

- iii. The extent to which the proposed fencing achieves active frontages to public space.
- iv. The extent to which separation distances are achieved to mitigate stormwater and liquefaction risks.
- v. How the proposed development achieves the minimum floor levels including freeboard.
- vi. The extent to which noise sensitive activities achieve setback criteria for the railway corridor and the effects of non-compliance.

Guidance Note: Discussions with KiwiRail Holdings Limited are recommended for development that occurs within 70 metres of the railway corridor.

Explanation

Sometimes it is not possible for a dwelling to meet all the performance standards which are required for it to be treated as a permitted activity. In such situations the proposal must be assessed on a case by case basis to determine if some circumstance exists which makes it unreasonable to meet performance standards or if it is possible to achieve the desired outcome or avoid, remedy or mitigate the identified environmental effect, through another means.

Some land in the Aokautere area is vulnerable to slope instability, erosion and subsidence and therefore buildings and structures should only be established on such land where the natural hazard has been avoided or mitigated. In most cases, residential allotments will have been created with sufficient developable land to enable dwellings and accessory buildings to be safely established. In circumstances where buildings or structures are proposed on land that is subject to slope instability, erosion or subsidence hazard, they should only be allowed where the hazard is avoided or mitigated.

The assessment policies provide applicants with a vehicle by which wider design flexibility can be sought as well as a guide to how such applications will be assessed.

R10.6.3.2 Buildings or Structures within a Greenfield Residential Area 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. Separation Distances
- iii. Site Area and Coverage
- iv. Overlooking
- v. On-site Amenity
- vi. Fencing
- vii. Parking **and Access**
- viii. Acoustic Insulation and Setbacks
- ix. Flood Hazards

x. Developable Land within Aokautere Residential Area (Map 10.1A)

Are Restricted Discretionary Activities with regard to:

- **Effects on adjoining residential neighbours**
- Site layout
- Effects on the surrounding residential environment and streetscape
- Visual dominance
- Design, scale and appearance

- The impact on achieving the design elements and outcomes of the Greenfield Residential Area's relevant Structure Plan
- The safe and efficient operation of the roading network **including timing of roading infrastructure, connectivity of the street network and effects on vehicular, pedestrian and cycle movement and safety**
- Effects on acoustic amenity and health
- Natural hazards
- Flood Hazards
- **Earthworks**
- **Effects on the gully network in Aokautere**

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 and the policies contained in R10.6.1.1, assess any application in terms of the following:

Assessment Criteria

- (a) The extent to which the design, scale and appearance of any building or structure compliments the ambience and amenity values of the surrounding residential area as a whole.
- (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 avoids visual dominance.
- (c) The extent to which new buildings retain reasonable visual privacy and daylighting for adjacent residential properties.
- (d) The extent to which outdoor space is accessible and of a useable size with access to daylight and sunlight.
- (e) 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.
- (f) The degree to which 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.
- (g) The extent to which the impact of a building that results in a non-compliance with the permitted activity standard(s) may be mitigated by screening, landscaping or other treatment.
- (h) To avoid, remedy or mitigate the effects of parking not accommodated on the site on the safe and efficient operation of the roading network and the amenities of the surrounding neighbourhood.
- (i) The degree to which the proposal is consistent with the area's relevant Structure Plan and will result in a high-quality amenity environment **including through provision of a range of development density, housing types and forms and the opportunity for mixed use.**
- (j) The extent to which internal noise levels and amenity will be protected.
- (k) The extent to which the effects of flooding on any new occupied structure or activity, or an increase in the scale of any existing occupied structure or activity, are avoided, remedied or mitigated.

- (l) How use and development in the Aokautere Residential Area integrates with the neighbourhood centre identified in the Aokautere Neighbourhood Centre Precinct Plan (Map 7A.4C).
- (m) How the location, design and appearance of any building or structure has regard to, and positively fronts or connects, to the gully network in Aokautere.
- (n) How adverse effects on the natural gully network in Aokautere are avoided.
- (o) Whether buildings, structures and landscaping have been avoided in the 5 metre no-build setback identified on the Aokautere Structure Plan (Map 7A.4).
- (p) How the development manages potential adverse effects associated with the geotechnical constraints and natural hazards within the Aokautere Residential Area through implementation of any geotechnical or engineering recommendations, including the level of geotechnical investigation carried out and the level of analysis and specific design requirements arising from the investigation. Particular reference shall be given to:
 - i. cut slope behaviour and slope stability analysis to develop appropriate set back distances from the crest of slopes for building platforms;
 - ii. whether building platforms should be restricted in certain areas;
 - iii. whether specific foundation designs are required in certain locations; and/or
 - iv. the management of earthworks and recontouring of land.

R10.6.3.3 Multi-unit residential development in the multi-unit housing areas identified on Maps 10.6.3.3(a)-(g)(i) is a Restricted Discretionary Activity with regard to:

- Effects on the surrounding residential environment and streetscape
- **Height**
- Design, scale and appearance
- Site **density and** layout
- On-site landscaping
- Privacy across boundary and within the development
- The safe and efficient operation of the roading network , and internal circulation and manoeuvring areas
- Natural hazards
- For developments within the Hokowhitu Lagoon Residential Area, the effects on the Manawatu Golf Club
- **For developments within the Aokautere Residential Area, the impact on achieving the design elements and outcomes of the Aokautere Structure Plan and the effects on the natural gully network.**

Performance Standards

- i. Notional Site Area for Each Unit
 - a) No minimum notional site area applies if the development site is located within Areas A or C;
 - b) A minimum notional site area of 150m² applies if the development site is located within Areas B, D, or G, **or I.**
- ii. Minimum Unit Size

- a) Each unit must have a gross floor area greater than 45m², if the site is located within Areas A or C, or I;
- b) Each unit must have a gross floor area greater than 60m², if the site is located within Areas B or D or G, or I.

iii. Site Coverage

A maximum site coverage of 40% applies to the development site **unless in the Aokautere Residential Area where a maximum site coverage of 45% applies.**

iv. On-site Amenity

- a) Each unit shall be provided with a private outdoor amenity area within the notional site which can meet the following requirements:
 - A minimum open area of 30m² free of driveways, parking spaces, buildings and manoeuvring area.
 - Is able to accommodate a circle of 4 metres in diameter.
 - Has direct contact with a main living area for a length of not less than 2 metres.
 - Is orientated to the east, west or north of the unit.
- b) Each dwelling unit located on the first floor, which does not have connection at ground level, shall be provided with a private outdoor amenity area which can meet the following requirements:
 - Is accessed directly off the living, dining or kitchen areas, and located at the same level,
 - A minimum of 8m² **is in** area, **unless a unit in the Aokautere Residential Area has less than two bedrooms in which case a minimum of 5m² applies.**
 - Is orientated to the north, west or east.

v. Access and Parking

Compliance with R10.6.1.1(g) (Access and Parking).

vi. Compliance with R10.6.1.1(a), R10.6.1.1(b), R10.6.1.1(c)(i).

The performance standards of 10.6.1.1(a), 10.6.1.1(b), 10.6.1.1(c)(i) apply only to the exterior boundaries of the development site.

vii. Stormwater Design

A plan must be submitted to identify appropriate stormwater design for the development, and:

- demonstrate how peak run-off volume is to be mitigated
- **demonstrate** how low impact development principles are applied
- identify a secondary flow path
- **demonstrate how the stormwater design aligns with the Stormwater Management Plan prepared under R7A.5.2.3(g)**
- **demonstrate how adverse effects on the gully network in Aokautere will be avoided**

viii. Additional setback requirements in the Hokowhitu Lagoon Residential Area

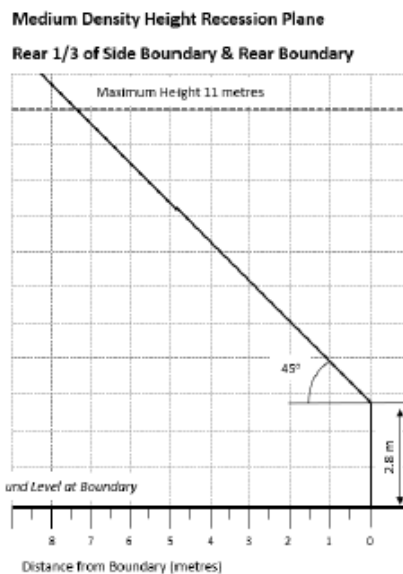
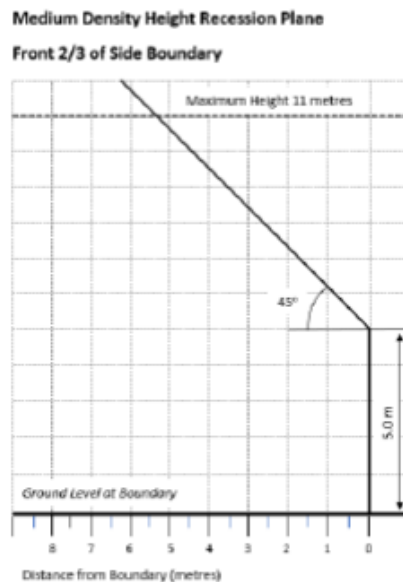
- No setback is required from the street edge boundary of lanes identified in Map 7.7.2.7.

- On corner sites a 3m setback applies to a nominated street interface boundary. The other interfaces can be treated as side boundaries where a minimum 1.5 setback applies.
- Where a building on a corner site is set back between 1.5m and 3m from a road boundary which is to be treated as a side boundary, as per 10.6.3.3(viii)(ii), at least 10% of the surface area of the side boundary wall that fronts the road must be glazed.

ix. Additional height, recession and setback requirements in the Aokautere Residential Area

- (a) **No building shall exceed 11m within Area I.**
- (b) **All buildings within Area H shall be contained within a 45° plane commencing at 5m above ground level inclined inwards at right angles in plan for the front two-thirds of the side boundary and 2.8m for the rear one-third of the side boundary (See Figure 10.2) unless it is located at the boundary of a Suburban Low Density allotment in which case the recession plan shown in Figure 10.1 applies.**

Figure 10.2



Not to scale

- (c) **Any dwelling (including with garages) within Area I must be at least:**
- **1.5m from the road boundary where the lot has frontage with any public road;**
 - **1m from any side yard boundary; and**
 - **3m from any rear yard boundary.**

ix. x. Compliance with R10.6.1.5(c)(iv).

In determining whether to grant consent and what conditions to impose, 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

1 Character

The extent to which:

- (a) any significant planting and trees are retained, and neighbourhood character is reinforced with the type and species of new planting.
- (b) new development relates to common and defining patterns of the height and width of primary building forms, and predominant roof types and pitches.
- (c) new development in valued character areas relates to common and defining patterns of frontage orientation and alignment.
- (d) new development relates to common and defining patterns of façade composition and articulation, and qualities of materials and landscaping.
- (e) ~~Dd~~ development within the Hokowhitu Lagoon Residential Area responds to the park-like character of the adjoining Manawatu Golf Course.

(e)(f) development within the Aokautere Residential Area responds to the natural gully network, open space and the network of cycleways and recreational trails.

2 Site Planning

The extent to which:

- (a) buildings and related open spaces and landscaping are planned and designed together to deliver high levels of amenity within **in a range of housing types and forms dwellings** and well-located, good quality open spaces, **which are consistent with any relevant Greenfields Structure Plan** and within the Hokowhitu Lagoon Residential Area provides a safe interface with the adjoining Manawatu Golf Course.
- (b) private and public areas are differentiated and defined.
- (c) habitable rooms are orientated towards the east, north or west for good sun, and habitable rooms that face south only are avoided.
- (d) new buildings retain reasonable visual privacy and daylighting for all adjacent residential units and properties.
- (e) garages and parking are located and designed to avoid monotony and domination of any street frontage or spaces within the development.
- (f) driveways and entrance courts are designed and landscaped to give visual interest and create an attractive entrance to the development.

- (g) the planning of the development allows views of the street and common spaces within the development to be maintained, including views of open carparking spaces from the dwelling served.

3 Building Design

The extent to which:

- (a) dwelling fronts including entrances and windows to habitable rooms are orientated to the street edge, and views are maintained to and from the street.
- (b) modelling of building form, and secondary forms and detail gives visual interest and a sense of human scale at the occupied and/or publicly visible edges of buildings.
- (c) windows are provided to optimise both daylighting and views while providing for privacy, and large blank walls are avoided.
- (d) the living areas of dwellings are located and oriented to optimise sun exposure, natural lighting and views, including to the street or adjacent public open spaces.
- (e) circulation within the dwellings is sufficiently planned, and spaces including storage are provided and sized to be fit for purpose.
- (f) new buildings retain reasonable visual privacy and daylighting for adjacent residential properties.
- (g) individual units are expressed and entrances are signalled and readily visible from the street or entranceways.
- (h) the design of the development incorporates energy efficient and water conservation principles.
- (i) Within the Hokowhitu Lagoon Residential Area incorporates design and materials to withstand damage from stray golf balls from the Manawatu Golf Course.

4 Open Space Design

The extent to which:

- (a) main outdoor spaces are associated with a living area within the dwelling, are reasonably private and of a useable size and are orientated to the sun.
- (b) usable, well-orientated balconies are provided to above ground units and where quality at-grade private open space is not reasonably achievable.
- (c) good quality shared private open space is provided as a complement to smaller private open spaces or balconies allocated to individual units.
- (d) boundary treatments such as walls or planting between units balance openness and closure, and are varied to both privacy and views out, and avoid monotony and complete fragmentation of the open space within the development.
- (e) planting is integrated to provide an attractive setting for and outlook from the dwelling, and provide for privacy, summer shade and winter sun.
- (f) carports and garages are visually compatible with and of a similar standard to the development as a whole.
- (g) large, highly visible retaining walls are avoided or screened with appropriate planting.
- (h) front yard boundary treatments are sufficiently low to provide for visual connection between the dwelling and the street and allow safe vehicle access across the footpath.

- (i) suitably screened and located provision is made for rubbish storage and collection.
- (j) suitable, reasonably private and sunny space is provided for open air laundry drying.

5 Infrastructure and Servicing

The extent to which:

- (a) site and building design mitigates any increase in peak stormwater run-off and peak stormwater flow due to the reduction in permeable surfaces.
- (b) the development is consistent with relevant engineering requirements.
- (c) **buildings, structures and landscaping are avoided in the 5 metre no-build setback identified on the Aokautere Structure Plan (Map 7A.4).**

(b)(d) adverse effects on the gully network in Aokautere are avoided.

6 Natural Hazards

How the development manages potential adverse effects associated with the geotechnical constraints and natural hazards within the Aokautere Residential Area through implementation of any geotechnical and engineering recommendations, including the level of geotechnical investigation carried out and the level of analysis and specific design requirements arising from the investigation. Particular reference shall be given 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;**
- **whether specific foundation designs are required in certain locations; and/or**
- **the management of earthworks and recontouring of land.**

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;
 - R10.7.1.6 Limited Development land in Aokautere
- Council's engineering standards for the design and construction of infrastructure and services should be referenced in the design of multi-unit residential developments.
- ~~**A plan must be submitted to identify appropriate stormwater design for the development, and:**~~
 - ~~• **demonstrate how peak run-off volume is to be mitigated**~~
 - ~~• **how low impact development principles are applied**~~
 - ~~• **identify a secondary flow path.**~~

R10.6.3.4 Non-Notification of Multi-Unit Residential Development Activities in the Hokowhitu Lagoon Residential Area and the Aokautere Residential Area

Applications made for restricted discretionary consent applications under R10.6.3.3 for sites associated with Map 10.6.3.3(g) **and 10.6.3.3(h)** must not be publicly or limited notified.

R10.6.3.5 Awatea Stream and Jensen Street Ponding Areas.

Within the shaded areas shown on Map 10.6.3.5a the Awatea Stream Ponding area and Map 10.6.3.5b the Jensen Street Ponding area:

- (a) the filling or raising of the level of any part of the land, or depositing of materials on any part of the land, unless provided for by (b)-(d);
- (b) the cultivation and use of the land for gardens or planting of trees; or
- (c) the erection of fences which are less than 2 metres in height outside of the Watercourse Channels; or
- (d) siteworks associated with the construction of any building;

is a Restricted Discretionary Activity with regard to:

- Flooding
- Effects on adjoining properties

NOTE TO PLAN USERS

- The erection, addition to, alteration or reconstruction of any building, as defined under the Building Act 2004, which occurs within the shaded areas identified on Maps 10.6.3.5(a) and 10.6.3.5(b) is subject to the provisions of Sections 71-74 of the Building Act 2004. These sections specify limitations and restrictions that shall apply to the issue of building consents for buildings on land subject to inundation.
- Minimum Floor Levels apply to housing development within the shaded areas. Contact the City Council for information on such levels.
- It shall also be noted that the erection, alteration or reconstruction of any fence or wall within the Awatea Stream or Jensen Street watercourse channels shall be regulated by Section 511 of the Local Government Act 1974. Under Section 511 of the Local Government Act 1974, the Council can require the removal of any obstruction to the free flow of water within a watercourse.
- Refer also to the Earthworks provision contained in Section 6: General of this Plan.

Explanation

The Awatea Stream links a series of meanders, now cut off, from the Manawatu River. The gradient of the stream bed is relatively flat, limiting its water carrying capacity, and consequently a marked rise in water surface level accompanies even moderate rainfalls.

Discharge is eventually to the Manawatu River. Accordingly, flood levels in the river can rise above the Awatea bank level. On such occasions outflow ceases and all inflow must be stored within the catchment. An overflow pipeline now links the Awatea to the storage afforded by Hokowhitu Lagoon, however a prolonged rainfall at this time will result in water levels rising in the valley until flow from the catchment overland commences. Such a flood caused by this coincidence of events, last occurred in January 1953.

The Jensen Street Ponding Area is a part of the system draining Churchill Avenue and the surrounding catchment. The primary inflow is by the way of a pipeline within a series of meanders, now cut off from the Manawatu River. All of these meanders are now filled except for the one which is contained within this ponding area. The gradients of the most recent natural outlet into the Awatea Stream, and that of its present piped outlet to the Hokowhitu Lagoon limits the rate of outflow and consequently the pond level fluctuates, dependent upon inflow and the surrounding ground water table level. Consequently, in both cases it is important that the flood waters expected can move across the land affected without being obstructed and that any dwelling is built above the potential flood levels. Hence the rules above.

R10.6.3.6 Office activities in buildings existing in the Hokowhitu Lagoon Residential Area.

Office activities up to a cumulative maximum of 5,000m² in gross floor area across the entire Hokowhitu Lagoon Residential Area, within buildings existing in the Hokowhitu Lagoon Residential Area at 3 September 2018, are a Restricted Discretionary Activity with regards to:

- Effects on the City Centre

- The safe and efficient operation of the roading network, including the provision of onsite parking
- Effects on other Institutional or Residential Activities

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

Assessment Criteria

- The extent to which the proposed office activity will contribute to the effective and efficient operation and use of the physical resources of the Hokowhitu Lagoon Residential Area.
- Whether there are particular reasons, for example relating to the strategic benefits to the City, why the office activity is better located in the Hokowhitu Lagoon Residential Area rather than in a Business Zone.
- Whether the establishment of the proposed office activity will undermine the viability and vitality of the City Centre.
- Whether the proposed office activity would result in an economic benefit to the City by locating in the Hokowhitu Lagoon Residential Area rather than in a Business Zone.
- The availability of onsite car parking to accommodate the proposed office activity.
- Whether any proposed ancillary signage integrates into the architectural form of the building.
- The extent to which the adverse visual effects of ancillary signage on neighbouring Institutional or Residential activities are adequately minimized.

10.6.4 RULES: DISCRETIONARY ACTIVITIES

R10.6.4.1 Dwellings in the Savage Crescent Conservation Area

- The partial or total demolition or removal of any dwelling constructed prior to 1945 in the Savage Crescent Conservation Area.**
- Construction of an additional dwelling on a site located within the Savage Crescent Conservation Area**

shall be a Discretionary Activity.

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

- To assess the need for the full or partial demolition of the building and the impact of that demolition on the historic values of the Savage Crescent Conservation Area.
- To ensure that any additional dwelling is designed and built in such a manner that it is in keeping with or complements the historic character of the Savage Crescent Conservation Area.

R10.6.4.2 Alterations and Additions to Existing Buildings in the Air Noise Contour identified on Map 10.6.6.1

Alterations and additions to and/or replacement of any of the following buildings or activities on sites within the Air Noise Contour identified on Map 10.6.6.1, provided that the building or activity was lawfully established prior to 2 September 1998, are Discretionary Activities:

- **Dwellings;**
- **Minor Dwelling Units;**
- **Education and Early Childhood Facilities;**
- **Community Homes;**
- **Accommodation Motels;**
- **Motel Conference Centres;**
- **Training Facilities;**
- **Hospitals;**
- **Retirement Villages;**
- **Residential Centres;**
- **Tourist Facilities; and**
- **Any Other Existing Buildings used for Regular Accommodation and Communal Activities.**

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

Assessment Criteria

- i. The objectives and policies relating to noise sensitive activities in the vicinity of Palmerston North Airport set out in Section 13.
- ii. Alterations and additions to existing dwellings or other noise sensitive activities shall only be permitted if fitted with appropriate acoustic insulation to achieve a satisfactory internal noise environment.

NOTE TO PLAN USERS

Refer to section 5.4(i) – Special Requirements Relating to Applications for Building construction where Noise Attenuation Standards Apply for additional information to be provided when lodging an application for a resource consent in respect of noise attenuation.

R10.6.4.3 Multi-unit residential development that does not comply with R10.6.3.3 or is located within the Golf Ball Hazard Area in the Hokowhitu Lagoon Residential Area identified in Map 7.7.2.7 or is not located within identified areas of 10.6.3.3

Multi-unit residential development that does not comply with the Performance Standards of R10.6.3.3 or is located within the Golf Ball Hazard Area in the Hokowhitu Lagoon Residential Area identified in Map 7.7.2.7, or that is not located within identified areas of 10.6.3.3 is a Discretionary Activity.

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 objectives and policies of this zone, assess any application against the assessment criteria in R10.6.3.3.

R10.6.4.4 Domestic Wind Turbines

The construction and operation of Domestic Wind Turbines are Discretionary Activities

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 Residential Zone objectives and policies, assess any application in terms of the following further matters:

- a. The extent to which the ambience and amenity values of adjacent properties and residences will be adversely affected by the domestic wind turbine, in terms of any visual

domination, loss of access to sunlight and daylight, and the extent to which these effects can be avoided, remedied or mitigated.

- b. The extent to which the landscape and visual effects of the domestic wind turbine can be mitigated by landscaping, planting or other forms of amenity treatments.
- c. The extent of compliance with the District Plan Noise Standard (R9.11.1 Noise); or in the circumstance where the set noise levels are not able to be met, the extent of compliance with the noise limits in the New Zealand Standards for Environmental Noise (NZS 6801:1991, 'Measurement of Sound' and NZS 6802:1991 'Assessment of Environmental Sound').
- d. The extent to which shadow flicker effects, earthworks and other environmental disturbance on the amenity of adjacent properties and residences and the surrounding environment, can be avoided, remedied or mitigated.
- e. The outcomes of any consultation with affected neighbours.
- f. The extent to which any effects on the safe and the efficient functioning of the road network, from blade glint and shadow flicker, can be avoided, remedied or mitigated.
- g. To recognise the positive benefits of the domestic renewable energy generation activities in contributing to national renewable energy targets and mitigating the impacts of climate change.

Explanation

Domestic wind turbines have the potential to produce a range of adverse effects depending on the number and type of turbines proposed, the site context and activities in the surrounding environment. It is therefore necessary to assess each application carefully to ensure effects can be avoided, remedied or mitigated. A discretionary consent process gives the Council the opportunity to assess specific matters and impose conditions to avoid, remedy or mitigate effects. Mitigation measures for domestic wind turbines may include consideration of alternative siting, design or colour of a wind turbine(s).

This rule gives effect to section 7(j) of the RMA which requires Council to have particular regard to the benefits derived from the use and development of renewable energy and the National Policy Statement for Renewable Electricity Generation which directs that District Plans promote and enable the development and operation of domestic-scale wind turbines.

In respect of these activities, it is noted that sound generated by the domestic wind turbine/s must comply with the District Plan noise standards (R 10.8.1) at the boundary of the property. Where this standard is not able to be met wind turbine noise will be measured in accordance with NZS 6801: 1991, 'Measurement of Sound' and NZS 6802:1991 'Assessment of Environmental Sound'.

10.6.5 RULES: NON-COMPLYING ACTIVITIES

R10.6.5.1 Non-Complying Activities

Any Dwelling or Accessory Building which does not comply with the Performance Standards for a Permitted or Controlled Activity and which is not provided for by R10.6.1.1, R10.6.1.2, R10.6.1.3, R10.6.1.4, R10.6.1.5 R10.6.2.1, R10.6.3.1, R10.6.3.2, R10.6.3.3, R10.6.3.4, R10.6.4.1, R10.6.4.2, R10.6.4.3, R10.6.4.4, R10.6.5.2, or R10.6.6.1, shall be a Non-Complying Activity.

R10.6.5.2 Dwellings in the Inner and Outer Control Contours that do not comply with R10.6.1.1(h)

Any new dwelling, or any alterations to an existing dwelling sited in the Inner Control Contour or Outer Control Contour that do not comply with R10.6.1.1(h) shall be a Non-Complying Activity.

When considering whether to grant the application and what conditions, if any, to impose Council shall take into account the objectives and policies of the Residential Zone, and the following further policies:

- a. To take into account any circumstances that would make compliance with the

noise reduction standards in R10.6.1.1(h) inappropriate or unreasonable.

- b. To demonstrate that the level of noise reduction by the proposed development can be less than the level required by R10.6.1.1(h) without compromising the overall health and amenity of the occupants within the respective building.

R10.6.5.3 Buildings in the Pacific Drive Extension Area which do not comply with R10.6.1.1(j) or R10.6.2.1

Any new dwelling, minor dwelling, re-located house or accessory building located in the Pacific Drive Extension Area that does not comply with R10.6.1.1(j) or R10.6.2.2 shall be a Non-Complying Activity.

NOTE TO PLAN USERS

Refer to Section 5.4(i) – Special Requirements Relating to Applications for Building Construction where Noise Attenuation Standards Apply for additional information to be provided when lodging an application for a resource consent in respect of noise attenuation.

R10.6.5.4 Roading Infrastructure (Napier Road Residential Area)

Notwithstanding the activity status set out in R10.6.1.4 **all** development that occurs **before** the installation and completion of a constructed road link to James Line from Rosalie Terrace shall be a Non-Complying Activity.

Explanation

The Napier Road Residential Area has only one direct access point via Rosalie Terrace. It is desirable that the site have greater connectivity to the wider roading network to ensure a better connected and efficient development for all modes of transport from the site. Subdivision shall be avoided until a connection from Rosalie Terrace to James Line is constructed.

R10.6.5.5 External Storage of Derelict Vehicles

No activity shall involve the external storage of more than one derelict vehicle or any parts of vehicles within view of neighbouring properties or a public place.

R10.6.5.6 Transport Infrastructure (Aokautere Residential Area)

Notwithstanding the activity status set out in R10.6.1.5 and 10.6.3.2, all development that occurs before the completion and certification of the works identified in R7A.5.2.2(i), within the stipulated timeframes, shall be a Non-Complying Activity.

10.6.6 RULES: PROHIBITED ACTIVITIES

R10.6.6.1 Prohibited Activities in the Air Noise Zone identified on Map 10.6.6.1

All new dwellings, new sleep-outs, new relocated houses, new minor dwelling units, and new multi-unit residential development, are Prohibited Activities in the Air Noise Zone identified on Map 10.6.6.1.

These activities are expressly prohibited and no resource consent shall be granted.

Explanation

The above-mentioned activities have been identified as being highly sensitive to the effects of excessive noise exposure associated with aircraft operations.

The impact of aircraft noise has been assessed by New Zealand Standard 6805:1992 - Airport Noise Management and Land Use Planning, which recommends as one of the criteria for land use planning within any defined air noise boundary that noise sensitive activities, such as dwellings and schools be prohibited. The purpose of this rule is to give effect to this recommended standard.

10.7 Non-Residential Activities

Introduction

There is a range of activities which need to be provided for in the Residential Zone because they are compatible with dwellings or because of the opportunity they offer to people to gain convenient access to a service or to work from home.

A number of these activities are variants on single dwellings such as community houses or are community facilities such as pre-schools. In all cases, the important issue is the effect of the activity, it is those effects which have determined how the activity will be treated. As far as possible, activities have been made Permitted Activities. However, where the nature or extent of effects are uncertain, the activity has become a Controlled or Discretionary activity.

A limited set of non-residential activities are provided for to ensure the Residential Zone provisions support the centres based approach for commercial activities in the City and the associated hierarchy of business zones.

10.7.1 RULES: PERMITTED ACTIVITIES

R10.7.1.1 Community Houses

Community Houses are Permitted Activities provided they comply with the specified Performance Standards below.

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(h) 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-R17.8.1 Cultural and Natural Heritage Rules.

Performance Standards

(a) Site Coverage

Not more than 35% of the site shall be covered by buildings.

(b) Height

Compliance with R10.6.1.1(a) and R10.6.1.1(b).

(c) Separation Distances

Compliance with R10.6.1.1(c).

(d) Landscape Amenity

- i. an area of not less than 10m² per person intended to be accommodated must be provided on the site, and must be kept free of all parking and manoeuvring areas;
- ii. an area of open space capable of accommodating a circle of 10m in diameter must be provided adjacent to and accessible from the main living area.
- iii. On any boundary, except boundaries to a street, a landscape strip with a minimum width of 1 metre shall be provided.
- iv. On a boundary adjoining a street, a landscape strip with a minimum width of 1.5

metres shall be provided.

- v. All landscaping areas must be well maintained at all times.

(e) Parking and Access

Compliance with the following performance standards of R20.4.2:

- 20.4.2(a) Vehicle Access;
- 20.4.2(b)(i) Parking Spaces for People with Disabilities;
- 20.4.2(c) Car Park Landscape Design;
- 20.4.2(d) Formation of Parking Spaces;
- 20.4.2(e) and (f) Loading Space Provision and Design;

NOTE TO PLAN USERS

R20.4.2(c) apply to non-residential activities within the Residential Zone

(f) Air Noise Control

Compliance with R10.6.1.1(h).

NOTE TO PLAN USERS

Proposed activities that do not meet the performance standards in R10.6.1.1(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 air 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.

(g) Noise

Compliance with R10.8.1.

(h) Signs

Compliance with R6.1.5.

(i) Turitea/Aokautere Residential Zone Setback

Compliance with R10.6.1.1(i).

Explanation

Community homes are intended to provide accommodation for groups in the community such as the elderly who require both accommodation and ongoing health care. Such facilities tend to generate few effects which are different from those of a standard dwelling. Provided care is taken with regard to matters such as parking and the size of the activity, community homes generally remain compatible with the residential environment and benefit from the quietness and amenity values of the Residential Zone.

R10.7.1.2 Accommodation Motels

Accommodation Motels are Permitted Activities provided they comply with the specified Performance Standards below.

Performance Standards

(a) Location

Accommodation motels may only be located on properties having frontage and the main entryway from a street listed as a Major Arterial or Minor Arterial road in 20.6.1.1 and 20.6.1.2 in the Land Transport Section.

(b) Separation Distances

Compliance with R10.6.1.1(c).

(c) Height

Compliance with R10.6.1.1(a) and R10.6.1.1(b).

(d) Site Coverage

Not more than 35% of the site shall be covered by buildings.

(e) Signs

Compliance with R6.1.5.

(f) Parking and Access

Compliance with the following performance standards of R20.4.2:

20.4.2(a) Vehicle Access;

20.4.2(b)(i) Parking Spaces for People with Disabilities;

;

20.4.2(c) Car Park Landscape Design;

20.4.2(d) Formation of Parking Spaces;

20.4.2(g) Cycle Parking Provision and Design

20.4.2(h) Cycle Parking End-of-Trip Facilities.

(g) Landscape Amenity

- i. A solid fence of not less than 1.8m in height shall be erected on any boundary with a residentially zoned property.
- ii. On any boundary, except boundaries to a street, a landscape strip with a minimum width of 2 metres shall be provided and planted with dense vegetation capable of growing to 3m in height.
- iii. On any boundary adjoining a street, a landscape strip with a minimum width of 1.5 metres shall be provided and at least one specimen tree capable of growing to 5m within ten years of planting, shall be planted every 10m along that boundary.
- iv. All landscaping areas must be well maintained at all times.

(h) Air Noise Control

Compliance with R10.6.1.1(h).

NOTE TO PLAN USERS

Proposed activities that do not meet the performance standards in R10.6.1.1(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 air 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.

(i) Noise

Compliance with R10.8.1.

(j) Turitea / Aokautere Residential Zone Setback

Compliance with R10.6.1.1(i).

Explanation

The limited nature of accommodation motels, which provide only accommodation and no other facilities such as conference rooms or restaurants, combined with the restrictions on their location means that their effects are largely similar to those of a standard dwelling. The use of the bulk and location controls which apply to dwellings combined with the controls on matters such as noise ensures that they will blend into the fabric of the surrounding residential area.

R10.7.1.3 Education Facilities

Education Facilities are Permitted Activities provided they comply with the specified Performance Standards below.

Performance Standards**(a) Location**

An education facility must provide access to and from a Minor Arterial or Collector Road, listed as such in 20.6.1.2 and 20.6.1.3 in the Land Transport Section.

(b) Height

Compliance with R10.6.1.1(a) and R10.6.1.1(b).

(c) Separation Distances

No building shall come within 6m of the boundary with a residentially used site.

(d) Air Noise Control

Compliance with R10.6.1.1(h).

NOTE TO PLAN USERS

Proposed activities that do not meet the performance standards in R10.6.1.1(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 air 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.

(e) Site Area and Coverage

Maximum site coverage - no more than 40% of the site may be covered by buildings.

(f) Parking and Access

Compliance with the following performance standards of Rule 20.4.2:

- 20.4.2(a) Vehicle Access;
- 20.4.2(b)(i) Parking Spaces for People with Disabilities;
- 20.4.2(c) Car Park Landscape Design;
- 20.4.2(d) Formation of Parking Spaces;
- 20.4.2(e) and (f) Loading Space Provision and Design;
- 20.4.2(g) Cycle Parking Provision and Design;
- 20.4.2(h) Cycle Parking End-of-Trip Facilities.

(g) Landscape Amenity

- i. A solid fence of not less than 1.8m in height shall be erected on any boundary with a residentially zoned property.
- ii. On any boundary, except boundaries to a street, a landscape strip with a minimum width of 1 metre shall be provided and planted with vegetation.
- iii. On a boundary adjoining a street, a landscape strip with a minimum width of 1.5 metre shall be provided and at least one specimen tree capable of growing to 5m within ten years of planting, shall be planted every 10m along that boundary.
- iv. All landscaping areas must be well maintained at all times.

(h) Noise

Compliance with R10.8.1.

(i) Signs

Compliance with R6.1.5.

(j) Turitea/Aokautere Residential Zone Setback

Compliance with R10.6.1.1 (i).

Explanation

Education facilities fall into the category of activities which provide convenient services for those who live in the residential area. It is important that such facilities are provided in easily accessible locations, to avoid unnecessary vehicle journeys, and general inconvenience.

This type of activity has the potential to generate adverse noise and traffic effects, these can largely be overcome by careful placement of buildings, provision of parking, noise controls and appropriate screening. Generally, any adverse effects are of a relatively short duration and are out-weighed by the usefulness of such facilities.

R10.7.1.4 Health Facilities

The reuse of a dwelling for the purpose of a Health Facility is a Permitted Activity provided it complies with the specified Performance Standards below.

Performance Standards**(a) Number of Practitioners**

The health facility must not involve more than 3 health practitioners. A health practitioner includes a practice nurse.

(b) Height

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

Not more than 35% of the site may be covered by buildings.

(e) Parking and Access

Compliance with the following performance standards of Rule 20.4.2:

20.4.2(a) Vehicle Access;

20.4.2(b)(i) Parking Spaces for People with Disabilities;

20.4.2(c) Car Park Landscape Design;

20.4.2(d) Formation of Parking Spaces;

20.4.2(e) and (f) Loading Space Provision and Design;

20.4.2(g) Cycle Parking Provision and Design;

20.4.2(h) Cycle Parking End of trip Facilities.

(f) Landscape Amenity

Compliance with R10.7.1.2(g).

(g) Noise

Compliance with R10.8.1.

(h) Signs

Compliance with R6.1.5.

(i) Air Noise Control

Compliance with R10.6.1.1(h).

NOTE TO PLAN USERS

Proposed activities that do not meet the performance standards in R10.6.1.1(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 air 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.

(j) Turitea/Aokautere Residential Zone Setback

Compliance with R10.6.1.1(i).

Explanation

Health facilities represent another activity which provides a convenient service for those living in the residential area. The limited number of health practitioners operating from any site means that any effects arising from noise, traffic or parking can be controlled such that they do not impact adversely on the surrounding residential neighbourhood.

Traditionally health facilities involve the reuse of a dwelling as the scale and design fits in a residential context. The construction of a purpose-built health facility requires resource consent under R10.7.3.2.

10.7.1.5 Home Occupations

Home Occupations are Permitted Activities provided they comply with the specified Performance Standards below.

Performance Standards

(a) Number of Employees

Not more than the equivalent of 3 full time persons shall be engaged on the site, one of whom must reside permanently on the site.

(b) Site and Floor Area

Not more than 40m² (including gross floor area and external storage areas but excluding any car parking areas) shall be used for the Home Occupation activity.

(c) Dust

Any activity involved as a home occupation shall not generate or discharge levels of dust (or other particulate matter) that is deemed to be offensive and/or objectionable and causes potential adverse effects on the surrounding residential environment. A potential adverse effect, arising from the discharge of particulate matter, will occur if:

- there is visible evidence of particulate matter suspended in the air across a site boundary;
- there is visible evidence of particulate matter traceable from the activity, settling on the ground or structure on a neighbouring site, or water.

(d) Storage

Any external storage of equipment or materials must be screened by a solid fence of not less than 1.8m in height.

(e) Hours of Operation

Home Occupations may operate only between 7:00am and 10:00pm (Monday to Saturday).

(f) Signs

Compliance with R6.1.5.

(g) Retailing

Any goods sold from the site must have been substantially made, repaired, renovated or restored on the site.

(h) Glare

All exterior lighting comply with AS Standard 4282.

(i) Parking and Access

Compliance with the following performance standards of Rule 20.4.2:

- 20.4.2(a) Vehicle Standards
- 20.4.2(b)(i) Parking Spaces for People with Disabilities;
- 20.4.2(c) Car Park Landscape Design;
- 20.4.2(d) Formation of Parking Spaces.

(j) Noise

Compliance with R10.8.1.

(k) Hazardous Substances

Home Occupations using or storing hazardous substances on-site shall comply with the provisions of Section 14: Hazardous Substances.

(I) Turitea/Aokautere Residential Zone Setback

Compliance with R10.6.1.1(i).

Explanation

The provision for home occupations allows people to work from their home in small scale enterprises which can be absorbed into the residential environment without producing adverse effects. The standards ensure that any adverse effects are dealt with and that any such occupation remains in keeping with its residential location.

R10.7.1.6 Limited Development Land in the Aokautere Development Area

The following are Permitted Activities on any land shown as Limited Development land in the Aokautere Development Area, as shown on Map 10.1, provided they comply with the following Performance Standards:

- i. Landscape works.
- ii. Public reserves or reserves within the meaning of the Reserves Act 1977.
- iii. Drainage and water supply works.

Performance Standards

(a) Stability

- i. No works associated with any Permitted Activity shall involve the removal of more than 10m³ of soil, except that no works associated with any Permitted Activity shall involve the removal of any soil within those areas along any terrace edge abutting Class VI, VII, or VIII land (as defined on the NWASCO Land Resource Inventory Worksheets).
- ii. No works associated with any Permitted Activity shall involve any modification of an existing slope.
- iii. Neither (i) or (ii) shall preclude the temporary removal of soil or disturbance of a slope to plant trees or other plants.

NOTE TO PLAN USERS

Earthworks involving Limited Development Land are also subject to the Earthworks provisions of Section 6 (General Section) of this Plan.

R10.7.1.7 Roadside Stall at 1346 Napier Road, Ashhurst

The roadside stall located at 1346 Napier Road, Ashhurst being more or less Lot 1 on DP 56127 supplied with produce from the property being Section 463 and Part Section 462 Block III Gorge Survey District, is a Permitted Activity provided the following Performance Standards are complied with:

Performance Standards

(a) Nature of the Activity

- i. That fruit and vegetables bought from sources other than those scheduled may be permitted as long as the bulk of the produce sold from the stall is obtained from the sites specified in R10.7.1.7 above.
- ii. That the use shall continue from the existing building and that no extension or alteration be made that would have the effect of increasing the capacity of the sales.

(b) Hours of Operation

That the shop be open for business only during the following hours:

8:30am to 6:00pm from 1 October to the immediately following 31 March;

8:30am to 5:30pm from 1 April to the immediately following 30 September.

(c) Separation Distances and Parking

A front yard of 7.5 metres and four car parking spaces shall be maintained at all times.

(d) Signs

Compliance with R6.1.5.

R10.7.1.8 Structural Maintenance of Flood Protection Works by or on behalf of the Manawatu- Whanganui Regional Council

The structural maintenance of flood protection works or structures by or on behalf of the Manawatu-Whanganui Regional Council shall be a Permitted Activity.

R10.7.1.9 Minor Temporary Military Training Activities (excluding live firing of weapons, firing of blank ammunition, single or multiple explosive events).

Minor Temporary Military Training Activities (excluding live firing of weapons, firing of blank ammunition, single or multiple explosive events) are a Permitted Activity provided the following Performance Standards are complied with:

Performance Standards

(a) Buildings and Structures

- i. Any buildings and/or structures erected must be in compliance with the Performance Standards of R10.6.1.1, and the requirements of R10.6.1.3, R 10.6.3.1, and R10.6.6.1.
- ii. Any buildings erected in association with the Temporary Military Training Activity must be removed at the conclusion of the activity unless they are otherwise permitted by a Rule within the Residential Section of the District Plan.

(b) Excavations and Alterations to Landform

Where the activity involves any excavations or alterations to landform, the ground shall be reinstated to a condition as close as practicable to its state prior to the disturbance.

(c) Hazardous Substances

Compliance with the requirements of Section 14 - Hazardous Substances

(d) Duration and Frequency of Activities

The activity is limited to a period not exceeding 31 days.

(e) Noise

- i. Mobile Noise Sources - Compliance with Table 2 and Table 3 of NZS 6803:1999 Acoustics – Construction Noise.
- ii. Fixed (Stationary) Noise Sources - Compliance with R10.8.1.

Explanation

The New Zealand Defence Force (NZDF) carries out temporary military training activities in areas not designated for defence purposes. Such temporary training involves military activities by regular and territorial force units in zones throughout Palmerston North City. The Defence Act 1990 provides for the raising and maintenance of armed forces. Military training activities are essential in enabling the NZDF

to maintain operational capability.

The above conditions have been designed to enable the NZDF to carry out temporary military training activities while ensuring that any adverse effects of training activities on the environment are mitigated.

Minor and extended temporary military training activities can generate high levels of noise. Military training activities involving mobile and fixed (stationary) noise sources may be permitted where they comply with the performance standards of R9.5.8(d).

Noise from mobile sources (other than firing of weapons and explosives) includes sources such as personnel, light and heavy vehicles, self-propelled equipment and earth moving equipment.

Fixed (stationary) noise sources (other than firing of weapons and explosives) include noise sources such as power generation, heating, ventilation or air conditioning systems, or water or wastewater pumping/treatment systems.

NOTE TO PLAN USERS

Also refer to R23.6.2(i) – Radiofrequency Field Exposure

R10.7.1.10 Marae Area at 140 – 148 Maxwells Line

The Te Hotu Manawa O Rangitane O Manawatu Marae situated at 140 - 148 Maxwells Line on land described as Lot 2 DP 315092, is a Permitted Activity in respect of the following listed activities provided the following Performance Standards are complied with:

Activities permitted on the site:

- i. Any activity listed as a permitted activity in the Residential Zone.
- ii. Marae (refer definition in Section 4).
- iii. Activities and structures ancillary, or integral, to the marae, including the wharewairua (spiritual house), halls, kitchens, dining rooms, sheds, fences, flagpole, carved entrance to the marae, carvings, gardens and lawns.
- iv. Administration offices for the Iwi Authority's operational, legal and financial services.
- v. Health Centres.
- vi. Communications Station and Communication Production Facilities.
- vii. Marae Tourism (refer definition in Section 4).

Performance Standards

(a) Height

Compliance with R10.6.1.1(a) and 10.6.1.1(b).

(b) Separation Distances

No building shall be located within 6.0 metres of any site boundary, with the exception of any residential dwelling on the site complying with the boundary separation distances for dwellings [refer R10.6.1.1(c)].

(c) Site Coverage

Not more than 35% of the site may be covered by buildings.

(d) Parking and Access

- i. 104 formed, sealed and marked car parks shall be provided on the site, together with circulation routes and manoeuvring areas necessary to provide access to each and every car park. These 104 car parks provide for a gross floor area of up to 2450m². For any extension to the gross floor area in excess of 2450m² the parking standards of Section 20.4 shall apply.

Explanation

A minimum of 104 car parks was required to be provided prior to the use of the site as a marae. This number of parks was originally set by way of Environment Court consent order and is the minimum required to cater for the variety of activities to be carried out on the site. Any significant change, or proposed change, in the nature or scale of the activities carried out on the site, to be determined through any extension to the gross floor area in excess of 2450m², will necessitate a re-evaluation of the effects of such a change on the environment and in particular the effect of the change upon the provision of car parks and their accessibility. Should the effects of the change or proposed change be deemed to have an adverse effect upon on-site parking provision that could lead to adverse off-site environmental effects, a further resource consent application may be required. Such an application would be considered in terms of the Residential Zone rules and parking and access provisions in Section 20.4 of the District Plan.

- ii. Access to and from the site shall only be from Maxwells Line.

Explanation

The potential to use Rose Place as an alternative form of access to and from the site needs to be restricted in order to protect the residential amenity of this quiet cul de sac. Consequently, access to and from the site shall only be from Maxwells Line. This rule does not prevent private access to and from the site by the owner or occupier of the adjoining residential lot described as Lot 1 DP 315092.

(e) Noise

Compliance with R10.8.1.

(f) Signs

Compliance with R6.1.5.

(g) Hours of Operation

All non-residential activities, with the exception of activities related to the radio station, administration offices, supervised overnight accommodation in the marae and ancillary buildings, and tangihanga, must cease between the hours of 10.00pm and 7.00am the following day from Sunday to Thursday inclusive and between 11.00pm and 7.00am the following day on a Friday and Saturday.

Explanation

Section 3 of this Plan recognises and acknowledges nga hapu of Rangitane as tangata whenua within Palmerston North City. The Council also recognises that the mix of activities typically being carried out on, or from, an urban marae, demands a specific site by site approach to planning and management rather than a general approach. All marae activities are carried out, or provided, in a kaupapa Maori environment. Visitors to the marae also undertake activities in accordance with a standard set of terms and conditions. Accordingly, this marae is to be specifically recognised in the Residential Zone. This recognition involves the specification of permitted activities and Performance Standards and set of policies for determining whether, and on what basis, activities that do not meet Performance Standards can be carried out. These Plan provisions are designed to ensure that amenity values of the adjoining residential area are not adversely affected by the nature or scale of the effects of marae-based activities.

(h) Marae Tourism

No more than 80 tourists are permitted on the site at any one time.

NOTE TO PLAN USERS

If an activity identified as permitted within R10.7.1.10 does not comply with the above Performance Standards, then R10.7.3.4 applies.

R10.7.1.11 Garden Centre at 261 Napier Road

The garden centre situated at 261 Napier Road on land described as Lot 1 DP 456688, is a permitted activity in respect of the following listed activities provided the following Performance Standards are complied with:

Performance Standards

a. Nature of the Activity

That the garden centre and bulk garden supplies shall occur from the existing building and that no extension or alteration be made that would have the effect of increasing the scale or intensity of the operation as at 1 August 2019.

b. Hours of Operation

That the shop be open for business between 8am – 6pm 7 days a week

c. Signs

Compliance with Rule R6.1.5

d. Noise

Compliance with Rule R9.11.1

10.7.2 RULES: CONTROLLED ACTIVITIES

R10.7.2.1 Construction, Development or Redevelopment of Flood Protection Works or Structures by, or on behalf of, the Manawatu-Whanganui Regional Council.

