm. Low front fences are one of the factors that contribute to

greater safety of both public and private realms. Low front fencing in the front yard adjacent to driveways ensures that drivers exiting the lot are able to view the footpath, which minimises potential conflict with pedestrians.

Fencing requirements ensure that the visual connection between private property and the public space is not completely lost, but allows for differing orientations of frontages, where for example the street is on the north side of the lot. In that circumstance, a resident might reasonably wish to achieve some private open space on the sunny side of the house, close to the street edge and that should be accommodated.

The extent of high fencing (that is 1/3 of the whole street frontage, along a street) still allows informal surveillance of the street from dwellings and avoids monotony along the street edge.

(e) Setbacks

- (i) Compliance with R10.6.1.1(c).
- (ii) The frontage of a garage can be placed up to edge of lanes identified in the Hokowhitu Lagoon Residential Area (Map 7.7.2.7).
- (iii) Any side or rear garage wall that is within 3m and fronting to the street edge must be screened by landscaping along 70% of the frontage with vegetation capable of growing to a minimum of 1 metre tall. Glazing shall be provided for at least 10% of the surface area of these street-fronting walls.
- (iv) Any lot that shares a boundary with Centennial Drive shall have a minimum building setback of 6 metres from the Centennial Drive boundary.

Explanation

Side entry garages have the potential to adversely affect streetscape amenity because they can create dominate blank facades close to the front boundary and along boundaries for corner sites. Landscaping at all street frontages of side entry garages is required to soften the street edge and contribute to positive amenity outcomes for the wider streetscape.

The 6 metre building setback along Centennial Drive will contribute to maintaining a high amenity environment along Centennial Drive.

(f) Glazing for properties adjoining the Manawatu Golf Club

Toughened (heat-tempered) safety glass, with thickness and glazing system as appropriate to application, is required for all rooflights and exposed window glazing on all buildings on lots adjoining the Manawatu Golf Club boundary. Exposed windows include rooflights, and all windows in the north and east facing facades of buildings adjoining the northern and eastern boundaries of the site. This requirement does not apply to:

- (i) Any window identified above which:
 - Is shielded directly under a 2m roof or veranda overhang or pergola, and is not to the side of forward of and with 50 metres of a tee or not within 50 metres and to the side of or directly behind a green; or
 - Is protected by permanent screening, window grills or shutters on the dwelling or associated with the dwelling;

and

- (ii) The glazing of any domestic greenhouse or planting frame on the identified lots. (Polycarbonate glazing is also acceptable for this particular application.)

Explanation

Toughened (heat-tempered) glazing is required along the interface of the Manawatu Golf Club to minimize the potential risk of damage to windows and rooflights caused by stray golf balls. This requirement can be waived if glazing is shielded or appropriately located.

(g) Noise insulation requirements for properties adjoining the Manawatu Golf Club

Any bedroom or sleeping area in a dwelling located within 50 metres of the Manawatu Golf Club course boundary in the Hokowhitu Lagoon Residential Zone must be protected from noise arising from ground preparation activities at the Golf Course by ensuring the external sound insulation level achieves $D_{nT,w} + C_{tr} > 30$ dB. Where bedrooms and sleeping areas with openable windows are proposed, a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. For the purposes of this requirement, a bedroom is any room intended to be used for sleeping. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.

Explanation

Properties adjoining the Manawatu Golf Club have an increased risk of exposure to noise from golf course maintenance equipment, such as mowers. Insulation and mechanical ventilation are required for bedrooms or sleeping areas to avoid unreasonable exposure of noise to occupants.

(h) Outdoor amenity in the Golf Ball Hazard Area

- (i) For any rear yards adjoining the Manawatu Golf Club within the Golf Ball Hazard Area (Identified as L(1) and L(2) on Map 7.7.2.7), decks, outdoor dining areas, courtyards, patios, fixed play equipment or any other permanent features (excluding gardens) that are intended to be used for private outdoor amenity must be covered (but not enclosed) to reduce risk of injury to people from stray golf balls.
- (ii) Coverings must be constructed of durable materials that can withstand golf balls impact. This may include, but is not limited to:
 - Strengthened glass;
 - Trellis and/or pergolas with openings that preclude golf ball penetration;
 - Roofing materials including steel, iron, polycarbonate; and
 - Shade sails.
- (iii) Any coverings that are intended to be made of glass must comply with the glazing requirements in R10.6.1.7(f).
- (iv) This performance standard ceases to apply in the following circumstances and to the extent specified below:
 - This performance standard will cease to apply to rear yards within area L(1) in the event that the tee area of the 12th hole of the Manawatu Golf Course is redirected to increase the existing angle between the direction of the tee and the boundary of the Hokowhitu Lagoon Residential Area identified as N(1).
 - This performance standard will cease to apply to rear yards within area L(2) in the event that the tee area of the 15th hole of the Manawatu Golf Course is redirected to increase the existing angle between the direction of the tee and the boundary of Hokowhitu Lagoon Residential Area identified as N(2).