The construction, development or redevelopment of Flood Protection Works or Structures by, or on behalf of, the Manawatu-Whanganui Regional Council shall be a Controlled Activity in respect of:

- Height
- Location
- Effects of such work on residential amenity

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

- a. The extent to which visual effects of flood protection works on residential neighbourhoods are avoided, remedied or mitigated.
- b. The extent to which any adverse effects associated with the development and construction of flood protection works on the surrounding residential area are avoided, remedied or mitigated.
- c. To recognise the positive effect of flood protection works.

NOTE TO PLAN USERS

All activities on the primary stopbanks are controlled by Horizons Regional Council under its designation for this area. One Plan Rule 16-14 should be referred to for all activities between an artificial watercourse or bed of a river, and 8 metres inland of the landward toe of a stopbank. Any excavation, drilling, tunnelling, or other land disturbance on or adjacent to the Manawatu River secondary stopbank located between Ruahine Street at Fitzroy Bend and Ruamahanga Crescent should be referred to the Manawatu-Wanganui Regional Council for advice regarding any resource consent requirements.

10.7.3 RULES: RESTRICTED DISCRETIONARY ACTIVITIES

R10.7.3.1 Re-use of Non-Residential Buildings

Re-use of a Non-Residential Building, which complies with the following Performance Standard, is a Restricted Discretionary Activity with regard to:

- Effects on the Adjoining Residential Area

- The Safe and Efficient Operation of the Roding Network, and internal circulation and manoeuvring areas

Performance Standard

(a) Location

The proposed activity must be located in an existing non-residential building.

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

- The extent to which the effects of noise, hours of operation and other environmental disturbance on surrounding residential neighbourhoods can be avoided, remedied or mitigated.
- The extent to which the effects of additional traffic generated impact on the safe and efficient operation of the roading network and internal circulation and manoeuvring areas, and the amenities of the surrounding area.
- To ensure the activity is in character with or complementary to the surrounding residential neighbourhood.
- The extent to which any effects on the visual amenity of the surrounding residential area can be avoided, remedied or mitigated.

Explanation

For historic reasons, there is within the Residential Zone a range of buildings, many of which are shops, which are occupied by a variety of uses. At times these buildings become untenanted and there is the potential for them to fall into disrepair and generally detract from the amenity values of the surrounding area. The intention of this provision is to offer the opportunity for a range of activities to use these buildings where they can demonstrate that they will not have adverse effects on residential environmental and amenity values.

R10.7.3.2 Construction, Reconstruction or Alteration of any Building used or intended to be used for a Non-Residential Activity or any Non-Residential Activity which cannot comply with the Performance Standards for Permitted Activities.

The Construction, Reconstruction or Alteration of Any Building Used or Intended to be used for a Non- Residential activity or Any Non-Residential Activity which Cannot Comply with the Performance Standards for Permitted Activities in Relation to:

- Height
- Separation Distances
- Landscape Amenity and Storage
- Parking, Cycle Parking and Access
- Turitea/Aokautere Residential Zone Setback

shall be a Restricted Discretionary Activity with regard to:

- Design, Scale and Appearance
- Site Layout
- Effects on Adjoining Residential Areas
- Effects on the surrounding Residential Environment and Streetscape
- The Safe and Efficient Operation of the Roding Network, and internal circulation and manoeuvring areas

- Providing opportunities for people to use active and non-vehicular modes of transport
- Visual effects on the rural character and amenity of the Turitea Valley.

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) Height, Separation Distances and Landscape Amenity and Storage

- The extent to the effects of overshadowing or reduction of privacy to any adjoining site are avoided, remedied or mitigated.
- To ensure the design, scale and appearance of any building, structure or sign is in character with, and complementary to the ambience and amenity values of the surrounding residential streetscape and neighbourhood.
- To take into account the existence of any topographical or other features on the site, which make compliance impractical.
- The extent to which any effects of noise or other environmental disturbance on the adjoining residential area are avoided, remedied or mitigated.
- The extent to which landscaping elements maintain or enhance the ambience and amenity values of the surrounding residential area.
- The extent to which on site planting has been implemented to reduce the activities visual intrusion on adjacent properties and/or break up areas of hard surfacing, such as fence lines and paved areas

(b) Parking and Access

- 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.
- To ensure other appropriate off-site parking is available to meet the need generated for parking
- To encourage convenient and accessible cycle parking, to support the opportunity for people to use active and non-vehicular modes of transport throughout the City.

(c) Turitea/Aokautere Residential Zone Setback

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.

R10.7.3.3 Any Home Occupation Activity which cannot comply with the Site and Floor Area Performance Standard for Permitted Activities, provided this does not exceed 60m²

shall be a Restricted Discretionary Activity with regard to:

- Design, Scale and Appearance
- Site Layout
- Effects on Adjoining Residential Areas
- Effects on the surrounding Residential Environment and Streetscape

In determining whether to grant consent and what conditions to impose, if any, Council will have regard to the City View objectives in Section 2 and the Residential Zone objectives

and policies.

R10.7.3.4 Activities or buildings in the defined Marae Area at 140 – 148 Maxwells Line which do not comply with the Performance Standards of R10.7.1.10

Any activity which cannot comply with the performance standards for permitted activities in the defined marae area shall be a Restricted Discretionary Activity in respect of its:

- Effects on Adjoining Residential Areas
- Effects on the safe and efficient operation of the roading network, and internal circulation and manoeuvring areas

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

- i. The extent to which any effects of overshadowing or reduction of privacy to any adjoining site is avoided, remedied or mitigated.
- ii. The extent to which the design and appearance of any building or structure ensures there are no adverse effects on the amenity values of the surrounding residential area.
- iii. To take into account the existence of any site constraint which makes compliance impractical.
- iv. The extent to which the effects of noise or other environmental disturbance on the adjoining residential area can be avoided, remedied or mitigated.
- v. The extent to which the effects of parking not accommodated on the site, on the safe and efficient operation of the roading network and internal circulation and manoeuvring areas, and the amenities of the adjoining residential neighbourhood can be avoided, remedied or mitigated.
- vi. To recognise and take account of the culture context and environment (kaupapa Maori) in which the marae-based activities are to take place.
- vii. To recognise and take account of the significance of the site to tangata whenua.

R10.7.3.5 Commercial Activity

Any commercial activity, including the construction, alteration or addition to a building or structure within an allotment shown in a Comprehensive Development Plan in accordance with R7A.5.2.2 for use for commercial activity where an application for resource consent is made for the particular commercial activity and the application is included as part of the application for subdivision consent to give effect to the Comprehensive Development Plan is a Restricted Discretionary Activity in respect of:

- Effects on nearby residential activities and residential amenity
- Effects on viability and choice of local business activities
- Public safety
- Visual amenity
- External design and appearance
- Building mass and height
- Relation to streets and other public spaces
- Site Layout
- Parking

- Cycle Parking
- Landscape amenity
- The provision of car parking
- The safe and efficient operation of the roading network
- Efficient, convenient and safe access

Performance Standards

- a) Compliance with R11.9.1.1(g)
- b) Compliance with R11.10.2.1(g)
- c) Compliance with R11.10.7.1(a) and (b)

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, the objectives and policies of the Local Business Zone, and the Overarching Residential Zone objectives and policies, assess any application in terms of the following assessment criteria:

Assessment Criteria

The objectives and policies of the Local Business Zone and the assessment criteria identified in R11.10.3.1 and R11.10.3.2.

Explanation

This rule allows development within an area identified on a Greenfield Residential Area Structure Plan as a neighbourhood centre. At some point in the future these areas will be rezoned to Local Business Zone. In the short-term Council wishes to encourage development of local community facilities and services in key locations in a way that is consistent with the Local Business Zone provisions. R10.7.3.5 is a transitional rule until neighbourhood centres in Greenfield Residential Areas is rezoned at an appropriate time in the future.

10.7.4 RULES: DISCRETIONARY ACTIVITIES

The following activities in R10.7.4.1, R10.7.4.2, R10.7.4.3, R10.7.4.4, R10.7.4.5, R10.7.4.6, R10.7.4.7 and R10.7.4.8 are Discretionary Activities unless R10.7.5.2 applies, or in the case of Retirement Villages in Greenfield Residential Areas, R10.7.5.3 applies.

~~[Note: The following activities are also subject to R10.7.5.2 Non-Complying Activities:]~~

R10.7.4.1 Community and Leisure Facilities

R10.7.4.2 Motel Conference Centres on properties having frontage onto, and the main vehicle access from, a Major Arterial or Minor Arterial Road as listed in Appendix 20A of the Transportation Section

R10.7.4.3 Places of Worship

R10.7.4.4 Training Facilities

R10.7.4.5 Health Centres and Hospitals

R10.7.4.6 Retirement Villages and Residential Centres

R10.7.4.7 Early Childhood Facilities

R10.7.4.8 Papakainga and Marae Development

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 effects of noise, hours of operation and other environmental disturbance on surrounding residential neighbourhoods are avoided or can be remedied or mitigated.
- b. The extent to which the effects of the generation of additional traffic are addressed through efficient and effective parking and access provisions.
- c. The extent to which additional traffic generated impacts on the safe and efficient operation of the roading network and internal circulation and manoeuvring areas, taking into account the location of the activity.
- d. To ensure the design and appearance of any building, structure or sign is in character with, and complementary to the ambience and amenity values of the surrounding residential neighbourhood.
- e. To ensure that any detracting from the visual amenity of the surrounding residential neighbourhood is avoided, remedied or mitigated by appropriate landscape works or screening.
- f. To ensure that building construction complies with the relevant noise insulation ratings identified by R10.6.1.1 (h).
- g. The extent to which appropriate landscaping elements have been incorporated to enhance the character, ambience and amenity values of the adjoining residential neighbourhood.
- h. The extent that on-site planting has been implemented to reduce the activities visual intrusion on adjacent properties and break up areas of hard surfacing, such as fence lines and paved areas.
- i. To ensure employment uses and community facilities provide appropriate opportunities for people to use activity and non-vehicular modes of transport.
- j. In respect of R10.7.4.6 and R10.7.4.8, the Assessment Criteria of R10.6.3.3.
- k. **In respect of R10.7.4.6, and where they are proposed in Greenfield Residential Areas, how any activity:**
 - **is located as shown on any relevant structure plan and/or precinct plan;**
 - **provides for the roading and street layout as shown on the relevant structure plan and/or precinct plan;**
 - **positively fronts, and integrates with, any Local Business Zone, including as directed by any relevant structure plan and/or precinct plan;**
 - **is consistent with the design principles described for that Greenfield Residential Area in section 7A of the District Plan;**
 - **contributes to positive streetscape outcomes in the Greenfield Residential Area, including any Local Business Zone. This includes, but is not limited to;**
 - **active frontages with visible entrances onto streets**
 - **dwelling fronting internal routes and throughfares and where relevant public streets**
 - **consistent front-to-front and back-to-back relationships amongst dwellings**
 - **fronting of Activity Streets by communal buildings**
 - **visually interesting street-facing elevations of communal buildings**
 - **coherent built active edges along any Activity Street within a**

neighbourhood centre, part of which must include a publicly accessible commercial activity

- **horizontal and vertical scale of communal buildings complements mixed use development in any neighbourhood centre**
- **landscaping**
- **avoidance of blank walls fronting the public realm**
- **integration with the surrounding road network including with well distributed on-site connections to the surrounding public road network**
- **layout of internal routes and throughfares, including paths, generally integrating with the layout of the Greenfield Residential Area Street layout**
- **high amenity connections to open space and reserves including coordinated design of communal buildings and open spaces**
- **garage setbacks.**
- **is supported by available operational transport infrastructure necessary to service the activity, and in the case of the Aokautere Residential Area, the transport network requirements set out in R7A.5.2.2 are met.**

NOTE TO PLAN USERS

Refer to Section 5.4(j) - Special Requirements Relating to Applications for Building Construction where Noise Attenuation Standards Apply for additional information to be provided when lodging an application for a resource consent in respect of noise attenuation).

Explanation

Community and Leisure Facilities, Motel Conference Centres, Places of Worship and Training Facilities have a common characteristic, that is, they tend to attract large numbers of people and vehicles to a site for a limited period. This in turn can lead to the generation of noise and other effects which may disturb those who live in the Residential Zone. It is important, therefore, that the effects of any such development are identified at the outset to allow the development of conditions to remove or mitigate these effects. The Training Facilities category of activity is intended to recognise that with the change in the nature of education and the emphasis on life-long learning, a variety of training providers have emerged. Where the potentially adverse effects, such as parking and traffic generation, of such activities can be controlled these training establishments can be compatible with the surrounding residential neighbourhood.

Health Centres and Hospitals offer a convenient service to those living in the Residential Zone; however, their size and combination of activities can potentially give rise to a number of effects. Health Centres frequently include services such as diagnostic laboratories, and like hospitals, often operate for extended hours. Given these and other factors such as the numbers of people and vehicles likely to visit the site, and the potential for adverse effects on the residential environment and amenity values, means that such development should be subject to the assessment of a resource consent.

While Residential Centres and Retirement Villages are intended to provide for concentrated groupings of accommodation, there is the potential for variety in the nature of each activity. Retirement villages often include associated recreational and health care facilities while residential centres provide only accommodation for a particular age group. Both however have the potential to create disturbance within neighbourhoods particularly in relation to noise and traffic and the scale of buildings and activity.

R10.7.4.9 Alterations and Additions to Existing Buildings in the Air Noise Contour identified on Map 10.6.6.1 are Discretionary Activities

Alterations and additions to any of the following buildings or activities on sites within the Air Noise Contour identified on Map 10.6.6.1, provided that the building or activity

was lawfully established prior to 2 September 1998, are Discretionary Activities:

- Dwellings;
- Minor Dwelling Units;
- Education and Early Childhood Facilities;
- Community Homes;
- Accommodation Motels;
- Motel Conference Centres;
- Training Facilities;
- Hospitals;
- Retirement Villages;
- Residential Centres;
- Tourist Facilities; and
- Any Other Existing Buildings used for Regular Accommodation and Communal Activities.

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

Assessment Criteria

- a. The objectives and policies relating to noise sensitive activities in the vicinity of Palmerston North Airport set out in Section 9.3.
- b. Alterations and additions to existing dwellings or other noise sensitive activities shall only be permitted if fitted with appropriate acoustic insulation to achieve a satisfactory internal noise environment.

NOTE TO PLAN USERS

Refer to Section 5.4(j) – Special Requirements Relating to Applications for Building Construction Where Noise Attenuation Standards Apply for additional information to be provided when lodging an application for a resource consent in respect of noise attenuation.

R10.7.4.10 Minor Temporary Military Training Activities which do not comply with the Performance Standards, Extended Military Training Activities, and activities including live firing of weapons, firing of blank ammunition, single or multiple explosive events, and which comply with the following Performance Standard, are Discretionary Activities.

Performance Standard

- (i) The following information must be submitted to the Council on lodgement of an application under this rule:
 - (a) A Noise Management Plan prepared by an acoustic technician
 - (b) A Community Consultation Programme

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 Objectives and Policies for the Residential Zone, assess any application in terms of the following further assessment criteria:

- External Appearance and amenity and/or character of the surrounding residential area.
- Effects of additional traffic generated on the roading network, and internal circulation and manoeuvring areas.

Assessment Criteria

- (a) To avoid, remedy or mitigate the effects of noise, hours of operation and other environmental disturbance on surrounding residential environment.
- (b) To avoid, remedy or mitigate the visual impact of any activities, and to preserve the character and amenity of the residential environment.
- (c) To avoid, remedy or mitigate the effects of the proposal on any area of natural and/or cultural heritage value, or of particular significance to Tangata Whenua.
- (d) The extent to which the effects of noise, including the peak sound levels resulting from impulsive noise, impacts on noise sensitive activities, stock and wildlife.
- (e) The likely noise impacts for the area.
- (f) Whether a Noise Management Plan prepared by an acoustical consultant identifies available noise management measures to avoid, remedy or mitigate adverse effects of noise, including best practicable options adopted to minimise sound emissions from live firing of weapons, firing of blank ammunition and single or multiple explosive events.
- (g) Whether a community consultation programme is available, for communication with occupiers and owners of affected sites, prior to the military training activities commencing; with such communication including notification of the event, updates during the event, methods for following up complaints received during or after the event, and the process of liaison with Council.
- (h) To avoid, remedy or mitigate the effects of additional traffic generated on the safe and efficient operation of the roading network.

Explanation

The New Zealand Defence Force (NZDF) may need to carry out temporary military training activities which do not meet the performance standards for Permitted Activities. In this case, it is important to ensure that any adverse effects of training activities on the environment are avoided, remedied or mitigated. The Discretionary Activity status provides Council with the opportunity to take full account of effects in its assessment of the proposed activities

R10.7.4.11 Commercial and Non-Residential Activities within the Napier Road Residential Extension Area

Any commercial or non-residential activity within the Napier Road Residential Area is a Discretionary Activity.

Performance Standards

- i. The following information must be submitted to the Council on lodgement of an application under this rule:
 - a. A Noise Management Plan prepared by a suitably qualified acoustic expert
 - b. A Traffic Impact Assessment prepared by a qualified traffic engineer or traffic planner.
 - c. A Stormwater Management Plan prepared by a Chartered Professional Stormwater Engineer identifying the potential stormwater risks to the site and infrastructure that support development. The report must cover;
 - 1. How onsite stormwater retention and detention measures will achieve hydraulic neutrality in the 1% AEP plus climate change storm with no increase in stormwater effects on surrounding areas.
 - 2. On-site water sensitive design measures that will be installed to achieve hydraulic neutrality.

3. A site specific hydrologic modelling assessment using updated oxbow bathymetry and footprint based on the proposed development plan and include assessment for different downstream discharge conditions.
4. 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.
5. Treatment of all stormwater runoff from the site prior to discharge to the primary network and/or direct discharge to the oxbow.
6. Protection of treatment devices and treatment runoff during all phases of construction.

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

A copy of any site calculations must accompany the report.

- ii. All development must achieve a minimum floor height above the 0.5% AEP flood extent plus 500 millimetres freeboard. Access to occupied structures shall also be above the 0.5% AEP flood extent.
- iii. A minimum of 30% of the net site area shall, excluding road reserve, be of permeable surface. This includes decks provided the surface material of the deck allows for water to drain through to a permeable surface.
- iv. Each development must incorporate rain gardens or other biofiltration device to treat road and hard stand runoff prior to discharge into the Council's stormwater network.
- v. Any commercial or non-residential activity shall not utilise more than 20% total of the developable land within 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 Objectives and Policies for the Residential Zone, assess any application in terms of the following further assessment criteria.

- a. The extent to which the effects of noise, hours of operation and other environmental disturbance on the surrounding residential neighborhoods are avoided or can be remedied or mitigated.
- b. To avoid, remedy or mitigate the visual impact of any activities, and to preserve the character and amenity of the residential environment.
- c. Whether the Noise Management Plan prepared by an acoustical consultant identifies noise management measure to avoid, remedy or mitigate adverse effects of noise, including best practicable options adopted to minimise sound emissions.
- d. The extent to which the effects of the generation of additional traffic are addressed through efficient and effective parking and access provisions.
- e. The extent to which additional traffic generated impacts on the safe and efficient operations of the roading network and internal circulation and manoeuvring areas, taking into account the location of the activity on the major arterial route of Napier Road.
- f. The extent to which appropriate landscaping elements have been incorporated to enhance the character, ambience and amenity values of the adjoining residential neighbourhood.
- g. The extent to which onsite planting has been implemented to reduce the activities

visual intrusion on adjacent properties and break up areas of hard surfacing such as fence lines and paved areas.

- h. The extent to which proposed development achieves hydraulic neutrality in the 1% AEP plus climate change storm event.
- i. The extent to which flood mitigation has been provided for and does not result in effects on other upstream or downstream properties.
- j. The extent to which design contributes to positive streetscape outcomes, given the gateway function of Napier Road. This includes, but is not limited to;
 - Active frontages
 - Landscaping
 - Avoidance of blank walls fronting the public realm
 - Minimising carparking at the road frontage.

10.7.5 RULES: NON-COMPLYING ACTIVITIES

R10.7.5.1 Non-Complying Activities

Any building, structure or activity not provided for as a Permitted Activity, Controlled Activity, Restricted Discretionary Activity, Discretionary Activity, and is not a Prohibited Activity or is not specifically provided for by R10.7.5.2, shall be a Non-Complying Activity.

R10.7.5.2 Non-Residential Buildings in the Inner or Outer Control Contour that do not provide any noise reduction or do not comply with R10.6.1.1(h)

Any new community home, accommodation motel, education facility, early childhood facility, health facility, community and leisure facility, motel conference centre, place of worship, training facility, health centre, hospital, retirement village, residential centre, or any alterations to an existing building associated with these activities sited in the Inner Control Contour or Outer Control Contour that does not comply with R10.6.1.1(h) shall be a Non-Complying Activity.

When considering whether to grant the application and what conditions, if any, to impose Council shall take into account the objectives and policies of the Residential Zone, and the following assessment criteria:

Assessment Criteria

- a. To take into account any circumstances that would make compliance with the noise reduction standards in R10.6.1.1(h) inappropriate or unreasonable.
- b. To demonstrate that the level of noise reduction by the proposed development can be less than the level required by R10.6.1.1(h) without compromising the overall health and amenity of the occupants within the respective building.

R10.7.5.3 Retirement Villages in Aokautere Residential Area

Any new retirement village in the Aokautere Residential Area which is not located and developed in accordance with the Aokautere Structure Plan.

NOTE TO PLAN USERS

Refer to Section 5.4(j) – Special Requirements Relating to Applications for Building Construction Where Noise Attenuation Standards Apply for additional information to be provided when lodging an application for a resource consent in respect of noise attenuation.

10.7.6 RULES: PROHIBITED ACTIVITIES

R10.7.6.1 Prohibited Activities in the Air Noise Contour identified on Map 10.6.6.1

In addition to the activities listed in R10.6.6.1, the following activities are prohibited activities in the Air Noise Contour identified on Map 10.6.6.1:

All new education and early childhood facilities, new community homes, new accommodation motels, new motel conference centres, new training facilities, new hospitals, new retirement villages, new residential centres, new tourist facilities and any other new buildings used for regular accommodation.

These activities are expressly prohibited and no resource consent shall be granted.

Explanation

The above-mentioned activities have been identified as being highly sensitive to the effects of excessive noise exposure associated with aircraft operations.

The impact of aircraft noise has been assessed by New Zealand Standard 6805:1992 - Airport Noise Management and Land Use Planning, which recommends as one of the criteria for land use planning within any defined air noise boundary that noise sensitive activities, such as dwellings and schools, be prohibited. The purpose of this rule is to give effect to this recommended standard.

10.8 Rules: Noise - Non-Residential Activities

R10.8.1 NOISE

Sound emissions from any fixed mechanical plant, or from any non-residential activity, when measured at or within the boundary of any other site (other than land from which the noise is emitted or a road) shall not exceed the following:

7.00am to 10.00pm	45dB L _{Aeq} (15mins)
10:00pm to 7:00am	40dB L _{Aeq} (15mins)
Night-time L _{max} 10:00pm to 7:00am	65dBA L _{max}

Refer also to Section 6: Noise.

Explanation

The rules for the Residential Zone are intended to control the noise from any items of fixed mechanical plant, and from non-residential activities situated in a Residential Zone. The mechanical plant items include, but shall not be limited to, residential and non-residential heat-pumps, fans, pumps, and generators. Care needs to be taken with the installation of these plant items that they are sensibly selected, located and operated such as not to cause a nuisance to neighbours.

The limit of 45 dB L_{Aeq} (15mins) during the days is purposefully stringent and sets out to discourage noise even moderate noise generators from establishing in the quiet residential environment. Such activities may be appropriately located in the Residential Zone in areas where the ambient sound levels are high at times when the activity takes place. This would be closer to main roads or activity areas for example. To be acceptable the level of the activity should not intrude into the existing sound environment. Such activities would be assessed as discretionary activities and the application would need to be submitted with a noise impact assessment. To have the limit that is less than 45 dBA during daytime would be overly stringent and could prove difficult to enforce. The night-time 40dB L_{Aeq} (15mins) and 65dBA L_{max} limits are designed to protected sleep in quiet residential areas. This Rule provides a moderately strict noise control regime.

APPENDIX 1 Napier Road Residential Area – Typical Construction Element Requirements for Building to Achieve an External Sound Insulation Level of $D_{nT,w} + C_{tr} > 30 \text{ dB}$

BUILDING ELEMENT	<u>MINIMUM CONSTRUCTION REQUIREMENT</u>	
<u>External Walls of Habitable Rooms</u>	<u>Stud Walls:</u> Exterior cladding:	20mm timber or 9mm compressed fibre cement sheet over timber frame (100mm x 50mm).*
	Cavity infill:	Fibrous acoustic blanket (batts or similar of a minimum mass of 9kg/m ³) required in cavity for all exterior walls. Minimum 90mm wall cavity.
	Interior lining:	One layer of 12mm gypsum plasterboard. Where exterior walls have continuous cladding with a mass of greater than 25kg/m ² (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.
	Combined superficial density:	Minimum not less than 25kg/m ² being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs).**
	<u>Mass Walls:</u>	190mm concrete block strapped and lined internally with 10mm gypsum plaster board, or 150mm concrete wall.
<u>Glazed Areas of Habitable Rooms</u>	Glazed areas up to 10% of <u>floor</u> area:	6mm glazing single float
	Glazed areas between 10% and 35% of <u>floor</u> area:	6mm laminated glazing
	Glazed areas greater than 35% of <u>floor</u> area:	<i>Require a specialist acoustic report to show conformance with the insulation rule.</i>
	Frames to be aluminium window frames with compression seals.	
<u>Skillion Roof</u>	Cladding:	0.5mm profiled steel or 6mm corrugated fibre cement or membrane over 15mm thick ply, or concrete or clay tiles.
	Sarking:	17mm plywood (no gaps).
	Frame:	Minimum 100mm gap with fibrous acoustic blanket (batts or similar of a mass of 9kg/m ³).
	Ceiling:	Two layers of 10mm gypsum plaster board (no through ceiling lighting penetrations unless correctly acoustically rated). Fibrous acoustic blanket (batts or similar of a minimum mass of 9kg/m ³).
	Combined superficial density:	Combined mass of cladding and lining of not less than 25kg/m ² .

Pitched <u>Roof</u> (all roofs other than skillion roofs)	Cladding:	0.5mm profiled steel or tiles, or membrane over 15mm thick ply.
	Frame:	Timber truss with 100mm fibrous acoustic blanket. (Batts or similar of a minimum mass of 9kg/m ³) required for all ceilings.
	Ceiling:	12mm gypsum plaster board.
	Combined superficial density:	Combined mass with cladding and lining of not less than 25kg/m ² .
<u>Floor</u> areas open to outside	Cladding:	Under-floor areas of non-concrete slab type floors exposed to external sound will require a cladding layer lining the underside of floor joists of not less than 12mm ply
	Combined superficial density:	Floors to attain a combined mass not less than 25kg/m ² for the floor layer and any external cladding (excluding floor joists or bearers).
External <u>Door</u> to Habitable Rooms	Solid core door (min 25kg/m ²) with compression seals (where the door is exposed to exterior noise).	

NOTE TO PLAN USERS

The table refers to common specifications for timber size. Nominal specifications may in some cases be slightly less than the common specifications stated in the schedule for timber size.

Minimum mass requirements for floors, walls, and ceilings where composite construction methods are employed (i.e. where claddings or lining materials are placed each side of structural members) shall form a reasonable balance of the mass of linings on each side of structural elements. Proposed designs should show cladding or linings with a minimum of 10kg/m² on each side of the structural members, with the additional 5kg/m² provided on either the internal or external side.

In determining the insulating performance of roof/ceiling arrangements, roof spaces are assumed to have no more than the casual ventilation typical of the jointing capping and guttering *detail used in normal construction*

Glossary of Acoustic Terms

Leq or Leq

The time-averaged sound level (or equivalent sound level) that has the same mean square sound pressure level as the time-varying sound level under consideration. Commonly referred to as an "energy average" measure of sound exposure.

Insulation (Sound)

Sound insulation is the prevention of the transmission of sound through a barrier such as a wall or window. There is no direct and inherent relation between the sound insulation value of a barrier and the sound absorption performance of its surface.

A-Weighting (dBA)

A weighting is a system of adjustments applied to sound of different frequencies to take account of the way the sensitivity of the human ear varies with sound frequency.

Ctr

Spectrum Adaptation Term ISO 717-1:1996 Table A.1 Spectrum NUMBER TWO (2). The ISO standard ISO717-1: 1996 gives C and Ctr indices which can be added to the Rw rating to give a rating for noises with either equal energy at all frequencies (C) or road traffic like spectra (Ctr).

STC

Sound Transmission Class.

R

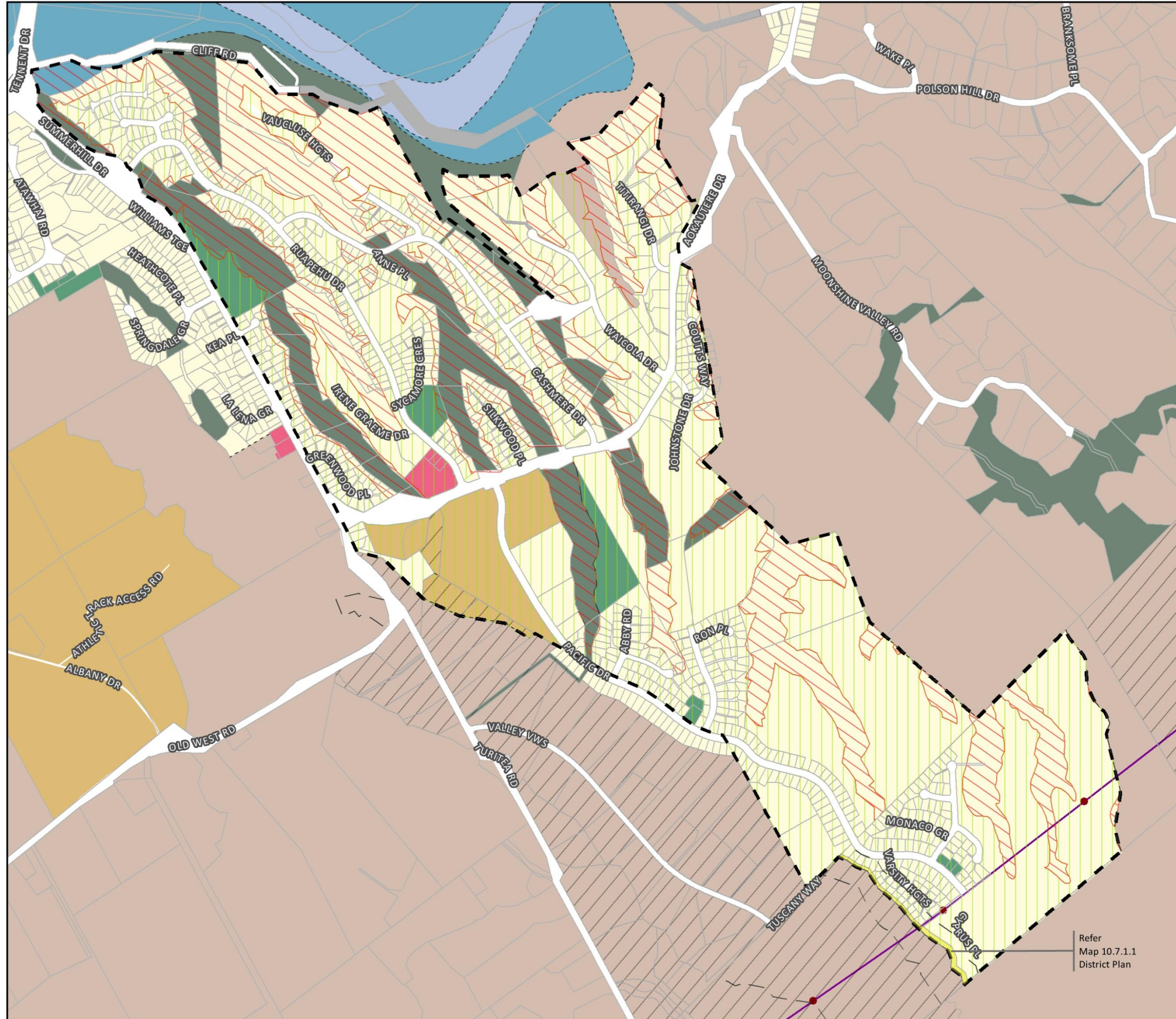
Sound Reduction Index.

Rw

Weighted Sound Reduction Index

STC and Rw

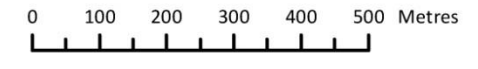
Rw like STC uses a slightly different frequency range (100-3150Hz versus 125-4000 Hz for STC). Generally speaking, the two ratings give the same sound transmission loss ranking with 1 to 2 points difference. The higher the STC or Rw rating the better the partition will perform in insulating the sound. Rw was also initially developed to rate the effectiveness of partition from speech like noises



Map 10.1

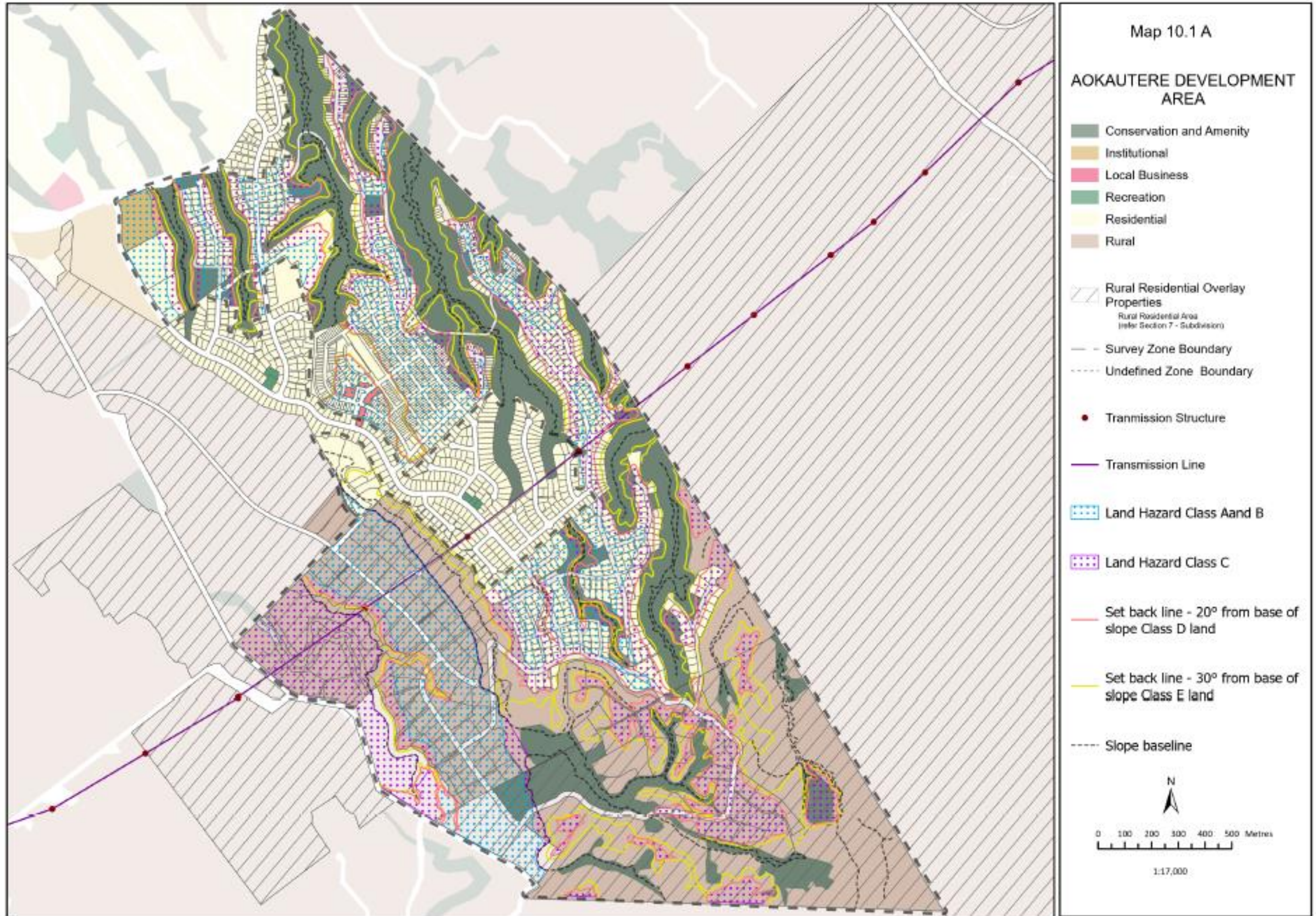
AOKAUTERE DEVELOPMENT AREA

- Rural
- Residential
- Local Business
- Recreation
- Conservation and Amenity
- Water Recreation
- Institutional
- Flood Protection
- Rural Residential Area (refer Section 7 - Subdivision)
- Survey Zone Boundary
- Undefined Zone Boundary
- Aokautere Development Area
- Limited Developable Land
- Developable land within Aokautere Development Area (This land comprises ULUC class A, B & C land. It should be noted that an engineers report may be required in certain circumstances in accordance with section 71-2 of the Building Act 2004.)
- Transmission Structure
- Transmission Line

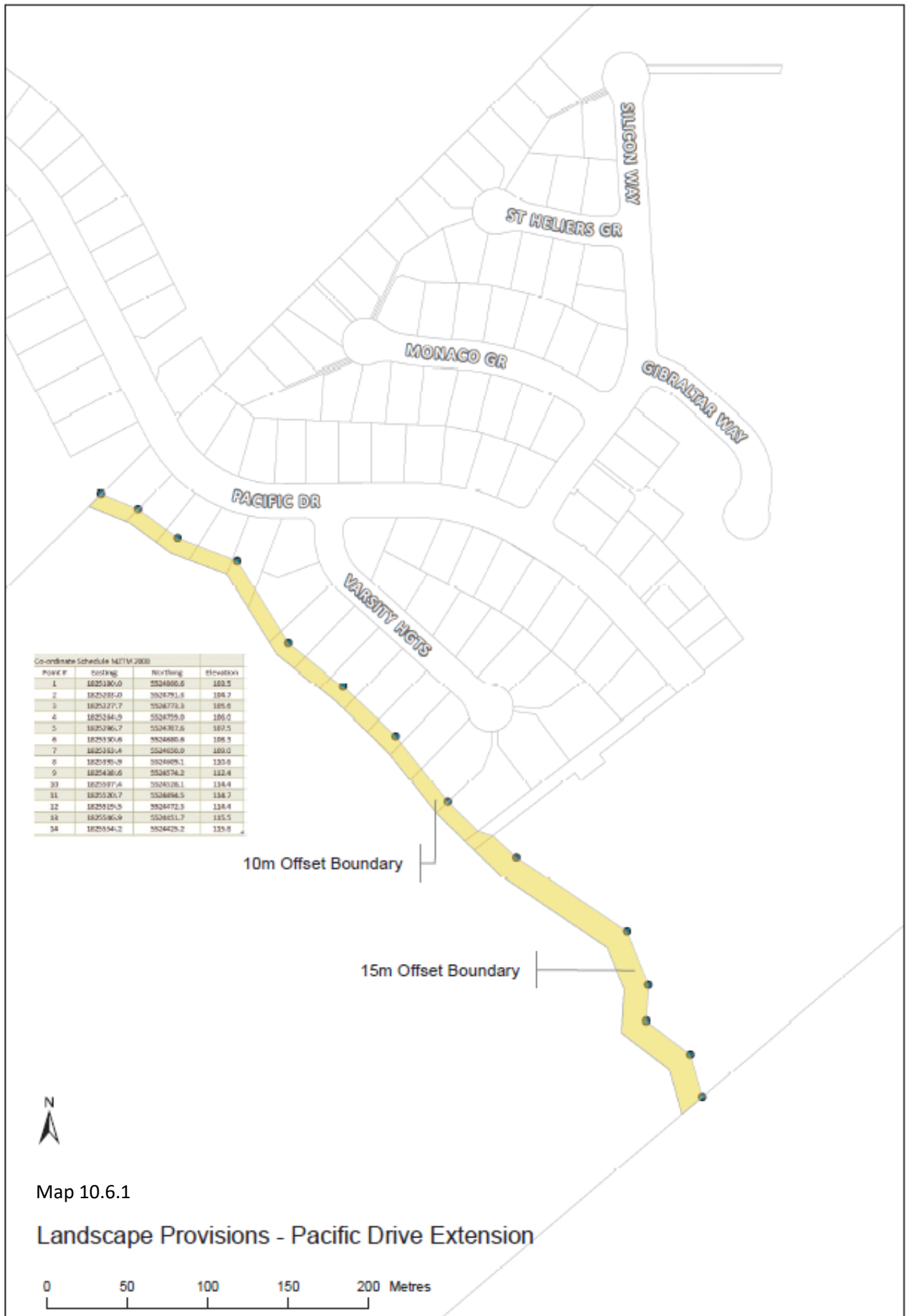


1:15,000

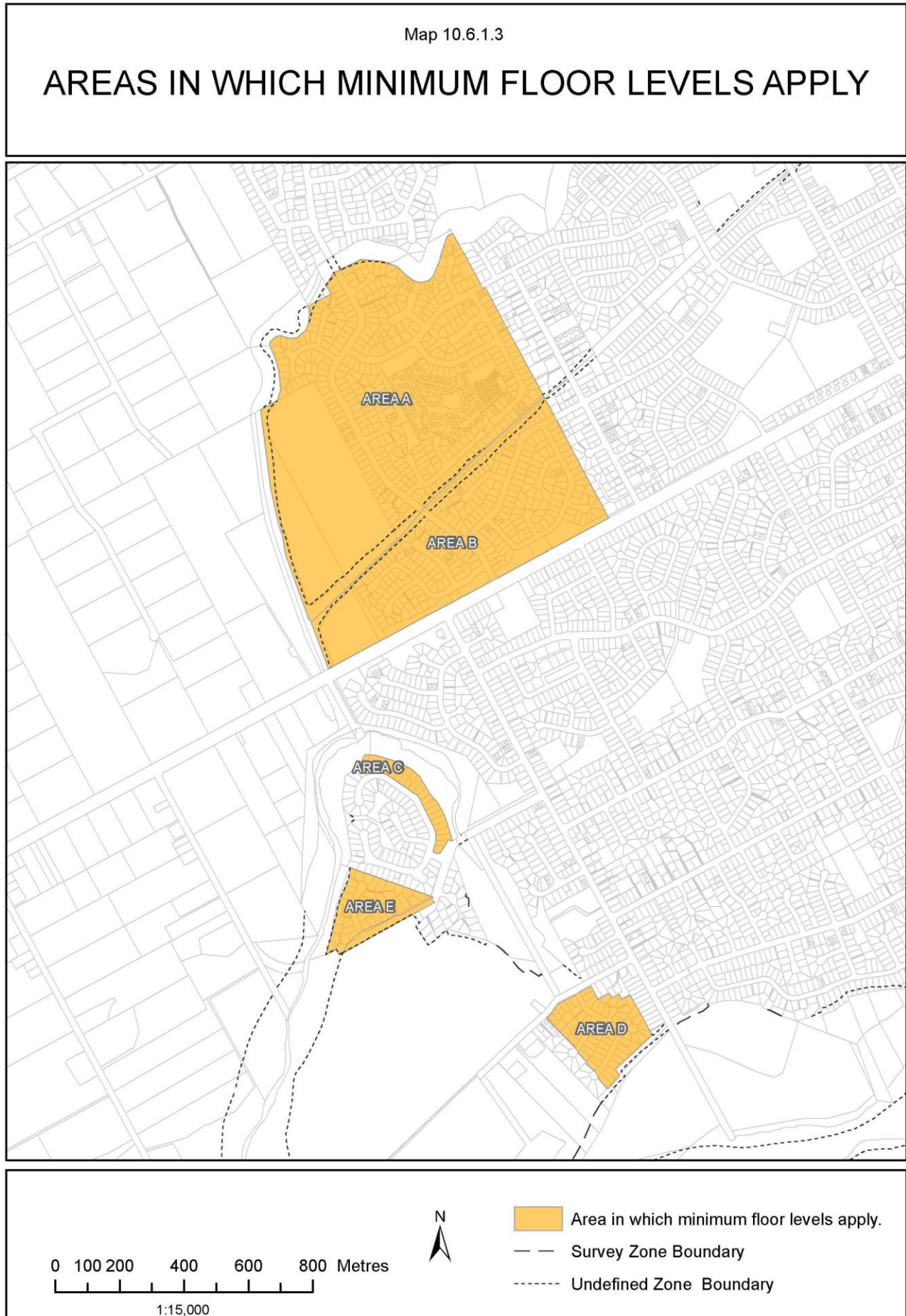
Refer Map 10.7.1.1 District Plan



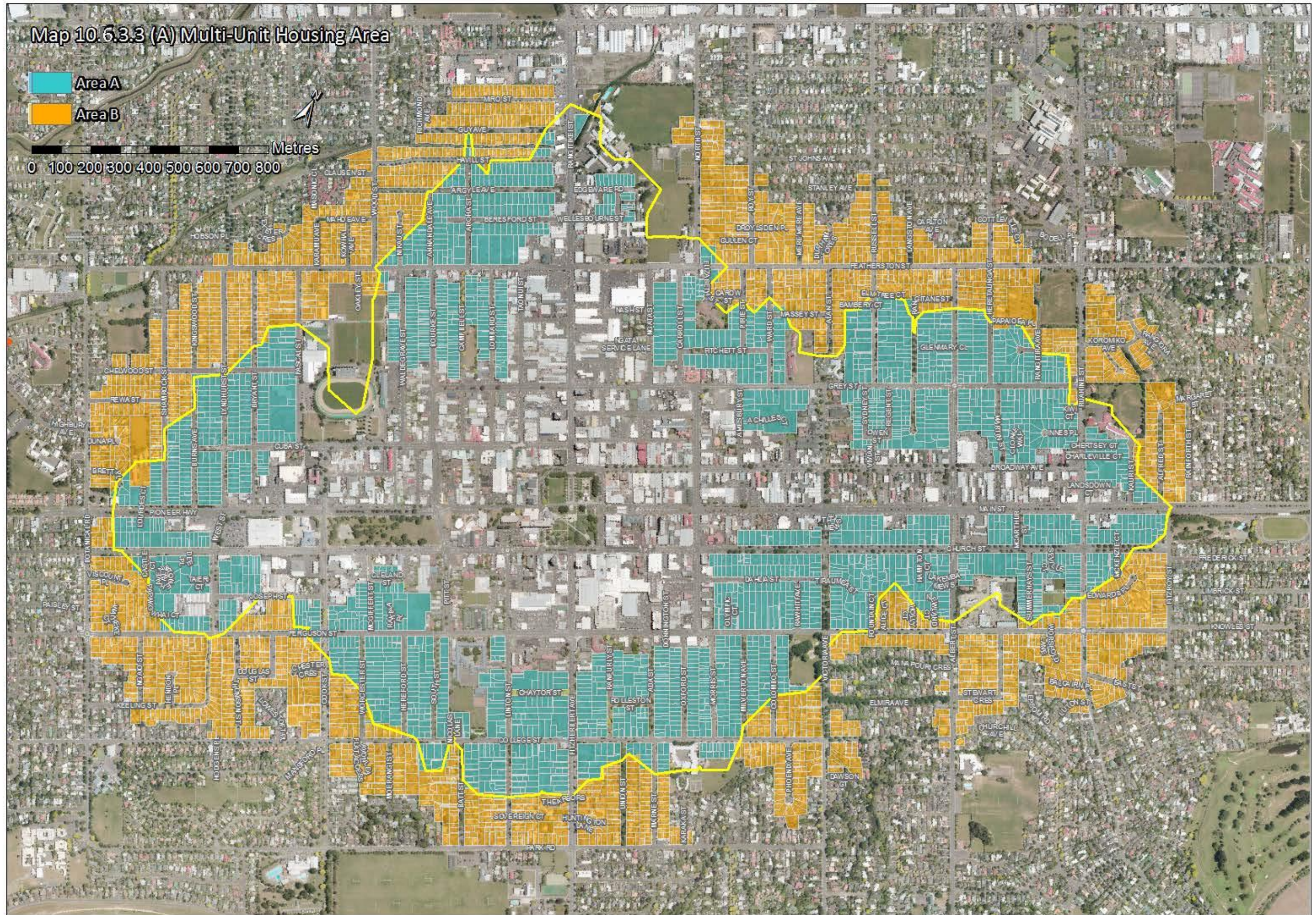
Map 10.6.1 Landscape Provisions – Pacific Drive Extension