Explanation

Properties within the Golf Ball Hazard Area have a high probability of receiving stray golf balls from the Manawatu Golf Course. To reduce the risk of reverse-sensitivity and to ensure that future landowners have a reduced risk of being directly hit stray golf balls, permanent outdoor amenity within the Golf Ball Hazard Area (see Map 7.7.2.7) where people are most likely to congregate shall be covered.

The Golf Ball Hazard Area is based on a line extending 260m from the back of the rear of the tee and an angle extending 15 degrees from the centerline of the fairway.

It is possible that after this rule comes into effect the tee areas for the 12th and 15th holes may be realigned or redirected so as to increase the angle between the tee direction and the boundary of

the Hokowhitu Lagoon Residential Area. The purpose of this realignment or redirection will be to reduce the risk of stray golf balls. It is expected that redirection or realignment will be solely for this purpose, in which case the mitigation required by this performance standard will no longer be necessary.

(i) High Velocity Golf Ball Barrier

- (i) Prior to the occupation of any dwelling on any lot adjoining the Manawatu Golf Club boundary, in the area identified as "N" on Map 7.7.2.7, a physical barrier, such as a fence or other structure, is required along the Manawatu Golf Club boundary.
- (ii) The physical barrier must have a minimum height of 2 metres.
- (iii) The physical barrier must be designed and constructed of materials able to resist the impact of a golf ball.
- (iv) This performance standard ceases to apply in the following circumstances and to the extent specified below:
 - This performance standard will cease to apply to rear yards within the area N(1) in the event that:
 - The tee area of the 12th hole of the Manawatu Golf Course is redirected to increase the existing angle between the direction of the tee and the boundary of the Hokowhitu Lagoon Residential Area identified as N(1); or
 - A physical barrier is constructed on Manawatu Golf Club property between the area identified as N(1) and the 12th tee, provided that the physical barrier complies with the requirements of (ii) and (iii) above.
 - This performance standard will cease to apply to rear yards within the area N(2) in the event that:
 - The tee area of the 15th hole of the Manawatu Golf Course is redirected to increase the existing angle between the direction of the tee and the boundary of the Hokowhitu Lagoon Residential Area identified as N(2); or
 - A physical barrier is constructed on Manawatu Golf Club property between the area identified as N(2) and the 15th tee, provided that the physical barrier complies with the requirements of (ii) and (iii) above.

Explanation

On rare occasions, a golfer can strike a ball in such a way as to cause it to leave the club face at an angle of 45 degrees or greater. Although this event is rare, such a ball often carries a large amount of energy that can cause considerable damage to persons or property. Although the probability is low the severity of potential damage warrants mitigation by some form of shielding barrier. The intent of the barrier is to safely deflect or absorb the energy, of the golf ball to prevent injury or damage.

It is possible that after this rule comes into effect the tee areas of the 12th and 15th holes may be realigned or redirected so as to increase the angle between the tee direction and the boundary of the Hokowhitu Lagoon Residential Area. The purpose of this realignment or redirection will be to reduce the risk of stray golf balls. It is expected that redirection or realignment will be solely for this purpose, in which case the mitigation required by this performance standard will no longer be necessary. Further, it is possible that physical barriers may be constructed adjacent to the tee areas on Manawatu Golf Course. Barriers closer to the tee areas on the Golf Course will be the most effective barriers to reduce the risk of damage caused by stray tee shots. Accordingly, if barriers are constructed or the tees are redirected the performance standard will no longer be necessary.

- (j) Lots adjoining Centennial Drive
- (i) Any lots sharing a boundary with Centennial Drive have an outdoor living area such as a patio or second level balcony.
 - (ii) Any houses on lots sharing a boundary with Centennial Drive must exhibit the following design requirements:
 - Open gable rooflines facing the street; and
 - Windows from a main living area facing the street.

Explanation

The requirement for housing to be designed to have open and active frontages will assist in maintaining a high amenity environment along Centennial Drive as the former Hokowhitu Campus transitions to a residential development.

10.6.2 RULES: CONTROLLED ACTIVITIES

R10.6.2.1 Relocated Houses

Relocated Houses, which comply with the following Performance Standards, are Controlled Activities in Respect of:

- External Appearance.

Performance Standards

- a) Compliance with R10.6.1.1(a) to (j).

In determining what conditions to impose, if any, Council will, in addition to the City View objectives in Section 2 and the Residential Zone objectives and policies, assess any application in terms of the following further assessment criteria:

Assessment Criteria

- i. The extent to which the external appearance and structural soundness of the building is compatible with the existing amenity values and ambience of the surrounding area.

NOTE TO PLAN USERS

1. Also refer to the following rule:
R10.6.1.3 Amberley Avenue, Escort Grove, Rangitane Park and Awapuni Racecourse Minimum Floor Level Areas.
2. Refer to Section 5.4(f) – Special Requirements Relating to Applications for relocated houses for additional information to be provided when lodging an application for a resource consent in respect of relocated houses.

Reinstatement Report +

Applicants are required to submit a report identifying all reinstatement work required to the exterior of the dwelling.

Bonds

Applicants for resource consent may have a condition of consent imposed pertaining to a financial contribution or bond to, for example, ensure that any exterior works are completed to an appropriate standard. This condition for a financial contribution or bond may be imposed in accordance with Section 108(1)(a) and 108(1)(b) of the Resource Management Act 1991.

Completion of Works

Applicants will be required to complete permanent foundations and reinstatement works, in a timely manner.

Explanation

Relocated houses are an alternative housing option consistent with a sustainable management approach. It is important that the design, appearance and structural soundness of relocated dwellings is addressed at the outset. This avoids any adverse effects on the amenity of the surrounding neighbourhood and ensures that applicants for such consents are aware of the standard required and their long-term obligations.

R10.6.2.2 Non-notification of Controlled Activities

Applications for Controlled Activities (R10.6.2.1) must not be publicly notified and there must be no limited notification.

10.6.3 RULES: RESTRICTED DISCRETIONARY ACTIVITIES

R10.6.3.1 Buildings or Structures that do not comply with Performance Standards for Permitted or Controlled Activities.

Any building or structure which does not comply with the Performance Standards for Permitted or Controlled Activities in relation to:

- i. Height, including Maximum Height and Height Recession Planes**
- ii. Overlooking**
- iii. Separation Distances**
- iv. Site Area, Site Coverage and Number of Buildings**
- v. On-Site Amenity**
- vi. Access and Parking**
- vii. Turitea / Aokautere Residential Zone Setback**
- viii. Aokautere Development Area**
- ix. Fencing in the Hokowhitu Lagoon Residential Area**
 - x. Glazing in the Hokowhitu Lagoon Residential Area as per R10.6.1.5(f)**
 - xi. Floor Levels within the Hokowhitu Lagoon Residential Area as per R10.6.1.5(b)**
- xii. Outdoor amenity in the Golf Ball Hazard Area (as shown in Map 7.7.2.7)**
- xiii. Acoustic Insulation and Setbacks and separation distances within the Napier Road Residential Extension Area**
- xiv. Permeable surfaces in the Napier Road Residential Extension Area**
- xv. Fencing in the Napier Road Residential Extension Area**
- xvi. Floor levels within the Napier Road Residential Extension Area**
- xvii. Active frontages within the Napier Road Residential Extension Area**

are Restricted Discretionary Activities with regard to:

- Effects on Adjoining Residential Neighbours and the Manawatu Golf Course.
- Design, Scale and Appearance
- Effects on the surrounding Residential Environment and Streetscape
- The Safe and Efficient Operation of the Roading Network, and internal circulation and manoeuvring areas
- Site Layout
- Visual effects on the rural character and amenity of the Turitea Valley
- Natural Hazards

- The impact on achieving the design elements and outcomes of the Napier Road Residential Extension Area Structure Plan (Map 7.9).
- Fencing location and height within the Napier Road Residential Extension Area.
- Effects from a non-compliance with the acoustic insulation and setbacks and separation distances for the Napier Road Residential Extension Area.

In determining whether to grant consent and what conditions to impose, if any, Council will, in addition to the City View objectives in Section 2 and the Residential Zone objectives and policies, assess any application in terms of the following assessment criteria:

Assessment Criteria

- a. The extent to which the design, scale and appearance of any building, fence or structure compliments the ambience and amenity values of the surrounding residential area and Manawatu Golf Course.
- b. The extent to which the building relates to the character of its setting, contributes to the quality of adjoining public open space, streetscapes and residential properties and Manawatu Golf Course, and avoids visual dominance.
- c. To take into account the particular features of the site and its relationship to adjoining sites in assessing the appropriateness of the proposed design.
- d. The extent to which new buildings retain reasonable visual privacy and daylighting for adjacent residential properties.
- e. The extent to which outdoor space is accessible and of a useable size with access to daylight and sunlight.
- f. The extent to which the non-compliance leads to a better or more efficient use of the site and/or creates a higher level of on-site amenity.
- g. To avoid, remedy or mitigate any adverse effects of noise or other environmental disturbance on any adjoining dwelling.
- h. The degree to which the non-compliance results in a development density that, if not consistent with the surrounding residential environment, does not lead to a perception of excessive density.
- i. The extent to which any off-site parking generated by the activity can be safely accommodated without creating detrimental effects on the efficient operation of the roading network or amenity of the surrounding neighbourhood.
- j. To ensure the location, design and appearance of any building or structure has minimal impact on, and is complementary to, the rural character and visual amenity of the Turitea Valley.
- k. The extent to which natural hazards are avoided or mitigated.
- l. Where a proposal falls under R10.6.3.1 (iv) Site Area, Site Coverage and Number of Dwellings, the Council will also assess any application under the relevant assessment criteria in R10.6.3.3.
- m. Whether alternative glazing options in the Hokowhitu Lagoon Residential Area can adequately mitigate to potential adverse effects of stray golf balls.
- n. For the Napier Road Residential Extension Area:
 - i. The extent to which the proposal is consistent with the Napier Road Residential Extension Area Structure Plan and will result in a high quality amenity environment.
 - ii. The extent to which internal noise levels and amenity will be protected.