Map 10.6.1.3 Areas in which Minimum Floor Levels Apply



Map 10.6.3.3(a) Multi Unit Housing Area



Map 10.6.3.3(b) Multi-Unit Residential Housing Area: Awapuni Neighbourhood Centre





Map 10.6.3.3(c) Multi-Unit Residential Housing Area: Highbury Neighbourhood Centre



Map 10.6.3.3(d) Multi-Unit Residential Housing Area: Hokowhitu Neighbourhood Centre



Map10.6.3.3(e) Multi-Unit Residential Housing Area: Milson Neighbourhood Centre



Map 10.6.3.3(f) Multi-Unit Residential Housing Area: Napier Road



 Area D

Map 10.6.3.3(g) Multi-Unit Residential Housing Area: Hokowhitu Lagoon Residential Area



Map 10.6.3.3(i) Multi-Unit Residential Housing Area: Aokautere Residential Area

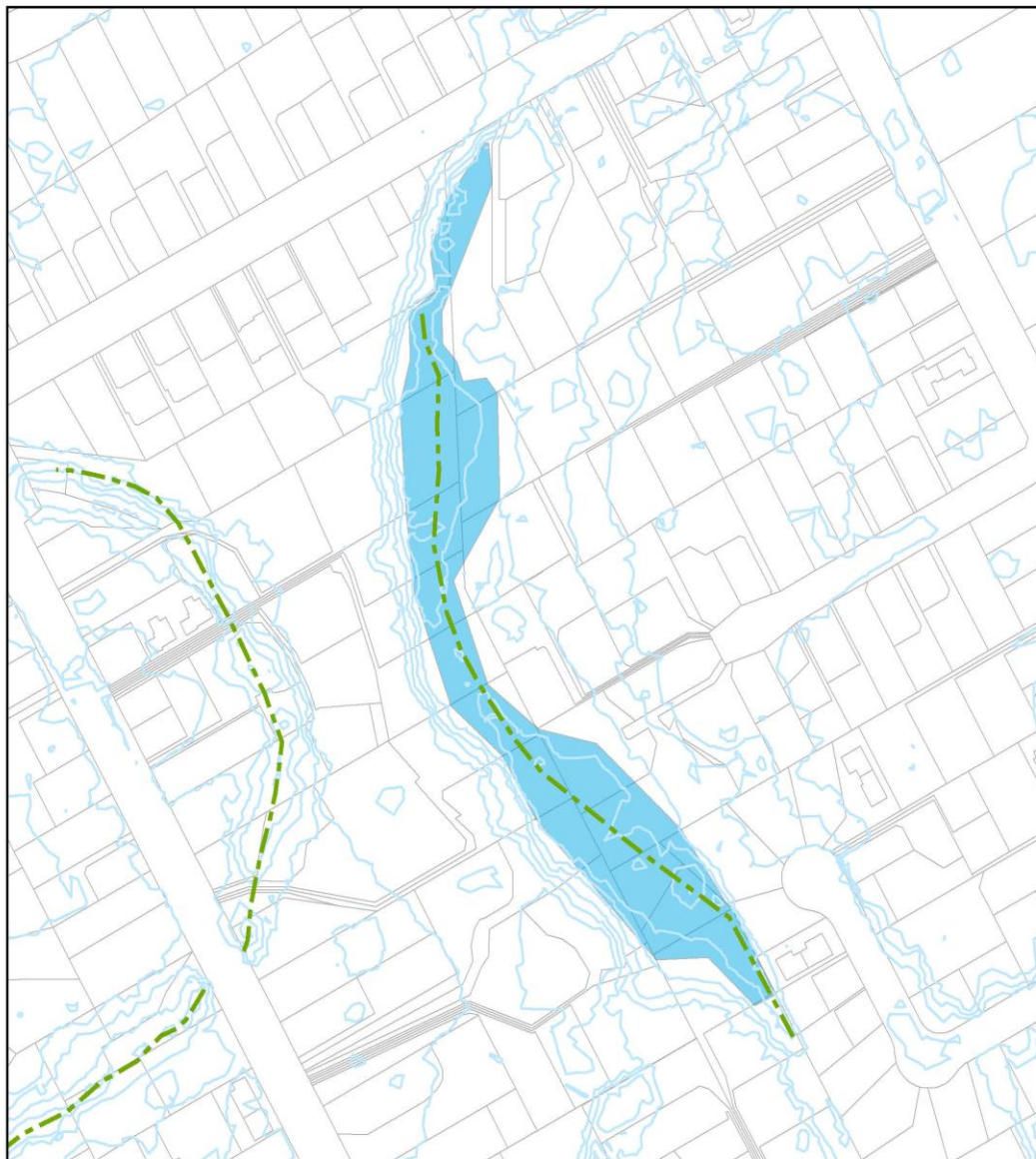



Map 10.6.3.5a Awatea Stream Ponding Area




Map 10.6.3.5b Jensen St Ponding Area

Map 10.6.3.5 (b)
JENSEN STREET PONDING AREA




 Land subject to ponding from a rainfall event with a 2% chance of annual exceedence. This is subject to R 10.7.3.5 and section 71, 72 of the Building Act 2004

 Stormwater Channel

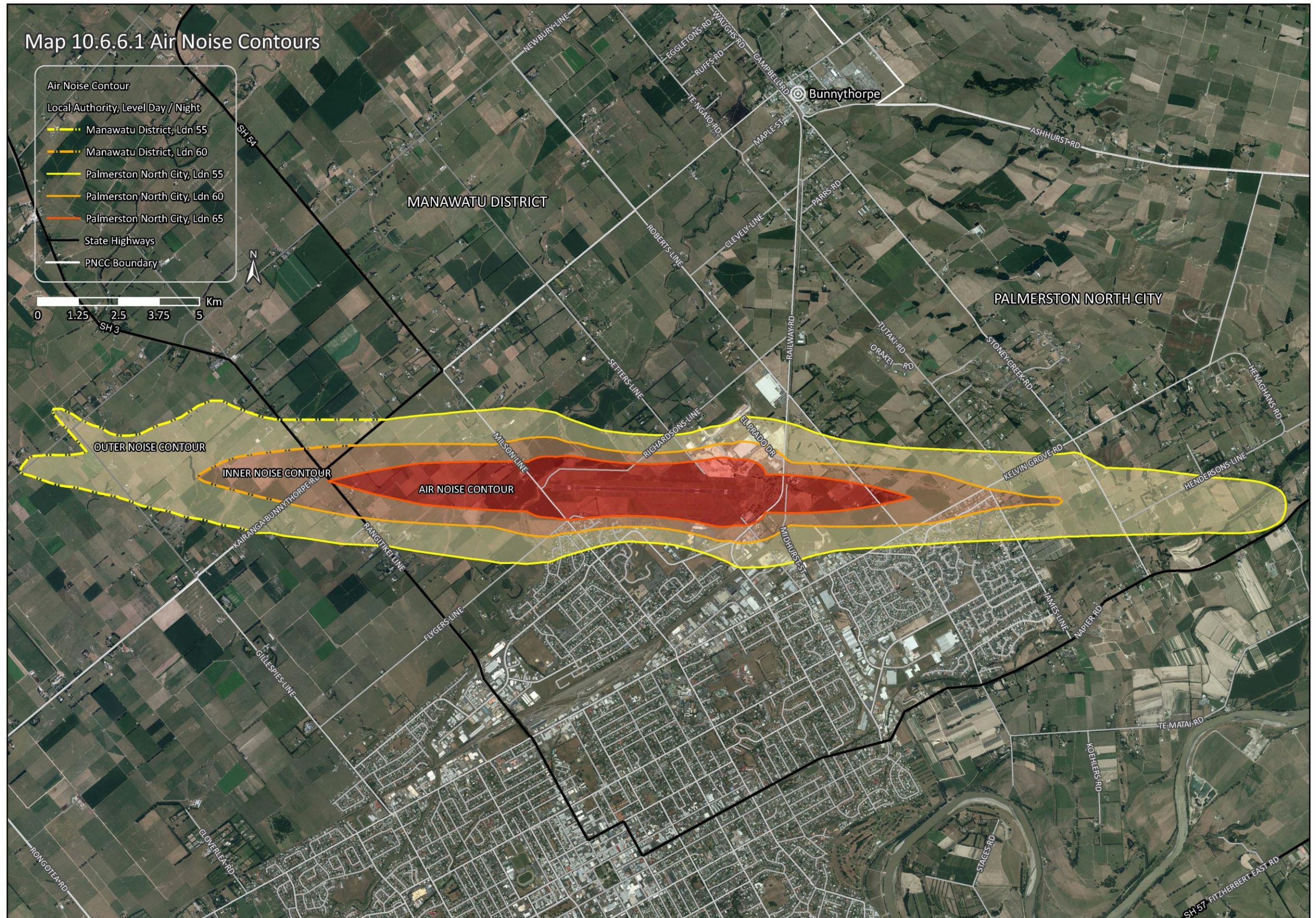
Note to Plan Users:

1. This map is indicative only. Upon request Council staff within the Services and Facilities Unit will verify the extent of ponding associated with a rainfall event with a 2% chance of annual exceedence.
2. Due to the small scale of the map 10.7.3.5(b) the extent of ponding associated with a rainfall event that has a 1% chance of annual exceedence is indiscernible from the extent of ponding associated with a rainfall event that has a 2% chance of annual exceedence (being the shaded area).
3. The extent of indicated ponding has been modelled from information available to Palmerston North City Council upto the beginning of January 1997.

0 100 200 Metres
1:2,500



Map 10.6.6.1 Air Noise Contours



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BUSINESS ZONES

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11. BUSINESS ZONES

11.1 Introduction

11.1.1 FUNCTION OF BUSINESS AREAS

Business areas are primarily places of employment, exchange of goods and services, and social interaction. As well as providing a social focal point for the community, business areas are places where large numbers of people go to work, to do business, to shop or to be entertained.

Business areas provide for the community's social and economic wellbeing by providing an important focal point, which helps to create a sense of place for the City. Efficiency benefits are gained from a centralised shopping area, providing a central point for the community to travel to and shop, rather than making multiple cross-City trips to purchase goods and services from individual retail stores.

The City's business areas are a substantial physical resource in their own right. Business activities make an important contribution to the social and economic welfare of the City. In this regard, it is important that business areas remain vital and viable, and that existing land, buildings and infrastructure are efficiently used. The physical resources of the City's business areas are found in publicly and privately funded infrastructure such as roads; buildings; community and cultural facilities; street amenity works and reserve areas. In particular, considerable expenditure of public money has provided for major infrastructure and amenity improvements within the city centre, based on maintaining and enhancing a vital and vibrant city centre. Well-designed retail and other commercial developments, together with public spaces, have an important role in maintaining and improving the environmental quality and attractiveness of the City's business areas.

11.1.2 REGIONAL AND LOCAL CONTEXT OF BUSINESS AREAS

Palmerston North City, with a population of approximately 82,000 people (as at 2012), is the 8th largest local authority in New Zealand and accounts for a 1.9% share of the New Zealand population. The City's share of economic activity is significantly higher than its population share, which is reflected in the higher Palmerston North City share in national data for employee numbers, employee earnings, visitor numbers and retail sales. The City is the 10th largest local authority for employment, with 20% of its workforce living outside the City. The Palmerston North retail sector accounts for 17% of total employment in the City and 11% of the City's earnings. The City accounts for 2.4% of the national retail workforce (number of jobs) and 2.7% of retail earnings (salaries, wages and self-employment income).

Data collected between 2000 and 2010, shows Palmerston North has been steadily increasing its share of national retail employee earnings and retail turnover, reflecting the growth of Palmerston North as a significant regional retail centre. To give context, Palmerston North, given its extent and regional influence, represents the largest provincial retail catchment in New Zealand.

The City's business areas function as a regional commercial centre for the Manawatu region, providing an extremely wide range and choice of leading retailers in all categories. There is a very full representation of retail banners and a substantial depth of retail space in the City's business areas. Below this the City contains local business areas that are dispersed throughout the City's residential neighbourhoods and play a convenience role serving local suburban catchments.

11.1.3 NATURAL HIERARCHY OF BUSINESS AREAS

The compact shape of the City's urban development has discouraged the growth of significant suburban retail and service nodes on the periphery of the City, outside of the local convenience-based services and retail located throughout the City's suburban areas. Retailing and associated commercial activities have therefore focused around the historical city centre and gradually expanded from the core to form a naturally evolving hierarchy of business areas radiating from the centre of the City.

Business activity is concentrated within a hierarchy of four distinct business areas of the City. The hierarchy of business areas include the inner Central Business District (CBD), the outer CBD, the fringe, and local business areas. The Central Business Area (CBA) is made up of the inner CBD, outer CBD and fringe business areas.

The highest level business area is the inner CBD, commonly referred to as the city centre. Palmerston North's city centre lies at the hub of the City, with its core centrally focused on the Square. It is characterised by compact and contained urban form, and represents the prime retail, office, entertainment, cultural and pedestrian related retail focus of the City. The pedestrian focused area is characterised by a concentration of diverse business activities that are complemented by important amenity features such as the Square. The city centre represents the commercial heart of the City.

The outer CBD is located around the periphery of the city centre and extends out along arterial roads that function as main entrances to the City. The outer CBD is extensive in area and is located on generally larger lots when compared to the finer grained subdivision pattern of the city centre. The built environment is characterised by low-rise and space extensive development with on-site parking, and convenient access to arterial roads. Activities are generally vehicle orientated in nature and consist of a diverse range of retail, office, commercial service and light industrial activities.

The outer CBD functions as a less intensive, less integrated and more directly vehicle orientated extension of the inner CBD. It functions as an integral part of the CBD by providing for a scale and form of activities that are not able to be accommodated in the inner CBD.

The third level business area within the hierarchy is the fringe business area. The fringe business area is located on the northern periphery of the outer CBD. Similar to the outer CBD area, the fringe extends along an arterial and main road entrance to the City (Rangitikei Street) and is characterised by larger lots. Since 2008, the area is transitioning from traditional commercial service, light industrial and vehicle sales and service activities to vehicle orientated, space extensive retail activities.

A key feature of the CBD is the strong spatial connectivity between the three business areas with the city centre located at its core – collectively they form part of a cohesive central business district.

The fourth level of business activities within the hierarchy are the City's local business areas. The primary purpose of the City's local business areas is to provide for the day-to-day shopping and service needs of surrounding residential areas. The City's local business areas are local centres that include a range of small shops, professional services, and in some cases a small supermarket of a local nature, serving their surrounding suburban catchment.

In general terms, the City's business areas provide complementary environments of a pedestrian orientated city centre, fringed by larger, more directly vehicle orientated, business areas, and supported by peripheral suburban centres.

11.1.4 DISTRICT PLAN APPROACH TO MANAGING BUSINESS AREAS

The District Plan strategy for the City's business areas is underpinned by the overall objective to

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achieve the sustainable use and development of physical resources within the City's business areas. The strategy seeks to promote the efficient use and continued viability of existing physical resources through the existing hierarchy of established business areas within the City.

Since the mid-1990s, the nature and scale of retailing formats changed. There has been a significant shift towards a larger scale, vehicle orientated, and more autonomous retailing format. The growth in retail floor space within the City has trended towards the provision of large format retailing in the outer CBD and fringe business areas, and industrial areas of the City.

The conflict between the increasing popularity of large format retail activities locating in the fringe of the City's business and industrial areas, and the traditional grouping of shops and services in the pedestrian oriented city centre has the potential to undermine the established hierarchy of business areas within the City.

The inability of the city centre to provide suitable sites for large format retail has meant that areas supported by pedestrian orientated, core retailing activities are vulnerable to the adverse effects associated with significant ad hoc retail dispersal to the fringes of the City. A major dispersal of retailing and associated activities from the city centre could potentially lead to the inefficient use of existing physical resources, and consequentially result in the decline in the pedestrian amenity of the city centre.

To reinforce the existing hierarchy of business areas the Plan actively manages the distribution, scale, and form of business activities throughout the City. The hierarchy of business areas are managed so that large format retailing formats are enabled in a way that does not create retail dispersion from the city centre.

The Plan envisages the greatest diversity, scale and intensity of activities to occur in the city centre. It should provide the greatest concentration and scale of buildings and promote a pedestrian focused retail environment which maintains the compact, convenient and vibrant character of the area. It is anticipated that retailers and associated service activities requiring larger floor areas and convenient access to arterial roads will locate in the outer CBD and fringe business areas. Conversely, smaller scale convenience-based retail and services that serve suburban catchments are anticipated to locate within the dispersed local business areas.

The framework of regulatory controls governing the City's business areas remains flexible and responsive to the on-going change in methods of delivery of goods and services by businesses. However, the regulatory controls manage this dynamic in a way that does not disenfranchise the community through the undermining of existing physical resources.

11.2 Business Zone Resource Management Issues

The following resource management issues have been identified in the Business Zones:

1. The need to enable a wide and diverse range of business activities, and to accommodate changes within a dynamic commercial and economic environment.
2. The inefficient use of existing infrastructure and development within the City's business areas.
3. The maintenance of a compact, intensely developed, vibrant and pedestrian-orientated retailing precinct in the city centre.
4. The vulnerability of the city centre to the adverse environmental and resource effects associated with ad hoc retail dispersal.
5. A lack of an integrated approach to managing retail activity which differentiates the complementary business areas could result in unanticipated adverse effects,

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particularly on the amenity of the city centre.

6. The impact of new building development and alterations to existing buildings on the special character, amenity and heritage values of the city centre and local business areas.
7. Managing the adverse effects of activities and/or development on neighbouring residential areas.
8. Large format retailing activities can potentially have greater levels of adverse effects on nearby streets and adjacent residential environments when compared to smaller retail activities.
9. Provision of safe, accessible and convenient pedestrian linkages.
10. The adverse environmental effects of large buildings have a more lasting and dominant presence in the urban environment and a potentially greater influence on urban design outcomes in the City's business areas than smaller developments.
11. Maintaining the convenience and opportunities offered by local business areas in serving their local catchments.
12. Within the City's local business areas, the potential for poor connectivity between the activities within the neighbourhood centres and between those centres and the local catchments they serve.

Explanation

As described in the introduction, the City has a natural hierarchy of business areas. An important element of the Plan's objective to sustainably manage the use and development of business area resources is the consolidation and strengthening of the existing hierarchy of business areas, as a critical element to achieving the objective of maintaining the vitality and viability of the city centre.

It is important that the City's business areas are able to accommodate a wide and diverse range of business activities. Enabling a broad range of activities promotes the efficient use of physical resources that flows from the co-location of complementary activities. This approach also provides flexibility for the market to respond to an increasingly dynamic and globalised marketplace.

The resource management issues above tend to focus on this issue of avoiding retail dispersion and encouraging a compact central city to ensure that the existing physical resource is most sustainably managed.

The City has at present a very compact pedestrian-orientated city centre area. Within this area, there is a strong concentration of retail, entertainment, cultural, civic and office activities which are complemented by a range of service activities. These activities, with the buildings and structures in which they are located, represent a significant physical resource for the City, which has over the years had important implications for the development of the City as a whole. The concentration of retail activities in particular, and the lack of dispersed retail centres on the periphery of the City, has assisted in maintaining the compact form of the City. This has been complemented by the promotion of infill throughout the residential area, which has helped to avoid unconstrained peripheral growth and the energy inefficient journeys which such growth promotes. It also assists in ensuring that the already developed physical resource within the city centre is put to the best use and does not remain empty and unused as it would if peripheral retail centres were allowed to develop.

There is a strong mix of heritage buildings throughout the city centre, particularly within the Coleman Place, George and Cuba Street Heritage Area. Many of the existing buildings are visual reminders of the past which add to the sense of diversity and attractiveness of the city centre. It is important that new building development does not compromise the context, setting and streetscape of heritage buildings and areas within the city centre.

The issues also address the need to manage the adverse effects of buildings and business activities on adjoining sensitive residential areas. Buildings and business activities can, if not appropriately managed, give rise to adverse effects on neighbouring residential areas. This can include the effects of building height, form and design, and the effects of activities such as noise, hours of operation and traffic generation. The environmental effects from large format retail activities on nearby

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residential areas are of a greater scale and intensity when compared to the effects of smaller business activities. It is recognised that this interface needs to be carefully managed so that residential amenity is maintained.

Many of City's business areas are made up of large blocks. Pedestrian links between the city centre and fringe business areas should where possible be strengthened, in particular with adjoining fringe areas with pedestrian links from residential areas.

Experience in Palmerston North demonstrates that large buildings can be poorly designed and sited, significantly compromising the quality of the public environment. Poor urban design outcomes are more obvious where they are associated with large scale buildings, which contain high intensity use and are often visually dominant.

Within the Local Business Zone, the issues are similar but on a correspondingly smaller scale. These areas are important in providing retailing services to adjoining residential areas and in providing "start-up" premises for smaller businesses. The growth in larger scale retailing has put pressure on the viability of such areas and consequently a major issue is the need to ensure the on-going viability and use of the resources within the Local Business Zone.

11.3 Overarching Business Zone Objective and Policies

OBJECTIVE 1

To enable the sustainable use and development of physical resources by reinforcing the existing hierarchy of business areas within the City.

POLICIES

- 1.1 To apply a hierarchy of business zones as follows:
 - Inner Business Zone
 - Outer Business Zone
 - Fringe Business Zone
 - Local Business Zone.
- 1.2 To reinforce the existing hierarchy of business zones as an important element of the District Plan's strategy to sustainably manage the use and development of physical resources.
- 1.3 To ensure an integrated approach is taken to managing retail activity by maintaining clear distinctions between the component business zones of the City's business areas.
- 1.4 To enable a sustainable distribution, scale and form of business activities which meet the economic needs of businesses, and provide the community with convenient access to goods, services, and opportunities for social interaction.

Explanation

The sustainable use and development of physical resources underpins the Plan's resource management approach within the City's business areas. An important element of this approach is the existing hierarchy of complementary business zones. The component zones within the hierarchy include the Inner Business Zone (also referred to as the "city centre"), Outer Business Zone, Fringe Business Zone, and Local Business Zone. The sustainable management of the City's Business Zones involves an integrated approach to managing the distribution, scale, and form of business activities to meet commercial and social needs of the City. (Objective 1)

The primacy of the Inner Business Zone within the hierarchy of business zones reflects its role as the commercial heart of the City. The Plan provides for the greatest diversity, intensity and scale of use and development to occur in the Inner Business Zone. The Outer Business Zone provides for a less

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concentrated form of space extensive, low-rise and vehicle orientated development. The diverse range of retail, office, light industrial and commercial service activities complements the function of the neighbouring Inner Business Zone. The third component of the hierarchy of business zones is the Fringe Business Zone. As part of the integrated approach to managing retail activities within the City's business zones the Fringe Business Zone provides for large format retail activities but not on a scale that adversely affects the Inner Business Zone's function as the primary retailing precinct in Palmerston North. (Policy 1.1)

The last component of the business zone hierarchy is the Local Business Zone. The Local Business Zone provides business areas that serve the City's suburban areas. The primary purpose of the Local Business Zone is to provide for the day to day shopping and service needs of surrounding residential areas. In this regard, the local business centres identified within the Local Business Zone provide local employment opportunities and an accepted service function within the City's residential areas. The Zone controls the size of business activities so that space extensive business activities do not crowd out the provision of a wide range of smaller locally focused retail services. (Policy 1.1)

The Plan seeks to achieve the sustainable use and development of physical resources by reinforcing the existing hierarchy of business areas within the City. To achieve this, the Plan seeks to manage the distribution, scale and form of business activity in a way that meets the needs of both businesses and the community. A supporting component of this approach is to ensure an integrated approach is taken to managing the distribution, scale and form of retail activity throughout the City's business zones. (Policies 1.2 to 1.4)

11.4 Inner Business Zone

Introduction

The structure of business zone provisions collectively promote the maintenance of the Inner Business Zone as the commercial heart of the City. Inner Business Zone provisions recognise that a high quality public environment attracts people and consequently contributes to social vitality and commercial success of the city centre.

The Inner Business Zone, commonly referred to as the city centre, is centrally focused on the Square and is contained within the Ring Road, being Walding/Grey Streets; Princess Street; Ferguson Street and Pitt/Bourke Streets. In contrast to the Outer Business Zone, the Inner Business Zone does not share an interface with residential areas.

Palmerston North's Inner Business Zone is unique in New Zealand, in that, at its very heart, there is a large reserve – The Square. The city centre has developed around The Square, resulting in a relatively dispersed commercial centre. The Zone is characterised by a mixture of high and low rise office development of mixed age and style.

The urban form of the Inner Business Zone is contained, compact, and exhibits a relatively fine grained subdivision and land use pattern. The Zone contains a diverse range of pedestrian oriented activities. It is characterised by a variety of comparative retailing including specialist or boutique retailers; supermarket; food; and destination specific retailers; a wide range of entertainment activities; major civic buildings; and the Square – an important amenity feature and focal point for the city centre. Public investment in the Square has enhanced the memorability of the city centre, creating a visual focus on landmark elements within the core of the City, including; the World War I Memorial; the Statue of Te Peeti Te Awe Awe; the Clock Tower; and the Coronation Memorial. The Square also contributes to the cultural expression and recreational potential of the City.

Parts of the Inner Business Zone have their own distinct character due to the concentration of like activities. In particular, the Zone has an identifiable south-eastern retail focus in the form of the Plaza and a north-eastern retail area extending along Broadway Avenue. A substantial fringe area in the north-eastern part of the Inner Business Zone is occupied by the Universal College of Learning (UCOL), which brings diversity and enhanced vitality to the city centre. It is unique in that it functions as a student precinct within an otherwise commercially focused business area. UCOL is a significant investor and important contributor to the success of the city centre.

Core retailing is not strong to the west of the Inner Business Zone, activities are predominantly a mix of retail; cafes; restaurants; personal and professional services; community; and civic activities. The George Street area contains a distinctive fine grained land use pattern of boutique retail and café activity anchored by the Palmerston North City Library and Harvey Normans. Civic and cultural activities are concentrated on the block to the west of the Council building, bounded by the Square, Pitt, Main and Church Streets. This area represents an important centre of cultural activity for the City.

To date the success of the Inner Business Zone has been largely attributable to:

- Its relatively contained and compact form as evidenced by the significant concentration of commercial buildings and activities located within the Inner Business Zone;
- A critical mass of diverse retail, community, education, civic and office activities;

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- Substantial public and private expenditure invested in buildings and infrastructure such as public space, roading, vehicle parking, public art and streetscape improvements (e.g. The Square, Broadway Avenue, George Street, and the south-western side of the Square between Church and Main Streets), and social, education, and cultural facilities (e.g. Library, Te Manawa, Universal College of Learning and Square Edge);
- Convenient access for pedestrians, cyclists and motor vehicles;
- Limited barriers to new business entry and an adequate level of vacant floor space or under-utilised land available for re-use or redevelopment;
- The absence of strong competition from competing suburban centres, this being a consequence of previous commercial containment policies which recognise the adverse impacts associated with permitting extensive peripheral retail development to occur.

In order to ensure that the city centre is managed in an efficient and sustainable manner, the District Plan focuses on the maintenance and reinforcement of these key attributes. Consequently, the extent of the Inner Business Zone has been contained so that development is concentrated in and around the Square. The Zone has a tightly defined geographical area, which promotes a compact and pedestrian focused environment with high levels of public space amenity.

The Inner Business Zone provides for a wide and diverse range of business activities while continuing to ensure high standards of environmental quality are maintained. With regard to land use, the Zone exerts minimal direct control over the location of activities. Performance standards are set for noise, lighting, signs, hazardous substances, and storage areas, to promote acceptable standards of environmental quality.

However, where new building development is proposed, the District Plan requires private development to contribute to a high quality public environment. Targeted rules deal with the siting, design and appearance of new buildings so that the desirable qualities of existing urban form are maintained or enhanced. The District Plan has strengthened provisions relating to street edge treatment of buildings within all parts of the Inner Business Zone and requires all activities to contribute to the quality and attractiveness of the wider street environment.

In the north western area of the Square, there is a collection of heritage buildings that together form a coherent group of buildings of a similar age, general style, form and scale. The area, bounded by The Square, George Street, Coleman Place, and north Cuba Street comprises a Heritage Area and specific rules require new development to be compatible with the existing built form of the area and its heritage buildings.

As the commercial heart of the City, the Zone emphasises the importance of buildings positively addressing the Square. This approach supports investment in and around the Square and takes advantage of the existing public investment in its quality, and its function of hosting activities that contribute to the life of the City.

Since the mid-1990s, the expansion of large format retailing in the Outer, Fringe and Industrial Zones of the City has geographically expanded the City's retail base. In recognition of this trend, the Plan actively manages possible adverse distributional effects associated with future retail dispersal away from the city centre.

Noise levels in the Inner Business Zone are designed to allow most activities to occur. However, noise sensitive activities (including residential accommodation) are required to provide acoustic insulation to mitigate potential reverse sensitivity effects that may constrain business activities commonly associated with the city centre.

11.5 Inner Business Zone Objectives and Policies

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

OBJECTIVE 1

To enable a wide range and diversity of business, community and cultural activities in the Inner Business Zone while managing the adverse effects of incompatible activities.

POLICIES

- 1.1 To provide for a wide range of activities within the Inner Business Zone provided the performance standards specified in the Plan are satisfied.
- 1.2 To promote the ability to change the use of buildings by ensuring frequent entries are provided at the street edge and the provision of ground level stud heights that are sufficient to allow for retrofitting for other uses.
- 1.3 To require that any residential activity within the Inner Business Zone be above ground floor level.
- 1.4 To ensure that all residential accommodation within the Inner Business Zone is designed with a high level of amenity.
- 1.5 To ensure that appropriate on-site measures are taken to protect residential and any other noise sensitive activities that locate within the Inner Business Zone from any intrusive noise effects.
- 1.6 To discourage the establishment of activities which will have an adverse effect on the amenity values associated with the Inner Business Zone.

Explanation

A diversity of uses makes an important contribution to the vitality and viability of business areas. Providing for a wide range of activities offers the market a broad range of business opportunities. Enabling a diverse range of activities provides flexibility for business activities to adapt to change in a rapidly changing and dynamic marketplace. The existence of a diverse range of activities such as retailing, entertainment, office, educational, cultural and residential use attracts a broad range of people and ensures the city centre is attractive and occupied over a greater part of the day. This makes the city centre more interesting, safer, and creates an atmosphere that will help to attract and retain people to Palmerston North. (Objective 1 and Policy 1.1)

An important consideration in building design is the adaptability of a building over time to accommodate a range of different uses. The provision of frequent entries at the street edge and a greater ground to first floor interstorey height helps to facilitate future change of use at the street edge, particularly retail use. A floor to floor height that allows for a variety of activities will give a sense of spatial generosity and help to ensure that building frontages at the street edge are capable of accepting a range of uses including retail or food and beverage outlets. This will typically be higher than the floor height necessary for upper floors and should provide enough space and configuration that allows future installation of an extract ventilation system. This approach recognises that a greater ground to first-storey height is both typical and traditional along main streets in city centres. (Policy 1.2)

Residential activity ensures there are people in the city centre throughout the day and night and contributes to safety and support for local retail services. Residential activity provides locations and choice for user groups such as students who will help vitalise the city centre. However, to attract and retain residents within the city centre, dwellings should provide a high level of internal amenity. Residential activity at ground level is discouraged because it compromises the quality of the street edge. Residential development is required to provide acoustic insulation to mitigate potential reverse sensitivity effects that may constrain business activities commonly associated with the Inner Business

Zone. (Policies 1.3, 1.4 and 1.5)

It is important that the high standard of functional and visual amenity provided for within the city centre is maintained. To counteract the potential erosion of amenity that might arise as a consequence of allowing a relatively unrestricted range of activities to establish in the Inner Business Zone, activities which are offensive in nature or which involve industrial processes are restricted or discouraged. (Policy 1.6)

OBJECTIVE 2

To enable the efficient use and continued viability of the existing physical resources of the Inner Business Zone.

POLICIES

- 2.1 To maintain and enhance the multi-functional nature of the city centre by providing for a diverse range of activities within the Inner Business Zone.
- 2.2 Ensure that retail activity remains a core function of the city centre and continues to underpin the vitality and viability of the Inner Business Zone.
- 2.3 To require as a key aspect of maintaining the continued vitality and economic viability of the Inner Business Zone well designed public spaces and buildings which are:
 - Fit for purpose
 - Comfortable
 - Safe
 - Attractive
 - Accessible
 - Durable.
- 2.4 To control the establishment of vehicle intensive activities where traffic generation is likely to have adverse effects on the safety and efficiency of the transport network and on the amenity of the Inner Business Zone.

Explanation

The overarching business zone objective seeks to achieve the sustainable use and development of physical resources by reinforcing the existing hierarchy of business zones within the City. As the highest level business zone within the hierarchy, containing a significant level of private and public investment, it is important that the physical resources of the Inner Business Zone are efficiently used and continue to be viable. (Objective 2)

The Inner Business Zones functions as an economic and social node for the City. The city centre provides for a diverse range of commercial, civic, cultural, entertainment, recreational and residential activities. The multi- functional nature of the Zone provides economic opportunity and employment while also contributing to the City's sense of place and cultural expression. (Policy 2.1)

Recognising retail activity as a core activity of the city centre, the Plan places emphasis on the Inner Business Zone as the primary business centre for the City and seeks to ensure retail development elsewhere in the City does not undermine the economic and social function of the city centre. (Policy 2.2)

A key aspect of maintaining the continued vitality and economic viability of the Inner Business Zone is the provision of an urban environment that encourages people to want to work, live, visit and shop there. Well- designed public spaces and buildings are critical to securing and sustaining the on-going economic and social benefits associated with the function of the city centre. (Policy 2.3)

Pedestrian priority in the city centre means high traffic generating activities need to be carefully managed. Supermarkets, shopping malls and department stores are all forms of retail activity which are high generators of vehicle traffic. Development should be located and designed in such a way that potential adverse effects on the road network, particularly traffic movement, efficiency and

safety, and adverse effects on pedestrians and passenger transport users are appropriately managed. (Policy 2.4)

OBJECTIVE 3

The Inner Business Zone is the economic, social and cultural focus of the City and provides for the greatest diversity, scale and intensity of activities and development.

POLICIES

- 3.1 To enable the greatest diversity, scale and intensity of activities to occur in the Inner Business Zone.
- 3.2 To provide for the greatest concentration and scale of buildings to occur in the Inner Business Zone.
- 3.3 To promote an enhanced pedestrian orientated mixed use environment that maintains the compact, convenient and vibrant character of the Inner Business Zone.
- 3.4 To reinforce the compactness and convenience of access within the Inner Business Zone.

Explanation

The Inner Business Zone is recognised as the principal retail, administrative and entertainment hub for the City and the wider region. The city centre has the largest concentration of commercial and administration activities in the City. It is also notable for its important civic and cultural facilities, and heritage buildings. There has been substantial investment in the Inner Business Zone by both private and public sector interests in the past, in a wide range of activities. As a result, the city centre has a diverse range of activities occurring within it. The effects of those activities in terms of scale and cumulative effects are unique within Palmerston North. Maintaining the Inner Business Zone as the principal economic, social and cultural focus of the City recognises the existing built infrastructure and social function of the city centre. (Objective 3 and Policy 3.1)

The Inner Business Zone's central focus on the Square; its compact and contained urban form; concentration of buildings; and its pedestrian-orientated retail and cultural activities provides a city centre that is a physical focal point in the geographical centre of Palmerston North. This has a significant degree of visual prominence given the flat setting of the City. Maintaining the opportunity for the greatest concentration and scale of buildings to establish in the city centre will enhance its role as the economic, social and cultural focus of the City. A supporting component to maintaining the primacy of the Inner Business Zone is providing for opportunities for the greatest diversity, scale and intensity of development and activities to occur in the city centre. (Policies 3.2 and 3.3)

A compact primary pedestrian area in the city centre ensures that activities meeting the needs of workers, shoppers, visitors and tourists are easily accessible and within comfortable walking distance from each other. Full utilisation of development opportunities is encouraged within a compact, defined area of the city centre for the convenience of all users, particularly at ground floor level. This promotes a convenient and safe environment within the core city centre. (Policy 3.3)

The Inner Business Zone is at the heart of the City geographically and with respect to the grid patterned road network and is easily accessible from all areas of the City. The development of a compact city centre within a consolidated urban area, with opportunities for public transport is an energy efficient way of using energy for movement of people within Palmerston North. (Policy 3.4)

OBJECTIVE 4

The Inner Business Zone has a pedestrian focused environment that is pleasant, safe, convenient, compact and interconnected.

POLICIES

- 4.1 To provide a high level of pedestrian convenience and safety while minimising the adverse environmental effects of vehicle traffic.

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- 4.2 To ensure that a core pedestrian area is provided in the Inner Business Zone that is compact, conveniently interconnected, pleasant, safe and has a high level of landscape design.
- 4.3 To ensure that building development in the Inner Business Zone maintains and enhances a safe, convenient and pleasant pedestrian environment.
- 4.4 To promote building frontages that include publicly relevant activity and strong visual connections with the street.
- 4.5 To require buildings and development on large blocks to provide attractive and safe mid-block pedestrian linkages between known or predicted destinations.

Explanation

The central city is where most people are on foot. In this regard, convenient, relatively close spaced and safe routes are required to provide good pedestrian access to central city activities. The core pedestrian area is located around the Square, Broadway Avenue, Church Street, Main Street, George Street and Coleman Place and contains existing pedestrian facilities orientated towards pedestrian activities. (Objective 4)

A compact primary pedestrian area in the Inner Business Zone ensures that activities meeting the needs of workers, shoppers, visitors and tourists are easily accessible and within comfortable walking distance from each other. A well-defined pedestrian environment that is compact, convenient, interconnected, pleasant and safe is critical to the on-going vitality and viability of the Inner Business Zone. A compact pedestrian area also provides opportunities and advantages for business activities. Compactness provides convenience, which is essential for attracting people to the city centre and promoting street life. Well considered landscape design encourages connectivity through the provision of quality paving and hard landscaping elements. The economic and social interests of the City as a whole are promoted by providing a compact and convenient pedestrian area in the city centre. (Policies 4.1 and 4.2)

The Inner Business Zone is characterised by a wide range of business activities. However, this mix of use and the associated vehicle traffic and servicing operations can lead to a loss of pedestrian amenity and potential conflict between pedestrians and traffic. It is important that buildings and activities do not cause adverse impacts on pedestrian access, safety, interconnectedness, and convenience in the city centre. (Policy 4.3)

Building frontages with strong visual connections with the street that offer views into publicly relevant activity such as retail, main entry lobbies and other spaces strengthen pedestrian amenity in the Inner Business Zone. Publicly relevant activities are generally accessible to the public during the working day. Servicing and other 'back of house' activities are not publicly relevant, nor are functions within a building that require visual privacy. (Policy 4.4)

An important component of providing for a pedestrian focused environment in the Inner Business Zone is the provision of mid-block pedestrian links, particularly on large blocks. Mid-block links provide convenient pedestrian access throughout the city centre and encourage people to walk rather than use their cars for simple walking journeys. Mid-block links become very important with very large developments that often occupy large blocks. In order to promote accessibility, and a safe and convenient environment for pedestrians in the city centre, mid-block links should be promoted where appropriate, for example where a block is larger than 120 metres in any direction. It is also important that mid-block links contain qualities associated with activity at edges, sunlight exposure and safety to ensure the link is of a high quality. (Policy 4.5)

OBJECTIVE 5

Activities and development recognise and enhance those characteristics, features and areas within the Inner Business Zone that contribute positively to the City's distinctive character and sense of place.

POLICIES

- 5.1 To promote a sense of place in parts of the Inner Business Zone that have a recognisable identity.

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- 5.2 To preserve the present compact and convenient urban form of the Inner Business Zone.
- 5.3 To encourage tall buildings to be located within the Inner Business Zone.
- 5.4 To promote building development in the Inner Business Zone which respects the historic character of surrounding buildings or heritage areas.
- 5.5 Recognise the value and contribution of education and training activities undertaken by the Universal College of Learning and to facilitate the potential intensification and expansion of its activities, including minor ancillary works, while ensuring a high quality public environment is achieved.

Explanation

Many parts of the Inner Business Zone contain distinctive and memorable groups of buildings, streets and areas that contribute the City's identity. These areas include:

- *The Square*
- *The UCOL campus*
- *The North West Square Heritage Area*
- *The main entry axes of Main and Rangitikei Streets and Fitzherbert Avenue*
- *Broadway Avenue*
- *Te Manawa*
- *Heritage buildings at the eastern end of Church Street including - the Former Club Hotel; First Church of Christ Scientist; Manawatu Kilwinning Lodge; Former Baptist Church (Abbey Theatre); and St Andrews Church.*
- *Heritage buildings at the western end of Church Street including – Square Edge, All Saints' Church and The Grand Hotel.*

It is important that development and activities recognise and enhance those characteristics, features and areas within the city centre that contribute to the City's identity. (Policy 5.1)

Preserving a compact urban form alongside encouraging the tallest buildings to locate in the city centre will help maintain and enhance the concentration of activities within the Inner Business Zone. This approach fosters a diverse mix of conveniently co-located uses. Concentration of activity and people supports the small scale retail activity that occurs here and complements larger retailers. Tall buildings here will also signal the centre of the city. (Policies 5.2 and 5.3)

Heritage buildings contribute to the identity of the city centre and are typically characterised by relatively narrow frontages and small floor plates that contribute both visual interest and accommodate diversity of activity with small business occupants. (Policy 5.4)

The Universal College of Learning (UCOL) is unique in that it functions as a major education provider within an otherwise commercially focused business area. UCOL provides education and training services rather than commercial activities. Expansion of UCOL and other education providers can enhance the vitality and function of the city centre. Development should be appropriate for the intended educational and training use while ensuring a quality public environment is achieved. In terms of the wider built environment, a mix of building types and treatments for non-commercial facilities adds to the richness and diversity of the city centre. For these reasons special provision is made for UCOL within the Inner Business Zone. (Policy 5.5)

OBJECTIVE 6

All buildings in the Inner Business Zone contribute to a high quality public environment, particularly those buildings fronting the Square.

POLICIES

- 6.1 To enhance the public environment of the Inner Business Zone by guiding the design of

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new building development, and enhancing the accessibility and usability of buildings, and their relationship with public space and publicly used private space.

- 6.2 To require high quality building design within the Inner Business Zone that acknowledges, and responds to, the context of the site and surrounding environment.
- 6.3 To enhance the visual quality and design of ground floor level developments fronting streets, public space and pedestrian thoroughfares, in particular to require all buildings to be built to the street edge, and characterised by active street edge treatments, particularly those sites fronting The Square.
- 6.4 To require the provision of continuous shelter along all Pedestrian Streets (see Appendix 20A.4, Land Transport Section), and ensure pedestrian shelter is provided in a way that creates an environment that will attract pedestrians.
- 6.5 To ensure that in providing pedestrian shelter any adverse effects on the architectural integrity of a building to which the shelter is being affixed, and any effects on public amenity, public safety and the informal surveillance of public spaces are managed.
- 6.6 To ensure the design of new buildings and any addition or alteration of existing buildings reduces the actual and potential threats to personal safety and security, and that public spaces, including privately owned spaces that are characterised by patterns of public use, are suitably designed and lit.

Explanation

A high quality public environment attracts people and consequentially contributes to social vitality and commercial success. Streets and public spaces can be degraded by either a single poor development, or alternatively the incremental effect of a number of substandard developments. In particular, buildings form the edges of public space, and the quality of this edge must be considered in all cases. The quality of the public environment has impacts on perceptions of vitality and safety in the city centre. (Objective 6)

All buildings in the Inner Business Zone, particularly sites fronting the Square, should front the street in a manner that creates a high quality street edge treatment. A core principle within the Inner Business Zone is to require the front of buildings to be built to the edge of streets. Large or random edge setbacks should be avoided. Departure from this core principle is a matter of discretion. Common alignment and construction to the street edge will reinforce the local street grid and local system of public open spaces. Any departure should be to create a positive open space for public use. The Square is at the heart of the City. The importance of buildings and activities positively addressing the Square centres around maximising the amenity benefits of being close to or with outlook over the Square and its environs and contributing to enlivening these areas with people and activity. It is important that businesses are able to take advantage of the existing public investment in the Square's quality and its potential to host activities that contribute to the life of the City. (Policies 6.1, 6.2 and 6.3)

Pedestrian shelter is an important amenity consideration in the Inner Business Zone and is an important contributor to ensuring a high quality public environment is provided in the city centre. However, the provision of pedestrian shelter should not compromise the architectural integrity of a building, public amenity and safety, and the informal surveillance of public space. (Policies 6.4 and 6.5)

Urban design measures can minimise or reduce threats to personal safety and security. Certain design features such as potential for informal supervision of public space from within buildings and good lighting will contribute to a sense of safety and actual safety. Eliminating areas which might be used for concealment or entrapment also reduces the opportunity for crime to occur. (Policy 6.6)

OBJECTIVE 7

Tall and large buildings in the Inner Business Zone are characterised by quality design outcomes that ensure the avoidance of adverse effects on the visual character and amenity of surrounding buildings, streetscape and public areas.

POLICIES

- 7.1 To manage the adverse effects of building mass and height, including impacts on the visual character and amenity of surrounding buildings, streetscape and public areas.
- 7.2 To manage building mass in conjunction with building height to ensure high quality design outcomes.
- 7.3 To require high quality design outcomes for any building that is higher than the 15 metre height standard threshold for the Inner Business Zone.
- 7.4 To require consideration of wind mitigation measures during the early stages of building design and ensure that such measures are contained within the development site.

Explanation

Larger or taller buildings have greater visual effects and demand a greater attention to achieving good design outcomes. Recent experience in Palmerston North demonstrates that large buildings can be poorly designed, degrading the public environment. Very large buildings exceed a number of thresholds above which effects individually begin to be problematic, and which cumulatively can be significant. Buildings that are much larger or taller than those around have the potential, if not well designed, to cause significant adverse effects on neighbouring activities and surrounding streets and public spaces. These are more highly visible and typically occupy more of the street edge. (Objective 7)

The Plan takes a targeted approach to managing the environmental effects of tall and or large buildings. In this regard, buildings over 400m² and or taller than 15 metres in height require a restricted discretionary consent. The design of tall and or large buildings should have regard to issues such as; building mass and height; scale in relation to smaller neighbours; frontages and active edges; relation to streets and other public spaces; through site pedestrian links; and wind effects. The design of large and tall buildings should ensure buildings relate positively to the character of their setting; avoid visual dominance; provide attractive, accessible, safe and convenient mid-block links; and create visual interest and aesthetic coherence when viewed from the street and other public spaces. (Policies 7.1 to 7.3).

As buildings rise above neighbours the risk of creating adverse wind effects at ground level increases. New buildings and additions over the 15 metre height threshold are required to be designed in such a way as to avoid adverse wind speeds at ground level, and a wind tunnel test is required to demonstrate compliance with these requirements. (Policy 7.4)

OBJECTIVE 8

New buildings in the Inner Business Zone are energy efficient and environmentally sustainable.

POLICIES

- 8.1 To promote a sustainable built environment, involving the efficient end use of energy and the use of renewable energy, especially in the design of new buildings and structures.
- 8.2 To ensure all new buildings provide appropriate levels of natural light to occupied spaces within the building.
- 8.3 To enhance the quality and amenity of residential buildings in the Inner Business Zone by ensuring occupants have adequate access to daylight and sunlight.

Explanation

The Council has, through its Sustainable City Strategy, Urban Design Strategy and Economic Well-

Being Strategy, made a commitment to encourage energy efficiency and the use of renewable energy. With respect to the Inner Business Zone, this may be in the form of new development incorporating sustainable and energy efficient building design principles, and the use of renewable energy sources for space and water heating, and electricity generation. This may involve using passive design principles such as considering the orientation of openings to assist with solar heating, screening and shade cooling, and natural light and ventilation. Many of these activities may not require resource consent, but the Council recognises its responsibilities in terms being a role model and advocate to encourage the use of renewable energy and energy efficiency.

OBJECTIVE 9

To retain and protect heritage buildings and areas and respect the setting of heritage items and identified heritage areas in the Inner Business Zone.

POLICIES

- 9.1 To identify heritage areas that include groups of buildings, structures, spaces and other features which collectively have historic heritage.
- 9.2 To protect buildings, structures, spaces and other features that contribute to the value of heritage areas from demolition, destruction or relocation.
- 9.3 To maintain and enhance the heritage values, qualities and character of identified heritage areas.
- 9.4 To ensure additions and alterations to existing buildings, any new buildings or subdivision do not compromise the context, setting and streetscape value of adjacent heritage buildings and areas, through the management of building bulk and height.

Explanation

The Council has recognised the city centre as a heritage resource. The Plan contains methods that give greater recognition to heritage buildings and areas by ensuring new development does not compromise the context, setting and streetscape value. In particular, the North West Square Heritage Area recognises the importance of retaining this distinctive area in order to enrich the public built environment and enhance the special character of the City. The Heritage Area provisions protect the heritage values of existing groups of buildings and ensures that new development contributes to the qualities and values of the heritage area.

11.6 Inner Business Zone Rules

11.6.1 RULES: PERMITTED ACTIVITIES

R11.6.1.1 Permitted Activities

Any Activity Except For:

- Those Specified as Restricted Discretionary Activities or Discretionary Activities
- Offensive Activities, Industrial Activities, Crematoria and Residential Development at Ground Floor Level which are Non-Complying Activities

is a Permitted Activity, provided that the following performance standards are complied with:

Performance Standards

(a) Lighting

Car Park Lighting

- i. All external car parking areas must provide lighting designed and installed in accordance with the P11a lighting subcategory of AS/NZS Standard 1158.3.1:2005.

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- ii. Designated external car parking spaces specifically intended for people with disabilities must provide lighting designed and installed in accordance with the P12 lighting subcategory of AS/NZS Standard 1158.3.1:2005.
- iii. All internal car parking building areas must provide internal lighting designed and installed in accordance with AS/NZS Standard 1680.2.1:2008.

Pedestrian Lighting

- iv. All verandas must provide pedestrian lighting designed and installed in accordance with the P2 lighting subcategory of AS/NZS Standard 1158.3.1:2005.
- v. All public and private pedestrian routes must provide pedestrian lighting designed and installed in accordance with the P2 lighting subcategory of AS/NZS Standard 1158.3.1:2005.

Negative Effects of Exterior Lighting

- vi. All exterior lighting must be designed and installed to ensure compliance with AS Standard 4282.

White Light

- vii. All exterior lighting must use “white light” sources.

Explanation

Storage areas and particularly those used for the storage of waste, can detract from the visual amenity of public areas such as footpaths, roadways or reserves. While servicing might occur at the street edge, waste and storage areas should not be visible. If small areas are required for servicing or storage, these should be enclosed within the building.

Explanation

The lighting rules are designed to ensure that places available for public use are safely illuminated, and that the amenity of residential dwellers in any zone is reasonably protected. In all cases, the Council will seek to ensure public space is safely illuminated and that adverse effects of glare from lighting sources are appropriately managed.

(b) Storage Areas

- i. No outdoor storage areas are permitted at the street edge.
- ii. No outdoor or indoor storage areas are permitted to be visible from the street edge.

(c) Loading and Access

- i. Compliance with R20.4.2(a) Vehicle Access.
- ii. Compliance with R20.4.2(e) and (f) Loading Space Provision and Design.

(d) Vehicle and Cycle Parking

- i. Compliance with R20.4.2(b)(i) Parking Spaces for People with Disabilities.
- ii. Compliance with R20.4.2(b)(iii) Maximum Parking Provision Standards for the Inner Business Zone.
- iii. Compliance with R20.4.2(d) Formation of Parking Spaces.
- iv. Compliance with R20.4.2(g) Cycle Parking Provision and Design

(e) Car Park Landscape Design

Compliance with R20.4.2(c) Car Park Landscape Design.

NOTE TO PLAN USERS

Most activities in the Inner Business Zone are not required to provide on-site vehicle parking, but where parking is provided compliance is required with R20.4.2(a), R20.4.2(b)(i), R20.4.2(b)(iii), R20.4.2(c), R20.4.2(d), and R20.4.2(e) and (f).

(f) Signs

Compliance with R6.1.5.

Explanation

Signs are essential to the city's commercial character and activity. They communicate information, add vitality and provide a sense of direction. However, while they can enhance the cityscape, they can also diminish it. Advertising signs can be categorised into those that identify the building or activity; advertising related to the activity on the site; and 'third party advertising' signs. If related to the activity, signage can assist with way finding, and contribute to user understanding of the city. If not, like third party advertising, signage can compromise legibility, and risks visual cacophony.

(g) Hazardous Substances

Compliance with the provisions of Section 14 Hazardous Substances.

(h) Noise

Compliance with R11.6.6.1.

NOTE TO PLAN USERS

Also refer to: R23.6.2(i) – Radiofrequency Field Exposure.

R11.6.1.2 Construction, External Alteration or Addition to a Building

The Construction, External Alteration or Addition to a Building is a Permitted Activity provided the following Performance Standards are complied with:

NOTE TO PLAN USERS

Plan users are advised to check the Schedule of Buildings and Objects of Cultural Heritage Value to ensure that the building is not subject to the additional provisions of the Cultural Heritage Section. In the North West Square Heritage Area all new buildings, any external alteration or addition to an existing building are Restricted Discretionary Activities – see R11.6.2.5.

Performance Standards for Permitted Activities:

(a) Maximum Floor Area

- i. The construction of all buildings with a total gross floor area of up to 400m² are permitted.
- or
- ii. In respect to existing buildings, any external additions or alterations involving an additional total gross floor area of up to 400m² are permitted.

Except where –

In the North West Square Heritage Area all new buildings, any external alteration or addition to an existing building are Restricted Discretionary Activities.

Explanation

The overall image and attractiveness of the street environment is an important factor in attracting people to the Inner Business Zone. The 400m² maximum floor area provision reflects the desirable and anticipated finer grain of activity in the Inner Business Zone, and the greater design sensitivity of this intensely developed and high amenity area. Most developments in the city centre are relatively small in scale and successfully integrate into their setting without compromising the street edge or amenity.

However, large development is the exception. Large development has been variable in its design outcomes and has led to poor urban environments. While providing for small scale development as a permitted activity, the 400m² maximum floor area provision also establishes a threshold that allows urban design matters to be taken into account when assessing land use consents for large development.

(b) Maximum Building Height

- i. Any buildings or structures must comply, in terms of maximum height, with R13.4.7.1.

Explanation

This performance standard sets a maximum height for any buildings or structures within the Inner Business Zone to prevent penetration of the Airport Protection Surfaces as set out in R13.4.7.1.

- ii. The maximum permitted height of a building is 15 metres.
Except that-
- iii. For tertiary education providers (as defined in the Education Act 1989) roof-top services and plant rooms may extend to 18 metres on the block bounded by Rangitikei, Queen, Princess and King Streets.

Explanation

While many buildings around and close to the Square rise above 15 metres, the majority of buildings in the Inner Business Zone are less than 15 metres high. Any building that rises significantly above those around will tend to be prominent in view and will cast longer shadows over streets and neighbouring sites as well as risk increased wind effects. Unless buildings are well-designed, as their height increases above neighbours, they may become unduly visually dominant and may cause adverse effects on daylight and privacy for neighbours. Any building or part of a building above 15 metres high therefore triggers a more detailed set of discretionary assessment criteria to allow these effects to be addressed.

The additional building height provided for tertiary education providers accommodates the optimal four storey development of educational facilities in one of the most intensively occupied blocks within the Inner Business Zone and allows for articulation of the skyline above.

(c) Maximum Building Height Adjoining a Scheduled Building

- i. Except in the North West Square Heritage Area, the maximum permitted height of any building or structure on a site which adjoins a scheduled building is no more than one storey higher than the scheduled building within a distance of 5 metres of the street frontage and along the common boundary or 15 metres, whichever is the lower.
- ii. The maximum permitted height of any building or structure on a site which adjoins the North West Square Heritage Area is no more than one storey higher than a neighbouring building in the North West Square Heritage Area within a distance of 5 metres of the common boundary.

Explanation

The fundamental way of managing the visual effects of new buildings to adjoining or adjacent scheduled buildings and areas is to manage the relationship of building scale. When considering character, relative rather than absolute height is important. Buildings of a height that greatly exceed

an adjoining scheduled building that gives an area its valued character will detract from that character.

(d) Minimum Building Height

- i. The permitted minimum height of any building or structure is 8 metres.
Except where –
- ii. All or part of a building or structure fronts the Square the permitted minimum height is 12 metres.

Explanation

The purpose of the minimum height standard is to encourage sufficient height at the building frontage to provide street definition and provide a sense of containment which contributes to the pedestrian amenity values of the street. The minimum building height standard also provides for reasonable spatial definition, relating building height to the width of the Square while not compromising sun and light to the Square.

Away from the Square in other parts of the Inner Business Zone, building development is characterised by single story buildings built to a two storey scale. This gives street definition and allows smaller buildings to sit comfortably beside taller buildings, maintaining the visual coherence of the street wall. Low single story development in this area would be out of character with the existing built environment.

(e) Ground Floor Height

On Pedestrian Streets, the permitted ground floor height of any building is to be not less than 1.3 times the floor to floor height of upper floors and is to extend the full width of the frontage and back a distance of not less than 12 metres.

Explanation

The purpose of the ground floor height provision recognises that a greater ground to first storey height is both typical and traditional along city centre streets. Greater first storey height helps accommodate a range of different future uses at ground floor level including food and beverage related retail. It also promotes active edges and facilitates change.

(f) Maximum Frontage Width

On Pedestrian Streets, the permitted maximum width of ground floor tenancies is 10 metres.

Explanation

The maximum frontage width reflects the existing fine grained frontage and lot widths within the Inner Business Zone. Because inactive frontages lack visual appeal and create an uninviting environment for pedestrians at the street edge wider frontages are subject to a higher level of scrutiny. The existing fine-grained nature of development is a critical component that contributes to the quality and attractiveness of the wider street environment.

(g) Building Frontages

- i. All buildings will be built to the front boundary at ground floor level and provide at least one pedestrian entrance at the street.
- ii. No building will create a featureless façade or blank wall at the ground level street frontage wider than 3 metres. A featureless façade or blank wall is a flat or curved wall surface without any openings or glazing.

(h) Display Windows and Glazing

- i. All buildings on Pedestrian Streets will provide display windows at ground floor level. This requirement does not preclude the provision of doors and supporting columns

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intruding into the area of display windows.

- ii. No display window or entrance to a building is permitted to be blocked off from view from the adjacent public space by the use of opaque roller shutter doors, opaque screens or similar structures or screening.
- iii. Transparent or semi-transparent security grills are permitted.
- iv. All buildings will provide clear glazing for at least 75% of its height for at least 75% of the ground floor building frontage.

Except where –

The building is not on a Pedestrian Street, the requirement in (iv) above may be reduced by one third.

Explanation

It is important to promote a pedestrian focused environment in the Inner Business Zone. Many of the Pedestrian Streets identified in Figure 20A.4 are characterised by what is essentially a fine grained and non- interrupted building frontage. This active edge provides an environment for pedestrians which is accessible, convenient and coherent and which, if broken, could adversely affect the vitality and visual qualities of the Inner Business Zone.

Requiring buildings to be built to the street front with a high degree of openings and glazing (and conversely limited blank walls) is intended to reinforce the existing pattern of public space and street edge definition and activity at the street edge. This approach provides for convenient pedestrian access, visual interest for pedestrians from shops, cafes and adjacent activities, and enhances the vitality of both the pedestrian environment and adjoining business activities.

(i) Corner Sites

On any corner site the main entrance to the building will be to a primary street or at the corner.

Explanation

For the purpose of corner sites, "Primary Streets" in the Inner Business Zone are The Square, Rangitikei Street, Main Street, Fitzherbert Avenue and Broadway Avenue (Note, there is no hierarchy within "Primary Streets"). Corner buildings are visually prominent and have an extended street frontage. This requires particular attention to the way they address the street. Placing the main entrance to the main frontage of the building facing the primary street or at the corner will reinforce the existing street hierarchy and contribute to on-going activity along the Primary Street. At the same time, the secondary frontage will also be visually prominent, and in order to maintain active edges to the street all ground floor frontages should contain shopfronts.

(j) Entrance Lobbies

On Pedestrian Streets, no entrance lobbies to upper level offices and residential accommodation at the ground floor frontage of a building are permitted to be more than 4 metres in width.

Explanation

The purpose of the width of entrance lobby provision is to avoid inactive frontages and to maintain the fine grained development pattern in the Inner Business Zone. Wide entrance lobbies have the potential to break the continuity of activity at the street edge and undermine the vitality of the pedestrian environment and adjoining business activities.

(k) Verandas

- i. On Pedestrian Streets, verandas will be constructed along the full length of any building frontage facing a street, pedestrian mall, pedestrian walkway, or public space and will be connected to any adjoining verandas.

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- ii. Verandas will be setback 600mm from the face of any kerb.
- iii. Where a street is not a Pedestrian Street and a veranda is not required along the length of the building frontage, a cover over all main pedestrian entrances will be provided that covers the width of the entrance opening for a depth not less than 2 metres.
- iv. Continuous veranda cover is not required over the entrance to mid-block pedestrian links.

Explanation

Shelter encourages pedestrian use which in turn is beneficial for local retail activity. Verandas provide optimum shelter at the street edge so that the central city is comfortable to use in all weather conditions. Continuous veranda cover to provide shelter and shade is an important amenity consideration within the Inner Business Zone, particularly along Pedestrian Streets which experience high levels of pedestrian movement. The setback requirement is to avoid damage from passing trucks or buses.

(l) Ground Level Parking

- i. On Pedestrian Streets, no ground level parking areas are permitted within 10 metres of the street edge.
- ii. Where a street is not a Pedestrian Street, ground level parking areas are permitted within 10 metres of the street edge along no more than 40% of the frontage width.

Explanation

In combination with the requirement to build to the street edge, the ground level parking provision allows for a reasonable depth of activity at the front of the site. This approach will encourage active edge development at the street which is an important element in maintaining the vitality and viability of the Inner Business Zone.

(m) Vehicle Parking, Loading, Site Access and Car Park Landscape Design

Compliance with R11.6.1.1(c), (d) and (e).

R11.6.1.3 Tertiary Education Providers: Minor Ancillary Structures and Works

Despite R11.6.1.1 and R11.6.1.2, other than R11.6.1.2(c), any structure ancillary to the activities of a tertiary education provider (as defined in the Education Act 1989) that meets one or both of the following criteria is a Permitted Activity:

- (a) Structures not exceeding 50m² gross floor area or footprint whichever is greater.
- (b) Works affecting no more than 20 metres of frontage of an existing building provided that existing glazing at street level shall not be permanently reduced by more than 40%.

and without limitation includes the following types of activities:

- Bus shelters
- Bike sheds
- Storage bins and screening
- HVAC equipment and screening
- BBQ facilities
- Covered parking meter bays
- Guard shelters
- Artworks

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- Wind lobbies
- External elevator shafts
- Window screening

Where (a) or (b) are not met, such minor ancillary structures and works shall be considered under R11.6.1.1 or R11.6.1.2 as applicable.

11.6.2 RULES: RESTRICTED DISCRETIONARY ACTIVITIES

R11.6.2.1 Activities which do not comply with the Permitted Activity Performance Standards

Activities which do not comply with the Permitted Performance Standards (in R11.6.1.1) in relation to:

- (a) Lighting
- (b) Storage Areas
- (c) Loading and Access
- (d) Vehicle and Cycle Parking
- (e) Car Park Landscape Design

are Restricted Discretionary Activities with regard to:

- The safe and efficient operation of the roading network
- Effects on nearby residential activities
- Public safety
- Visual amenity
- Pedestrian linkages and amenity
- Provision of opportunities for people to use active and non-vehicular modes of transport
- Efficient, convenient and safe access

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 Overarching Business Zone and Inner Business Zone objectives and policies, assess any application in terms of the following assessment criteria:

Assessment Criteria

(a) Lighting

- i. The extent to which exterior lighting is lit to an appropriate standard to ensure public and user safety, security and comfort.
- ii. Whether the local ambience of the area is maintained.
- iii. The extent to which residents in any zone, or other nighttime property users, are not adversely affected by the obtrusive effects of exterior lighting.
- iv. The extent to which road users are not adversely affected by the obtrusive effects of exterior lighting.

Explanation

Artificial lighting is essential to provide for safety, amenity and security, and to enable work.

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recreational and entertainment activities to occur beyond daylight hours. However, unless artificial lighting is used with care it can adversely affect neighbouring properties and public spaces, through light spill or glare, and can give rise to adverse effects for traffic safety. The safety and the perception of safety and security is a key factor in determining the attractiveness of the city and whether certain user groups, women and the elderly in particular, are likely to use parts of the city.

(b) Storage Areas

- i. Whether changes in topography or other mitigation measures will provide appropriate screening from public areas.
- ii. The extent to which a high quality of street edge amenity is maintained.

Explanation

Because the range of activities and the form of development within the Inner Business Zone is so diverse variations to the way storage areas are provided may be considered. The expectation is that the high standard of amenity experienced at the street edge in the Inner Business Zone is not compromised.

(c) Loading and Access

- i. The extent to which the standards for loading and access can be varied without endangering public safety, particularly pedestrian safety, and effects on the safe and efficient operation of the road network are avoided, remedied or mitigated.
- ii. Whether suitable alternative provision for loading or access can be made.
- iii. Whether proposed activities will generate a demand for loading facilities.
- iv. The extent to which the topography, size or shape of the site, the location of any natural or built structures on the site or other requirements, such as easements, rights-of-way or restrictive covenants, impose constraints which make compliance impracticable.
- v. The extent to which loading areas are located away from the street edge and accessed from the rear of sites.
- vi. The extent to which the location and width of access points minimise impact on the quality of the street edge and maintains pedestrian priority.
- vii. Subject to traffic and urban design assessment, vehicle access across Pedestrian Street frontages is acceptable where:
 - This forms part of a mid-block pedestrian link if one has not already been provided in the general vicinity; and
 - It is part of a Comprehensive Integrated Retail Development over 10,000m²; and
 - Where pedestrian amenity of the street is maintained; and
 - Where the safe and efficient operation of the road network is maintained.

Explanation

Servicing of buildings and activities is essential but should be unobtrusive and discrete. In the pedestrian focused Inner Business Zone, servicing is best located mid-block at the rear of sites. Where a site extends right across a large block and where public pedestrian connection would be desirable, access might be combined with a mid-block link.

Breaks in the street frontage should be avoided. Where servicing elements must be located at the street edge, they should be integrated into or screened by the building. Shared services and access lanes are encouraged where opportunities arise. Servicing may be required with small and narrow sites to be provided through the front door from the street edge in order to avoid compromising the quality of the street edge.

(d) Vehicle and Cycle Parking

Non-compliance with R20.4.2(b)(i), (b)(ii)(a)(b) and (c).

- i. Whether the activities undertaken on or proposed for the site will generate a demand for additional parking and it can be shown that additional on-site parking is necessary for the development. In this regard, the Council will give particular consideration to the type of activity and the nature of the parking proposed. Short-stay customer parking will be favoured.
- ii. The extent to which impacts on the safety and convenience of pedestrian routes are minimised and pedestrian priority in the city centre is maintained.
- iii. The extent to which the adverse effects of additional traffic on the safe and efficient operation of the road network are appropriately managed.
- iv. The extent to which opportunities for people to use active and non-vehicular modes of transport are provided.

Explanation

The Council's Integrated Parking Strategy guides the approach to parking provision throughout the City. The maximum parking restrictions associated with R20.4.2(b)(i), b(iii)(a)(b) and (d), are a trigger for discretionary consent, not an absolute. In the Inner Business Zone, it is anticipated that some developments will require on-site parking over the specified maximum. In these cases, applicants need to demonstrate that the additional parking is necessary for the efficient and effective operation of the development. It is also important that parking areas are provided in a way that enables the safe and efficient operation of the road network, and the continued pedestrian priority provided for in the city centre.

Non-compliance with R20.4.2(b)(ii)(c)

- v. The extent to which any parking demands associated with the activity can reasonably be accommodated within the local public and on-street parking resource.
- vi. The assessment criteria contained in 11.9.3.1(d).
- vii. The extent to which impacts on the safety and convenience of pedestrian routes are minimised and pedestrian priority in the city centre is maintained.

Explanation

It is anticipated that large comprehensive integrated retail developments will have the ability to provide the minimum level of parking required while still enabling an intensity of development appropriate to the Inner Business Zone environment. Where this is not possible, consideration of any adverse effects on the efficiency of the road network will be required, particularly in relation to the City ring road which runs through many parts of the Inner Business Zone. Applicants are also required to consider any adverse effects on the visual, streetscape and pedestrian environment within the context of the total parking demand and hours of operation of the activity. Provision is made for the consideration of the availability of public parking and shared private parking within the vicinity of the site.

(e) Car Park Landscape Design

The assessment criteria contained in R11.9.3.1(e).

R11.6.2.2 The Construction, External Alteration or Addition to a building which does not Comply with the Performance Standards for Permitted Activities

The construction, external alteration or addition to a building which does not comply with the Performance Standards for Permitted Activities (in R11.6.1.2) in relation to:

- (a) Maximum Floor Area and or Maximum Building Height
- (b) Maximum Building Height Adjoining a Scheduled Building
- (c) Minimum Building Height
- (d) Ground Floor Height
- (e) Maximum Frontage Width
- (f) Building Frontages (including entrance lobbies)
- (g) Display Windows
- (h) Corner Sites
- (i) Verandas
- (j) Ground Level Parking
- (k) Loading and Access
- (l) Vehicle and Cycle Parking
- (m) Car Park Landscape Design

are Restricted Discretionary Activities with regard to:

- External design and appearance
- Building mass and height
- Scale relation to existing smaller neighbours
- Building frontages and active edges
- Relation to streets and other public spaces
- Safety and security
- Mid-block pedestrian links
- Wind effects
- Location and treatment of loading and access
- Site Layout

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- Visual amenity
- Pedestrian shelter, amenity, and safety
- Building adaptability
- The safe and efficient operation of the road network.
- Providing opportunities for people to use active and non-vehicular modes of transport.

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

NOTE TO PLAN USERS

Where a proposal falls under R11.6.2.2(a), Maximum Floor Area and/or Building Height, then as well as assessing the non-compliance against R11.6.2.2(a), the Council will also assess any application under the remaining relevant assessment criteria in R11.6.2.2(b) to (m). Where a proposal falls under R11.6.2.2(b) to (m), only the assessment criteria triggered by the specific non-compliance will be assessed.

Assessment Criteria

(a) Maximum Floor Area and or Building Height

Building Mass and Height

- i. The extent to which the building maintains the continuity of street edge definition and maintains the amenity of the adjacent street.
- ii. The extent to which the building relates to the character of its setting and avoids visual dominance.
- iii. The extent to which the building contributes to the effect of signalling the centre of the city.
- iv. The extent to which new large buildings retain reasonable visual privacy and daylighting for adjacent city centre residential accommodation.
- v. The extent to which the roofs of large floor plate low-rise buildings that are viewed from elevated sites or otherwise prominent in view relate to the scale of buildings around and create visual interest.
- vi. The extent to which good sunlight access is maintained to the Square.
- vii. The extent to which the height of buildings fronting the Square provide good spatial definition and contributes to the coherence of this definition around the Square.

Explanation

Recent experience in Palmerston North demonstrates that large buildings can be poorly designed, degrading the amenity values of the public environment. Very large buildings exceed a number of thresholds above which effects individually begin to be problematic, and which cumulatively can be significant.

Large buildings can be successfully integrated into the built environment if care is taken with placement and modelling of building form, with coherent high quality design and with their interface with the street. Active street edges and articulation of building form to moderate bulk should be incorporated.

Regardless of their height, the roofs of large floor-plate buildings can have significant visual impacts – especially when seen from elevated sites around the city. In this respect, low-rise buildings with large plan dimensions can produce more significant visual effects than tall buildings with small footprints. Modulation techniques may include visual subdivision of large roof planes; sculptural roof forms; and expression of structure or secondary form, such as service rooms and towers. The roof edges of such

buildings are important when viewed from below, and consideration should be given to the composition of this edge, including its shape and visual rhythm.

Shading of streets is generally acceptable, however, to ensure the Square remains attractive in the long term, shading should be avoided over the central parts of the Square that are most likely to be occupied at or around the middle of the day in mid-winter. This corresponds to an area at or inside the inner pedestrian circulation path, which may be defined as being a line 20 metres in from the line of the edge of the perimeter carriageway around the Square.

Scale Relation to Existing Smaller Neighbours

- viii. The extent to which large scale buildings are complemented by small scale and narrow frontages to achieve diversity and contribute to a fine-grained, active street edge.
- ix. The extent to which intermediate and transitional volumes and modelling of building form to achieve common alignments or modules are used to achieve a positive scale relationship with smaller neighbouring buildings.
- x. The extent to which frontage width and width of tenancies and frequency of entries at ground level positively relates to the width of narrower neighbours.

Explanation

Large buildings can often sit comfortably in a context of much smaller buildings if careful consideration is given to scale relationship. Conversely, if not well-considered large buildings can visually dominate and create a lack of visual interest at the street edge. Scale relation between buildings requires that both building height and width are considered.

The use of intermediate scaled transitional volumes between large and small buildings, or the modelling of large buildings into discernible components with dimensions in common with smaller buildings can be successful. Setting the tallest or largest parts of buildings back from the street edge can also manage their impact on smaller neighbours at the street edge.

Modulation of the façade at street level and frequency of entries also helps to achieve scale relation with smaller neighbours. Where a street edge is characterised by verandas, and passers-by cannot read the height of a building, width of façade at ground level will be an important contributor to understanding of building size for people walking past the building.

Through Site Pedestrian Links

- xi. The extent to which large development that occupies large blocks provides attractive, accessible, safe and convenient mid-block pedestrian links between known or predicted destinations.
- xii. The extent to which large development is consistent with promoting a core pedestrian area within the Inner Business Zone that is characterised by a safe, convenient and pleasant pedestrian environments.
- xiii. The extent to which the development provides for mid-block pedestrian links shown in Figure 11.3, Indicative Zone of Mid-Block Pedestrian Linkages.

Explanation

Very large or very long blocks preclude easy pedestrian access and encourage people to use their cars for what would otherwise be simple walking journeys. This is often inconvenient and places unnecessary traffic on the road network. Providing mid-block connections assists people to move between activities and business destinations in the Inner Business Zone and also facilitates easy access from residential areas to important destinations. Mid-block connections may also reduce traffic on the road network as people find it more convenient to walk rather than take their car between city centre destinations. However, mid-block links should be provided only where they provide more convenient access between recognised destinations, and where they will be safe and not compromise the security of activity at their edges. This means ensuring clear sightlines along links, good lighting, and providing for informal surveillance from activity at the edges of the link. These links,

which will typically be relatively narrow lanes rather than streets, could have shared surfaces.

They might have a dual function, also providing for service access to the rear of adjacent sites and/or vehicle access to carparking areas forming part of an integrated retail development. Refer to Figure 11.3 for Indicative Zone of Mid-Block Pedestrian Linkages. This diagram is intended to describe only a general location, recognising that the precise location of any link can only be determined in coordination with development planning for sites in the Inner Business Zone, and by exploring opportunities for links as they arise on various appropriately located sites.

Wind Effects

- xiv. The extent to which buildings that are conspicuously taller than their neighbours impact on wind speed at the ground level.
- xv. The extent to which the building mitigates existing wind hazards and enhances the wind environment in public space.

Explanation

As buildings rise above their neighbours the risk of creating adverse wind effects at ground level increases. Techniques can be applied to building design to ameliorate adverse wind effects where it is important to maintain a safe and high quality environment for pedestrians. An existing wind environment can often be enhanced with the design of new buildings. In some instances, relatively tall and large buildings exposed to prevailing wind direction may require wind tunnel testing to demonstrate wind effects and their mitigation.

(b) Maximum Building Height Adjoining a Scheduled Building

- i. The extent to which the building maintains continuity of street edge definition and visual coherence of the street wall.
- ii. The extent to which the height of the new building maintains a positive scale relationship with the adjacent scheduled building, and by various means including modelling of form and maintaining common alignments, avoids visually dominating it.

Explanation

The purpose of the maximum building height for buildings adjoining scheduled buildings is to ensure that new development achieves a reasonable scale relationship with scheduled buildings. The purpose of this approach is to maintain the character and setting of scheduled buildings

(c) Minimum Building Height

- i. The extent to which the building maintains continuity of street edge definition and visual coherence of the street wall.
- ii. To ensure the extent to which the building maintains and enhances a scale which contributes to the pedestrian amenity values of the street.
- iii. The extent to which the height of the building is consistent with the character of the existing built environment.

Explanation

The purpose of the minimum height requirement is to create sufficient height at the building frontage to provide street definition and promote a sense of containment which contributes to the pedestrian amenity values of a street. It is important that a building achieves a reasonable scale and relationship with those around it. New development should take into account the existing context and seek to reduce negative impacts that may arise from an immediate change of scale.

(d) Ground Floor Height

The extent to which ground floor height provides suitable clearance for both intended and reasonably likely future functions including retail and relates to the height of adjacent

Explanation

The purpose of the ground floor height provision is to ensure a generosity of space is created to facilitate future change of use at the street edge and should comfortably accommodate retail. Ground floor height should provide the space and configuration that allows future installation of extract ventilation.

(e) Maximum Frontage Width

The extent to which any ground floor frontage which is wider than those around provides visual interest and edge activity including multiple entries.

Explanation

The fine grained development pattern of the city centre is an important component in maintaining the vitality and vibrancy of the Inner Business Zone. Frequent doors and windows, narrow frontage buildings and tenancies at the street frontage make frontages 'active', and add interest, life and vitality to the public realm. Importantly, the fine grained development pattern creates a human scale that creates visual interest, legibility and encourages pedestrian use.

(f) Building Frontages

- i. The extent to which the design and external appearance of the building recognises and reinforces the core principle of the Plan to build to the street frontage and ensure all buildings contribute to a high quality public environment, particularly those buildings fronting the Square.
- ii. The extent to which the composition, modelling of building form and the detail of building facades creates visual interest and achieves aesthetic coherence when viewed from the street.
- iii. The extent to which buildings provide frontages including main entrances, openings and display windows, and or other appropriate treatments facing the edge of the street.
- iv. The extent to which blank walls at the street edge and conspicuously large high-level blank walls that are in prominent view from streets and other public spaces are avoided.
- v. Whether a break in shop frontage will adversely affect either the amenity values of the city centre or pedestrians.
- vi. The extent to which the building maintains continuity and coherence of street edge definition and coherence of alignment is maintained.
- vii. The extent to which visible and publicly relevant activity at the ground level contribute to the vitality and safety of the street.
- viii. The extent to which visual and physical connections are maintained between building interiors and adjoining streets and other public spaces to a degree appropriate to the location.
- ix. The extent to which shopfronts maintain visual transparency and contribute visual interest, and nighttime spill lighting to the street edge.
- x. The extent to which the building maintains light and outlook for its interior spaces and those of neighbouring buildings.
- xi. The extent to which plant and services, and associated enclosures are integrated into the building design and otherwise treated to enhance the appearance of the building.

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- xii. The extent to which service access points are integrated into the development so as to minimise impact on the quality of the street edge. This may include control over the location and width restriction of service access points.
- xiii. The extent to which a significant reduction in glazing proportion or departure from frontage standards is addressed by appropriate enhancements to public amenity at the street edge.

Building Setbacks

- xiv. The extent to which any building setbacks from the street frontage create positive open spaces with high usability and aesthetic quality, and which contribute positively to the public space system in the city.
- xv. The extent to which a setback or contrasting alignment is justified by the building having a recognised public function, including community, cultural, civic, education or recreational activity, and the landscaping of such setbacks contributes to the quality of the public environment.
- xvi. The effects of not building to the street frontage on the pattern of adjacent activities and the continuity of the street frontage.
- xvii. The extent to which mature trees in the public realm compensate for building setbacks by providing spatial definition.
- xviii. For large format and or vehicle orientated activities, the extent to which the surrounding environment is characterised by patterns of stand-alone buildings that are set back from the street edge.
- xix. For large format and or vehicle orientated activities, the extent to which any set back maintains the general pattern and coherence of street edge definition and creates positive open space that contributes to the wider system of public space.
- xx. Where street edge setbacks are necessary for drive-through or vehicle orientated activities, care should be taken with associated building design and landscaping to ensure the setback area is seen and experienced as positive open space.
- xxi. For large format and or vehicle orientated activities, the extent to which buildings set back from the street provide active edges fronting towards the street.
- xxii. For large format and or vehicle orientated activities where buildings are set back from the street edge, the extent to which pedestrian only or pedestrian priority areas are provided with kerbs or raised pedestrian facilities or material differentiation, and high quality on-site landscaping is provided.

Explanation

The Council wishes to ensure that new building development and the external alterations or additions to existing buildings provide an active edge environment that facilitates convenient pedestrian access, provides visual interest for pedestrians, and enhancement of vitality for both the pedestrian environment and adjoining business activities.

Active street edges with shopfronts built to the street edge and entries on the frontage are the established pattern around the Square and in other parts of the city centre. The Council considers the quality of the street edge as being critical in creating the sort of environment that attracts pedestrian use and in turn maintains the viability and vitality of the city centre. Maintaining the visual relationship between building interiors and the adjoining streetscape; encouraging publicly relevant activity at the ground level; and the provision of entrances and openings facing the street edge are all important components to achieving a quality street edge.

It is important that all buildings contribute to a high quality public environment. A high quality public environment attracts people and consequently contributes to social vitality and commercial success. Streets and public spaces can be degraded by either a single poor development, or

alternatively the incremental effect of a number of substandard developments. In particular, all buildings form the edges of public space and the quality of this edge must be considered in all cases.

It is critical that the external appearance of buildings promote a high quality public environment and that featureless facades or blank walls that are visible from the public realm are avoided. In particular, large blank walls should not occur at the street edge as these lack interest and activity, compromising the experience of the adjacent space and continuity of activity. A flat wall surface might contribute a small proportion of ground floor facades, but only if the quality of the street edge is not compromised as a result. A large, high-level wall is any blank wall above ground level that is large and conspicuous in public view. Such walls should be avoided because like those at ground level they contribute to visual monotony and lack visual interest. However, a large flat wall surface can in some circumstances be used to balance other more complex parts of a façade. It may provide contrast and visual relief or a scale relation to an adjacent larger building.

The quality of the street edge also impacts on perceptions of vitality and safety. Council expects the design and appearance of buildings to contribute to a high quality public environment by ensuring the composition and articulation of facades create visual interest and coherence at the street edge; maintenance of sunlight access to public space (including private space characterised by public use); and design that enables publicly relevant activity to be maintained at the street edge. Intensity of activity is most important along pedestrian streets. Narrow frontage widths at ground level create diversity and interest along the street and provide more reasons for pedestrians to use or visit the street. This contributes to its commercial and social success.

Loading for small narrow sites may necessitate loading through the front door from the street edge to avoid compromising the quality of the street edge.

In certain parts of the Inner Business Zone large format and vehicle orientated retail plays a significant role. Where opportunities arise, it is important that the Inner Business Zone provides for these types of activities which support the viability and vitality of the city centre. Tertiary education includes activities that will require a variety of design responses with consideration of, for example, auditoria, special purpose laboratories, or workshop spaces. Nevertheless, the street edge should be characterised by active teaching, learning, entrance, and reception spaces. Special purpose buildings may necessitate variation to how a building fronts the street. In this case, the relationship of the building with the wider collection of buildings within the complex and in the vicinity needs to be considered.

Development needs to be provided for in a way that offers flexibility and recognition of the operating characteristics of large format, vehicle orientated activities, and tertiary education providers while ensuring a high amenity and pedestrian focused Inner Business Zone is retained.

A core principle within the Inner Business Zone is to require the front of buildings to be built to the edge of streets. Large or random edge setbacks should be avoided. Common alignment and construction to the street edge will reinforce the local street grid and local system of public open spaces. Any departure should be to create a positive open space for public use. Departure from this core principle is a matter of discretion particularly in relation to large format activity and tertiary education providers.

Assessment criteria (Building Frontages: xiii) recognises that it is sometimes very difficult to achieve activity along all parts of a street frontage, particularly where developments extend along multiple street frontages. Enhancements to public amenity may include integration of walls with bus stops, taxi stands, waiting areas, kiosks (e.g. hole in the wall), wall features, landscaping and or public art, and appropriate lighting.

(g) Display Windows

- i. Whether the lack of display windows will result in a break in the display frontage causing a loss of visual amenity and interest at the street edge.
- ii. Whether the lack of display windows will contribute to a cumulative effect of undermining the high level of street edge amenity expected throughout the Inner Business Zone.
- iii. The extent to which the development avoids perpetuating existing low levels of street edge amenity and ensures a high level of visual amenity is achieved.
- iv. Within tertiary education buildings the extent to which the publicly relevant educational activity that is part of the facility is located at and remains visible from

Explanation

Display windows are considered important along pedestrian streets with high pedestrian traffic. They provide visual interest by displaying activity and people and contribute to the understanding of the City. The Council aims to have continuity along these streets but accepts there may be a limited number of unique situations where it is appropriate for display windows to be replaced by an alternative architectural treatment. These situations may include where buildings providing for educational activities are set back from the street, and performance auditoria, although in this circumstance entrance and lobby areas should be orientated to the street.

For development on corner sites, the display window requirements for the façade facing a secondary street might, depending on context, be reduced, but even in this circumstance, it will be important that shopfronts are maintained for street edge amenity. Where the existing built environment is not characterised by the provision of display windows or a high level of street edge amenity it is not acceptable for new development to perpetuate an existing low level of street edge amenity.

(h) Corner Sites

The extent to which corner buildings reinforce street corners with both built form and frontage orientation.

(i) Verandas

- i. The extent to which the veranda is integrated with the design of the building and maintains continuity of shelter with adjoining sites.
- ii. The effect of not providing a veranda upon the use, design and appearance of adjoining buildings.
- iii. Whether suitable alternative provision for pedestrian cover can be made.
- iv. Whether the design and appearance of the existing building is such that a veranda cannot be added without detracting from its appearance.
- v. Whether existing verandas on adjoining sites are such that the required continuity cannot be achieved.
- vi. The consistency of veranda provision and/or design with maintaining the heritage values of scheduled heritage buildings.

Explanation

Verandas are important in providing shade and shelter for pedestrians. In this regard, they are an important amenity consideration in the Inner Business Zone. In some situations where verandas may not be needed the Council aims to ensure that suitable alternatives are provided.

(j) Ground Level Parking

- i. The extent to which the building allows for screening activity at the street edge that will contribute to the vitality and active edge of the Inner Business Zone.
- ii. The extent to which the location and width of crossings minimise conflict with use of the footpath.
- iii. The extent to which on-site landscaping is used to create a high quality street edge.
- iv. Whether the accepted or desirable function of the street requires parking at the street edge.
- v. The extent to which the design of ground level parking is consistent with the principles of Crime Prevention Through Environmental Design (CPTED) including the following:

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- Is overlooked from buildings around it, in particular the building(s) it serves;
- Allows for good lines of sight into and through the space;
- Minimises potential for concealment;
- Has lighting appropriate to site, location and timing of use;
- Avoids potential for entrapment; and
- Has points of entry and exit and a layout which are readily understandable for users.

Explanation

The amenity values of the Inner Business Zone are of a high standard, matters of control are intended to ensure a high standard is maintained and enhanced. In particular, it is important that continuity of activity and amenity for pedestrians at the street edge is maintained to ensure the ongoing vitality and viability of the Inner Business Zone. Design of car parking areas should include features such as potential for informal supervision of public space from within buildings or good lighting that contributes to a sense of safety and actual safety. CPTED is a crime prevention philosophy based on proper design and effective use of the built environment that leads to a reduction in the incidence and fear of crime, as well as an improvement in the quality of life. It reduces criminal opportunity and fosters positive social interaction among legitimate users of space.

(k) Loading and Access

The assessment criteria contained in R11.6.2.1(c).

(l) Vehicle and Cycle Parking

The assessment criteria contained in R11.6.2.1(d).

(m) Car Park Landscape Design

The assessment criteria contained in R11.9.3.1(e).

R11.6.2.3 Car Parking Buildings and Structures are Restricted Discretionary Activities with regard to:

- The safe and convenient movement of pedestrians
- Design and appearance
- Street edge amenity
- Safe and efficient operation of the road network.

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 Overarching Business Zone and Inner Business Zone objectives and policies, assess any application against the relevant assessment criteria in R11.6.2.2(a) to (m) and in terms of the following assessment criteria:

Assessment Criteria

- The extent to which screening with activity and other architectural treatments eliminate or mitigate the potential visual monotony of parking buildings and structures.
- Whether a break in the shop frontage or veranda cover will adversely affect the pedestrian safety, convenience, access and mobility to and within the Inner Business Zone.
- Whether the movement of vehicles will adversely affect the safe and convenient movement of pedestrians and in particular whether pedestrian access and mobility to and within the Inner Business Zone will be adversely affected.

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- iv. Whether the traffic generated will adversely affect the safe and efficient operation of the road network.
- v. The extent to which the design of the car parking building is consistent with Crime Prevention Through Environmental Design (CPTED) principles.

Explanation

The vehicle orientated nature of parking facilities mean that they are likely to generate adverse effects on the amenity values of the city centre, particularly on pedestrian orientated retail areas. In the city centre parking facilities have the potential to create significant breaks in the fine grained development pattern of the street edge, interruption of veranda cover, and disruption to pedestrian convenience and safety.

Car parking buildings are usually large, monolithic, visually repetitive and dull. Where visible they can significantly compromise the quality and amenity of the street. The internal design and amenity of the building itself is also important. Unless car parking buildings are perceived by users as safe, convenient and attractive, they risk being underutilised. Design principles for achieving safety in car parking buildings include:

- *Develop an ambience that reduces fear of crime.*
- *Ensure that an easily maintained and high quality environment is developed which projects an image of care and maintenance that promotes the high perception that space is claimed and observed.*
- *Plan points of entry and exit to provide access control and manage or avoid unauthorised entry.*
- *Minimise potential for concealment and entrapment with floor plates that maximise visibility around the car-parking building and assist orientation and wayfinding.*
- *Provide good lighting and opportunity for formal and informal surveillance.*
- *Minimise the sensory aggravation associated with car parks by providing good ventilation, and surface treatments on ramps and at corners that eliminate screeching from tyres.*
- *Avoid creating blind corners and circuitous walkways and provide exit choices with potential to change direction mid-route, extensive glazing at stair lobbies and lifts that allow people to view the inside before choosing whether or not to enter.*

R11.6.2.4 Residential Accommodation is a Restricted Discretionary Activity with regard to:

- Street edge amenity
- Internal amenity
- Private open space
- Storage
- Visual and acoustic privacy.

Performance Standards

Residential Activities under R11.6.2.4 must comply with the following performance standards:

- (a) All Residential Accommodation must be above ground floor level.
- (b) The minimum gross floor area for Residential Accommodation must be 35m².
- (c) Compliance with Noise Insulation and Ventilation R11.6.6.1(b), (c) and (e).
- (d) Compliance with R11.6.1.2(a) to (m), Construction, External Alteration or Addition to a Building.

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

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Council will, in addition to the City View objectives in Section 2 and the Overarching Business Zone and Inner Business Zone objectives and policies, assess any application in terms of the following assessment criteria:

Assessment Criteria

- i. The extent to which residential occupation maintains appropriate continuity of publicly relevant activity at the street edge at ground level.
- ii. The extent to which dwelling unit floor space size provides reasonably acceptable living conditions for the intended type and number of occupants.
- iii. The extent to which the orientation and location of windows allows each dwelling unit to receive both daylight and reasonable sun.
- iv. The extent to which daylight, reasonable sun, and an outlook towards and over a street or other public space, or a generous on-site internal court or garden area, will be maintained from all dwelling units irrespective of existing and potential development on neighbouring sites.
- v. The extent to which noise from known or predictable adjacent noise sources is addressed by dwelling unit planning and construction.
- vi. The impact of any residential development on the ability of existing or future commercial activities to operate or establish without undue constraint.
- vii. The extent to which general planning and configuration provides clear, logical circulation and safe, convenient pedestrian access to and from dwelling units.
- viii. The extent to which usable, sunny and private open space in the form of balconies or roof terraces directly accessible from the dwelling unit are provided to the majority of units.
- ix. The extent to which the provision for storage has been made both within and related to each dwelling unit.
- x. The extent to which service areas and storage has been provided for, considering the size and type of residential occupation of the building, including space for bicycles.

Explanation

The use of a minimum floor area will ensure that no residential unit is unsuitable for the minimum occupation of one (and probably two) people as an independent and separate household unit.

Certain characteristics such as outlook, amenity from sun and daylight, or access to a small balcony contribute to high quality inner city living. Maintaining reasonable amenity in the event of development of neighbouring sites is important and can readily be addressed if considered at the design stage of a development.

While outlook is important, and this should generally be towards a street or public space, there may be instances where a high quality ground level garden or courtyard, or roof-top space is provided within a development, and this could provide for sufficient outlook.

A provision has been placed on residential development requiring noise insulation to be provided. This is to ensure that residential activity is not unduly affected by noise events within the Inner Business Zone which could in turn lead to issues of reverse sensitivity that threaten the viability of commercial activities. Servicing including rubbish and recycling storage and collection should be provided where it is readily accessible but not obstructive at the street edge. Residential amenity is enhanced by having sufficient storage space, and this should be considered both within the unit, and within common but secure parts of the development.

R11.6.2.5 The Construction of any new Building, External Alteration or Addition to Non-Scheduled buildings in the North West Square Heritage Area is a Restricted Discretionary Activity with regard to:

- Design, height, scale and form of buildings
- Effect on heritage values of the area.

Performance Standards

- i. The maximum height of any building will be no more than 3 stories
- ii. The maximum ground floor height of any building or structure will be no more than 4 metres.
- iii. The minimum ground floor height of any building or structure will be 3 metres.

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 Overarching Business Zone, and Inner Business Zone objectives and policies, assess any application against the relevant assessment criteria in R11.6.2.2(a) to (m) and in terms of the following assessment criteria:

Assessment Criteria

The extent to which the:

- height;
- location (including any setback);
- orientation;
- scale;
- proportions;
- modulation and
- materials

of any new building, external alteration or addition are compatible with the predominant, original architectural style of the heritage area.

Explanation

New buildings, external alterations or additions to existing buildings should maintain the character and setting of the Heritage Area. The built form and design elements of new buildings and additions should relate to the surrounding buildings. However, to avoid confusion as to which is old and which is new, any new building or addition should not imitate, replicate or mimic the surrounding historical styles.

R11.6.2.6 The Demolition or Relocation of Street Character Buildings in the North West Square Heritage Area is a Restricted Discretionary Activity with regard to:

- Effects on the heritage values of the area.

NOTE TO PLAN USERS

Buildings subject to R11.6.2.6, The Demolition or Relocation of Street Character Buildings in the North West Square Heritage Area, are identified in Figure 11.4.

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 Overarching Business Zone, and Inner Business Zone objectives and policies, assess any application against the following assessment criteria:

Assessment Criteria

- i. The extent to which the building contributes to the heritage significance of the area.
- ii. Whether there has been any change in circumstances that has resulted in a reduction of the area's heritage significance since the area was identified in the Plan.
- iii. The extent to which the buildings and structures within the area have been damaged by any disaster.
- iv. Whether relocation is necessary to save a building or structure within the area from any natural conditions or disasters.
- v. Whether it can be demonstrated that no sustainable continued use of the buildings within the area is possible.
- vi. The extent to which proposed replacement of buildings are compatible to the original architectural style predominant in the heritage area and maintain the continuity of façade alignment of buildings in the vicinity.
- vii. Whether the site has or is likely to have significant archaeological values, and whether the effects on those values by the proposal can be adequately avoided, remedied or mitigated.

Explanation

While a number of buildings within the Heritage Area are individually listed as heritage buildings and subject to the provisions of Section 17, there are other buildings that contribute to the significance of the Heritage Area. These buildings have some heritage value and their loss from the area requires consideration in terms of the overall effect this would have on the heritage values of the area. There may be circumstances under which the building must be removed for safety reasons or where there is no sustainable economic use of the building. In these situations, it must be clearly demonstrated why removal of the building is the best option.

NOTE TO PLAN USERS

To assist in the assessment of land use consent applications for R11.6.2.5 and R11.6.2.6, Appendix 1: North West Square Heritage Area provides a description of the heritage area and its heritage and cultural values at the rear of the Business Zone section.

11.6.3 RULES: DISCRETIONARY ACTIVITIES

R11.6.3.1 Service Stations

Service Stations (excluding Fuel Stops ancillary to a Supermarket) are Discretionary Activities

Service Stations under R11.6.3.1 must comply with the following performance standards:

Performance Standards

- i. All Service Stations will be located on Major or Minor Arterial Roads.
- ii. No Service Station will be located at the end of a Pedestrian Street.

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 Overarching Business Zone, and Inner Business Zone objectives and policies, assess any application against the relevant assessment criteria in R11.6.2.2(a) to (m) and in terms of the following assessment criteria:

Assessment Criteria

- i. The extent to which on-site landscaping establishes an attractive appearance and complements public landscaping at or near the street edge and establishes conditions of visual interest and amenity within the development.
- ii. The extent to which growing conditions are provided for that will ensure the successful establishment, growth and on-going viability of planting.
- iii. The extent to which landscaping of onsite car parking establishes conditions of visual interest and amenity within the development and its margins.
- iv. The extent to which plant and services (e.g. air conditioning and rubbish storage) and its enclosure is integrated into the building design and otherwise treated to enhance the appearance of the building.
- v. The extent to which the development maintains and enhances the quality of the environment for pedestrians within the site and at the street edge, and whether entry and exit points to the site will have an adverse effect on pedestrian safety.
- vi. The extent to which the shop fronts of retail facilities face and are accessible from the street edge.
- vii. Whether the adverse effects of development on the safe and efficient operation of the road network can be effectively managed.

Explanation

Decisions relating to the location and design of service stations in the city centre need to be carefully considered. The built character and vehicle orientated nature of service stations is generally not compatible with the high level of amenity and the pedestrian focus provided for in the city centre. In order to ensure that the effects of service stations on surrounding activities; streetscape; pedestrians; and the safe and efficient operation of the road network are thoroughly considered, service stations have been identified as a Discretionary Activity within the Inner Business Zone.

R11.6.3.2 Any Activity or the Construction, External Reconstruction or Alteration of Buildings or Structures not provided for by R11.6.1.1, R11.6.1.2, R11.6.2.1, R11.6.2.2, R11.6.2.3, R11.6.2.4, R11.6.2.5, R11.6.2.6, R11.6.3.1 or R11.6.4.1

Any activity or the construction, external reconstruction, or alteration of any building or structure which is not provided for by R11.6.1.1, R11.6.1.2, R11.6.1.3, R11.6.2.1, R11.6.2.2, R11.6.2.3, R11.6.2.4, R11.6.2.5, R11.6.2.6, R11.6.3.1 or R11.6.4.1 is a Discretionary Activity.

11.6.4 RULES: NON-COMPLYING ACTIVITIES

R11.6.4.1 Offensive Activities, Industrial Activities, Crematoria and Residential Activities at Ground Floor Level

Offensive Activities, Industrial Activities, Crematoria and Residential Activities at Ground Floor Level are Non-Complying Activities.

Explanation

Offensive Activities, Industrial Activities, Crematoria and Residential Activities at Ground Floor Level have a range of potential effects that could adversely affect the amenity qualities of the Inner Business Zone. The application of Non-Complying Activity status to these activities will ensure that any Offensive Activity, Industrial Activity, Crematoria or Residential Activities at Ground Floor Level has to demonstrate that it can satisfy the requirements of Sections 104 and 104D of the Resource Management Act 1991 prior to any approval being granted.

11.6.5 RULES: NOTIFICATION

R11.6.5.1 Notification

- i. The following activities must not be publicly notified: R11.6.2.2, R11.6.2.3, R11.6.2.4, R11.6.2.5, and R11.6.2.6.
- ii. The following activities must not be limited notified: R11.6.2.2, R11.6.2.3, R11.6.2.4, R11.6.2.5, and R11.6.2.6.

This rule shall only apply in relation to activities within R11.6.2.6 if, with the application for consent, the Applicant provides a written record of consultation with the New Zealand Historic Places Trust on the proposal.

11.6.6 RULES: NOISE

R11.6.6.1 Noise

(a) Noise

- i. Noise from any activity within the Inner Business Zone must not exceed the following limits at any point within any other site within the Inner Business Zone:

At any time 70 dB $L_{Aeq(15mins)}$

Daily 11:00pm to 7:00am the following day 90 dBA L_{max}

- ii. Noise from any activity within the Inner Business Zone must not exceed the following limits at any point within any site within the Outer Business Zone:

At any time 65 dB $L_{Aeq(15mins)}$

Daily 11:00pm to 7:00am the following day 90 dBA L_{max}

- iii. Noise from any activity must not exceed the following limits at any point within any land zoned for residential purposes:

7:00am to 7:00pm 55 dB $L_{Aeq(15mins)}$

7:00pm to 10:00pm 50 dB $L_{Aeq(15mins)}$

10:00pm to 7:00am 45 dB $L_{Aeq(15mins)}$

10:00pm to 7:00am (Nighttime L_{max}) 75 dBA L_{max}

- iv. Where it is impracticable to measure outside a building, the noise from any activity within the Inner and Outer Business Zones must not exceed the following limits, inside any residential units in any building on any other site within the Inner and Outer Business Zones:

Bedrooms 11:00pm to 7:00am the following day 35 dB $L_{Aeq(15mins)}$

Bedrooms 11:00pm to 7:00am the following day 55 dBA L_{max}

Other habitable rooms 40 dB $L_{Aeq(15mins)}$

This must not allow any relaxation in the noise limits in (i), and (ii) of R11.6.6.1 (a).

Explanation

The noise rules within the Inner Business Zone are designed to allow activities to make maximum noise while still providing a minimum level of control to residential activities in the area. Where noise sensitive uses (including residential activities) are proposed for the Inner Business Zone it is the responsibility of the designer, developer, owner and user to ensure that buildings are appropriately

insulated against the higher levels of noise that are allowed. Residents in the city centre must accept that the objective for a busy and vibrant city centre may conflict with expectations for a quiet and peaceful residential environment.

(b) Noise Insulation

Any habitable room in a building used or likely to be used by a noise sensitive activity within the Inner Business Zone must be protected from noise arising from outside the building by ensuring the external sound insulation level achieves the following minimum performance standard:

Bedrooms and sleeping areas $D_{nT,w} + C_{tr} > 35 \text{ dB}$

Habitable rooms $D_{nT,w} + C_{tr} > 30 \text{ dB}$

Compliance with this performance standard must be achieved by ensuring bedrooms and sleeping areas and habitable rooms are designed and constructed in a manner that accords with an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design as proposed will achieve compliance with the above performance standard.

(c) Ventilation

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

Acoustic insulation is required for noise sensitive activities in buildings in the Inner and Outer Business Zones to mitigate the potential adverse effects of such uses and to lessen the potential for constraint that such uses can place on typical business and commercial activities commonly associated with the city centre. The ventilation requirement for bedrooms is required to ensure noise attenuation is not compromised if compliance with the requirements of the Building Code (G4) for natural ventilation is achieved by installing openable windows. The required air flow level is based on the minimum standard for habitable spaces set out in NZS 4303.

(d) Outdoor Speaker Noise

The noise in any public area (including streets and parks) generated by electronic sound systems must not exceed 80 dB L_{Aeq} over any 2 minute period when measured at the nearest location regularly trafficked by the public. In any event the measurements must be made no closer than 0.6 metres from any part of a loudspeaker and at a height no greater than 1.8 metres (representative of the head height of a passer-by).

The measured level(s) must be compared directly with the applicable noise limit without any adjustments for special audible characteristics. However, the measured level must be adjusted for any significant background sound in the area.

Temporary activities such as sporting, recreational, entertainment, cultural or similar events and outdoor gatherings are not subject to this noise standard. For such events Council will use its powers under the Resource Management Act 1991 to ensure that the general duty under sections 16 and 17 of the Act to avoid unreasonable noise and avoid, remedy or mitigate any adverse effects of activities on the environment is met.

Explanation

This noise rule is intended to limit excessive noise levels from bars and clubs in public places and to protect passers-by and people in the vicinity. The standard is aimed at loudspeakers generating high

noise levels when located near to open doors and windows or when located outside the building. The rule also provides for individual noise makers to be targeted in the event that a number of bars for example are causing non-compliance issues at nearby site boundaries.

The sound level of 80 dB L_{Aeq} is selected because it allows the sound to be high without causing it to be uncomfortable to most persons on the street. There may still be some annoyance factor to passers-by depending on what is being played on the sound system and the sensibility of the recipient. The rule provides the main protection for actual sites and it is considered that the passers-by only need to be protected for the time that it takes them to walk away if they still find the sounds annoying.

(e) Fixed Plant

Noise emission levels from fixed plant must not exceed the following at or within the boundary of any site, or at the outside wall of any building on any site, other than the site from which the noise is emitted:

Any time	55 dB $L_{Aeq}(15 \text{ mins})$
11:00pm to 7:00am	75 dBA L_{max}

Except that these noise limits must not apply to fixed plant that is used solely for emergency purposes. Examples of such equipment are standby generator sets that are used to supply electricity only at times of electricity supply failure or for plant used during life threatening situations such as smoke fans or sprinkler pumps. This fixed plant is exempt from the noise limits provided that it:

- i. Operates for maintenance purposes between 8:00am and 5:00pm weekdays
- ii. Operates for maintenance for a maximum of 2 hours per month
- iii. Complies with Noise R11.6.6.1 and R11.9.7.1.
- iv. Electrical generator sets can only be used on an emergency basis and must not be used to generate power for the national grid.

Explanation

There are generally more options available for mitigating noise from fixed plant equipment at the time of construction or altering a building. Emergency equipment is exempt from the more stringent noise limits because there is a high associated cost with ensuring generator sets meet stringent noise limits, especially when the overall operating hours are very low. Compliance with less stringent limits is appropriate for the rare times that this equipment needs to operate.

11.7 Outer Business Zone

Introduction

The Outer Business Zone is located on the periphery of the Inner Business Zone and encompasses an extensive area of land to the north (Rangitikei Street); west (Cuba and Main Streets); east (Broadway Avenue and Main Street); and a small area to the south (Fitzherbert Avenue and Ferguson Street). The Zone is located on the four main entrances to the City and offers convenient access to the city's arterial road network. It also shares a lengthy interface with neighbouring residential areas.

The Outer Business Zone's large lot subdivision pattern, and its close proximity to the arterial road network has resulted in development that is vehicle orientated, space extensive, and low rise in nature.

The Zone consists of a diverse range of retail, office, commercial service, education and light industrial activities that complement and support activities in the Inner Business Zone. This is evidenced by the dominance of such activities as:

- Large format retail (household appliance, furniture, and flooring);
- Supermarkets;
- Auto sales and service;
- Vehicle sales;
- Office based activities (professional, financial, and medical services);
- Government, education and community services;
- Commercial accommodation;
- Depots, storage and distribution; and
- Cafes, restaurants and takeaways.

The Zone is characterised by a clear segmentation of activities by area, being the northern, eastern, western and southern precinct areas. The northern Rangitikei Street precinct contains a concentration of large format retail, supermarkets and trade supply outlets. The dominant land use pattern in the eastern Broadway Avenue precinct is office based activities such as professional, financial, community, and governmental services.

In addition to large format retail and a large supermarket, the western precinct contains a distinct concentration of commercial service activities such as auto sales and service, depots, storage, and manufacturing. The smaller southern Fitzherbert Avenue precinct is characterised by a concentration of commercial accommodation, cafes, restaurants and office activities.

Since the mid-1990s a shift in the nature and scale of retailing formats to a larger scale, vehicle orientated, and more autonomous retailing format is clearly evident in the Outer Business Zone. Over this time, in excess of 29,000m² of large format retail floor space has been established in the Zone.

The large lot subdivision pattern of the Outer Business Zone has enabled the aggregation of land parcels large enough to provide for the large buildings and the anticipated parking demands of space extensive activities. Arterial roads provide good levels of service for vehicle orientated large format retail and offer prominent visual exposure on key entry roads to the City.

The expansion of large format retailing in the Outer Business Zone, and in other parts of the

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City, and the lack of opportunities in the city centre to provide suitable sites for large format retail has made the city centre vulnerable to the adverse effects associated with retail dispersal.

A key component of achieving the Business Zones' overarching objective is to ensure an integrated approach is taken to managing retail activity by maintaining clear distinctions between the City's hierarchy of business zones. The Plan reinforces the distinction between the Inner and Outer Business Zones in a number of ways:

- The Outer Business Zone contains retail merchandising area restrictions that reinforce the intention that the Zone should not attract any significant node or grouping of shops in a pedestrian-style environment, akin to the Inner Business Zone.
- The Outer Business Zone provides for a diverse range of space extensive, vehicle orientated retail, office, light industrial and commercial service activities that complement the function of the Inner Business Zone;
- The Outer Business Zone is a less intensive, less integrated and a more directly vehicle oriented commercial environment when compared to the more pedestrian focused, intensely developed and integrated Inner Business Zone;
- The Outer Business Zone reinforces the Inner Business Zone by providing for a scale and form of activities that are not able to be accommodated in the Inner Business Zone;
- Development in the Outer Business Zone requires on-site self-sufficiency while development in the Inner Business Zone is less self-reliant and makes use of public infrastructure such as on-street parking, loading and streetscape/public space amenity works; and
- The Plan enables the greatest diversity, scale and intensity of development to occur in the Inner Business Zone when compared to the more limited development envelope provided for in the Outer Business Zone.

The market has a choice as to whether they take advantage of the public infrastructure in the Inner Business Zone, or whether they become fully self-reliant and locate in the Outer Business Zone.

Urban design audits of the City's Inner and Outer Business Zones in 2003 and 2008 identified the importance of managing the visual effects created by large buildings. Without careful design, large building development can compromise the public environment. Providing quality street edge treatment of developments along all streets is important, particularly on sites fronting main entrances to the City. In response to this issue, the Council has taken a targeted approach and applied urban design controls to larger scale buildings. These controls actively manage the building scale, form and quality of street edge development.

The Outer Business Zone shares an extensive boundary with neighbouring residential areas. Due to the sensitive nature of the interface with residential areas, controls have been placed in the Plan to manage the adverse effects of buildings and activities on the neighbouring residential environment.

11.8 Outer Business Zone Objectives and Policies

Within the broad framework of the City View objectives in Section 2, and the Overarching Business Zone objective, the following objectives and policies apply to the Outer Business Zone:

OBJECTIVE 1

To enable a range of activities that efficiently use the physical resources of the Outer Business Zone.

POLICIES

- 1.1 To ensure new land use activities in the Outer Business Zone reinforce the existing characteristics of the zone which include:
 - Vehicle orientated and space extensive activities with on-site parking
 - Activities that are single purpose and destination specific in nature
 - Activities that exhibit a product type or service specific emphasis
 - Activities that are conveniently located and easily accessed from arterial roads
 - A diverse range of retail, office, education, light industrial and commercial service activities that complement the function of the Inner Business Zone.
- 1.2 To provide for a diverse range of activities within the Outer Business Zone subject to meeting the performance standards in the Plan.
- 1.3 To enable good quality residential activities in the Outer Business Zone while ensuring that appropriate on-site measures are taken to protect residential development from any intrusive noise effects.
- 1.4 To enhance the quality and amenity of residential buildings in the Outer Business Zone by ensuring occupants have adequate access to daylight and sunlight.
- 1.5 Recognise the value and contribution of education and training activities undertaken by the Universal College of Learning and to facilitate the potential for expansion of its activities and minor ancillary works while ensuring a high quality of public environment is achieved.

Explanation

Maintaining the existing hierarchy of business zones is critical to achieving the sustainable use and development of the City's business area resources. Within this hierarchy, it is important that new business activities reinforce the existing characteristics and function of the Outer Business Zone. The distribution, scale and form of business activities in the Outer Business Zone meets the specific economic and locational needs of businesses in the City. In this regard, it is important that the Outer Business Zone continues to provide opportunities for business activities requiring space extensive premises with convenient access to the arterial road network and located in close proximity to the city centre. (Objective 1 and Policy 1.1)

The Outer Business Zone provides for a diverse range of activities. With the exception of crematoria and offensive activities, the Zone provides for a relatively unrestricted range of permitted activities, subject to specific performance standards to control environmental effects. Performance standards for parking; access; loading; lighting; signs; noise; outdoor storage and hazardous substances focus on controlling adverse effects associated with the operation of activities. Performance standards for the construction, alteration and addition to buildings focus on actively managing building scale, form and the quality of the street edge. (Policy 1.2)

The Council seeks to encourage residential activities and further promote the existing mixed land use pattern of the Outer Business Zone. The Zone is centrally located around the city centre, is adjacent to the arterial road network, and has convenient access to essential services, employment nodes and recreational facilities. These locational attributes will enable residential activity that offers convenience and choice to the market while helping to minimise travel distances and improve access to employment, services and recreation activities. Critical to the sustainable management of the Outer Business Zone's physical resources is the maintenance of its core function of providing for the development and operation of commercial activities. In this regard, it is important that noise sensitive residential development does not compromise the effective development and operation

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of commercial activities. To address the potential reverse sensitivity effects that may constrain commercial activities the Plan requires residential development to provide acoustic insulation as a means of mitigation. (Policy 1.3)

Residential use is typically sensitive to the level of daylight, and direct sun access is desirable. Ensuring adequate access to daylight and sunlight can readily be addressed if considered at the design stage of development. (Policy 1.4)

The Universal College of Learning (UCOL) is unique in that it functions as a major education provider within the Outer Business Zone. UCOL provides education and training services rather than commercial activities. Development should be appropriate for the intended educational and training use while ensuring a quality public environment is achieved. (Policy 1.5)

OBJECTIVE 2

The Outer Business Zone has a high level of functional amenity.

POLICIES

- 2.1 To manage the adverse effects of business activities on each other or on other activities located within the Outer Business Zone.
- 2.2 To avoid the adverse effects of offensive activities, including crematoria in the Outer Business Zone by controlling their establishment.
- 2.3 To ensure development provides for a safe and convenient pedestrian environment.
- 2.4 To ensure that public areas (including privately owned spaces that are characterised by patterns of public use) are suitably lit.

Explanation

It is important that activities within the Outer Business Zone are able to operate in a way that maximises the locational attributes of the Zone. A high level of functional amenity is enjoyed by activities that require convenient access to the arterial road network and a location in close proximity to the city centre. Given the wide range of commercial and industrial activities provided for by the Zone, it is important that a high level of functional amenity be maintained so that the sustainable management of physical resources is achieved. (Objective 2)

Business activities have the potential to generate effects relating to such matters as noise; parking; location of access/egress points; loading and storage areas which may impact on the level of functional amenity experienced by activities within the Zone. The Plan seeks to manage these effects through the use of targeted performance standards to achieve a high level of functional amenity within the Zone. (Policy 2.1)

To counteract the potential erosion of functional amenity that might arise as a consequence of allowing a relatively unrestricted range of activities to establish in the Outer Business Zone, crematoria and offensive activities have been discouraged. (Policy 2.2)

While the Outer Business Zone does not have the pedestrian focus of the city centre, development should support safe and convenient pedestrian environment. This is particularly important in car parking areas where safe and convenient pedestrian pathways to buildings should be provided for. Suitably lit public areas are important to ensure public and user safety, security and comfort. The design and siting of buildings should help reduce the potential impacts of crime and enhance personal and property safety. (Policies 2.3 and 2.4)

OBJECTIVE 3

The Outer Business Zone has a high level of visual amenity.

POLICIES

- 3.1 To ensure that development fronting the Primary Road Network is of a high quality and enhances the main entrances into the City.

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- 3.2 To mitigate the visual effects of large unbroken areas of asphalt by ensuring car parking is visually attractive when viewed from both the private and public realms.
- 3.3 To ensure the visual effects of development are managed by requiring skilled landscape design to contribute to the quality and attractiveness of the wider street environment.
- 3.4 To maintain and enhance the identified character of particular retail areas in the Outer Business Zone.

Explanation

In addition to managing the amenity of residential areas adjacent to the Outer Business Zone, it is important that the standard of amenity within the Zone is maintained, and where possible, enhanced. (Objective 3)

Much of the Outer Business Zone fronts onto roads forming part of the Primary Road Network, which in many instances also function as main entrances to the City. The Council expects development fronting these key roads to maintain the existing alignment of the built environment and provide a quality street edge on main entrances into the City. (Policy 3.1)

The quality and attractiveness of the wider street environment is heavily influenced by the siting and design of buildings and the associated landscaping of parking areas. Skilled building design should promote the creation of visual interest at the street edge through façade composition and surface treatment. Buildings are required to provide frontages that include entrances and openings facing the street. Landscaping should establish an attractive appearance and complement public landscaping at or near the street edge and establish conditions of visual interest and amenity within the development, particularly within car parking areas. It is critical to ensure that landscaping works well with the intended built form. (Policies 3.2 and 3.3)

Over time, a number of small business areas have developed their own particular character which contributes to people's appreciation and enjoyment of them. It is important to maintain and enhance this character so that it can be enjoyed by future generations. In the Broadway and Terrace End areas, extensive veranda coverage, landscape planting, and street edge planting provide character. This combination of features provides for a high level of pedestrian amenity and visual attractiveness. (Policy 3.4)

OBJECTIVE 4

The amenity values of neighbouring residential areas are protected.

POLICIES

- 4.1 To minimise the effects of building development or redevelopment on residential areas by avoiding:
 - Excessive building scale
 - Overshadowing
 - Inappropriate building bulk
 - Invasion of privacy
 - Light spill
 - Loss of access to daylight.
- 4.2 To manage the adverse environmental effects of business activities on the following attributes of residential amenity:
 - Visual amenity
 - Streetscape
 - Acoustic environment

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- Pedestrian and cyclist safety
 - Vehicular access and safety.
- 4.3 To promote the use of landscape or architectural design at the interface with residential areas to manage the visual effects of development.
- 4.4 To control building mass in conjunction with building height to manage the visual effects of development at the interface with residential areas.

Explanation

The Outer Business Zone shares an extensive interface with an adjacent residential zone. This interface is a particularly sensitive one as the effects associated with business activities have the ability to adversely impact on the use and enjoyment of neighbouring residential areas. The amenity values of sensitive residential areas could be adversely affected by factors such as; scale and intensity of activities; the design and external appearance of buildings and site layout; traffic generation; vehicle access; hours of operation; noise; parking; access to daylight; glare and vibration. Given the extent of this interface, and the relatively unrestricted range of activities permitted within the Zone, Council seeks to ensure that the adverse environmental effects associated with the development and operation of business activities are actively managed. (Policies 4.1 to 4.4)

OBJECTIVE 5

Large buildings in the Outer Business Zone are designed to ensure their impacts on surrounding buildings, streetscape and public areas maintain or enhance the zone's visual character and amenity.

POLICIES

- 5.1 To manage the impacts of large buildings on the visual character and amenity of surrounding buildings, public areas and the streetscape.
- 5.2 To require large building development to provide design treatment at or facing the street edge and façade articulation that contributes to the quality and attractiveness of the wider street environment.
- 5.3 To maintain and enhance the amenity of the Outer Business Zone by controlling the bulk, location, external design and landscaping of large buildings.
- 5.4 Require all development to provide frontages including entrances and openings facing the edge of the Primary Road Network.
- 5.5 To promote large building development that maintains a high quality public environment while being safe, attractive and convenient for a diverse range of uses.
- 5.6 To avoid building development that is characterised by lengthy featureless blank walls, particularly buildings with frontage to the street.
- 5.7 To avoid blank secondary frontages and service areas at the street edge.
- 5.8 To ensure service and loading areas are not in prominent view of the street edge, particularly sites fronting the Primary Road Network.

Explanation

As described in the introduction, an important resource management issue that has arisen in the Outer Business Zone is the adverse environmental effects associated with large building development.

Large scale development can lead to a more lasting and dominant presence in the urban environment than smaller size development in the City. The Council expects large buildings to be designed in a way that ensures their impacts on surrounding buildings,

streetscape and public areas maintain or enhance the visual character and amenity of the Zone. In particular, large buildings should be well designed and sited, and avoid large blank walls at or along the street edge; extensive paved parking areas; and poor relationship with the street frontage.

The potential negative streetscape implications of large development in the Outer Business Zone highlights the importance of applying design controls relating to building scale, form, and street edge treatment. The Council has taken a targeted approach and applied urban design principles to larger scale building development.

The restricted discretionary activity status for larger building development in conjunction with urban design related assessment criteria seek to achieve a consistent quality of urban design outcomes in the Outer Business Zone, particularly along the main entrance roads to the City. The Council has adopted a 500m² floor area threshold triggering a discretionary consent application that allows urban design matters to be considered when assessing a consent.

The expectation is that large scale development should positively address the street edge and create an attractive interface where the public and private realms meet. This is achieved by ensuring that aspects of development such as bulk, location, external design and landscaping work together to create an outcome that ensures impacts on the visual character and amenity of surrounding buildings, streetscape and public areas are appropriately managed. (Policy 5.1)

Facades of buildings should include appropriate modulation, design treatment and articulation. The creation of featureless blank walls, particularly at or near the street edge, should be avoided. In terms of creating visual interest and positively addressing the street, development should provide entrances and openings facing the street edge and ensure loading areas are not in prominent view of the street edge. Sustainable building design involves development that maintains a high quality public environment while being safe, attractive and convenient for a range of uses over time. (Policies 5.2 to 5.8)

OBJECTIVE 6

The Outer Business Zone provides for the development and operation of activities, while mitigating the impacts on the City’s land transport network.

POLICIES

- 6.1 Business activity which is a high traffic generator should be located and designed in a manner which manages the potential adverse effects on traffic safety and efficiency.
- 6.2 To encourage business activities in localities adjacent to the Primary Road Network to maintain accessibility and to minimise traffic impacts on surrounding areas.
- 6.3 To ensure activities in the Outer Business Zone have sufficient on-site parking to meet the needs of employees and customers so that overspill parking does not adversely affect surrounding land use activities.

Explanation

A key locational attribute of the Outer Business Zone is its proximity and convenient access to the Primary Road Network. This locational attribute has encouraged the development and operation of business activities that require convenient access and egress from the adjacent road network.

The general development pattern of the Outer Business Zone is space extensive, vehicle orientated and low rise in nature. The dominant development pattern in the Zone is not intensive nor does it generally involve activities that involve high traffic generation. However, some larger business activities may have significant local effects on the safe and efficient operation of the road network.

The safe and efficient operation of the road network depends in part on the availability of convenient and safe parking, loading and manoeuvring facilities and access points. In all zones except the Inner Business Zone, land use activities are required to provide parking and loading

facilities on site. The number of parking spaces required in the Outer Business Zone aims for normal or reasonable requirements for staff, customers, or visitors. The Plan's rules relating to the number and placement of access points aim to protect the road network's function in the road hierarchy and to minimise disruption to the flow of traffic and adverse effects on the safety of other road users. (Policies 6.1 to 6.3)

OBJECTIVE 7

The form and scale of activities within the Outer Business Zone do not detract from the vibrancy and viability of the Inner Business Zone.

POLICIES

- 7.1 To promote a diverse range of space extensive, vehicle orientated retail, office, education, light industrial and commercial service activities as well as good quality residential that complement the function of the Inner Business Zone.
- 7.2 To reinforce the Inner Business Zone by providing for a scale and form of activities in the Outer Business Zone that are not able to be accommodated in the Inner Business Zone.
- 7.3 To reinforce the distinction between the Inner and Outer Business Zones by requiring all Outer Business Zone activities to be fully self-reliant in terms of on-site operations.
- 7.4 To ensure that all parking required for activities in the Outer Business Zone adjacent to the Fringe Business Zone be provided on-site.

Explanation

The overarching business zone objective seeks to achieve the sustainable use and development of physical resources by reinforcing the existing hierarchy of business zones. An important element in achieving this objective is to ensure that the form and scale of activities in the Outer Business Zone are managed in a way that maintains and reinforces the vibrancy and viability of the Inner Business Zone. (Objective 7)

The Outer Business Zone provides for the development of a diverse range of space extensive, vehicle oriented retail, office, education, commercial service and light industrial activities that complement and support the vitality and viability of the Inner Business Zone. The Zone is a less intensive and more directly vehicle oriented commercial environment when compared to the more pedestrian focused, intensely developed and integrated Inner Business Zone. In this regard, the Plan seeks to maintain and reinforce the existing distinction between the Inner and Outer Business Zones in terms of the distribution, scale and form of business activities in each Zone (Policy 7.1)

An important function of the Outer Business Zone is its ability to provide for a scale and form of activities that are not able to be accommodated in the Inner Business Zone. The Outer Business Zone provides opportunities for activities such as large format retailing, which struggle to find suitably large sites in the Inner Business Zone. In this way, the Plan seeks to reinforce the existing hierarchy of business zones by ensuring the Outer Business Zone is able to provide for a scale and form of activities that are not able to be provided in the Inner Business Zone. (Policy 7.2)

The Plan seeks to sustainably manage retail activity by ensuring an integrated approach is taken to managing retail by maintaining clear distinctions between the component zones of the City's business hierarchy. The Plan maintains this distinction by requiring development in the Outer Business Zone to be self-reliant in terms of on-site operations while development in the Inner Business Zone is able to make use of public infrastructure such as on-street parking, loading, pedestrian routes and streetscape/public amenity works. (Policy 7.3)

The Outer Business Zone land adjacent to the Fringe Business Zone land bounded by Featherston Street and Ngata Street is extensive in area and potentially could be developed for an intensive form of retailing activity which could result in adverse retail distributional effects on the city centre. To avoid such an occurrence, it is critical that any re-development of this Outer Business Zone land be undertaken in such a manner that is self-sufficient in its car parking needs. This is as opposed to relying on any parking areas established in the Fringe Business Zone assisting in meeting the parking needs of any future redeveloped area within the adjacent Outer Business Zone area identified in Figure

11.9 Outer Business Zone Rules

11.9.1 RULES: PERMITTED ACTIVITIES

R11.9.1.1 Permitted Activities

Any activity is a Permitted Activity except for:

- Those specified as Controlled Activities, Restricted Discretionary Activities or Discretionary Activities;
- Offensive Activities which are Non-Complying Activities.

provided that the following performance standards are complied with:

Performance Standards

(a) Maximum Number of Retail Activities Below 300m² of Merchandising Area

- i. Not more than one retail activity having a Merchandising Area below 300m² is permitted per site or development.
- ii. Performance standard (i) does not apply to:
 - Prepared Food and Beverage Outlets;
 - Restaurants;
 - Automotive and Marine Suppliers;
 - Service Stations;
 - Floor Covering Showrooms;
 - Building Suppliers;
 - Auction Rooms;
 - Farming and Agricultural Suppliers;
 - Garden and Patio Suppliers;
 - Office Product Suppliers;
 - Trade Suppliers; and
 - Retail Ancillary to Industrial or Commercial Service Activities.

Explanation

The Outer Business Zone provides for a diverse range of activities, including small scale convenience and general merchandising retail. The purpose of the performance standard is to provide for the continued operation of small scale retail activities while discouraging development which could lead to the creation of a comparison shopping retail node similar in scale and pedestrian focus to the Inner Business Zone.

(b) Lighting

- i. Compliance with R11.6.1.1(a) (i), (ii), (v), and (vi).
- ii. Car park lighting may be turned off 30 minutes after the last business served by the car park closes.

Explanation

The Outer Business Zone shares an extensive interface with the Residential Zone. The Plan seeks to manage the negative effects of exterior lighting on residential activities in all zones by avoiding light spill, glare, and other potentially obtrusive effects of exterior lighting.

(c) Storage Areas

- i. Any outdoor storage area visible from any residential zone or public area will be screened from view by either a fence or wall of not less than 1.8 metres in height or dense planting of vegetation capable of growing 1.8 metres in height.
- ii. No storage area or yards are permitted at the street edge.

Where any area is used for the outdoor storage of goods it must comply with the following:

- iii. All activities must accommodate the storage of goods, materials, and waste products in a manner that does not conflict with vehicle access, manoeuvring, and parking.
- iv. Any outdoor storage area must be maintained with an all-weather dust free surface.
- v. No outdoor storage area must encroach onto the required parking, loading or planting areas.

Explanation

Outdoor storage areas and particularly those used for the storage of waste, can detract from the visual amenity of neighbouring residential properties or public areas such as footpaths, roadways or reserves. Suitable screening and well maintained storage areas mitigate effects associated with rubbish and dust in storage areas. Screening of such areas should ensure that the standard of amenity experienced in the Outer Business Zone and in nearby residential areas does not deteriorate.

(d) Loading and Access

- i. Compliance with R20.4.2(a) Vehicle Access
- ii. Compliance with R20.4.2(e) and (f) Loading Space Provision and Design.

(e) Vehicle Parking

- i. Compliance with R20.4.2(b) (i) Parking Spaces for People with Disabilities.
- ii. Compliance with R20.4.2(d) Formation of Parking Spaces.
- iii. Compliance with R20.4.2(g) Cycle Parking Provision and Design
- iv. Compliance with R20.4.2(h) Cycle Parking End of Trip Facilities

(f) Car Park Landscape Design

Compliance with R20.4.2(c) Car Park Landscape Design.

(g) Servicing and Loading Hours

Any Permitted Activity situated on any site which adjoins any part of a site in a residential zone or directly faces any part of a site in a residential zone, across a road, right-of-way,

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access strip, service lane or drain must only undertake the delivery of goods, product, waste or material and/or the distribution of goods, products or materials between 6:00 am and 10:00 pm.

Except that this rule must not apply where:

- i. On-site road access and manoeuvring area for vehicles involved in the delivery and/or distribution of goods, products or materials are located at least 80 metres from the boundary of the nearest property in a residential zone; and
- ii. Loading and unloading areas for vehicles involved in the delivery and/or distribution of goods, products or materials are located at least 80 metres from the boundary of the nearest property in a residential zone.

Explanation

Where properties in residential zones come in close contact with business areas these properties can be adversely affected by night-time delivery, distribution, and loading activities. For example, noise from idling vehicles or the opening and closing of doors. By controlling servicing and loading hours at the residential interface, it should be possible to reduce the disturbance to nearby residential neighbours.

(h) Signs

Compliance with R6.1.5.

(i) Hazardous Substances

Compliance with the provisions of Section 14 Hazardous Substances.

(j) Noise

Compliance with R11.9.7.1.

NOTE TO PLAN USERS

Also refer to:

R23.6.2(i) – Radiofrequency Field Exposure.

R11.9.1.2 Construction, External Alteration or Addition to a Building

The Construction, External Alteration or Addition to a Building is a Permitted Activity provided the following Performance Standards are complied with:

NOTE TO PLAN USERS

Plan users are advised to check the Schedule of Buildings and Objects of Cultural Heritage Value to ensure that the building is not subject to the additional provisions of the Cultural Heritage Section.

Performance Standards

(a) Maximum Floor Area

- i. The construction of all buildings with a total gross floor area of up to 500m² are permitted.
- or
- ii. In respect to existing buildings, any external additions or alterations involving an additional total gross floor area of up to 500m² are permitted.

Explanation

The Plan has taken a targeted approach and applied design principles to larger developments. Once a building exceeds 500m², the scale of a building rapidly increases. In this regard, a 500m² maximum floor area has been set so that urban design matters can be taken into account when assessing resource consents for larger buildings.

(b) Maximum Building Height

- i. Any buildings or structures must comply, in terms of maximum height, with R13.4.7.
- ii. The maximum permitted height of a building is 12 metres, except that roof-top services and plant rooms may extend to a maximum height of 15 metres.
- iii. Except at any boundary adjoining a site in a residential zone, the maximum height of any building where residential activity is planned is permitted to exceed the maximum building height limit specified in (b)(ii) above by 3 metres.
- iv. Any building on:
 - a. Lot 1 and Pt Lots 2, 3 and 4 DP 3584, Pt Sec 637 Tn of Palmerston North, and Pt Sec 641 Tn of Palmerston North, being 582 Main Street, Palmerston North must comply with R10.6.1.1(a) Height Recession Planes (i) to (v) and (b) Overlooking on the shared boundary with Lots 1 and 4 DP 56366 (Marece Court);
 - b. Pt Sec 643 Tn of Palmerston North, being 564 to 568 Main Street, Palmerston North, must comply with R10.6.1.1 (a) Height Recession Planes (i) to (v) and (b) Overlooking on the shared boundary with Lots 2 and 3 DP 56366 (Marece Court);
 - c. Any building on a site described in (a) and (b) above, will be located at least 3 metres from the common boundary with Marece Court properties.

Explanation

The 12 metre maximum height provision allows for a typical 3.6 metre floor to floor height with an additional 30% height at the ground floor if required. Building height beyond the 12 metre maximum triggers discretionary consent because development above this height will rise higher than the majority of development in the Outer Business Zone.

The ability to exceed the maximum building height provision for buildings planned for residential activity is to encourage residential intensification close to the city centre. Four storey development is unlikely to compromise the amenity of adjoining areas or public space, although excessive shading should be avoided at the interface with residential areas.

The application of the Residential Zone height recession plane in R11.9.1.2(b)(iv) will ensure the dimensions and spacing of commercial buildings on the neighbouring properties with Marece Court do not adversely affect residential amenity and character.

(c) Height of Any Building Which Adjoins a Site in a Residential Zone

Any building on a site adjoining a site in a residential zone must comply with R10.6.1.1(a) Height Recession Planes (i) to (v) and (b) Overlooking.

Explanation

The purpose of the recession plane provision is to ensure that the standard of amenity on the boundary is sufficient to ensure the protection of neighbouring residential amenity. The recession plane will ensure the dimensions, setback and spacing of commercial buildings adjoining residential zoned sites relate positively to the building forms typical of a residential neighbourhood.

The maximum floor area provision of 500m² triggers discretionary consent criteria for all developments likely to be of a scale that could be problematic in relation to the character of neighbouring areas.

(d) Maximum Building Height Adjoining a Scheduled Building

The maximum permitted height of any building or structure on a site which adjoins a scheduled building identified in the Plan is no more than one storey higher than the scheduled building within a distance of 5 metres of the street frontage and along the common boundary.

Explanation

The primary way of managing the visual effects of new buildings on adjoining or adjacent scheduled buildings is to manage the relationship of building scale. When considering character, relative rather than absolute height is important.

(e) Separation Distance

Any building on a site which adjoins any part of a residential zoned site will be located at least 3 metres from the common boundary.

Explanation

A setback has been required from the Residential Zone boundary to help ensure the scale and size of commercial buildings do not unduly detract from the enjoyment, use and amenity of adjoining properties. It also allows the opportunity for locating landscaping to reduce the impact of buildings and assists with sunlight and daylight penetration. Sunlight access to residential dwellings is important for reasons of amenity and energy efficiency.

(f) Building Frontages

- i. All buildings on sites fronting a Major or Minor Arterial Road, including buildings with frontage to those parts of Fitzherbert Avenue, Main Street and Rangitikei Street that are not categorised as a Major or Minor Arterial Road, and Broadway Avenue, will be built to the street boundary.
- ii. On all other roads, all buildings will be built to the front boundary along no less than 50% of the street boundary.
- iii. No building will create a featureless façade or blank wall at the ground level street frontage wider than 6 metres. A featureless façade or blank wall is a flat or curved wall surface without any openings or glazing.
- iv. All buildings will provide clear glazing for at least 75% of its height for at least 50% of the ground floor building frontage.

Explanation

The requirement to build to the front boundary for sites with frontage to Arterial Roads recognises the importance of maintaining the existing alignment of the built environment. It also promotes the provision of quality street edge development on important entrance roads into the city.

On all other roads, the requirement to build to the front boundary along no less than 50% of the street boundary recognises the greater vehicle orientation of activities in the Outer Business Zone. Given the space extensive and vehicle orientated nature of development in the Outer Business Zone a lesser requirement is appropriate.

However, position of frontage relative to the street edge and alignment with neighbours remains important. It is critical that the external appearance of buildings promote a high quality public environment and that featureless facades or blank walls that are visible from the public realm are avoided. Where a proposal fails to articulate or eliminate wall surfaces that are featureless or blank a discretionary consent will be required.

Large blank walls at the street edge with a complete absence of glazing should be avoided. Importantly, the provision of shopfront glazing allows for ready change of use for buildings. If the primary activity behind the façade does not require street exposure then screening or non-privacy sensitive activities can be brought to the street edge. However, there may be circumstances where the extent of glazing may be appropriately reduced

(g) Pedestrian Cover

A cover over all main pedestrian entrances at ground level will be provided that covers the width of the entrance opening for a depth of not less than 2 metres.

(h) Ground Level Parking

Ground level parking areas are permitted within 10 metres of the street edge along not more than 40% of the frontage width.

Explanation

Allowing for carparking at the frontage provides for the increased vehicle orientation of most of the activity in the Outer Business Zone. However, establishing a threshold also provides for landscaping or building frontages at the street edge. There may be instances where a greater proportion of the street edge can acceptably be used for parking. This might be where, for example, the established precedent and character of the street is determined by well landscaped carparks at frontages and the street edge has low pedestrian use. Potential approval of this type of development is then through a discretionary consent process.

(i) Landscape Amenity

Except as provided for under R11.9.1.2(k) (Outer Business Amenity and Character Areas), the following are Landscape Amenity performance standards associated with permitted activities:

i. Street Frontage

- Any building which does not have a frontage to either a site in a residential zone or is not built to the street frontage, and whose frontage is not a car parking area, will provide at least one specimen tree for every 7 metres of site frontage, or equivalent suitable landscape works.
- Any building which fronts a site in a residential zone and is not built to the street frontage, will provide, located at or on street frontage, at least one specimen tree for every 7 metres of site frontage.

Trees

- Trees will be planted so as to provide separation between on-site pedestrian and vehicle activities and pedestrian/vehicular activities taking place on the street.
- Trees will be well developed specimen trees, capable of growing to a height of 5 metres within ten years of planting.
- Where existing trees over 5 metres tall are to be retained along a frontage, these trees will be credited towards these requirements.
- Where trees are planted in a strip, this area must have a minimum width of two metres.
- Where trees are planted individually along a frontage, each tree must be planted in an area not less than 4m².

Suitable Landscape Works

- The total area of landscape works will be not less than the frontage length multiplied by 2 metres and will be located at the street frontage.
- A minimum of 90% of any area proposed to meet part or all of the landscape works must comprise planting.
- Planting will include trees where these exist at the frontages of immediately

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adjacent sites but will otherwise include a combination of shrubs and ground cover (which may include lawn grass) with not less than half of the required planted area covered by shrubs.

- Any area of planting is not to be less than 4 m² in area and will have a minimum dimension of 1.5m measured to the edge of the planted area.
- Paved areas that are part of the area of landscape works will not be used for car parking and will be constructed from modular pavers or other high quality paving materials in a considered composition.
- Paving and other hard landscaping elements such as, for example, bollards, fences, poles or water features, and other sculptural elements will be planned in a way and built of materials that establish a visual link between the building and the frontage.

Process

- Frontage landscape works are required for all new buildings; in all situations where a building fronts a site in a residential zone; and to buildings which are being added to or altered only when the addition or alteration is located at, or prominently visible from, the site frontage.
- A plan of frontage landscape works will be prepared and submitted by the developer at the time of the construction, alteration or addition to a building. This plan must be approved by the Council in writing and subsequently implemented in full. This is to ensure that the requirements above are adequately satisfied.
- All planting must be completed before the buildings on the site are occupied or, where this is not seasonally practicable, within the first planting season after completion of the buildings.
- All landscaping areas must be well maintained at all times.

ii. Perimeter Planting

- An amenity strip of not less than 3 metres in width must be provided along the boundary of any site which adjoins a site in a residential zone.
- Planting of this strip must include specimen trees capable of attaining a height of 5 metres or more, planted at a minimum frequency of one tree every 7 metres along the length of the amenity strip.
- All planting must be completed before the buildings on the site are occupied or, where this is not seasonally practicable, within the first planting season after completion of the buildings.

Explanation

Landscaping is an important contributor to the provision and maintenance of amenity both within the Business and Industrial Zones and at the interface between these zones and neighbouring residential areas. In addition to its amenity contribution, landscaping also provides a useful technique for mitigating adverse effects through, for example, softening the appearance of development (e.g. monotonous building form, parking areas); separating activities; and providing form, scale and texture that complement development.

(j) Vehicle Parking, Loading, Site Access and Car Park Landscape Design

Compliance with R11.9.1.1(d), (e) and (f).

(k) Outer Business Amenity and Character Areas

On street frontages identified on Figure 11.1 as Outer Business Amenity and Character Areas veranda or landscape planting will be provided as follows:

iii. Option Areas

- Where a building is built to within 2.0 metres of the street boundary within the "Option Areas" identified in Figure 11.1 that building will provide a veranda which is connected to any adjoining verandas and which provides coverage along the full length of the building frontage.
- Any such veranda will be set back 600mm from the face of any kerb.
- Where a building within the "Option Areas" identified in Figure 11.1 is set back from the street boundary, the site will be provided with landscaping in accordance with Rule 11.9.1.2(i) as though it were a building fronting a residentially zoned site.

iv. Modified Landscaping Areas

- Where a building is built to within 2.0 metres of the street boundary within the "Modified Landscaping Areas" identified in Figure 11.1 that building will provide a veranda which is connected to any adjoining verandas and which provides coverage along the full length of the building frontage.
- Any such veranda must be set back 600mm from the face of any kerb.
- Where a building within the "Modified Landscaping Areas" identified in Figure 11.1 is set back more than 1.5 metres from the street boundary, the site will provide landscaping in accordance with R11.9.1.2(i), with the exception that trees are not required where street tree planting already exists within the road reserve.

R11.9.1.3 Tertiary Education Providers: Minor Ancillary Structures and Works

Despite R11.9.1.1 and R11.9.1.2, other than R11.9.1.2(d), any structure ancillary to the activities of a tertiary education provider (as defined in the Education Act 1989) that meets one or both of the following criteria is a Permitted Activity:

- a. Structures not exceeding 50m² gross floor area or footprint whichever is greater.
- b. Works affecting no more than 20 metres of frontage of an existing building provided that existing glazing at street level shall not be permanently reduced by more than 40%.

and without limitation includes the following types of activities:

- Bus shelters
- Bike sheds
- Storage bins and screening
- HVAC equipment and screening
- BBQ facilities
- Covered parking meter bays
- Guard shelters

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- Artworks
- Wind lobbies
- External elevator shafts
- Window screening.

Where (a) or (b) are not met, such minor ancillary structures and works shall be considered under R11.9.1.1 or R11.9.1.2 as applicable.

11.9.2 RULES: CONTROLLED ACTIVITIES

R11.9.2.1 Any activity or the Construction, External Alteration or Addition to a Building on the property bounded by Church Street, West Street and Main Street described as:-

Lot 4, DP35156, CT WN12A/1310 and Lot 5, DP35156, CT WN12A/1311

Are Controlled Activities with regard to:

- Design and appearance of buildings;
- Landscaping;
- Site Layout;
- The safe and efficient operation of the roading network;

And for residential activity also with regard to

- Remediation of contamination on the site

Provided that the following Performance Standards are complied with:

Performance Standards

Activities must comply with the performance standards of Rules 11.9.1.1 and 11.9.1.2, and the following additional performance standards. Where there is any difference between the additional performance standards and those set out in Rules 11.9.1.1 and 11.9.1.2, the additional standards must be those which apply:

(a) Building Height, Bulk & Site Coverage

- i. Site coverage must not exceed 50%. Where buildings exceed 30% site coverage, they must not exceed 15m in height.
- ii. Where building site coverage does not exceed 30%, no building may exceed a maximum height of 20m, except that, where three or more buildings are proposed, any individual building must not exceed 25 metres in height provided the average maximum height of all buildings is 20 metres.
- iii. All buildings and structures located within 15m of any road frontage must be contained within a 30° plane commencing at 7.75m above ground level inclined inwards at right angles in plan from the road boundary.

(b) Building/Activity Setbacks

- i. All buildings (excluding gutters, structural elements and architectural features) must be set back from the legal frontage by a minimum of:
 - 8 metres from the Main St frontage except that parts of buildings may be located no closer than 6m to the road frontage provided that the existing mature trees can be retained with only minor trimming. Those parts of the

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building that are setback closer than 8 metres must not exceed 50% of the total length of the building along the Main St frontage and must not exceed 3m in height.

- 20 metres from the West St frontage
 - 2 metres from the Church St frontage.
- ii. Car parking areas must be set back from the legal frontage by a minimum of:
- 6 metres from the Main St frontage
 - 6 metres from the West St frontage
 - 2 metres from the Church St frontage

(c) Gross Floor Area

- i. The gross floor area of retail activity must not exceed 10,500m² and may comprise individual retail activities or premises provided one of the criteria in (ii) is met.
- ii. No individual retail premise or activity can be or occupy less than 1200m² of gross floor area or the average gross floor area of individual retail premises or activities must be no less than 1500m² in extent.

(d) Vehicle Parking, Loading and Site Access

Compliance with the following performance standards of R20.4.2:

- 20.4.2(a) Vehicle Access;
- 20.4.2(b)(i) Parking Spaces for People with Disabilities;
- 20.4.2(c) Car Park Landscape Design
- 20.4.2(d) Formation of Parking Spaces;
- 20.4.2(e) and (f) Loading Provision and Design.

(e) Retention of Existing Trees

Existing trees at street frontages having a height of 8m or more must be retained unless removal is necessary to provide for vehicle entry and egress or because the trees are terminally damaged or diseased.

(f) Maintenance of Existing Trees

Any tree works are to be carried out by an arborist approved by the Head of Planning Services of the Palmerston North City Council and pursuant to a written proposal confirming the nature of the works proposed and the methods employed to protect the tree or trees in question.

NOTE TO PLAN USERS

The "site" for the purpose of applying the performance standards of R11.9.2.1 is defined as the complete and contiguous area comprised in Lot 4, DP35156, CT WN12A/1310 and Lot 5, DP35156, CT WN12A/1311, bordered by Church Street, West Street, and Main Street.

Assessment Criteria

In determining whether to grant consent and what conditions to impose, if any, Council will, in addition to the objectives and policies of the Outer Business Zone assess any application in terms of the following further policies.

- i. To avoid, remedy or mitigate the effects of activities on the amenity values and

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- ambience of the surrounding environment, consistent with the business zoning and efficient development of the site.
- ii. To ensure compliance with the noise standards of R11.9.7.1 to avoid or mitigate noise disturbance on surrounding areas, particularly any residential areas.
 - iii. Particular regard must be given to enhancing the streetscape character of Church Street, West Street and Main Street through landscape planting including, but not limited to, the planting of specimen trees, the provision of a landscape strip along the road frontage except at access points and by retaining existing mature frontage trees.
 - iv. To avoid, remedy or mitigate any adverse effects associated with large areas of paved surface by the planting of trees within such areas.
 - v. To ensure that the effects of the location, design and appearance of any building or structure is adequately mitigated, having regard to the ambience and amenity values of the surrounding area.
 - vi. Particular regard must be given to avoiding, remedying or mitigating any adverse effects associated with the scale and bulk of the building through the use of colour finishes (generally natural and recessive colours), materials, articulation of form and landscaping, designed to achieve visual interest, visual depth and modulation and a frontage landscape theme consistent with the scale of the site and that contributes to the extended pattern of landscaping through the City.
 - vii. To avoid, remedy or mitigate the effects of additional traffic generated by activities on the site on the safety and efficiency of the road network.
 - viii. To have particular regard to the safety of cyclists and pedestrians.
 - ix. To ensure adequate provision is made for parking, access and maneuvering areas within the site.
 - x. To ensure that where residential activity is proposed any contamination of the relevant parts of the site are remediated to a standard that is appropriate.
 - xi. The elevated nature of the site at its West Street frontage is acknowledged and dealt with appropriately and sensitively to ensure that the appearance of vehicles and headlight glare does not detract from, or compromise, the gateway approach to the city centre or adversely affect neighbours in the West Street area, with any retaining walls and/or fences carefully and sensitively designed and screen planted so as to be an integrated landscape feature and element in the gateway approach.
 - xii. The existing tree edge of the site is expanded along its West and Church Street frontages and specimen trees are planted within the on-site car park.
 - xiii. The root zones of the existing specimen Poplar trees (i.e., underneath their canopies) on the West Street frontage are adequately protected, with the area within 5m of the tree trunks undisturbed by earthworks or by being sealed for parking/access to the greatest extent practicable.
 - xiv. To ensure that in implementing the above policies the efficiency and functional requirements of the development and building are taken into account.

Explanation

Landscaping is an important contributor to the provision and maintenance of amenity values in respect of activities located on prominent road frontages. Landscaping mitigates adverse effects by, among other things, softening the visual impact of buildings and paved areas, by separating

activities, and providing scale, form and texture that complement development.

By the use of recessive colour schemes, choice of materials and articulation of form in combination with landscaping the domination effects of large scale buildings on streetscape and neighbouring properties can be mitigated.

Performance standard (c) is intended to enable large format or bulk retailing and to prevent the unfettered use of the site for retailing activity of the type that occurs in the CBD where there is a range of individual or discrete retail activities, often in a single building.

Provision of an integrated car park will ensure its convenient and safe operation and maintain an open appearance of the site and reduce potential effects of large scale buildings on residential amenity and streetscape.

Access to and from a Major Arterial Road, such as Main Street, requires careful attention because the primary function of the road is to provide for the movement of large traffic volumes. The design, location and number of access points to a Major Arterial Road has a direct relationship to the safety and efficiency of the road.

Investigations have recorded that some soot and hydrocarbon contamination of the site remains from its former railway use. It has been established that contamination levels are acceptable for commercial development where most of the site will be sealed or built over. However, further investigation is necessary to determine what, if any, site remediation should be carried out to make the land suitable for residential activity.

R11.9.2.2 Non-notification of Controlled Activities

Applications for Controlled Activities (R11.9.2.1) must not be publicly notified and there must be no limited notification.

11.9.3 RULES: RESTRICTED DISCRETIONARY ACTIVITIES

R11.9.3.1 Activities which do not comply with the Permitted Activity Performance Standards

Activities which do not comply with the Permitted Performance Standards (in Rules R11.9.1.1) in relation to:

- (a) Lighting
- (b) Storage Areas
- (c) Loading and Access
- (d) Vehicle and Cycle Parking
- (e) Car Park Landscape Design
- (f) Servicing and Loading Hours

are Restricted Discretionary Activities with regard to:

- Design and appearance
- The safe and efficient operation of the roading network
- Effects on residential amenity
- Visual amenity
- Public safety
- The provision of car parking.

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 Overarching Business Zone and Outer Business Zone objectives and policies, assess any application in terms of the following assessment criteria:

Assessment Criteria

(a) Lighting

The assessment criteria contained in R11.6.2.1(a).

(b) Storage Areas

- i. The extent to which outdoor storage areas are sited and designed so that the visual amenity and the quality of streetscape in public or residential areas is maintained.
- ii. The extent to which outdoor storage areas are sited and designed to allow for the unfettered operation of access, parking, loading and maneuvering areas for vehicles.

Explanation

The Outer Business Zone shares an extensive interface with the Residential Zone. Because the range of activities and the form of development within the Outer Business Zone is so diverse variations to the way outdoor storage areas are provided may be considered. However, it is critical that the visual amenity and the quality of streetscape in nearby residential areas is maintained.

(c) Loading and Access

- i. The extent to which the standards for loading and access can be varied without endangering public safety and affecting the safe and efficient operation of the road network.
- ii. Whether suitable alternative provision for loading or access can be made.
- iii. Whether proposed activities will generate a demand for loading facilities.
- iv. The extent to which the topography, size or shape of the site, the location of any natural or built structures on the site or other requirements, such as easements, rights-of-way or restrictive covenants, impose constraints which make compliance impracticable.

Explanation

The loading and access provisions promote efficient, convenient and safe access throughout the city's business zones. Appropriate on-site loading spaces, manoeuvre areas and access points are essential to ensure that activities can operate within the Zone with the minimum of disturbance to the operation of the road. Particular developments, however, may justify variations from loading and access provisions subject to consideration through the consent process.

(d) Vehicle and Cycle Parking

- i. The extent to which failure to provide the required number of on-site carpark will result in adverse effects on the safe and efficient operation of the road network.

Whether the deficiency of on-site carpark will cause adverse effects on:

- ii. Visual amenity
- iii. Streetscape
- iv. Pedestrian and cyclist safety
- v. The extent to which it can be demonstrated that the total parking demand generated by the proposed development is less than the number of spaces required.
- vi. The extent to which the hours of operation relative to other uses on the site or on adjoining sites provide opportunities for shared carparking.

The extent to which appropriate off-site carparking is available in the locality and is readily

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accessible by being:

- vii. Within easy walking distance.
- viii. Does not require people to cross arterial roads to gain access to the activity. Parking may be provided on an alternative site, taking into account the following:

Parking may be provided on an alternative site, taking into account the following:

- ix. The extent to which the distance between the alternative parking site and the development is appropriate to the activity or service provided and whether it requires crossing of an arterial road.
- x. The extent to which the alternative site can be clearly associated or identified with the activity.
- xi. The extent to which joint parking is acceptable, particularly where hours of operation for activities are different.
- xii. The desirability of avoiding vehicular access to the subject site on traffic or pedestrian safety grounds.

and provided that a legal agreement binds the alternative parking site to the development.

- xiii. The extent to which the parking is associated with pickup or drop off activities.
- xiv. The extent to which the effects of not providing on-site parking are cumulative in conjunction with inadequate parking provision by other developments on the site or in the vicinity.
- xv. The reduction in car parking in the Outer Business Zone area identified in Figure 11.2 does not enable the establishment of additional retail trading area that may potentially create adverse retail distributional effects on the Inner Business Zone.
- xvi. The extent to which opportunities for people to use active and non-vehicular modes of transport are provided

Explanation

The provision of adequate parking, loading and access facilities are essential to the efficient and effective function of both the business activities in the Outer Business Zone and the road, particularly given much of the Outer Business Zone fronts arterial roads and the vehicle orientated nature of activities within the Zone. The ability of roads to carry traffic efficiently and safely depends to a large extent on the provision of vehicle parking, loading, manoeuvring, and particularly the access to and from properties. This becomes increasingly important as traffic volumes increase both on the road and for any activity. Sites that are developed near major intersections, particularly those with queued traffic, will need to consider the effects of traffic generated on the surrounding road network and all road users. Parking and loading space need to be provided in a manner that will minimise conflict with road users (including pedestrians), minimise detraction of neighbourhood amenity values, and be convenient for residents, staff and other users of the site. Spill-over parking from Outer Business Zone activities and the city centre into residential areas cause effects on safety, accessibility to properties and amenity of residential areas.

(e) Car Park Landscape Design

- i. The extent to which the parking area is visually unobtrusive, integrated with good quality building and landscape design, and does not compromise the coherence and quality of adjacent spaces, nor the experience for pedestrians.
- ii. The extent to which planting within the parking area is designed and distributed to reduce the open expanse of asphalt and the apparent scale of the car park and improve the amenity for users and viewers of the car park.

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- iii. The extent to which the layout and landscaping of on-site car parking establishes conditions of visual interest, amenity and safety within the development and its margins.

Explanation

Given the vehicle orientated nature of activities in the Outer Business Zone, it is natural that car parking is a major feature of the Zone. Car parks can be quite extensive and barren given the expanse of unbroken seal. The amenity of the car park and the wider streetscape is enhanced when planting is incorporated into the layout, particularly the inclusion of trees. Planting should break up the expanse of seal, provide shade, and introduce an element that is taller than the car, thereby reducing the dominance of the vehicle. Tree planting should form a significant part within the car park, as it is trees that have the greatest effect in reducing the scale of extensively sealed parking areas.

(f) Servicing and Loading Hours

- i. The extent to which the adverse effects of noise and general disturbance created by the activity on any adjoining or adjacent land in the residential zone can be effectively mitigated.
- ii. The extent to which the disturbance to properties in the residential zone from the movement of vehicles to and from the site and within the site itself can be effectively mitigated.
- iii. The extent to which the limit on operating hours ensures that any disturbance to properties in the residential zone can be effectively mitigated.

R11.9.3.2 The Construction, External Alteration or Addition to a Building which does not comply with the Performance Standards for Permitted Activities

The construction, external alteration or addition to a building which does not comply with the Performance Standards for Permitted Activities (in R11.9.1.2) in relation to:

- (a) Maximum floor area and maximum building height
- (b) Height of any building which adjoins a site in a residential zone and separation distance
- (c) Maximum building height adjoining or fronting a scheduled building
- (d) Building frontages
- (e) Pedestrian cover
- (f) Ground level parking
- (g) Landscape amenity
- (h) Loading and access
- (i) Vehicle and Cycle parking
- (j) Car park landscaping
- (k) Veranda and landscaping in the Outer Business Amenity and Character Areas

are Restricted Discretionary Activities with regard to:

- External design and appearance
- Building mass and height
- Relation to streets and other public spaces
- Scale relation to existing smaller neighbours
- Site layout

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- Parking areas
- Landscape amenity
- Pedestrian cover and linkages
- Effects on residential amenity
- Safety and security
- The safe and efficient operation of the road network.
- Providing opportunities for people to use active and non-vehicular modes of transport.

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 Overarching Business Zone and Outer Business Zone objectives and policies, assess any application in terms of the following assessment criteria:

NOTE TO PLAN USERS

Where a proposal falls under R11.9.3.2(a), Maximum Floor Area and Building Height, then as well as assessing the non-compliance against R11.9.3.2(a), the Council will also assess any application under the remaining relevant assessment criteria in R11.9.3.2(b) to (k). Where a proposal falls under R11.9.3.2(b) to (k), only the assessment criteria triggered by the specific non-compliance will be assessed.

Assessment Criteria

a. Maximum Floor Area and Building Height

Building mass and height

- i. The extent to which the building relates to the character of its setting and avoids visual dominance.
- ii. The extent to which new large buildings retain reasonable visual privacy and daylighting for adjacent Outer Business Zone residential accommodation.
- iii. The extent to which the roofs of large floor plate low-rise buildings that are viewed from elevated sites or otherwise prominent view relate to the scale of buildings around the site and create visual interest.
- iv. The extent to which plant and services (e.g. air conditioning and rubbish storage) and their enclosure is integrated into the building design, screened from public view or otherwise treated to enhance the appearance of the building.

Explanation

Movements on Outer Business Zone land which occur outside the specified hours have the potential to cause considerable disturbance to adjoining residential areas. Where the operational requirements of an activity require late night or early morning services, a careful assessment must be made to ensure any adverse effects can be mitigated.

Explanation

Developments that are prominent due to their conspicuously large size or height have the potential to create commensurately large effects. While these developments are important for the economic viability and vitality of the City, it is equally important that they contribute to the environmental quality of the City's urban area. In all cases, the Council expects buildings to face the street edge and to positively contribute to the visual character and amenity of the surrounding area. Design techniques to avoid buildings visually dominating their surroundings may include breaking down the scale elements of the façade with modulation of form and variation of surface treatment.

Risk to light and amenity can occur with intensive development. The amenity of residential activity becomes increasingly important. This includes consideration of daylight access to dwellings, overlooking, privacy and outlook, all of which are impacted by the mass and height of buildings. Regardless of their height, the roofs of large floor plate buildings can have significant visual impacts – especially when seen from elevated sites around the City. Modulation techniques may include visual subdivision of large roof planes; sculptural roof forms; and expression of structure or secondary form, such as service rooms and towers. With good planning and design, large buildings do not need to compromise their setting, and can instead be an asset.

Scale in relation to smaller neighbours

- v. The extent to which large buildings are complemented by small scale and narrow frontages to achieve diversity and contribute to a fine-grained, active street edge where this is appropriate.
- vi. The extent to which intermediate and transitional modelling of building form to achieve common alignments or modules are used to achieve positive scale relationship with smaller neighbours.

Pedestrian Linkages

- vii. The extent to which direct and safe public through-site pedestrian links are provided on very large blocks, where these provide a useful link between known or predicted destinations.

b. Height of any Building which Adjoins a Site in a Residential Zone and Separation Distance

- i. The extent to which the building form adjoining sites in a residential zone relates to the dimensions, spacing and setbacks of the residential building forms typical of that neighbourhood.
- ii. The extent to which, where a development adjoins or faces residential zones, or creates the entrance to a residential street, large blank walls are avoided or appropriately screened.
- iii. The extent to which sunlight and daylight is maintained over neighbouring dwellings and important outdoor areas related to these.
- iv. Whether effects associated with overlooking lead to an actual or perceived loss of privacy for outdoor areas or dwellings of adjoining sites.
- v. Whether the topography of the site or surrounding land or the nature of the building development and planting on that land is such that the amenity of adjoining residential sites will be protected.
- vi. Whether the reduction in boundary separation distance can contribute positively to scale reduction and the appearance of the development on the Outer Business Zone site.
- vii. The extent to which landscaping within the boundary setback is necessary to maintain residential amenity or to reduce the visual impact of building.
- viii. The extent to which modulation of building form helps to achieve a scale transition to immediately adjacent residential buildings.
- ix. The quality and extent of landscaping in the setback.
- x. The extent to which eliminating the setback will lead to enhanced visual and acoustic privacy for residents.

Explanation

In dealing with the issue of height of commercial buildings at the Residential Zone interface, there are a number of associated effects. The major effects which arise from the height of commercial buildings on sites which adjoin residential properties are:

- i. *Effects on the penetration of sunlight and daylight to the neighbouring residential sites and buildings.*
- ii. *Effects associated with overlooking which may lead to actual or perceived loss of privacy for outdoor areas or dwellings on adjoining sites.*
- iii. *Effects arising from the physical bulk of a commercial building may lead to a loss of residential amenity and character due to dominance of scale that the commercial building imposes on a neighbouring residential site.*

Possible building forms and sites near residential areas can be diverse and some developments may be appropriate which do not comply fully with the standards for Permitted Activities. The Council acknowledges that there may be instances where additional height is necessary or where it may be acceptable to build within the setback, but its intent is to protect adjoining residential areas from adverse effects that might be generated.

c. Maximum Building Height Adjoining a Scheduled Building

The assessment criteria contained in R11.6.2.2(b).

d. Building Frontages

- i. The extent to which the composition, modelling of building form and the detail of building facades creates visual interest and achieves aesthetic coherence when viewed from the street.
- ii. The extent to which the building maintains the alignments of neighbouring buildings along the street edge, and the amenity of the adjacent street.
- iii. The extent to which the potential adverse effects of blank walls at the street edge and/or conspicuously large high-level blank walls that are in prominent view from streets and other public spaces are avoided or screened.
- iv. The extent to which visual and physical connections are maintained between building interiors and adjoining streets and other public spaces to a degree appropriate to the location.

Building Setbacks

- v. The extent to which a setback or contrasting alignment is justified by the building having a recognised public function, including community, cultural, civic, education or recreational activity, and the landscaping of such setbacks contributes to the quality of the public environment.
- vi. The effects of not building to the street frontage on the pattern of adjacent activities and the continuity of the street frontage.
- vii. Whether the building setback from the street frontage creates positive open spaces with a high usability and aesthetic quality, and which contribute positively to the public space system of the city.
- viii. The extent to which a setback of the building entrance avoids creating spaces which might provide for concealment.
- ix. The extent to which mature street trees in the public realm compensate for building setbacks by providing spatial definition.

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- x. For large format and or vehicle orientated activities, the extent to which the surrounding environment is characterised by patterns of stand-alone buildings that are set back from the street edge.
- xi. For large format and or vehicle orientated activities, the extent to which any set back maintains the general pattern and coherence of street edge definition and creates positive open space that contributes to the wider system of public space.
- xii. For large format and or vehicle orientated activities, the extent to which any building set back from a street edge enhances the appearance of the site from the road and defines the street boundary with high quality landscaping.
- xiii. Where street edge setbacks are necessary for drive-through or vehicle orientated activities, care should be taken with associated building design and landscaping to ensure the setback area is seen and experienced as positive open space.
- xiv. For large format and or vehicle orientated activities, the extent to which buildings set back from the street provide active edges fronting towards the street.
- xv. For large format and or vehicle orientated activities where buildings are set back from the street edge, the extent to which pedestrian only or pedestrian priority areas are provided with kerbs or raised pedestrian facilities or material differentiation.

Explanation

The Council wishes to ensure that new building development relates positively to the street edge and creates an attractive interface where the public and private realms meet. In particular, development should maintain visual and physical connections to the street by providing frontages that include entrances and openings facing the edge of streets. This is particularly important on Arterial Roads, including buildings with frontage to those parts of Fitzherbert Avenue, Main Street, Rangitikei Street and Broadway Avenue that are not categorised as an Arterial Road. The Council requires development to articulate or eliminate wall surfaces that are featureless or plain. Large blank surfaces should not occur at ground level at the street edge as these lack interest and activity, compromising the experience of the adjacent space. A flat wall surface might constitute a small proportion of ground floor facades, but only if the quality of the street edge is not compromised as a result. While a building may have primary frontage, other visible facades should include detail and openings and be treated similarly as frontages – albeit secondary ones.

Development needs to be provided for in a way that offers flexibility and recognises the operating characteristics of large format and vehicle orientated activities while ensuring a high level of visual amenity is achieved, particularly on Arterial Roads that function as main entrances to the City. The requirement to build to the front boundary for sites with frontage to Arterial Roads recognises the importance of maintaining the existing street edge alignment. Departure from this core principle is a matter of discretion.

e. Pedestrian Cover

- i. Whether suitable alternative provision for pedestrian cover at the building entrance from the street can be made.
- ii. The extent to which the development maintains or enhances the quality of the environment for pedestrians at the street edge.

Explanation

Shelter for pedestrians is an important amenity consideration. It is important to provide the shelter necessary at the building entrance for pedestrians. Cover at the building entrance is important for way finding and legibility because it signals the location of the entrance to the building.

f. Ground Level Parking

- i. The extent to which parking is visually unobtrusive, integrated with good quality building and landscape design, and does not compromise the coherence and

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quality of adjacent spaces, nor the experience for pedestrians.

- ii. The extent to which on-site landscaping is used to create a high quality street edge.
- iii. Whether the accepted or desirable function of the street requires parking at the street edge.

Explanation

In certain situations, ground level parking at the street edge is anticipated within the Outer Business Zone. There are existing vehicle orientated small businesses within the Zone which currently have car parking at or near the street edge. This may be acceptable where it does not compromise an adjoining development built to the street edge, and where high quality landscaping, both hard and soft, is used to create an appropriately high level of amenity.

g. Landscape Amenity

- i. The extent to which on-site landscaping establishes an attractive appearance and complements public landscaping at or near the street edge and establishes conditions of safety, visual interest and amenity within the development.
- ii. The extent to which alternative provision of on-site amenity and landscaping maintains and enhances the amenity of the wider streetscape and residential areas.
- iii. The extent to which growing conditions are provided for that will ensure the successful establishment, growth and on-going viability of planting.

Explanation

The specified approach to landscaping provision will not be practical in every instance. However, it is critical that alternative responses to landscaping provision positively contribute to on-site and wider streetscape amenity. The maintenance of landscaping, especially in the first twelve months, is critical to its actual success. Factors such as irrigation, wind protection and the growing medium are all critical to the successful establishment of landscaping.

h. Loading and Access

The assessment criteria in R11.9.3.1(c).

i. Vehicle and Cycle Parking

The assessment criteria contained in R11.9.3.1(d).

j. Car Park Landscape Design

The assessment criteria contained in R11.9.3.1(e).

k. Verandas and Landscaping in the Outer Business Amenity and Character Areas

- i. Whether suitable alternative provision for pedestrian cover can be made.
- ii. The extent to which the integrity and aesthetic coherence of the street edge is maintained through maintaining existing patterns of either building to the street edge, or landscaped setbacks.
- iii. The extent to which landscape planting is able to retain or enhance the character of the street edge through the maintenance of edge continuity.

R11.9.3.3 Any activity or the Construction, External Alteration or Addition to a Building which does not comply with Performance Standards for Controlled Activities, excluding non-compliance with performance standard (c) – Gross Floor Area, is a Restricted Discretionary Activity in regard to:

- Design and appearance
- The safe and efficient operation of the road network
- Effects on residential amenity
- Visual amenity
- The provision of car parking
- The effects arising from the non-compliance with the performance standards that are not met by the 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 Overarching Business Zone and Outer Business Zone objectives and policies, assess any application in terms of the following assessment criteria:

Assessment Criteria

- The assessment criteria contained in R11.9.2.1.
- The assessment criteria contained in R11.9.3.1.

R11.9.3.4 Residential Accommodation is a Restricted Discretionary Activity with regard to:

- Street edge amenity
- Internal amenity
- Private open space
- Storage
- Visual and acoustic privacy

Performance Standards

Residential Activities under R11.9.3.4 must comply with the following performance standards:

- a. The minimum gross floor area for Residential Accommodation must be 35m².
- b. Compliance with Noise Insulation and Ventilation Rules 11.9.7.1(b), (c) and (d).
- c. Compliance with R11.9.1.2(a) to (k), Construction, External Alteration or Addition to Buildings.

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 Overarching Business Zone and Outer Business Zone objectives and policies, assess any application in terms of the assessment criteria listed in R11.6.2.4.

Explanation

The intention is to encourage diverse uses including good quality residential accommodation in both the Inner and Outer Business Zones. Good quality, liveable accommodation near the city centre helps make business zones attractive places to live, and in doing so offers housing choice and contributes to 24 hour occupation of the city centre.

11.9.4 RULES: DISCRETIONARY ACTIVITIES

R11.9.4.1 Discretionary Activities

Any activity or the construction, reconstruction or alteration of any building or structure which is not provided for by R11.9.1.1, R11.9.1.2, R11.9.1.3, R11.9.2.1, R11.9.3.1, R11.9.3.2, R11.9.3.3, R11.9.3.4 or R11.9.5.1 is a Discretionary Activity.

R11.9.4.2 Crematoria

Crematoria are Discretionary Activities.

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, the Overarching Business Zone objective, and the Outer Business Zone objectives and policies, assess any application in terms of the following assessment criteria:

Assessment Criteria

- i. To avoid, remedy or mitigate the effects of noise, hours of operation and other environmental disturbance on the surrounding communities' amenity.
- ii. To avoid, remedy or mitigate potential or actual effects on cultural and social matters.
- iii. To avoid, remedy or mitigate the effects of the generation of additional traffic on the safe and efficient operation of the roading network and through appropriate provision of efficient and effective parking and access.
- iv. To avoid, remedy or mitigate the potential effects associated with the design and appearance of any building or structure in relation to the amenity for the surrounding community.

Explanation

Crematoria have a range of potential effects that could adversely affect the amenity qualities of sites both within as well as adjoining the Outer Business Zone. Any application will need to demonstrate that it can satisfy the requirements of the Resource Management Act 1991.

R11.9.4.3 Maximum Number of Retail Activities below 300m² of Merchandising Area.

Retail Activity that does not comply with the Permitted Activity Performance Standard relating to the Maximum Number of Retail Activities below 300m² of Merchandising Area, but which complies with the Performance Standards below, is a Discretionary Activity:

Performance Standards

- a. Any retail development on a site must not contain more than two retail premises that each have a Merchandising Area below 300m²; and
- b. The number of retail premises below 300m² of Merchandising Area is accompanied by an equal or greater number of retail premises with 300m² of Merchandising Area or more for use by retailers; and
- c. The average size of the Merchandising Area of retail premises to which this standard applies must be no less than 300m² of Merchandising Area.

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 Overarching Business Zone and Outer Business Zone objectives and policies, assess any application against the following assessment criteria:

Assessment Criteria

- i. The extent to which the proposed activity, in conjunction with other established or consented activities within 150 metres of the edge of the site of the activity (irrespective of zoning) could encourage the establishment of a significant node of retail shops, in a pedestrian-style environment.

Explanation

The purpose of the discretionary rule is to reinforce the intention that the Outer Business Zone should not attract any significant node of retail shops in a pedestrian-style environment akin to the Inner Business Zone.

The business zone hierarchy seeks to maintain the retail primacy of the Inner Business Zone and reinforce its role as an important focal point for the community. This approach recognises that a significant amount of community and public sector infrastructure has been invested in the Inner Business Zone. Ensuring an integrated approach is taken to managing retail activity is a critical element in achieving the efficient use and continued viability of physical resources within the city centre.

11.9.5 RULES: NON-COMPLYING ACTIVITIES

R11.9.5.1 Non-Complying Activities

Offensive Activities are Non-Complying Activities

Explanation

Offensive Activities have a range of potential effects that could adversely affect the amenity qualities of the Outer Business Zone. The application of Non-Complying Activity status to these activities will ensure that any Offensive Activity has to demonstrate that it can satisfy the requirements of Sections 104 and 105 of the Resource Management Act 1991 prior to any approval being granted.

R11.9.5.2 Maximum Number of Retail Activities below 300m² of Merchandising Area

Retail Activities that do not comply with the Permitted or Discretionary rules relating to the maximum number of retail activities having below 300m² of Merchandising Area are Non-Complying Activities.

Explanation

The establishment of a pedestrian-style retail node in the Outer Business Zone which is similar in nature and scale to that of the Inner Business Zone could lead to adverse distributional effects on the function and amenity of the city centre. Adverse cumulative effects may only become apparent in the long term and be largely irreversible once the effects have taken place. In this regard, the specific maximum number and merchandising controls for retail activity are necessary to avoid adverse distributional effects (including cumulative effects) on the vibrancy and vitality of the Inner Business Zone.

11.9.6 RULES: NOTIFICATION

R11.9.6.1 Notification

- i. The following activity addressed in this section must not be publicly notified: R11.9.3.2 and R11.9.3.4.
- ii. The following activity addressed in this section must not be limited notified: R11.9.3.2 and R11.9.3.4.

11.9.7 RULES: NOISE

R11.9.7.1 Noise

(a) Noise

- i. Noise from any activity within the Outer Business Zone must not exceed the following limits at any point within any other site within the Inner and Outer Business Zones:

At any time $65 \text{ dB } L_{Aeq(15\text{mins})}$

Daily 11:00pm to 7:00am the following day $90\text{dBA } L_{\text{max}}$

Noise from any activity must not exceed the limits as set out in Inner Business Zone R11.6.6.1 (a) (iii) at any point within any site zoned for residential purposes.

- ii. Where it is impracticable to measure outside a building, the noise from any activity within the Outer Business Zone must not exceed the following limits as set out in Inner Business Zone R11.6.6.1 (a) (iv), inside any residential units in any building on any other site within the Inner and Outer Business Zones.

This must not allow any relaxation in the noise limits of R11.9.7.1 (a) (i).

Explanation

The noise rules within the Outer Business Zone are designed to allow activities to make moderate noise while still providing a reasonable level of control to residential activities in the area. Where noise sensitive uses (including residential activities) are proposed for the Outer Business Zone it is the responsibility of the designer, developer, owner and user to ensure that buildings are appropriately insulated against higher levels of noise that are allowed. Residents in the Outer Business Zone must accept that some adverse noise impacts will be experienced from time to time. In this regard, it is important that residential development in the Outer Business Zone does not compromise the effective development and operation of business activities.

(b) Noise Insulation

Any habitable room in a building used by a noise sensitive activity within the Outer Business Zone must be protected from noise arising from outside the building by ensuring the external sound insulation level* achieves the following minimum performance standard:

$$D_{nT,w} + C_{tr} > 30 \text{ dB}$$

Compliance with this performance standard must be achieved by ensuring habitable rooms are designed and constructed in a manner that accords with an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design as proposed will achieve compliance with the above performance standard.

Explanation

Acoustic insulation is required for noise sensitive activities in buildings within the Outer Business Zone to mitigate the potential adverse effects on such uses and to lessen the potential for constraint that such uses can place on typical business or commercial activities commonly associated with the zone.

(c) Ventilation

Compliance with R11.6.6.1 (c).

(d) Fixed Plant

Compliance with R11.6.6.1 (e).

Appendix I North West Square Heritage Area and Map

Area Description

The heritage area comprises:

- The north side of Cuba Street between Campbell Street and Rangitikei Street;
- The south side of Cuba Street between George and Rangitikei Streets;
- Buildings on both sides of George Street;
- Buildings on both sides of Coleman Place;
- Buildings on the northern side of Main Street; and
- A number of buildings on the north west corner of The Square.

The area has high historical values being part of the early development of the city. It is associated with an important period of growth of the city and with the buildings' owners, occupants, architects and builders of this time. The area has a high level of consistency of age of construction, with most buildings having been built in the twentieth century before the Second World War.

The area has significant design values with a very high level of consistency of design style and detailing based on various forms of neo-Classicism. Most buildings are two stories high, six are single storied, two are three storied, and one is four storied. All are commercial buildings and have a consistency of façade design, materials, symmetry and relationship with the street. All have glazed shop front windows on the ground floor and discrete windows on the upper floors.

Many of the buildings have a high level of authenticity of above veranda façade with a number having a high level of authenticity of shopfront.

Heritage Values

(a) Cultural values

Design values

The former CM Ross buildings in The Square, and Coleman Place are three and four storeys high, whereas all other buildings are either one or two storeys high.

Most buildings are built to the street boundary, creating a street wall defining the street and extend back to the rear boundary in varying dimensions. The exception to this is the former Hallenstein's building and the former plastics shop where both buildings project into the street space.

Proportions within the facade are generally similar whereby the facade is divided between ground floor glazing, a band of upper floor windows and high parapets with prominent cornice. While the height of the windows and their general proportion vary, the consistent high cornice and parapet gives general homogeneity in form of building. Regular and large areas of glazing as a proportion of the upper floor street elevation generally give a horizontal emphasis to the group when viewed as a whole, while individually this may not be the case. Italianate buildings generally have a small surface area of upper floor windows.

There is similarity between all buildings in the large proportion of glazing on the ground floor. Traditionally the shop front had a solid base of approximately 300 to 400 millimetres in height with the remainder of the window divided with a transom glazing bar a third of the height of the window from the top. This transom could then be further divided, emphasising the large open area of glass to the shopfront.

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All buildings have verandas of similar height; however, the height of the veranda front varied with style of building and area of signage.

The parapet form largely determines the silhouettes of the buildings. Most parapets are simple horizontal forms with several stepped and a very few original ornate pediments which still exist.

The style of many buildings is a form of Neo-Classical architecture. Most are simplified Italianate, Stripped Classical, Chicagoesque, or Neo-Georgian. Each of these styles has many similarities in terms of proportions of facade and facade elements, details, and surface treatment.

Design issues of symmetry, verticality or horizontality, details and decoration are largely determined by the style. The buildings are visually divided horizontally by verandas, which are a design element common to all buildings. The proportion of height between the lower and upper sections of the facade varies between one to one and one to one and a half. Much of the decoration has been removed from the buildings, however the strong horizontal emphasis of the parapets remains, and something of the horizontally rectangular facade is visible.

There is little consistency in actual height, however the difference in height from parapet to parapet is generally very little. This gives the street silhouette an attractive stepped top to the street 'wall'.

All buildings have their principal facade facing the street. Secondary facades, however, retain the same design and details.

As can be seen from the description above, there are many elements of commonality within the buildings. These range through architectural design elements of size, scale, mass, proportion, colour, materials, finishes, textures, silhouette, style, symmetry, openings, horizontality, verticality, decoration, and details.

There is also consistency in the relationship of the building to the street, buildings built parallel with the street and to the boundary, and both the major and secondary elevations addressing the street. This location of the buildings reinforces the grid pattern of the city.

The North West Square Heritage Area ranges in streetscape from the openness of the Square, to the varying widths of Coleman Place, the consistent narrow form of George Street and the wide boulevard style of Cuba

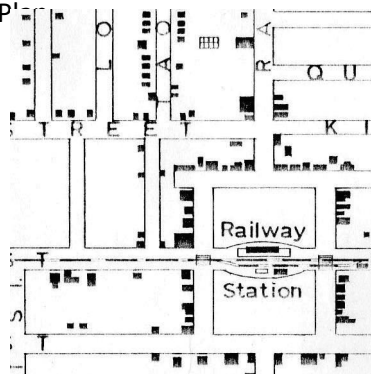
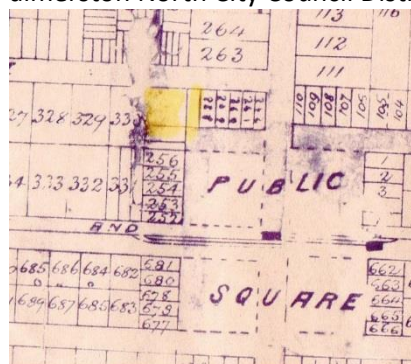
Historic Values

The streets in the North West Square Heritage Area were designed with the first layout of the city. Because the street alignment of the area has not changed since this first plan, the historic layout is retained.

Most of the buildings date from the Inter-War period, when there was considerable expansion in the economy of the city. Several earlier buildings, which date from the turn of century, similarly reflect the growth of the city in this period. One building was constructed post World War II.

Many of the buildings are good representative examples of significant periods of construction and reflect the changing taste in design style and use of materials.

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The yellow spot on the left map (from 1878) marks the Coleman Place corner – then non-existent. The map on the right (from 1881) shows the first stage of Coleman Place

(b) Use Values

The area has use values for the educative potential deriving from its historic and cultural heritage values. The area reflects the early planning history of the CBD while its buildings are good examples of different forms of classically derived architecture in a coherent group. Most of the buildings are currently occupied and have a commercial use, while the former C M Ross building has been awarded for its adaptation to its current use as the City Library.

(c) Contextual Values

Measure of value

The buildings proposed to be included in the area are almost wholly consistent in terms of style and, with the exception of the former C M Ross buildings and 10-15 The Square, are consistent in terms of scale, form, age, range of materials, original use and level of authenticity of the above veranda façade.

Collectively all these buildings form a coherent group in the North West Square area of the city.

Authenticity

Individual buildings are assessed for authenticity, but, given the consistency in Edwardian and Inter-War period of construction with an almost contiguous collection of buildings, the group has a high level of authenticity of setting.

NOTE TO PLAN USERS

An applicant is advised to contact Heritage New Zealand if the presence of an archaeological site is suspected. Work affecting archaeological sites is subject to a consenting process under the Historic Places Act 1993. If any activity associated with this proposal, such as earthworks, fencing or landscaping, may modify, damage or destroy any archaeological site(s), an authority (consent) from Heritage New Zealand must be obtained for the work to proceed lawfully. The Historic Places Act 1993 contains penalties for unauthorised site damage.

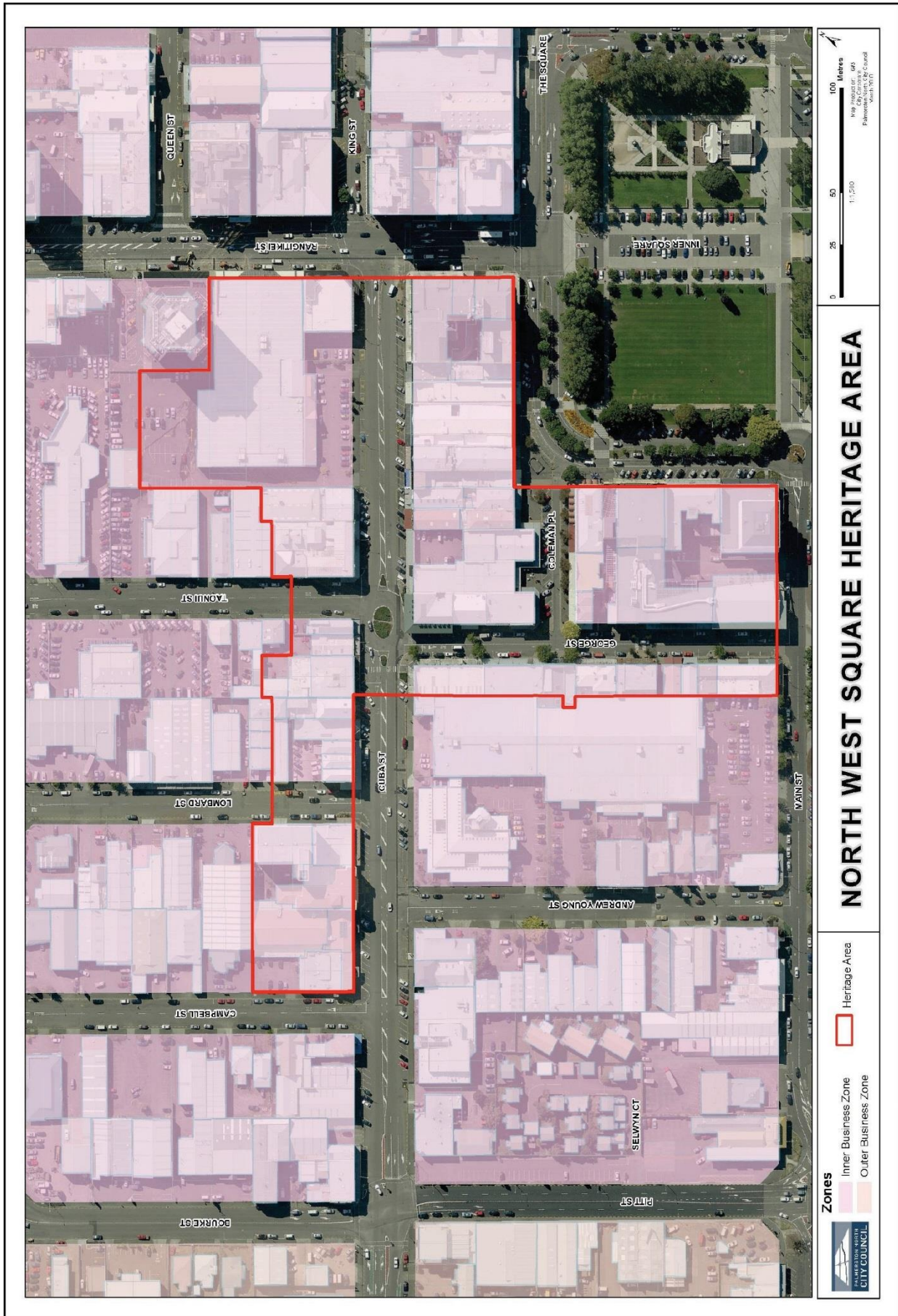


Figure 11.1 Outer Business Amenity and Character Area

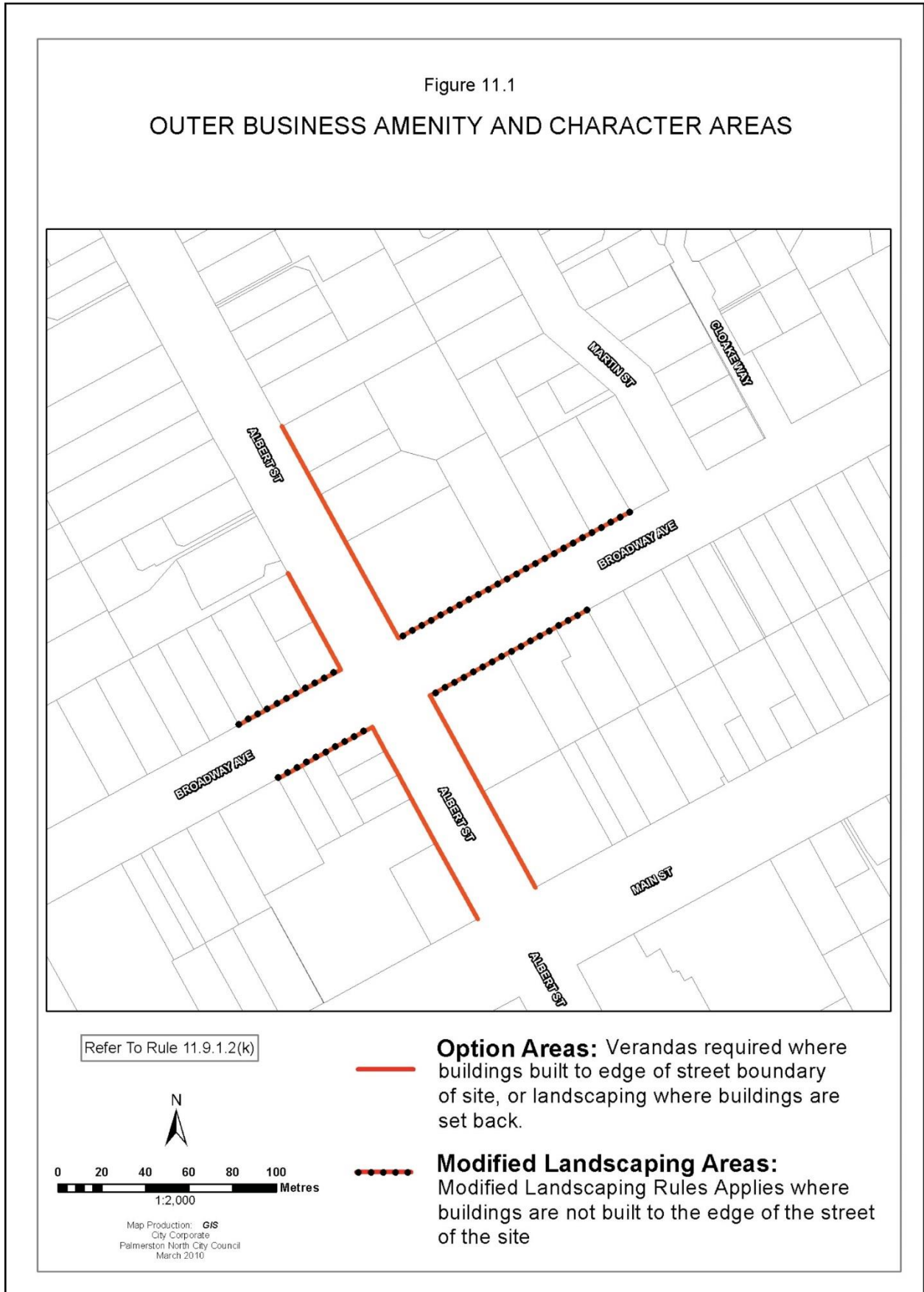


Figure 11.2 Fringe Business Zone Area



Figure 11.3 Indicative Zone Of Mid-Block Pedestrian Linkages

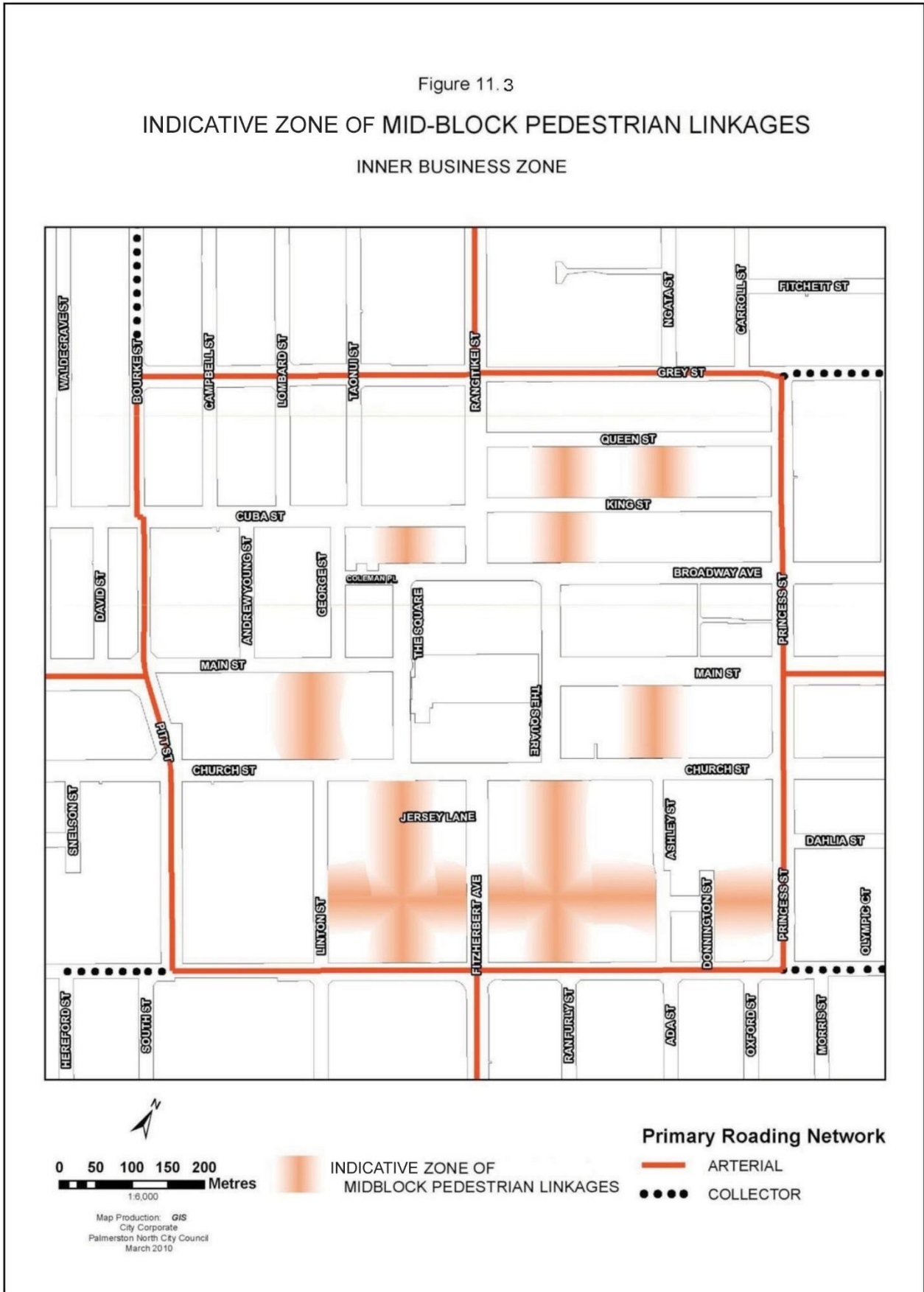
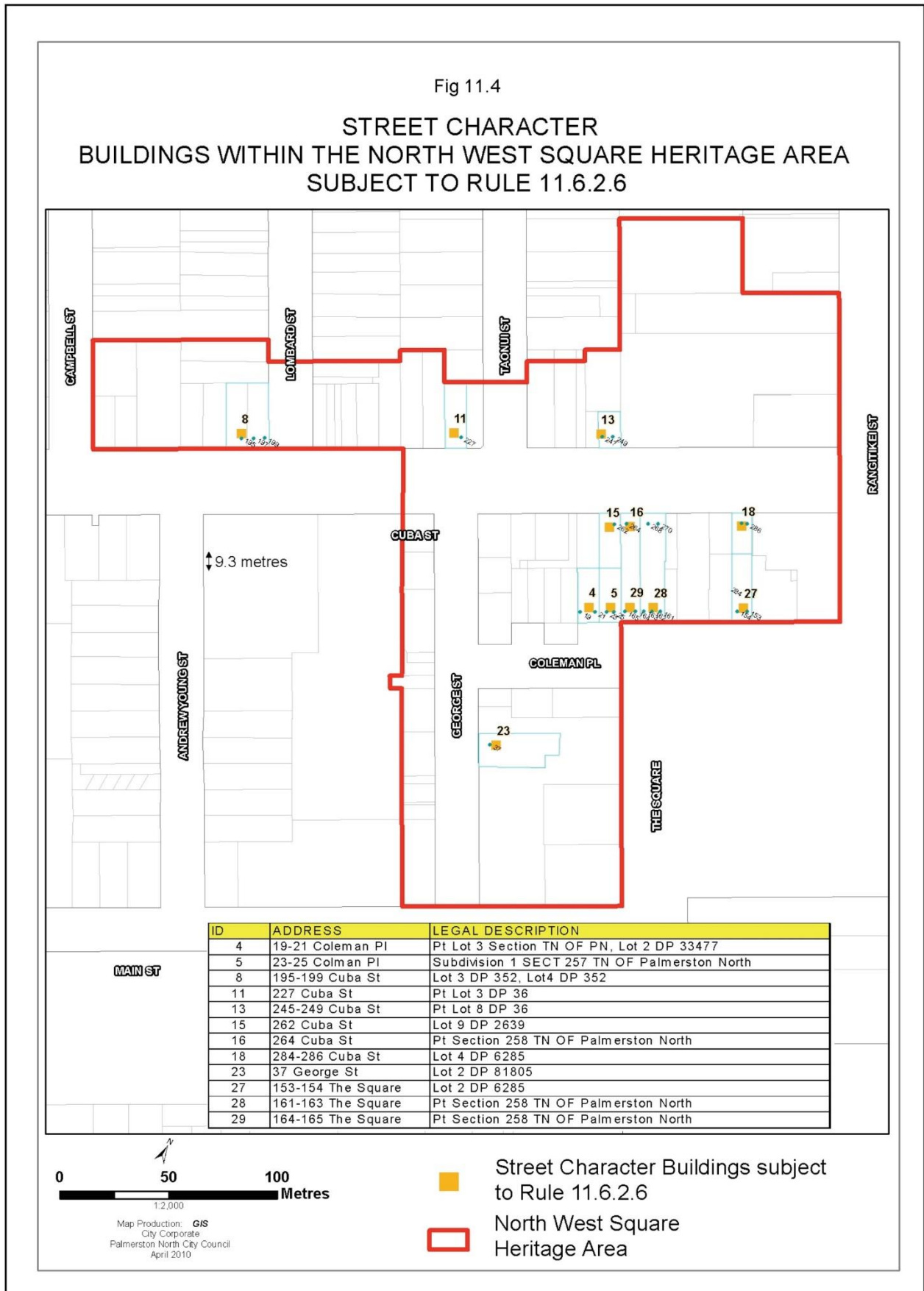


Figure 11.4 Street Character Buildings within Northwest Square Heritage Area



11.10 Local Business Zone

Introduction

The Local Business Zone has a primary purpose of catering to the day-to-day shopping and service needs of its surrounding residential communities. Currently the Local Business Zone covers the Ashhurst business centre and the local business centres dispersed throughout the City's suburban areas; these include shopping centre developments through to local stores. Some of these centres are the result of historical development (e.g. Terrace End), while others have developed more recently to accommodate newer residential areas such as Riverdale, Westbrook and Milson, with the most recent developments being at Aokautere/Summerhill and Kelvin Grove.

The size of the catchment of surrounding residential communities and how they are to be serviced by Local Centres are a driving force behind the intention for the zone. Local catchments are determined in most cases by the amount of households surrounding a local centre radiating out from the centre itself. Supermarket developments can be part of the Local Business Zone and it is recognised that in these instances the local catchment serviced is wider than in a local centre where a supermarket is not present.

Future development in the Local Business Zone will consist of the redevelopment or extension of existing centres and sites and also new Greenfield development, in particular in the areas set aside for future residential growth.

Existing centres have been restricted in terms of their physical area and the size of business activity. This was done in order to ensure that the scale of business activity reflected the local status of the centre and that established residential neighbourhoods were protected from the further encroachment of central business activities. Council considers that this approach to local business area management remains valid and that it should be continued. The new approach of the zone is to enable change of use within existing local business facilities to ensure that these centres can be more responsive to changing needs or demands and ensure uptake is high within the zone.

The City's local business areas have established themselves relative to the size of the surrounding suburban catchment they serve and their location within the catchment. Over time four categories of neighbourhood centre have emerged:

- Large Neighbourhood Centres,
- Small Neighbourhood Centres,
- Local Stores, and
- Variant Business Centres.

To minimise adverse effects arising within the zone, and of local business activities on surrounding uses, performance standards will be maintained and have been further developed to safeguard residential areas from the potential impacts of business activities and/or associated development. New controls have been introduced to ensure good design outcomes are achieved within the Local Business Zone and the amenity and character of the areas they sit within are protected.

11.10.1 OBJECTIVES AND POLICIES

Within the broad framework of the City View objectives in Section 2, the following specific objectives and policies were identified for the Local Business Zone:

OBJECTIVE 1

To enable the efficient use and continued vitality of the Local Business Zone by promoting activity that provides for the day-to-day shopping and service needs of local suburban catchments and the provision of attractive public open space.

POLICIES

- 1.1 To recognise and provide for the different types of Local Business Zone areas as follows:
 - Large Neighbourhood Centres,
 - Small Neighbourhood Centres,
 - Local Stores,
 - Variant Business Centres.
- 1.2 To enable the on-going function of local business activities that are both convenient and provide a community focus for local residents.
- 1.3 To ensure that the activities which locate in the Local Business Zone reinforce the existing characteristics of the zone which include:
 - Activities that service and meet the day-to-day needs of local suburban catchments.
 - Activities that are conveniently located and have good connections to surrounding communities.
 - Activities which do not detract from the function of the Inner, Outer and Fringe Business Zones.
 - A diverse range of activities within local centres.
- 1.4 To promote a high quality pedestrian-orientated but vehicle accessible environment that maintains the compactness, convenience and vibrancy of the Local Business Zones.
- 1.5 To achieve a comprehensively planned and coordinated system of connections and other public open spaces that provide for safe and convenient access by a range of modes.
- 1.6 To ensure that public spaces (including privately owned spaces that are categorised by patterns of public use) are safe and attractive.
- 1.7 To require that any residential activity within the Local Business Zone be above ground floor level.
- 1.8 To promote the ability to change the use of buildings by ensuring regular entry points are provided at the street edge and the provision of ground level stud heights that are sufficient to allow for retrofitting for other uses.
- 1.9 To require as a key aspect of maintaining the continued vitality and economic viability of the Local Business Zone well designed public spaces and buildings which are:
 - Fit for purpose
 - Comfortable

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- Safe
- Attractive
- Accessible
- Durable.

1.10 To ensure a mix of small scale activities are provided in conjunction with developments that include a large scale anchor tenant activity.

Explanation

The Local Business Zone contains four clear categories of use depending on the size of the surrounding suburban catchment they serve. These categories are Large Neighbourhood Centres, Small Neighbourhood Centres, Local Stores, and Variant Business Centres. With the exception of the Large Neighbourhood Centres, Local Business sites are generally quite limited in their area. Most offer a small range of retail services which provide convenient facilities for local residents. In some cases, centres are often complemented by a range of other non-retail activities including small repair services or community facilities such as libraries.

The zone offers local employment opportunities, in locations that can help to reduce work related journeys as employees may also live locally and can encourage the continued use of the often already developed land and building resources. This encouragement to the on-going use of buildings in these zones can help to sustain variety within centres in the Local Business Zone, thereby avoiding some journeys to use shops and other facilities in the City centre.

In the case of Ashhurst, the Large Neighbourhood Centre effectively forms the heart of the community which is enhanced by integration with a range of community facilities such as the Village Valley Centre. The centre is also quite diverse in nature and includes a number of small businesses providing important employment opportunities and convenient services for local residents.

Variant Business Centres represent activities in the city that have established in historical locations and do not fit neatly within any of the City's business zones. As a result, these centres, whilst not servicing a local catchment or playing a convenience retail role, have been absorbed by the Local Business Zone through specific provision for Variant Business Centres. These centres are scattered around the city and do not follow a pattern in their distribution. Such centres include activities that predominantly locate along major arterial roads and are vehicle orientated activities including, but not limited to, service stations, car sales yards and motels.

To date the City has been fortunate to have maintained a strong network of local shopping areas. It is Council's intention that the on-going role of these areas be reinforced and enhanced by widening the range of opportunities available. The Local Business Zone is also often the economic, social and cultural focus of the local neighbourhood, and is important from that perspective. There are linkages between the perceived quality of the environment at a centre, its attractiveness and its commercial success. For that reason, all buildings in the Local Business Zones should contribute to a high quality public environment.

OBJECTIVE 2

Neighbourhood centres in greenfield areas and on redeveloped sites are developed through a process of comprehensive planning, are conveniently located and accessible to the local community and exhibit high amenity values.

POLICIES

- 2.1 To locate and distribute activities of the appropriate type, scale and mix within Greenfield developments to optimise the likelihood of commercial success and vibrancy, and ensure all residents have access to local service activities within a reasonable walking distance.
- 2.2 To achieve planned and coordinated development through a process of comprehensive planning of new neighbourhood centres in Greenfield and redeveloped sites.

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- 2.3 To ensure neighbourhood centres on Greenfield and redeveloped sites provide a community focal point, and a high level of convenience and amenity.
- 2.4 To require large scale activities to be complemented by the provision of a range of activities in small scale tenancies.

Explanation

The appropriate range and scale of activities in any large (or small) neighbourhood centre depends on the area served. Where a centre is provided, its size and location will depend on the wider context – availability of existing facilities and connections to these, as well as the population served.

Any large (or small) neighbourhood centre needs to be located where the activities intended are most likely to be successful. This is moderated by the requirement that the centre must also be at the centre of the neighbourhood it serves. Some parts of a greenfield growth area may be already served by existing adjacent facilities; however, all areas should be provided with local services within reasonable walking distance.

Greenfield development and site redevelopment offers the potential for coordinated and comprehensive planning. This ensures the street and public open space network, form and orientation of buildings are considered together to achieve the best results in each context. For example, comprehensive planning of car parking, both street-side and on-site, can lead to optimal convenience, efficiency and utilisation of parking which will help to keep the centre compact and avoid over-provision.

OBJECTIVE 3

To enable a wide range of business and community activities within the Local Business Zone while avoiding adverse effects.

POLICIES

- 3.1 To provide for a diverse range of activities within the Local Business Zone subject to meeting performance standards.
- 3.2 To provide for a wide range of activities that meet the economic and social needs of the local community while reinforcing the function of the Local Business Zone.
- 3.3 To discourage the establishment of activities which will have an adverse effect on the amenity values associated with the Local Business Zone.
- 3.4 To manage the adverse effects of business activities on each other or on other activities located within the Local Business Zone.
- 3.5 To ensure development provides a safe and convenient pedestrian and vehicular environment.

Explanation

Business activities have the potential to generate effects relating to such matters as noise; parking; location of access/egress points; and loading and storage areas which may impact on the level of amenity enjoyed by activities located within the business zone. To rectify this, appropriate safeguards have been introduced to ensure that any adverse effects are mitigated.

Over time, a number of small business areas have developed their own particular character which contributes to people's appreciation and enjoyment of them. It is important to maintain and enhance how this character contributes to surrounding environments so that such environments can be enjoyed by future generations that choose to locate within them.

To counteract the potential erosion of amenity that might arise as a consequence of allowing a relatively unrestricted range of activities to establish in the business zone, activities which are offensive or large in nature will be restricted.

OBJECTIVE 4

The amenity values of neighbouring residential and recreation areas are protected.

POLICIES

- 4.1 To avoid, remedy or mitigate the adverse environmental effects which may arise from activities within the Local Business Zone on the amenity values of activities at the interface with the zone.
- 4.2 To minimise the effects of building development or redevelopment on residential areas by avoiding:
 - Excessive building scale
 - Overshadowing
 - Inappropriate building bulk
 - Invasion of privacy
 - Loss of access to daylight.
- 4.3 To manage the adverse environmental effects of business activities on the following attributes of residential amenity:
 - Visual amenity, including human scale and visual interest.
 - Streetscape quality
 - Acoustic environment
 - Pedestrian and cyclist safety
 - Vehicular access and safety.
- 4.4 To promote sensitive landscape or architectural design at the interface with adjoining residential areas to manage any adverse visual effects of development.

Explanation

The existing Local Business Zones are in most cases located in the heart of residential areas, where they provide important and convenient local services and facilities. However, there is the potential for activities in the Local Business Zone to cause adverse effects on the surrounding area. It is important that these effects are addressed and as far as possible avoided. The most likely place at which these effects arise is at the residential interfaces where the two quite different activities come into closest contact. Therefore, it is at the interface that the greatest care must be taken.

While in existing Local Business Zones it is usually only possible to ameliorate the effects on the Residential area, where a new zone, or Greenfield area is established care can be taken to ensure that the two activity areas are made as compatible as possible at the outset.

OBJECTIVE 5

The Local Business Zone has a high level of visual amenity, safety and comfort.

POLICIES

- 5.1 To require high quality building design within the Local Business Zone that acknowledges and responds to the context of the site and surrounding environment and contributes positively to the image of the neighbourhood and quality of experience of adjacent streets and other public open spaces.
- 5.2 To mitigate the visual effects of large areas of asphalt by ensuring car parking is visually attractive when viewed from both the public and private realms.

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- 5.3 To ensure the visual effects of development are managed by requiring skilled landscaping and urban design to contribute to the quality and attractiveness of the wider public environment.
- 5.4 To require all development to provide active frontages, including entrances and openings that face any street.
- 5.5 To avoid blank secondary frontages and service areas at the street edge.
- 5.6 To enhance the visual quality and design of ground floor level developments fronting streets, public space and pedestrian thoroughfares, in particular to require, depending on type of Local Business Zone, all buildings to be characterised by active and fine-grained street edge treatments.

Explanation

Each Local Business Zone area contributes to the sense of place of the local neighbourhood around it and, if identified as a centre, can substantially define the identity of the neighbourhood. Good quality environments, including a good mix of activities, attract people and encourage them to stay. Conversely, utilitarian centres tend to be used only for essential activity, and where people have no option.

The visual amenity of buildings and the spaces around and between buildings contributes to their attractiveness and functional amenity. At the immediate local level, large blank walls can be both monotonous and visually overwhelming, compromising neighbouring residential properties and the adjacent street.

The maximum frontage width reflects the existing fine grained frontage and lot widths within the Local Business Zones. Furthermore, active frontages at street edges are positively linked with increased occupation and use. As inactive frontages lack visual appeal and create an uninviting environment for pedestrians at the street edge, wider frontages are subject to a higher level of scrutiny. The existing fined-grained nature of development is a critical component that contributes to the quality and attractiveness of the wider street environment.

OBJECTIVE 6

To provide for an attractive, high amenity, pedestrian focused Neighbourhood Centre that will service the Aokautere Residential Area and help to create a sense of place, while being well integrated with the surrounding landscape, roading network, and pedestrian and cycle access.

POLICIES

- 6.1 **To provide for local serving retail and commercial activities in specific locations as identified on the Aokautere Neighbourhood Centre Precinct Plan (Map 7A.4C).**
- 6.2 **To ensure an anchor tenant and a mix of smaller scale activities provide a diverse range of goods and services to the local catchment.**
- 6.3 **To require integration of the Aokautere Neighbourhood Centre with roading and transport connections as identified on the Aokautere Structure Plan.**
- 6.4 **To create a high amenity and safe, walkable environment.**
- 6.5 **To ensure that buildings and tenancies are built entirely to the front boundary to create a continuous street frontage that encourages pedestrian activity at ground floor level.**
- 6.6 **To restrict all residential activities within the Aokautere Neighbourhood Centre to above ground floor level.**
- 6.7 **To ensure that all residential accommodation within the Aokautere Neighbourhood Centre is designed with a high level of amenity.**

6.8 To promote commercial street frontages with the following characteristics:

- **Doors and windows provide passive surveillance of, and visual and physical connection to, the street and public spaces.**
- **Narrow storefronts with frequent entries at the street edge.**
- **Primary building access from public footpaths.**

6.9 To require service access to be provided at the rear of the buildings as identified on the Aokautere Neighbourhood Centre Precinct Plan (Map 7A.4C).**11.10.2 RULES: PERMITTED ACTIVITIES****R11.10.2.1 Permitted Activities**

Any activity is a Permitted Activity except for:

- Those specified as Controlled Activities, Restricted Discretionary Activities or Discretionary Activities
- Offensive Activities, Industrial Activities, Crematoria, ~~and~~ Residential Accommodation at Ground Floor Level **and Residential Activities at Ground Floor Level in the Aokautere Neighbourhood Centre** which are Non-Complying Activities

Provided that the following Performance Standards are complied with:

Performance Standards**(a) Lighting**

- i. Compliance with R11.6.1.1 (a) (i) (ii), (iv), (v) and (vi)
- ii. Car park lighting may be turned off no earlier than 30 minutes after the last activity served by the car park ceases.

(b) Screening

- i. A solid close-boarded fence or wall of not less than 1.8m in height shall be erected on any boundary that adjoins a residential or recreational zone site;
- ii. Any area used for the outdoor storage of products, goods, materials or waste shall be screened along any boundary fronting or adjoining a residential or recreation zone property or the road by a close-boarded fence or wall of not less than 1.8m in height; this shall also be applied to gating across a vehicle access point.

(c) Signs

- i. Compliance with R6.1.5.
- ii. **No signs shall be located above the fascia level of a building (see Figure 11.5A), with only one fascia sign per tenancy within the Aokautere Neighbourhood Centre.**

(d) Hazardous Facilities

Compliance with the provisions of Section 14 Hazardous Substances.

(e) Size of Function

No single business activity within an existing building shall exceed 300m² gross floor area.

(f) Residential Accommodation (excluding additions and alterations to existing dwellings).

- i. No residential accommodation shall be located at the ground floor level.
- ii. Residential accommodation shall not be the dominant activity on the site.

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- iii. Non-habitable accessory buildings that are ancillary to residential accommodation are permitted at the rear of the building and shall not exceed 10m².

(g) Residential Activities in the Aokautere Neighbourhood Centre (Map 7A.4C):

- i. **No residential activities shall be located at the ground floor level;**
- ii. **Residential activities shall not be the dominant activity on the site.**

Explanation

A specific performance standard for residential accommodation has been included to allow for the mixed use of land zoned Local Business within the City. The intention of the performance condition is to recognise the need to provide for on-site accommodation at a scale which will not compromise the primary intent of the Local Business Zone to provide a convenient service to, or employment for, the surrounding community. Residential accommodation above the ground floor level also contributes a sense of visual presence and scale to a centre, natural surveillance and visual interest after dark whilst remaining in keeping with the surrounding residential areas.

(h) ~~(g)~~ Parking, Loading and Access

Compliance with the following performance standards of R20.4.2:

- 20.4.2(a) Vehicle Access;
- 20.4.2(b)(i) Parking Spaces for People with Disabilities;
- 20.4.2(c) Car Park Landscape Design;
- 20.4.2(d) Formation of Parking Spaces;
- 20.4.2(e) and (f) Loading Space Provisions and Design.

(i) ~~(h)~~ Servicing and Loading Hours

Compliance with R11.9.1.1(g).

(j) ~~(i)~~ Noise

Compliance with R11.10.7.1.

Explanation

The intention of the Local Business Zone is to create a situation where a wide variety of activities can establish and provide a convenient service to, or employment for, the surrounding community. There will however be some effects which arise as the result of these activities which could have significant negative impacts on adjoining residential areas.

The rules detailed above are intended to control those adverse effects, e.g. the objectionable overspill of light, while leaving sufficient flexibility to encourage a wide range of activities. The limited area of most Local Business Zones and the necessity for them to still provide convenient local retailing means that it is important that one area is not taken up by a single activity. This has resulted in Council introducing a control over the amount of the area a single activity may take up in the Local Business Zone.

NOTE TO PLAN USER

Also refer to:

R23.6.2(i) – Radiofrequency Field Exposure.

R20.5.2 – Restricted Discretionary Activities – Drive Through Facilities

R11.10.2.2 The Construction, Alteration of, or Addition to Buildings

The construction, alteration of, or addition to buildings and structures is a Permitted Activity except for:

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- Those specified as Restricted Discretionary Activities, Discretionary Activities or Non Complying.

Provided that the following Performance Standards are complied with:

Performance Standards

(a) Maximum Floor Area

- The construction of all buildings with a maximum total gross floor area of 50m² are permitted.
- In respect of existing buildings, the permitted size of any external alteration or addition is no more than 50m² or 20% of the existing gross floor area, whichever is smaller.
- In respect of residential activities in the Aokautere Neighbourhood Centre (Map 7A.4C), a minimum average of 50 dwellings per hectare shall be achieved.**

Explanation

It is not inherently problematic for buildings to be constructed over this size and they are not to be discouraged. The intention of this rule is to act as a trigger to apply discretionary provisions to a development that exceeds this size. It is anticipated that as the size of a building increases, the potential effects increase, therefore this trigger gives Council the opportunity to apply a higher level of scrutiny and assessment criteria on these developments to ensure good outcomes are achieved that suit the environment they locate within. It also helps to ensure that a diverse range of activities is achieved in the Local Business Zone while avoiding a large activity crowding out a locally focused mix of activities.

(b) Building Height

- Any building or structure or part of a building or structure, built on any part of a site which adjoins a residential zone site, must comply with the residential height recession plane contained in R10.6.1.1 (a).
- All other structures must not exceed 9m in height **unless located in the Aokautere Neighbourhood Centre (Map 7A.4C) where structures must not exceed 11m in height.**
- Subject to (ii) above, all structures shall comply with the requirements of R13.4.7.1.

(c) Ground Floor Height

The permitted ground floor height of any building is to be not less than 1.3 times the floor to floor height of upper floors and is to extend the full width of the frontage and back a distance of not less than 12 metres, or the depth of the building, whichever is the lesser.

(d) Separation Distances

- Any building on a site which adjoins any part of a residential or recreational zone site will be located at least 3 metres from the common boundary.
- Any building built to the frontage of a Local Business Zone site is also permitted to be built up to the side boundary adjoining a residential zone site for a distance of up to 15 metres back from the frontage.

(e) Building Frontages

- Maximum Width:
 - The permitted maximum width of any ground floor level tenancy shall not exceed 7 metres.
- Positioning:

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- a. Within areas identified as Large Neighbourhood Centres, all buildings are to be built to the front boundary of a site along no less than 50% of the street boundary.
- b. Within those areas identified as Small Neighbourhood Centres and Local Stores all buildings shall be built entirely to the front boundary.
- c. Within those areas identified as Variant Business Centres, there is no requirement to build to the front boundary.
- d. All buildings **and tenancies** required to be built to the front boundary shall provide at least one pedestrian entrance at the street.
- e. **Within the Aokautere Neighbourhood Centre (Map 7A.4C) all pedestrian entrances shall be provided at the street frontage (excluding service lanes).**

(f) Verandas

- i. Within Large Neighbourhood Centres, Small Neighbourhood Centres and Local Stores, verandas will **be integrate with the shop frontage; be** constructed along the full length of any building frontage facing a street whether the building is built to the street edge or setback from it and will be connected to any adjoining verandas.
- ii. Verandas will be setback 600mm from the face of the kerb of any road carriageway or car parking area.
- iii. Within Variant Business Centres, a veranda is not required along the length of the building frontage, a cover over all main pedestrian entrances will be provided that covers the width of the entrance opening for a depth not less than 2 metres.
- iv. **Within the Aokautere Neighbourhood Centre (Map 7A.4C) lettering shall not dominate the canopy area by being secondary to the veranda.**

(g) Shop fronts and Glazing

- i. Large Neighbourhood Centres, Small Neighbourhood Centres and Local Stores
 - All buildings shall have clear glazing for 75% of the height of the ground **primary** floor frontage and for no less than 75% of the ground **primary** floor frontage width. **On corner sites, the proportion of clear glazing on the secondary frontage shall not be less than one third of the secondary frontage width. The exception is at the interface with Pacific Drive in the Aokautere Neighbourhood Centre (Map 7A.4C) where all buildings shall have clear glazing for 75% of the ground floor primary and secondary frontage.**
 - Maximum length of a blank wall along a frontage shall be no greater than 3 metres.
 - No roller shutters are permitted along a retail frontage at any time.
 - **Window size, proportion, grouping and/or subdivision of openings should take account of the overall architectural elevation of the building.**
 - **Fascia shall be sited below the sill of the first-floor windows in the Aokautere Neighbourhood Centre (Map 7A.4C) and must not cross adjoining buildings. (See Figure 11.5A).**
- ii. Variant Business Centres
 - Maximum allowed width of a shop front is 15 metres.
 - All tenancies shall have clear glazing for 75% of the height of the ground

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floor frontage and for no less than 50% of the ground floor frontage width.

- Maximum length of a blank wall along a frontage shall be no greater than 6 metres.

NOTE TO PLAN USERS

The rules contained within R11.10.2.2(e)(ii), (f) and (g) that relate to Variant Business Centres are subject to the limitations identified within the definition for Variant Business Centre in Section 4, Definitions.

For the purposes of R11.10.2.2(g)(i) the primary frontage of a building is the portion of a frontage that serves the main access point to a building or tenancy and faces the principal retail street through the centre, while the secondary frontage is the portion of a frontage facing a lower-order street through the centre and not providing the main access to the building or tenancy.

~~(h) Parking, Loading and Access~~

~~Compliance with R11.10.2.1(h).~~

~~(h) Ground Level Parking~~

~~Compliance with R11.9.1.2(h).~~

Explanation

Buildings in the Local Business Zone are usually quite different in size and style to those in the surrounding, mainly residential area. It is important therefore, that at the residential interface the size and general bulk of buildings is constrained to make them compatible with the adjoining dwellings. This also ensures there are minimal effects on overall amenity values. Where dwellings are built within the Zone it is important that they enjoy a good amenity standard to ensure they still represent a reasonable living environment.

(i) Landscape Amenity

Compliance with R11.9.1.2(i) with the following exceptions:

a. Street Frontage

- Any building that is not built to the street frontage must provide at least one specimen tree for every 7 metres of site frontage, and a 2 metre deep planting strip for any length of un-built frontage greater than 5 metres.

b. Perimeter Planting

- An amenity strip of not less than 1.5 metres shall be provided along the boundary of any site which shares a common boundary with a residentially zoned site except where a building is allowed up to an adjoining boundary under R11.10.2.2(d).

Explanation

For the purposes of interpreting R11.10.2.2(i), with regard to the bullet point under (a) above is to replace the first two bullet points under R11.9.1.2(i)i Street Frontage. With regard to the bullet point under (b) above, this is to replace the first bullet point under R11.9.1.2(i)ii Perimeter Planting. All other provisions under R11.9.1.2(i) are to be applied as written with no exceptions.

Landscaping is an important contributor to the provision and maintenance of adequate amenity at the interface between the Local Business Zone and neighbouring residential, recreational, or conservation and amenity areas. In addition to its amenity contribution, landscaping also provides a useful technique for mitigating adverse effects through, for example, softening the appearance of development (e.g. monotonous building form, parking areas); separating activities; and providing form, scale and texture that complement development.

NOTE TO PLAN USERS

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In relation to frontage planting the performance standards can be met by the planting of trees at a frequency of one per seven metres along the site frontage; or alternatively group planting the required number of trees at some point(s) along the frontage.

(j) **Aokautere Neighbourhood Centre Precinct Plan**

Development in the Aokautere Neighbourhood Centre shall be in accordance with the Aokautere Neighbourhood Centre Precinct Plan (Map 7A.4C)

11.10.3 RULES: RESTRICTED DISCRETIONARY ACTIVITIES

R11.10.3.1 **Activities which do not comply with the Permitted Activity Performance Standards**

Activities which do not comply with the Permitted Performance Standards (in R11.10.2.1) in relation to:

- (a) Lighting
- (b) Screening
- (c) Size of Function
- (d) Residential Accommodation
- (e) Vehicle Parking
- (f) Loading and Access
- (g) Car Park Landscape Design
- (h) Servicing and Loading Hours
- (i) **Signs**

are Restricted Discretionary Activities with regard to:

- Effects on residential amenity
- Effects on viability and choice of Local Business activities
- Public Safety
- Visual amenity
- Internal amenity
- Street edge amenity
- The safe and efficient operation of the roading network
- The provision of car parking
- Efficient, convenient and safe access.

Determination Clause

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 overarching Business Zone and Local Business Zone objectives and policies, assess any application in terms of the assessment criteria below. Also, where a proposal fails to comply with R11.10.2.1(e), Size of function, then as well as assessing the non-compliance against R11.10.3.1(c), the Council will also assess any application under the remaining relevant assessment criteria in R11.10.3.1(a),(b) and (e) to (h). Where a proposal fails to comply with one of R11.10.2.1(a) to (d) and (f) to (i), only the

Assessment Criteria

(a) Lighting

The assessment criteria contained in R11.6.2.1(a)

(b) Screening

The assessment criteria contained in R11.6.2.1(b) and

- i. The extent to which outdoor storage areas are sited and designed so that the visual amenity and the quality of streetscape is maintained.
- ii. The extent to which outdoor storage areas are sited and designed to allow for the unfettered operation of access, parking, loading and manoeuvring areas for vehicles.

Explanation

The Local Business Zone shares an extensive interface with the Residential Zone. Because the range of activities and the form of development within the Local Business Zone is so diverse, variations to the way outdoor storage areas are provided may be considered. However, it is critical that the visual amenity and the quality of streetscape in nearby residential areas is maintained.

(c) Size of Function

- i. The extent to which a range of convenient services are provided to the surrounding local catchment.
- ii. The extent to which a large scale anchor tenant and a mix of smaller scale activities provide a diverse range of goods and services to the local catchment.
- iii. The extent to which crowding out of small scale activities by a dominant large scale activity is avoided.

Explanation

Ensuring that a range of activities have the opportunity to locate within a Local Business centre reinforces the overall intention of the Local Business Zone which is to provide a variety of activities in convenient locations that meet the day-to-day needs of local suburban catchments.

(d) Residential Accommodation

- i. The extent to which the presence of residential accommodation contributes to the scale and visual presence of a centre.
- ii. The extent to which the development provides for a mix of activity that supports the purpose of the Local Business Zone and provides services to the local residential catchments.
- iii. The extent to which residential activity does not lead to the inefficient use and development of physical resources of the Local Business Zone.
- iv. The extent to which residential occupation maintains appropriate continuity of publicly relevant activity at the street edge at ground level.

Explanation

A mix of activities in the Local Business Zone includes supermarkets where the opportunity exists, residential accommodation and local service shops and offices. Residential Accommodation at an above ground level is seen as a positive addition to a Local Business centre as it contributes to residential choice and provides a sense of visual presence and scale to that centre and also natural surveillance and visual interest after dark. By requiring residential accommodation to be ancillary to the core Local Business activity this ensures that the overall intention of the zone is protected and the

displacement of Local Business services does not occur.

~~(e)~~ Vehicle Parking

The assessment criteria contained in R11.9.3.1(d), excluding assessment criterion 11.9.3.1(d) (xv).

~~(f)~~(e) Loading and Access

The assessment criteria contained in R11.9.3.1(c), excluding assessment criterion 11.9.3.1(c) (iv).

(f) ~~(g)~~ Car Park Landscape Design

The assessment criteria contained in R11.9.3.1(e).

(g) ~~(h)~~ Servicing and Loading Hours

The assessment criteria contained in R11.9.3.1(f).

(h) Residential Activities in the Aokautere Neighbourhood Centre

The assessment criteria contained in R11.9.3.1(d)

R11.10.3.2 The Construction, External Alteration of, or Addition to a Building which does not comply with the Performance Standards for Permitted Activities

The construction, external alteration or addition to a building which does not comply with the Performance Standards for Permitted Activities (in R11.10.2.2), **excluding non-compliance with performance standard R11.10.2.2(j) Aokautere Neighbourhood Centre Precinct Plan,** in relation to:

- (a) Maximum floor area, maximum building height
- (b) Ground floor height
- (c) Height of any building which adjoins a site in a residential zone and separation distance
- (d) Building frontages, shop fronts and glazing
- (e) Pedestrian cover and verandas

~~(f)~~ Vehicle parking

~~(g)~~(f) Loading and access

~~(h)~~(g) Car park landscape design

~~(i)~~(h) Ground level parking

~~(j)~~(i) Landscape amenity

are Restricted Discretionary Activities with regard to:

- External design and appearance
- Building mass and height
- Site layout
- Relation to streets and other public spaces
- Effects on residential amenity
- Scale relation to existing smaller neighbours

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- Pedestrian cover
- Parking areas
- The safe and efficient operation of the road network
- Safety and security
- Landscape amenity

Performance Standards

All activities under R11.10.3.2 that involve the re-development of 50% or greater of the total area of a Local Business site, or any development on a greenfield site, must provide (as part of the resource consent application) a comprehensive development plan with regard to the design, layout and servicing of the Local Business Zone site. The Comprehensive Development Plan must consider and address, where relevant, the following issues:

- i. Intensity and concentration of activity at the Local Business centre;
- ii. Provision for a mix of activities, including residential and/or offices above ground, and good local services/amenities;
- iii. Large format tenancies integrated, placed and orientated to support smaller tenancies;
- iv. Planning that anticipates staged development and/or future growth, including how the development relates to neighbouring sites and areas;
- v. Provision of suitably scaled, high quality sunny and 'active' open space at the centre;
- vi. Multiple high quality connections to the surrounding street network, including the finest grain of pedestrian connections between spaces and relation to the public space system in the wider neighbourhood;
- vii. Formation of positively defined, shaped, high quality open spaces;
- viii. Provision for informal surveillance over all publicly accessible open spaces;
- ix. Development of a distinctive, memorable and context-appropriate sense of place;
- x. Extent and quality of hard and soft landscaping, including their consistency with the wider landscape network;
- xi. Convenient, efficient and coordinated car parking;
- xii. Building bulk and form that:
 - a. is coordinated and coherent,
 - b. contributes to a positive image for the centre, and
 - c. defines adjacent open spaces.
- xiii. Ensuring safe, efficient operation of the roading network, both within and around the centre;
- xiv. Pedestrian safety and amenity within the centre;
- xv. Consistency with any relevant Precinct Plan or Structure Plan.**

Explanation

The total area of a Local Business centre is the full extent of the land zoned for Local Business in each locality, and that is collectively regarded as a centre. Buildings and activities consented under the CDP approach may be quite different in scale and size to those provided for under the permitted

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activity rules. This outcome is anticipated by the plan and the effects of such activities are assessed and managed through the preparation of a CDP and the resource consent process.

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 CDP.

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 outcome that satisfies the LBZ 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 CDP. That will vary from project to project depending on the type of centre, 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 in the context of neighbouring sites and areas and showing activity, building form and location, streets and street landscaping.
- Site and context analysis which identifies important existing conditions.
- Site plan showing the general arrangement of buildings, activities, open spaces including streets, parking, servicing and movement.
- Description of the intended building form envelopes, potentially with description of shading effects on any notable public open spaces should these be provided.
- Indication of the intended activities and their location, and the location and type of visual and physical connections between buildings and public open spaces including streets.
- 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 or presenting the information for a CDP. 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 CDP formulation process.

Determination Clause

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 overarching Business Zone and Local Business Zone objectives and policies, assess any application in terms of the assessment criteria below. Also, where a proposal fails to comply with R11.10.2.2(a), Maximum Floor Area and R11.10.2.2(b) Building Height, then as well as assessing the non-compliance against R11.10.3.2(a), the Council will also assess any application under the remaining relevant assessment criteria in R11.10.3.2(b) to (j). Where a proposal falls under R11.10.3.2(b) to (j), only the assessment criteria triggered by the specific non-compliance will be assessed.

Assessment Criteria

(a) Maximum Floor Area and Maximum Building Height

The assessment criteria contained in R11.10.3.1(c), And

- i. The extent to which the building relates to the character of its setting, contributes to the quality of adjoining open spaces, and avoids visual dominance.
- ii. The extent to which new large buildings retain reasonable visual privacy and daylighting for adjacent residential accommodation.
- iii. The extent to which plant and services (e.g. air conditioning and rubbish storage) and their enclosure is integrated into the building design, screened from public view or otherwise treated to enhance the appearance of the building.

Scale in relation to smaller neighbours

- iv. The extent to which large buildings are complemented by small scale and narrow frontages to achieve diversity and contribute to a fine-grained, active street edge where this is appropriate.
- v. The extent to which large buildings integrate forms, dimensions and/or alignments which establish a positive scale relationship with smaller neighbours.

Pedestrian Linkages

- vi. The extent to which direct and safe public through-site pedestrian links are provided on large blocks, where these provide a useful link between known or potential destinations.

Explanation

Developments that are prominent due to their conspicuously large size or height have the potential to create commensurately large effects. While these developments are important for the economic viability and vitality of the City, it is equally important that they contribute to the environmental quality of the City's urban area. In all cases, the Council expects buildings to face the street edge and to positively contribute to the visual character and amenity of the surrounding area. Design techniques to avoid buildings visually dominating their surroundings may include breaking down the scale elements of the façade with modulation of form and variation of surface treatment.

Risk to light and amenity can occur with intensive development. The amenity of residential activity becomes increasingly important. This includes consideration of daylight access to dwellings, overlooking, privacy and outlook, all of which are impacted by the mass and height of buildings. Regardless of their height, the roofs of large floor plate buildings can have significant visual impacts – especially when seen from elevated sites around the City. Modulation techniques may include visual subdivision of large roof planes; sculptural roof forms; and expression of structure or secondary form, such as service rooms and towers. With good planning and design, large buildings do not need to compromise their setting, and can instead be an asset to their neighbourhood.

(b) Ground Floor Height

- i. The extent to which the ground floor height provides suitable clearance for both intended and possible future functions within that building.
- ii. The extent to which the ground floor height relates to the height of adjacent buildings.

(c) Height of any Building which Adjoins a Site in a Residential Zone and Separation Distance

The assessment criteria contained in R11.9.3.2(b).

(d) Building Frontages, Shopfronts and Glazing

- i. The extent to which the potential adverse effects of blank walls adjoining residential sites, at the street edge and/or conspicuously large high-level blank walls that are in prominent view from streets and other public spaces are avoided or screened.
- ii. The extent to which visual and physical connections are maintained between building interiors and adjoining streets and other public spaces to a degree appropriate to the location.
- iii. The extent to which a ground floor frontage that is wider than those in close proximity to it provides a visual interest and an active edge including multiple entries.
- iv. The extent to which large scale developments in Large and Small Neighbourhood Centres and also Local Stores are complemented by small scale and narrow frontages to achieve diversity and contribute to a fine-grained active street edge.

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- v. The effects of not building to the street frontage on the pattern of adjacent activities and the continuity of the street frontage.
- vi. Whether the building setback from the street frontage creates positive open spaces with a high usability and aesthetic quality, and which contribute positively to the public space system of the city.
- vii. The extent to which a setback of the building entrance avoids creating spaces which might provide for concealment.
- viii. The extent to which eliminating the setback will lead to enhanced visual and acoustic privacy for residents.
- ix. For variant business and or vehicle orientated activities, the extent to which the surrounding environment is characterised by patterns of stand-alone buildings that are set back from the street edge.
- x. The extent to which any building set back from a street edge enhances the appearance of the site from the road and defines the street boundary with high quality landscaping.
- xi. For variant business and or vehicle orientated activities where buildings are set back from the street edge, the extent to which pedestrian only or pedestrian priority areas are provided with kerbs or raised pedestrian facilities or material differentiation.

xii. In the Aokautere Neighbourhood Centre (Map 7A.4C):

- a. **How the construction, external alteration or addition to a building is in accordance with the Aokautere Neighbourhood Centre Precinct Plan.**
- b. **How the composition, modelling of building form and the detail of building facades creates visual interest and achieves aesthetic coherence when viewed from the street.**
- c. **Whether a break in shop frontage will adversely affect the amenity values of the neighbourhood centre.**
- d. **How the building maintains the alignment of neighbouring buildings along the street edge, and the amenity of the surrounding streets.**
- e. **How the entrance to a building or tenancy is easily distinguishable in the building façade through recessing the entrance or some other design approach.**
- f. **How the commercial activity at the ground level contributes to the vitality, amenity and safety of the street and neighbourhood centre.**
- g. **How glazing is organised with vertical proportions along the façade of any building using pilasters, mullions, glazing bars and stall risers.**
- h. **How windows, including glazing bars, mullions and transoms are in proportion to the shop frontage and building as a whole.**
- i. **How signs, lighting and security measures are integrated into the overall design of the buildings and the Aokautere Neighbourhood Centre.**

Explanation

The Council wishes to ensure that new building development or redevelopment relates positively to the street edge and creates an attractive interface where the public and private realms meet. In particular, development should maintain visual and physical connections to the street by providing frontages that include entrances and openings facing the edge of streets. The Council requires

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development to articulate or eliminate wall surfaces that are featureless or blank. Large blank surfaces should not occur at ground level at the street edge as these lack interest and activity, compromising the experience of the adjacent space. A flat wall surface might constitute a small proportion of ground floor facades, but only if the quality of the street edge is not compromised as a result. While a building may have primary frontage, other visible facades should include detail and openings and be treated similarly as frontages – albeit secondary ones.

Development needs to be provided for in a way that offers flexibility and recognises the operating characteristics of large format and vehicle orientated activities while ensuring a high level of visual amenity is achieved. The requirement to build to the front boundary for sites recognises the importance of maintaining the existing street edge alignment. Departure from this core principle is a matter of discretion.

(e) Pedestrian Cover and Verandas

The assessment criteria contained in R11.9.3.2(e), and

- i. The extent to which the veranda is integrated with the design of the building and maintains continuity of shelter with adjoining sites.
- ii. The effects of not providing a veranda upon the use, design and appearance of adjoining buildings.
- iii. **The extent to which any veranda integrates with the shop frontage and the character of the building and streetscape.**
- iv. **The avoidance of lettering which dominates the canopy area.**

Explanation

Shelter for pedestrians is an important amenity consideration. It is important to provide the shelter necessary at the building entrance for pedestrians, however this is not necessary along the sides of buildings, or for buildings set well back from the street frontage. Cover at the building entrance is important for way finding and legibility because it signals the location of the entrance to the building.

~~(f)~~ **Vehicle Parking**

~~The assessment criteria contained in R11.9.3.1(d).~~

~~(g)~~**(f) Loading and Access**

The assessment criteria in R11.9.3.1(c).

~~(h)~~**(g) Car Park Landscaping**

The assessment criteria contained in R11.9.3.1(e).

~~(i)~~**(h) Ground Level Parking**

The assessment criteria contained in R11.9.3.2(f).

~~(j)~~**(i) Landscape Amenity**

- i. The extent to which on-site landscaping complements public landscaping at or near the street edge and establishes conditions of safety, visual interest and amenity within the development.
- ii. The extent to which alternative provision of on-site amenity and landscaping maintains and enhances the amenity of the wider streetscape and residential areas.
- iii. The extent to which growing conditions are provided for that will ensure the successful establishment, growth and on-going viability of planting.

Explanation

The specified approach to landscaping provision will not be practical in every instance. However, it is critical that alternative responses to landscaping provision positively contribute to on-site and wider streetscape amenity. The maintenance of landscaping, especially in the first twelve months, is critical to its actual success. Factors such as irrigation, wind protection and the growing medium are all critical to the successful establishment of landscaping.

11.10.4 RULES: DISCRETIONARY ACTIVITIES

R11.10.4.1 Discretionary Activities

Any activity or the construction, reconstruction or alteration of any building or structure which is not provided for by R11.10.2.1, R11.10.2.2, R11.10.3.1, R11.10.3.2, R11.10.4.2 or R11.10.5.1 is a Discretionary Activity.

R11.10.4.2 Service Stations

Any new Service Station or addition or alteration to an existing Service Station is a Discretionary Activity.

NOTE TO PLAN USERS

Replacement of 'like for like' is not an addition or alteration and is a permitted activity.

11.10.5 RULES: NON-COMPLYING ACTIVITIES

R11.10.5.1 ~~Offensive Activities, Industrial Activities and Crematoria~~

The following activities are Non-Complying Activities:

- (a) ~~Offensive Activities, Industrial Activities, and Crematoria~~ **and Residential Accommodation at Ground Floor Level and Residential Activities at Ground Level in the Aokautere Neighbourhood Centre** are Non-Complying Activities; ~~and~~
- (b) **The construction, reconstruction or alteration of any building or structure that does not comply with Performance Standard R11.10.2.2(j).**

Explanation

~~Offensive Activities and Crematoria~~ have a range of potential effects that could adversely affect the amenity qualities of the Local Business Zone. The application of Non-Complying Activity status to these activities will ensure that any ~~Offensive Activity or Crematoria~~ has to demonstrate that it can satisfy the requirements of Sections 104 and 104D of the Resource Management Act 1991 prior to any approval being granted.

11.10.6 RULES: NOTIFICATION

R11.10.6.1 Notification

- i. The following activity addressed in this section must not be publicly notified: R11.10.3.1 and R11.10.3.2.
- ii. The following activity addressed in this section must not be limited notified: R11.10.3.1 and R11.10.3.2.

11.10.7 RULES: NOISE

R11.10.7.1 NOISE

(a) Noise

- i. Noise from any activity within the Local Business Zone must not exceed the following limits at any point within any other site within the Local Business Zone:

At any time $60 \text{ dB } L_{Aeq(15\text{mins})}$

Daily 10:00pm to 7:00am the following day $80 \text{ dBA } L_{max}$

- ii. Noise from any activity must not exceed the following limits at any point within any site zoned for residential purposes:

7:00am to 7:00pm $55 \text{ dB } L_{Aeq(15\text{mins})}$

7:00pm to 10:00pm $50 \text{ dB } L_{Aeq(15\text{mins})}$

10:00pm to 7:00am $45 \text{ dB } L_{Aeq(15\text{mins})}$

10:00pm to 7:00am (Nighttime L_{max}) $75 \text{ dBA } L_{max}$

- iii. Where it is impracticable to measure outside a building, the noise from any activity within the Local Business Zone must not exceed the following limits, inside any residential units in any building on any other site within the Local Business Zone:

Bedrooms 10:00pm to 7:00am the following day $35 \text{ dB } L_{Aeq(15\text{mins})}$

Bedrooms 10:00pm to 7:00am the following day $55 \text{ dBA } L_{max}$

Other habitable rooms $40 \text{ dB } L_{Aeq(15\text{mins})}$

This must not allow any relaxation in the noise limits in (i), and (ii) of R11.10.7.1.

Explanation

The noise rules within the Local Business Zone are designed to allow activities to make maximum noise while still providing a reasonable level of control to residential activities in the area. Where noise sensitive uses (including residential activities) are proposed for the Local Business Zone it is the responsibility of the designer, developer, owner and user to ensure that buildings are appropriately insulated against higher levels of noise that are allowed. Residents in the Local Business Zone must accept that some adverse noise impacts will be experienced from time to time. In this regard, it is important that residential development in the Local Business Zone does not compromise the effective development and operation of business activities.

(b) Noise Insulation

Any habitable room in a building used by a noise sensitive activity within the Local Business Zone shall be protected from noise arising from outside the building by ensuring the external sound insulation level achieves the following minimum performance standard:

Bedrooms and sleeping areas $D_{n1,w} + C_{tr} > 25\text{dB}$

Compliance with this performance standard must be achieved by ensuring bedrooms and sleeping and habitable rooms are designed and constructed in a manner that accords with an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design as proposed will achieve compliance with the above performance standard.

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(c) Ventilation

Compliance with R11.6.6.1(c).

(d) Outdoor Speaker Noise

Compliance with R11.6.6.1(d).

(e) Fixed Plant

Compliance with R11.6.6.1(e).



Figure 11.5A

11.11 Fringe Business Zone

11.11.1 INTRODUCTION

The District Plan strategy for the City's business areas is underpinned by the overall objective to achieve the sustainable use and development of physical resources within the City's business areas. The strategy seeks to promote the efficient use and continued viability of existing physical resources through the existing hierarchy of established business zones within the City. A key component of achieving the Business Zones' overarching objective is to ensure an integrated approach is taken to managing retail activity by maintaining clear distinctions between the City's hierarchy of business zones. As part of the integrated approach to managing retail activities within the City's business zones the Fringe Business Zone provides for large format retail activities but not on a scale that adversely affects the Inner Business Zone's function as the primary retailing precinct in Palmerston North.

The Fringe Business Zone covers three distinct areas within Palmerston North City, which are located on or within the vicinity of the Primary Rooding Network (see Figure 20A.2). The Zone is intended to provide for space extensive retail activities, commonly referred to as large format retailing as well as other activities that contribute towards the community's business needs.

The Fringe Business Zone is a relatively new zone, initiated in 2004, to provide suitable land areas for the growing demand for large format retailing. This type of retailing by its nature requires relatively large areas of commercially zoned land for the large size of buildings it requires and associated parking areas. A study commissioned by the Council in 2003, named the Palmerston North Retail Study (May 2003) concluded that there was a shortage of land for this form of retailing activity and areas have therefore been zoned to provide for these activities.

There are several critical aspects associated with the Fringe Business Zone covering both the immediate surrounding environment as well as the effects on other localities within the City. These critical aspects support the need for rules and performance standards which are specific to the zone. The first critical factor is that the Fringe Business Zone must be developed and operated in such a way that it does not adversely affect the efficient use and continued viability of existing physical resources within the Inner and Outer Business Zones. To ensure this, the Zone has controls that will result in it being complementary to the Inner and Outer Business Zones, furthering Palmerston North's reputation as a desirable destination retail location. The controls have the effect of only allowing larger format style activities.

The second critical factor is that the zoned areas front onto roads forming part of the Primary Rooding Network, as well as being located along one of the main entrance ways into Palmerston North. These zoned areas are therefore very much exposed to the public domain. Rangitikei Street is to be developed as a significant entrance to the city as part of the City Heart project. Tremaine Avenue and Featherston Street both contribute significantly towards the movement of traffic within Palmerston North and therefore have a high profile in terms of the number of persons travelling on these roads.

The third critical factor is the environment surrounding the zoned areas fronts and/or adjoins land in the residential zones. Therefore, due to the sensitive interface between the Fringe Business Zone areas and surrounding environment, controls have been placed in the District Plan to avoid, remedy or mitigate the visual effects on the residential environment, whilst enabling large format retailing activities to establish within Palmerston North in these sensitive areas.

11.11.2 OBJECTIVES AND POLICIES

Within the broad framework of the City View objectives in Section 2, the following objectives and policies were identified for the Fringe Business Zone:

OBJECTIVE 1

To provide for the establishment of large format retailing in appropriate locations.

POLICIES

- 1.1 To ensure that there is sufficient and suitable land to meet the space extensive requirements of large format retailing activities.
- 1.2 To ensure that any areas zoned Fringe Business are located so that the role of the Inner Business Zone is reinforced.

Explanation

The Fringe Business Zone has been established in response to the increasing market presence of large format retailers and the lack of suitably zoned sites to meet both their present and future needs. While large format retailing activity is permitted also in the Inner and Outer Business Zones there is a lack of readily available suitable sites in these zones for this form of activity.

The areas zoned Fringe Business are located on and in the vicinity of Rangitikei Street and in a number of cases have a residential interface, either by adjoining a residentially zoned property and/or facing a residentially zoned property(ies) separated by a road. All Fringe Business zoned areas adjoin Primary Roads (i.e. Major Arterial, Minor Arterial or Collector Roads), which provides them with exposure as well as easy access onto the roading network.

While there are some advantages in enabling significant integrated large format developments, these can also create marketing opportunities strong enough to attract key retailers out of the Inner Business Zone and thereby reduce the efficient and effective use of this zone as a whole. The approach adopted with the Fringe Business Zone is to allow integrated development but not on a scale that adversely affects the Inner Business Zone's function as the primary retailing precinct in Palmerston North.

OBJECTIVE 2

To ensure that the environmental effects of large format retailing are appropriately managed.

POLICIES

- 2.1 To ensure that the establishment of retail activities in the Fringe Business Zone does not create any significant adverse distributional effects through undermining the vibrancy and viability of the CBD.
- 2.2 That the environmental effects on the surrounding environment, which may arise from activities in the Fringe Business Zone, are avoided, remedied or mitigated.
- 2.3 To allow transitional activities on the boundary with Ngata Street as an option to mitigate the visual effects of large format retailing on adjacent residential activities.
- 2.4 To ensure that development within the zone on sites fronting streets, particularly those listed as forming part of the Primary Roding Network, project an image of a quality consistent with their role as main entrances to the city.

Explanation

Activities in the Fringe Business Zone, due to their scale, have the potential to create adverse environmental effects. These environmental effects include distributional effects pursuant to the potential relocation of existing retail activities from the Inner and Outer Business Zones to the Fringe

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Business Zone. The efficient use and continued viability of the existing physical resources within the Inner and Outer Business Zones is an important resource management consideration. Council's policy response is to ensure that smaller retail activities will be discouraged from establishing in the Fringe Business Zone.

It has also been identified that activities in the Fringe Business Zone have the potential to create adverse environmental effects on the surrounding environment. This potential is through a combination of the nature of the surrounding environment and the large-scale nature of the types of activities which are provided for in the Fringe Business Zone.

Activities within the Fringe Business Zone can typically be expected to generate high levels of traffic due to their destination type nature. This has the potential to create adverse environmental effects in terms of both parking overflow onto streets as well as affecting the safe and efficient operation of the roading network.

Rangitikei Street provides a key role in that it provides a major route into the city and it is being upgraded as a significant entrance to the city as part of the City Heart City Centre revitalisation project. Development on adjoining sites will contribute to the overall visual outcomes that are anticipated to be achieved.

The other significant effect on the surrounding environment is that the nature of large format retailing lends itself to the construction of extensive paved areas for car parking as well as relatively large building structures, typically with large blank side and rear walls. These have the potential to cause adverse visual effects on both the streetscape as well as on the nearby residential amenity. It is noted that the majority of the area surrounding the Tremaine Avenue Fringe Business Zoned area is Industrial in nature and consequentially there is a limited amount of residential amenity to be maintained compared to other Fringe Business Zoned areas.

OBJECTIVE 3

To provide for appropriate activities, in addition to large format retailing, in the Fringe Business Zone which do not detract from the vibrancy and vitality of the CBD.

POLICIES

- 3.1 To allow for identified activities that are compatible with the purpose of the Fringe Business Zone.
- 3.2 To ensure that activities in the Fringe Business Zone do not adversely affect the efficient use of existing physical resources in the CBD.
- 3.3 To recognise existing activities in the zone that contribute towards Palmerston North's wider commercial needs.
- 3.4 To ensure that activities, particularly those listed as forming part of the Primary Roding Network, project an image of a quality consistent with their role as main entrances to the city.

Explanation

As well as allowing for large format retailing activities in the Fringe Business Zone, it is also recognised that there are a number of activities existing within the areas that were rezoned and/or have no distributional effects on the core CBD of Palmerston North. A number of these activities contribute towards the wider retailing needs of Palmerston North such as trade suppliers and automotive and marine suppliers. A number of these activities were already in existence at the time that the identified areas were rezoned Fringe Business. Like large format retail activities, other activities also contribute towards the overall visual outcomes that are anticipated to be achieved in the Fringe Business Zone.

OBJECTIVE 4

To achieve integrated development of larger areas of land within the Fringe Business Zone.

POLICIES

- 4.1 To ensure that the development of the Fringe Business Zone is undertaken in an integrated manner to assist in the achievement of positive environmental outcomes including the following:
- 4.2 Effective and efficient traffic management to, within and from the site;
- 4.3 Co-ordinated and orderly development; and
- 4.4 Integrated management of environmental effects at the street interface.

Explanation

The Fringe Business Zone generally comprises land areas which have the potential to be developed in a comprehensive manner to enable the sharing of resources such as parking and access between multiple sites. By developing large land areas in a comprehensive manner, it also provides the opportunity to mitigate effects of activities on the surrounding environment.

The area zoned Fringe Business, bound by Ngata Street, Featherston Street, and the Ngata Street Service Lane has particular characteristics in terms of the residential interface on Ngata Street that requires special treatment. It does this by enabling the opportunity to utilise activities, other than large format activities at the residential interface boundary, to mitigate the effects of large format retailing. This is to ensure that the residential amenity values of Ngata Street are not entirely compromised by the development otherwise of large format retailing on the street frontage.

OBJECTIVE 5

To achieve a high standard of amenity within the Fringe Business Zone.

POLICIES

- 5.1 To discourage the establishment of activities that will have an adverse effect on the amenity values within the Fringe Business Zone.
- 5.2 To avoid the adverse effects of offensive activities in the Fringe Business Zone, by controlling their establishment.
- 5.3 To avoid, remedy or mitigate the adverse effects of business activities on each other, or on other activities located within the Fringe Business Zone.
- 5.4 To mitigate the adverse effects of large areas of carparking on internal areas and on the surrounding streetscape.
- 5.5 To maintain and enhance the identified character of particular retail areas that are zoned Fringe Business.
- 5.6 To recognise the entitlement existing activities have to continue to operate pursuant to Section 10 of the Resource Management Act 1991.

Explanation

In addition, to protecting the amenity of residential areas adjacent to the fringe Business Zone, it is important that the standard of amenity within these areas is maintained, and where possible enhanced.

To counteract the potential erosion of amenity that may arise as a consequence of allowing a relatively unrestricted range of activities to establish in the business zone, activities which

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are offensive in nature or which involve industrial processes will either be restricted or discouraged. There are existing Industrial Activities located within the Fringe Business Zone which are entitled to continue to operate provided that the effects of the use are the same or similar in character, intensity and scale to those which existed before the introduction of the zoning.

Business activities also have the potential to generate effects relating to such matters as noise, parking, location of access/egress points, and loading and storage areas which may impact on the level of amenity enjoyed by activities located within the Fringe Business Zone. To rectify this, appropriate safeguards have been introduced to ensure that any adverse effects are mitigated.

Over time, it is anticipated that the character of the Fringe Business Zone will change significantly to that of a commercial focus and contribute towards people's appreciation and enjoyment of this zone as a commercial precinct. It is important to establish and maintain the anticipated character so that it can be enjoyed by future generations.

11.11.3 METHODS

- District Plan Rules including specific Design Assessment Criteria
- Annual Plan Programmes for Amenity and Service Upgrades e.g. City Heart
- Monitoring land use and uptake.

The objectives and policies detailed above will largely be achieved through the rules contained in this and other sections of the District Plan. These rules provide an effective and efficient means of ensuring that the individual actions of those undertaking developments or establishing activities, achieve the environmental outcomes encapsulated in the objectives and policies. Discretion over the form of development is retained through rules, which cover design, appearance, traffic management and site layout in this zone. The brownfields nature and particular location of the zoned areas, justifies care in initial layout and development.

Annual Plan programmes providing for example, street tree planting, footpath paving and roading improvements will also help achieve some of the objectives and policies by providing funding for these works. At the time the Fringe Business Zone was initiated, a major City Centre revitalisation programme, known as City Heart was underway, beginning with a substantial remodelling of The Square as well as improvements, including planting and additional parking, on the four main roads into the CBD.

11.11.4 ENVIRONMENTAL RESULTS ANTICIPATED

It is anticipated that the objectives, policies, rules and other methods of this section will achieve the following results:

- Provision of sufficient land for the establishment of large format retailing activity.
- That the design and appearance of buildings and paved areas within the Fringe Business Zone are of a visually acceptable level.
- That the safe and efficient operation of the roading network is maintained.
- To ensure that the efficient use and continued viability of the CBD is maintained.

11.11.5 Rules: Permitted Activities

R11.11.5.1 Permitted Activities

Unless otherwise specified, as a Discretionary Activity or Non Complying Activity, the following are Permitted Activities provided that the associated performance standards are complied

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with:

- (a) Retail Activities
- (b) Trade Suppliers
- (c) Prepared Food & Beverage Outlets
- (d) Office Activities
- (e) Service Stations
- (f) Yard-based Suppliers
- (g) Automotive & Marine Suppliers
- (h) Building Suppliers
- (i) Farming & Agricultural Supplier
- (j) Garden & Patio Suppliers
- (k) Office Product Suppliers.

NOTE TO PLAN USERS

1. Please note the definition of Retail Activity in Section 4.
2. The construction, alteration of, and addition to buildings and structures associated with the above activities, is a Restricted Discretionary Activity.

Performance Standards

(a) Merchandising Area Retail Activity

- i. In respect of any activity in the Ngata Street Block Fringe Business Zone area as identified in Figure 11.2 the total Merchandising Area of retail activities in the area collectively (either existing or together with the Merchandising Area proposed in the application) must not exceed a total of 10,000m². In addition, any retail activity whether or not in the Ngata Street Block Fringe Business Zone must meet the relevant performance condition in (ii) or (iii) below.
- ii. Any retail activity, which is not part of a Multiple Retail Development, must have a minimum Merchandising Area of 1000m².
- iii. The average Merchandising Area per retail activity within a Multiple Retail Development must be no less than 1,500m² unless all of the individual retail activities within the Multiple Retail Development individually exceed 750m² in which case the minimum average Merchandising Area must be no less than 1,250m².

Prepared Food & Beverage Outlet

A maximum of one prepared food & beverage outlet is permitted per site and it must not occupy more than 10% of the Merchandising Area of the Retail Activity.

(b) Vehicle Parking, Loading and Site Access

Compliance with the following performance standards of R20.4.2:

- 20.4.2(a) Vehicle Access;
- 20.4.2(b)(i) Parking Spaces for People with Disabilities;
- 20.4.2(d) Formation of Parking Spaces;
- 20.4.2(e) and (f) Loading Space Provision and Design;

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20.4.2(g) Cycle Parking Provision and Design;

20.4.2(h) Cycle Parking End of Trip Facilities.

(c) Office Activities

Offices must be ancillary to the principal activity on site and must not occupy more than 10% of the Gross Floor Area of the Building.

(d) Lighting

Any artificial lighting system shall ensure that its use does not result in an added illuminance over and above the measured ambient level, in excess of 8 lux measured in the vertical plane at the windows of any residential building in any residentially zoned site.

Explanation

Light spill associated with some activities can have an adverse impact on residential amenity. The imposition of a standard to control the level of illumination which occurs at the residential interface endeavours to mitigate the effect on residential amenity of excessive light spill.

(e) Signs

Compliance with R6.1.5.

(f) Outdoor Storage

Any outdoor storage area visible from any site in a residential zone or public area shall be screened from view by either a fence, wall of not less than 1.8m in height or dense planting of vegetation capable of growing to 1.8m in height.

(g) Hazardous Substances

Compliance with the provisions of Section 14 Hazardous Substances.

(h) Servicing and Loading Hours

Any Permitted Activity situated on any site which adjoins any part of a residential zoned site or directly faces any part of a residentially zoned site, across a road, right-of-way, access strip, service lane or drain shall only undertake the delivery of goods, product or material and/or the distribution of goods, products or materials between 6:00am and 10:00pm.

Except that this rule shall not apply where:

- i. On-site road access and manoeuvring area for vehicles involved in the delivery and/or distribution of goods, products or materials are located at least 80 metres from the nearest residentially zoned property boundary; and
- ii. Loading and unloading area for vehicles involved in the delivery and/or distribution of goods, products or materials are located at least 80 metres from the nearest residentially zoned property boundary.

Nothing in this rule shall exempt any activity from the requirements of R11.11.5.1(i) below.

Explanation

Where residentially zoned properties come into close contact with business areas these properties can be adversely affected by night-time delivery, distribution, and loading activities, for example, from idling vehicles or the opening and closing of doors, etc. By controlling operating hours at the direct residential interface, it should be possible to reduce disturbance to closest residential neighbours.

(i) Noise

Compliance with R11.11.9.1.



NOTE TO PLAN USERS

1. The construction of buildings is a Restricted Discretionary Activity.
2. Also refer to R23.6.2(i) – Radiofrequency Field Exposure.

11.11.6 RULES: RESTRICTED DISCRETIONARY ACTIVITIES

R11.11.6.1 Construction, Alteration of, and Addition to Buildings and Structures

The construction, alteration of, and addition to buildings and structures is a Restricted Discretionary Activity providing the following Performance Standards are met:

Performance Standards

(a) Comprehensive Development Plan

A Comprehensive Development Plan shall be submitted to the Council identifying the location and orientation of buildings, access, parking and landscaping.

NOTE TO PLAN USERS

1. This rule only applies to those sites located within the areas bound by 1. Ngata Street, Featherston Street and the Ngata Street Service Lane and 2. Tremaine Avenue, North Street and Rangitikei Street as identified in Figure 11.2.
2. Where the site of a proposal involves only part of the Comprehensive Development Plan area identified in Note 1, and land bounding the site of the application is not owned, or otherwise beneficially controlled by the site owner, an/or prospective occupier, the Comprehensive Development Plan shall show all relevant matters in relation to the application site. This must include showing the location of buildings, vehicle crossings, parking and servicing areas of adjacent properties (other than those with a common rear boundary) for a distance of no less than 20m, or the extent of the adjacent property, whichever is the greater. In this way, a Comprehensive Development Plan will be established over time for the area concerned.

Explanation

In the case of the Fringe Business Zone areas bounded in one instance by Ngata Street, Featherston Street, Grey Street and Rangitikei Street, and the other bounded by North Street, Tremaine Avenue and Rangitikei Street, it is important to ensure the coordination of activities and buildings to achieve an integrated result producing appropriate environmental outcomes particularly in relation to visual compatibility and traffic management. Therefore, as part of an application for resource consent, a Comprehensive Development Plan shall be provided for the above-specified areas or additional resource consent resources as well as the resultant overall appearance. For this reason, when considering site design, it is important that future adjacent development also be taken into account to minimise adverse traffic effects on the roading network and achieving an integrated visual result.

Appropriate environmental outcomes include, where possible, the sharing of road access points, visual recognition of surrounding land uses (including likely potential future large format retail developments) and consistent visual appearance between activities. The orientation and positioning of buildings, landscaping and parking areas can influence the feasibility of establishing common shared resources as well as the resultant overall appearance. For this reason, when considering site design, it is important that future adjacent development also be taken into account to minimise adverse traffic effects on the roading network and achieving an integrated visual result.

(b) Height of any building on a site which fronts to or adjoins a site in a residential zone:

- i. Street Interface
 - Primary Building Envelope

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A stepped profile defines a series of setbacks from the street. Eleven metres or more from the street boundary, a building may reach a maximum height of 6.5 metres. Seventeen metres or more from the street boundary, a building may reach a maximum height of nine metres. Thirty metres or more from the street boundary, building height is no longer restricted, except in the case of a corner site where twenty metres or more from the street boundaries, building height is no longer restricted.

- Secondary Building Envelope

Additional building volumes will be permitted in front of the Primary Envelope but their dimensions will be subject to vertical and horizontal constraints. Between eight metres and eleven metres from the street boundary, secondary building volumes may reach a maximum height of 6.5 metres. However, the cumulative length of such volumes shall not exceed the greater of twelve metres or three quarters the total length of the building. In both cases, length shall be measured parallel to the street boundary.

- Tertiary Building Envelope

Further additional building volumes will be permitted above the Primary Envelope but their dimensions will be subject to vertical and horizontal constraints. Between eleven metres and seventeen metres from the street boundary, tertiary building volumes may reach a maximum height of nine metres. However, the cumulative length of such volumes shall not exceed half the total length of the building. In both cases, length shall be measured parallel to the street frontage.

Refer to Figure
11.5

- ii. Rear Boundary Interface

- Primary Building Envelope

A stepped profile defines a series of setbacks from the residential boundary. Three metres or more from the rear boundary of an adjoining residential property, a building may reach a maximum height of four metres. Nine metres or more from this boundary, a building may reach a height of 6.5 metres. Twelve metres or more from this boundary, a building may reach a maximum height of nine metres. Twenty metres or more from the boundary, building height is no longer restricted.

- Secondary Building Envelope

Additional building volumes will be permitted above the Primary Envelope but their dimensions will be subject to vertical and horizontal constraints. Between three metres and nine metres from the rear boundary of an adjoining residential property, secondary volumes may reach a maximum height of 6.5 metres. However, the cumulative length of these volumes shall not exceed the greater of twelve metres or two thirds the total length of the building. In both cases, length shall be measured parallel to the adjacent residential boundary.

- Tertiary Building Envelope

Further additional building volumes will be permitted above the Primary Envelope but their dimensions will be subject to vertical and horizontal

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constraints. Between six metres and twelve metres from the rear boundary of an adjoining residential property, tertiary volumes may reach a maximum height of nine metres. However, the cumulative length of these volumes shall not exceed half the total length of the building. In both cases, length shall be measured parallel to the adjacent residential boundary.

Refer to Figure 11.6

iii. Side Boundary Interface

- Primary Building Envelope

A stepped profile defines a series of setbacks from the residential boundary. Three metres or more from the side boundary of an adjoining residential property, a building may reach a maximum height of four metres. Nine metres or more from this boundary, a building may reach a maximum height of 6.5 metres. Fifteen metres or more from this boundary, a building may reach a maximum height of nine metres. Twenty metres or more from the boundary, building height is no longer restricted.

- Secondary Building Envelope

Additional building volumes will be permitted above the Primary Envelope but their dimensions will be subject to vertical and horizontal constraints. Between six metres and nine metres from the side boundary of an adjoining residential property, secondary building volumes may reach a maximum height of 6.5 metres. However, the cumulative length of these volumes shall not exceed the greater of twelve metres or two thirds the total length of the building. In both cases, length shall be measured parallel to the adjacent residential boundary.

- Tertiary Building Envelope

Further additional building volumes will be permitted above the Primary Envelope but their dimensions will be subject to vertical and horizontal constraints. Between nine metres and fifteen metres from the side boundary of an adjoining residential property, tertiary building volumes may reach a maximum height of nine metres. However, the cumulative length of these volumes shall not exceed half the total length of the building. In both cases, length shall be measured parallel to the adjacent residential boundary.

Refer to Figure 11.7

Explanation

Council recognises that the interface between residential and non-residential zones is an area of sensitivity, particularly given the potential impact of non-residential development on adjoining residential areas.

In order to mitigate the effects associated with such development, a series of specific controls have been developed which focus on three key residential/non-residential interfaces - street boundaries, side boundaries and rear boundaries.

These controls seek to ensure that new commercial or industrial buildings constructed along these interfaces contribute to the physical character of the area through generally mirroring the characteristic scale and rhythm of neighbouring residential dwellings.

The setback provisions apply only to the affected boundary, not to all boundaries on the site. For example, a building facing a residential site will be subject to the road frontage setback only and a building adjoining a residential zoned site would need to meet either the rear or side boundary requirements

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- iv. Compliance with (i), (ii) and (iii) above is not required in the following circumstances:
 - a. The building is to be utilised for a form of residential activity and the site it is located upon fronts Ngata Street;
 - b. In the situation that residential activities are established on sites fronting Ngata Street as provided for in (ii) below, the maximum height of buildings for other uses is 9 metres to within 11 metres of Ngata Street. This is conditional upon 75% of the length of the side of the building fronting Ngata Street being screened by the aforementioned residential activity.
 - c. For buildings on Lot 1 DP 50865 (125540(new CT ref)), Lot 1 DP 330530 (125540 (new CT ref)) the limitation of secondary and tertiary building envelopes shall not apply.

NOTE TO PLAN USERS

The landscape treatment requirements under R11.9.1.2(i)(ii) apply to the area within the three-metre setback required under this Rule.

- ii. Buildings for Residential Use fronting Ngata Street

For a total of 45% of the length of the Ngata Street frontage (zoned Fringe Business) a maximum height of 6.5 metres is permitted. The ridge of a gable, or hip roof, leading edge of a monopitch roof or deck handrails may exceed the maximum height by up to one metre.

For a total of 55% of the length of the Ngata Street frontage (zoned Fringe Business) a maximum building height of 9 metres is permitted.

(c) Separation Distances

- i. Any residential dwelling on a front site shall be located at least 3 metres from the boundary with any road, with the exception that upper level balconies and ground level terraces attached to dwellings may be located not less than 1.8 metres from the boundary. Each of these balconies or terraces should be not more than 6 metres in length. While they might be distributed along any part of the residential building frontage, the parts of the façade in which they are located should not exceed one third of the total frontage width.
- ii. Buildings for Residential Use which are more than 14 metres wide shall contain setbacks not more than 2 metres deep and not less than 3 metres wide at not more than 14 metre intervals along their front façade.

Explanation

Residential dwellings have been provided for in the Fringe Business Zone to assist in the mitigation of potential adverse visual effects on Ngata Street, by screening and providing active frontages to the street. Prior to the rezoning to Fringe Business Zone, the character of Ngata Street was predominantly that of a residential nature. As the eastern side of Ngata Street remains zoned Residential, it is appropriate, in enabling the extent of the Fringe Business Zone to extend to the Ngata Street frontage, that mitigation measures are undertaken to avoid otherwise adverse visual commercial residential interface conflicts. Additional importance has been placed on this particular frontage as opposed to other interfaces throughout the City between a Business zoned site and Residential zoned areas due to the fact that the likely type of buildings established in the Fringe Business Zone is of a relatively large scale which requires additional mitigation measures.

The required variation in the height and frontage setbacks of a residential veneer to Ngata Street are intended to give visual interest as well as a scale relation to residential development across the street. This is by encouraging building volumes with dimensions similar to those of typical residential buildings. Encouraging terraces and balconies within the front yard breaks up large building forms, introduces human scale elements and further emphasises residential character.

(d) Vehicle Parking, Loading and Site Access

Compliance with the following performance standards of R20.4.2:

- 20.4.2(a) Vehicle Access;
- 20.4.2(b)(i) Parking Spaces for People with Disabilities;
- 20.4.2(d) Formation of Parking Spaces;
- 20.4.2(e) and (f) Loading Space Provision and Design;
- 20.4.2(g) Cycle Parking Provision and Design;
- 20.4.2(h) Cycle Parking End of Trip Facilities.

In regard to any development involving access across the southern edge of Featherston Street, the number of access points will be restricted to either a single two-way crossing or a pair of entry and egress driveways, with such driveway(s) being located in a position well separated from the Ngata Street intersection and the existing pedestrian crossing, and generally in a position within 30m of the adjoining Outer Business Zone.

(e) Lighting

Any artificial lighting system shall ensure that its use does not result in an added illuminance over and above the measured ambient level, in excess of 8 lux measured in the vertical plane at the windows of any residential building in any residentially zoned site.

(f) Signs

Compliance with R6.1.5.

(g) Outdoor Storage

Any outdoor storage area visible from any site in a residential zone or public area shall be screened from view by either a fence, wall of not less than 1.8m in height or dense planting of vegetation capable of growing to 1.8m in height.

Matters of Discretion

In determining whether to grant consent and what conditions to impose, if any, Council reserves its discretion to an assessment of the extent to which the application meets the objectives and policies of the Fringe Business Zone and the following assessment criteria:

- i. The extent to which the development provides active frontages including entrances and openings facing the edge of all Major Arterial Roads.
- ii. The extent to which the composition and formal articulation of building facades creates visual interest and achieves aesthetic coherence when viewed from the street.
- iii. The extent to which on-site landscaping establishes an attractive appearance and complements public landscaping at or near the street edge and establishes conditions of visual interest and amenity within the development.
- iv. The extent to which growing conditions are provided for, that will ensure the successful establishment, growth and ongoing viability of planting.
- v. The extent to which plant and services (e.g. air conditioning and rubbish storage) and its enclosure is integrated into the building design and otherwise treated to enhance the appearance of the building.
- vi. The extent to which, where a development adjoins or faces a residential zone, or

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creates an entrance to a residential street, then large blank walls are avoided or appropriately screened or architecturally treated.

- vii. The extent to which landscaping of on-site car-parking establishes conditions of visual interest and amenity within the development and its margins.
- viii. The extent to which the development maintains or enhances the quality of environment for pedestrians at the street edge.
- ix. Avoiding, remedying or mitigating the effects of additional traffic generated by activities on the site on the safety and efficiency of the roading network.
- x. The extent to which the development of those areas identified as requiring a Comprehensive Development Plan proceeds in a co-ordinated and integrated manner.
- xi. The extent to which the proposed development ensures the continued water carrying and flood control function of that part of the Kawau Stream that passes through Lot 1 DP 50865 and Lot 1 DP 330530, being 418 to 426 Rangitikei Street, Palmerston North.

Explanation

All Fringe Business Zoned areas are either located on a prominent city entranceway (Rangitikei Street) or adjoin and/or are adjacent to residential zoned areas. Large format retail activities can potentially be bulky, out of scale, detrimental to context and lack visual amenity if developed with rudimentary design input. The aim of the assessment criteria, in terms of the street interface matters, is to achieve a quality streetscape. The purpose of the assessment matters, in terms of the residential interface matters, is to ensure buildings do not visually dominate small-scale residential buildings by articulating their form to achieve a scale transition. Alternatively, where the portion of the building is relatively short, screening with landscape elements to create visual interest and complement adjacent residential buildings and streetscape can be utilised to achieve desirable visual outcomes.

The maintenance of landscaping, especially in the first twelve months, is critical to its actual success. Factors such as irrigation, wind protection and the growing medium are all critical to the successful establishment of landscaping.

The Council needs to ensure that the water carrying capacity and flood control function of that section of the Kawau Stream that flows through Lot 1 DP 50865 and Lot 1 DP 330530, being 418 to 426 Rangitikei Street, is maintained to ensure that any adverse effects on the surrounding land are mitigated.

R11.11.6.2 Residential Centres, Multi-unit Residential Developments, Dwellings and Dwelling Units

The construction, alteration of, addition to and use of buildings and structures is a Restricted Discretionary Activity providing the relevant Performance Standards in R11.11.6.1 are met.

Matters of Discretion

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 Fringe Business Zone objectives and policies, assess any application in terms of the following further policies:

- i. The extent to which the activity is necessary to mitigate the environmental effects of activities situated in the Fringe Business Zone.
- ii. The extent to which the development of residential activity does not adversely affect the availability of land for large format retail purposes.

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- iii. That sufficient parking and on-site manoeuvring is provided to service the needs of residents and visitors.
- iv. The extent to which buildings for residential use are insulated from noise generated by other activities to ensure that an acceptable level of residential amenity will be achieved.

R11.11.6.3 Non Notification

- i. Such applications (R11.11.6.1 & R11.11.6.2) need not be publicly notified.
- ii. Notice of applications for Restricted Discretionary Activities (R11.11.6.1 & R11.11.6.2) need not be served on any persons who, in the Council's opinion may be adversely affected by the activity.

R11.11.6.4 Retail Activities which do not comply with the Merchandising Area Performance Condition

Retail Activity which does not comply with the Permitted Performance Condition relating to Merchandising Area but does comply with the following performance standards is a Restricted Discretionary Activity:

Performance Standards

- i. Any retail activity, which is not part of a Multiple Retail Development, must have a minimum Merchandising Area of 800m².
- ii. The average Merchandising Area per retail activity within a Multiple Retail Development must be no less than 1,200m² unless all of the individual retail activities within the Multiple Retail Development individually exceed 600m² in which case the minimum average Merchandising Area must be no less than 1,000m².
- iii. Compliance with the Performance Standards specified in R11.11.5.1 except for R11.11.5.1(a).

Matters of Discretion

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 Fringe Business Zone objectives and policies, assess any application in terms of the following further policies:

- i. The extent to which adverse distributional effects (including cumulative) of such activities on the vibrancy and viability of the CBD are avoided.
- ii. The extent to which the avoidance, remediation or mitigation of the effects of additional traffic on the site on the safety and efficiency of the network are achieved; and
- iii. The extent to which adequate provision is made for parking, access and manoeuvring areas.

R11.11.6.5 Activities and Buildings which do not comply with the Permitted Performance Standards

Activities and Buildings which do not comply with the Permitted Performance Standards (in R11.11.5.1) in relation to:

- (i) Lighting
- (ii) Loading and access
- (iii) Vehicle Parking

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(iv) Servicing and Loading Hours

(v) Building Height.

are Restricted Discretionary Activities with regard to:

- Design and appearance
- The safe and efficient operation of the roading network
- Effects on adjoining residential areas
- The provision of car parking
- The extent to which the additional height will adversely affect the amenity values of adjoining sites
- Those matters of discretion identified in R11.11.6.1 and/or R11.11.6.4.

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 Fringe Business Zone objectives and policies, assess any application in terms of the following further policies and against the matters of discretion identified in R11.11.6.1 or R11.11.6.4:

(i) Lighting

- a. To avoid, remedy or mitigate the effects of the overspill of light onto adjacent residentially zoned properties.
- b. To avoid, remedy or mitigate the effects of the overspill of lighting through the use of planting, screening or orientation of light sources.
- c. To take into account the influence of topography and other site features in mitigating the effects of light overspill.

(ii) Loading and Access

- a. To avoid, remedy or mitigate the effects of the deficiency in loading and access facilities on the safe and efficient operation of the roading network.
- b. To ensure that other safe and efficient facilities are available to meet the predicted loading or access requirement.
- c. To avoid, remedy or mitigate the effects in loading or access facilities on the ambience and amenity values, in particular residential areas.

(iii) Vehicle Parking

- a. To avoid, remedy or mitigate the effects of the deficiency in parking spaces on the safe and efficient operation of the roading network.
- b. To ensure that other safe and efficient facilities are available to meet the predicted parking requirement.
- c. To avoid, remedy or mitigate the effects of the deficiency in parking spaces on the ambience and amenity values, in particular residential areas.

Explanation

The provision of adequate parking, loading and access provisions are essential in the Fringe Business Zone to ensure that activities can operate within the zone with the minimum of disturbance from overspill parking or vehicles manoeuvring on the road. In particular it is important to ensure that where adequate provision cannot be made on site that overspill parking does not intrude into residential areas.

(iv) Activities which do not comply with the Servicing and Loading Provisions of R11.11.5.1(h)

- a. To avoid, remedy or mitigate the adverse effects of noise and general disturbance created by the activity, on any adjoining or adjacent residentially zoned land.
- b. To avoid, remedy or mitigate the disturbance to residentially zoned properties from the movement of vehicles to and from the site and within the site itself.
- c. To limit operating hours to ensure that any disturbance to residentially zoned properties is avoided, remedied or mitigated.

Explanation

Movements on industrial sites which occur outside the specified hours have the potential to cause considerable disturbance to adjoining residential areas. Where the operational requirements of an activity require late night or early morning services, a careful assessment must be made to ensure any adverse effects can be mitigated.

NOTE TO PLAN USERS

Where a proposal falls under R11.11.6.1 and/or R11.11.6.4 but does not comply with the particular Performance Standards identified above, then as well as assessing the non-compliance with the Performance Condition, the Council will also assess any application against the matters of discretion identified in the aforementioned rules.

11.11.7 RULES: DISCRETIONARY ACTIVITIES

R11.11.7.1 Retail Activities which do not comply with the Merchandising Area Performance Standards for either Permitted or Restricted Discretionary Activities

Retail Activity which does not comply with the Permitted Performance Condition relating to Merchandising Area for either Permitted or Restricted Discretionary Activities, but where the Merchandising Area is proposed to comply with the following, is a Discretionary Activity:

- i. Any retail activity, which is not part of a Multiple Retail Development, must have a minimum Merchandising Area of 600m².
- ii. The average Merchandising Area per retail activity within a Multiple Retail Development must be no less than 900m² unless all of the individual retail activities within the Multiple Retail Development individually exceed 450m² in which case the minimum average Merchandising Area must be no less than 750m².

R11.11.7.2 Existing Industrial Activities

Additions and alterations to existing Industrial Activities, which have been established prior to 20 March 2008, excluding offensive activities, are Discretionary Activities.

Explanation

The Fringe Business Zone has been established to provide for primarily large format retailing activities. It is however recognised that this is a transitional use zone and that at time of the establishment of the Fringe Business Zone that there are some existing Industrial activities operating particularly within that area bound by Rangitikei Street, Tremaine Avenue and North Street. The continued operation of these activities are protected either by resource consent or Existing Use Rights as per Section 10 of the Resource Management Act 1991.

The Council does not wish to discourage the continued operation of these existing Industrial activities, but at the same time the change of zoning is providing a strategic direction for the ultimate future use of the land. It is therefore identified that additions and alterations to existing industrial activities already established in the Fringe Business Zone should be assessed by way of resource consent to assess their effects on the environment.

R11.11.7.3 Any Activity or Construction, Reconstruction or Alteration of Buildings or Structures not provided for by R11.11.5.1, R11.11.6.1, R11.11.7.2 or R11.11.8.1.

Any activity or the construction, reconstruction or alteration of any building or structure which is not provided for by R11.11.5.1, R11.11.6, R11.11.7.2 or R11.11.8.1 is a Discretionary Activity.

11.11.8 RULES: NON-COMPLYING ACTIVITIES

R11.11.8.1 Retail Activities

Those retail activities which do not comply with the Minimum Merchandising Area requirements for Permitted, Restricted Discretionary or Discretionary Activities are Non-Complying Activities

Explanation

Retail activities which do not comply with the Minimum Merchandising Area requirements may create adverse distributional effects on the core CBD. Such activities may also result in a reduced availability of land for the establishment of large format retailing activities which is the primary reason for the establishment of the Fringe Business Zone.

R11.11.8.2 Offensive Activities

Offensive Activities are Non-Complying Activities.

Explanation

Offensive activities have a range of potential effects that could adversely affect the amenity qualities of the Fringe Business Zone. The application of Non-Complying Activity status to these activities will ensure that any Offensive Activity has to demonstrate that it can satisfy the requirements of Sections 104 and 104D of the Resource Management Act 1991 prior to any approval being granted.

11.11.9 RULES: NOISE

R11.11.9.1 Noise

This rule is referred to in Performance Standards for activities within the Zone. Activities to which this rule applies must meet the noise limits set out below.

(a) Noise

- i. Noise from any activity within the Fringe Business Zone must not exceed the following limits at any point within any other site within the Fringe and Outer Business Zones:

At any time 65 dB LAeq(15mins)

Daily 11:00pm to 7:00am the following day 90dBA L_{max}

- ii. Noise from any activity must not exceed the following limits at any point within any site zoned for residential purposes:

7:00am to 7:00pm 55 dB LAeq(15mins)

7:00pm to 10:00pm 50 dB LAeq(15mins)

10:00pm to 7:00am 45 dB LAeq(15mins)

10:00pm to 7:00am (Nighttime L_{max}) 75 dBA L_{max}

- iii. Where it is impracticable to measure outside a building, the noise from any activity within the Fringe Business Zone must not exceed the following limits, inside any

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residential units in any building on any other site within the Fringe or Outer Business Zones:

Bedrooms 10:00pm to 7:00am the following day 35 dB $L_{Aeq(15mins)}$

Bedrooms 10:00pm to 7:00am the following day 55 dBA L_{max}

Other habitable rooms 40 dB $L_{Aeq(15mins)}$

This must not allow any relaxation in the noise limits in (i), and (ii) of R11.11.9.1.

Explanation

The noise rules within the Fringe Business Zone are designed to allow activities to make moderate noise while still providing a reasonable level of control to residential activities in the area. Where noise sensitive uses (including residential activities) are proposed for the Fringe Business Zone it is the responsibility of the designer, developer, owner and user to ensure that buildings are appropriately insulated against higher levels of noise that are allowed. Residents in the Fringe Business Zone must accept that some adverse noise impacts will be experienced from time to time. In this regard, it is important that residential development in the Fringe Business Zone does not compromise the effective development and operation of business activities.

(b) Noise Insulation

Any habitable room in a building used by a noise sensitive activity within the Fringe Business Zone must be protected from noise arising from outside the building by ensuring the external sound insulation level* achieves the following minimum performance standard:

$$D_{nT,w} + C_{tr} > 30 \text{ dB}$$

Compliance with this performance standard must be achieved by ensuring habitable rooms are designed and constructed in a manner that accords with an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design as proposed will achieve compliance with the above performance standard.

Explanation

Acoustic insulation is required for noise sensitive activities in buildings within the Fringe Business Zone to mitigate the potential adverse effects on such uses and to lessen the potential for constraint that such uses can place on typical business or commercial activities commonly associated with the zone.

(c) Ventilation

Compliance with R11.6.6.1(c).

(d) Fixed Plant

Compliance with R11.6.6.1(e).

FIGURE 11.5
BUSINESS AND INDUSTRIAL ZONE HEIGHT AND SETBACK ENVELOPES
STREET INTERFACE



**FIGURE 11.6
BUSINESS AND INDUSTRIAL ZONE HEIGHT AND SETBACK ENVELOPES
REAR BOUNDARY INTERFACE**

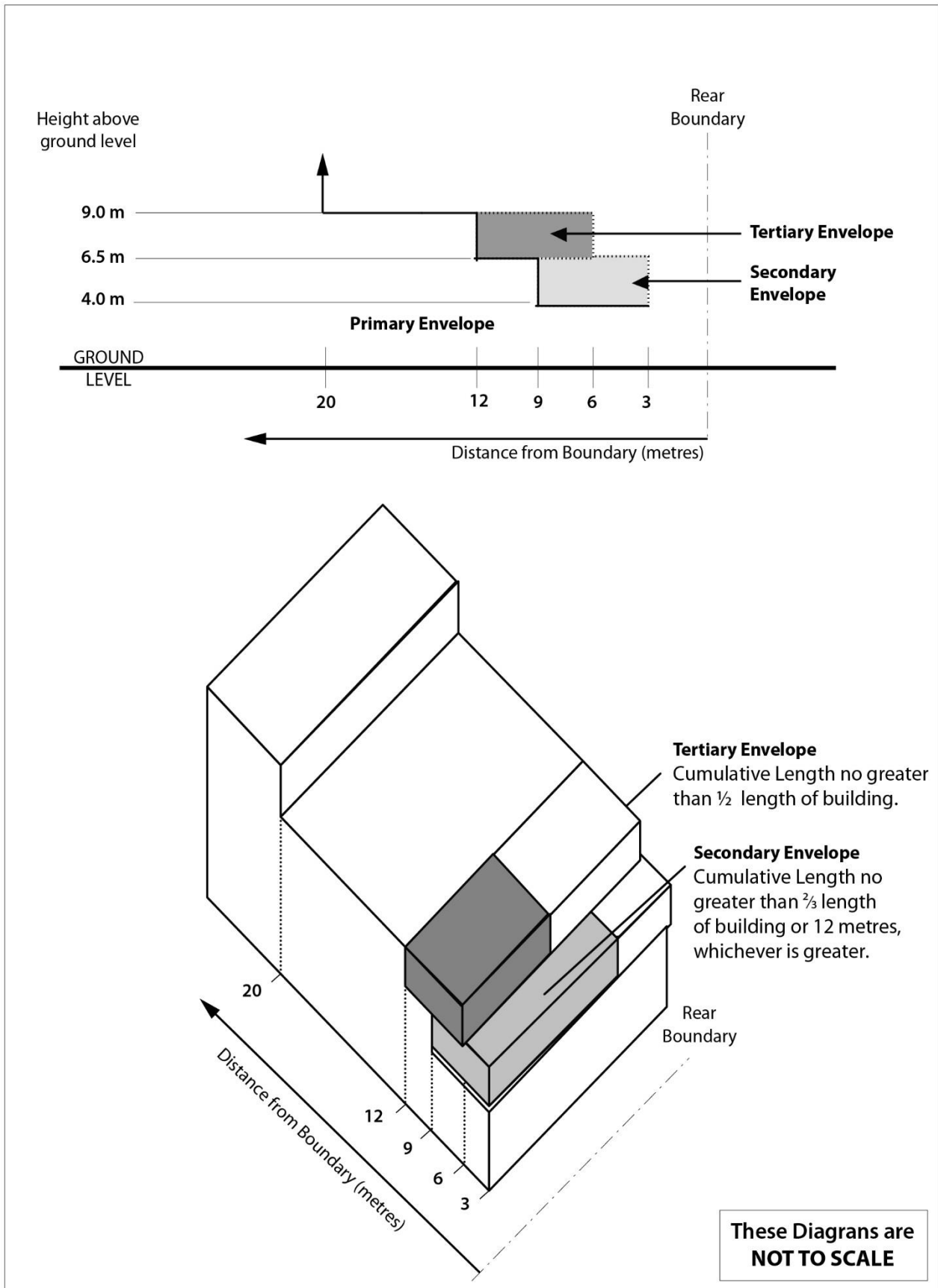


Figure 11.6 Height and Setback Envelopes Rear Boundary Interface



**FIGURE 11.7
BUSINESS AND INDUSTRIAL ZONE HEIGHT AND SETBACK ENVELOPES
SIDE BOUNDARY INTERFACE**

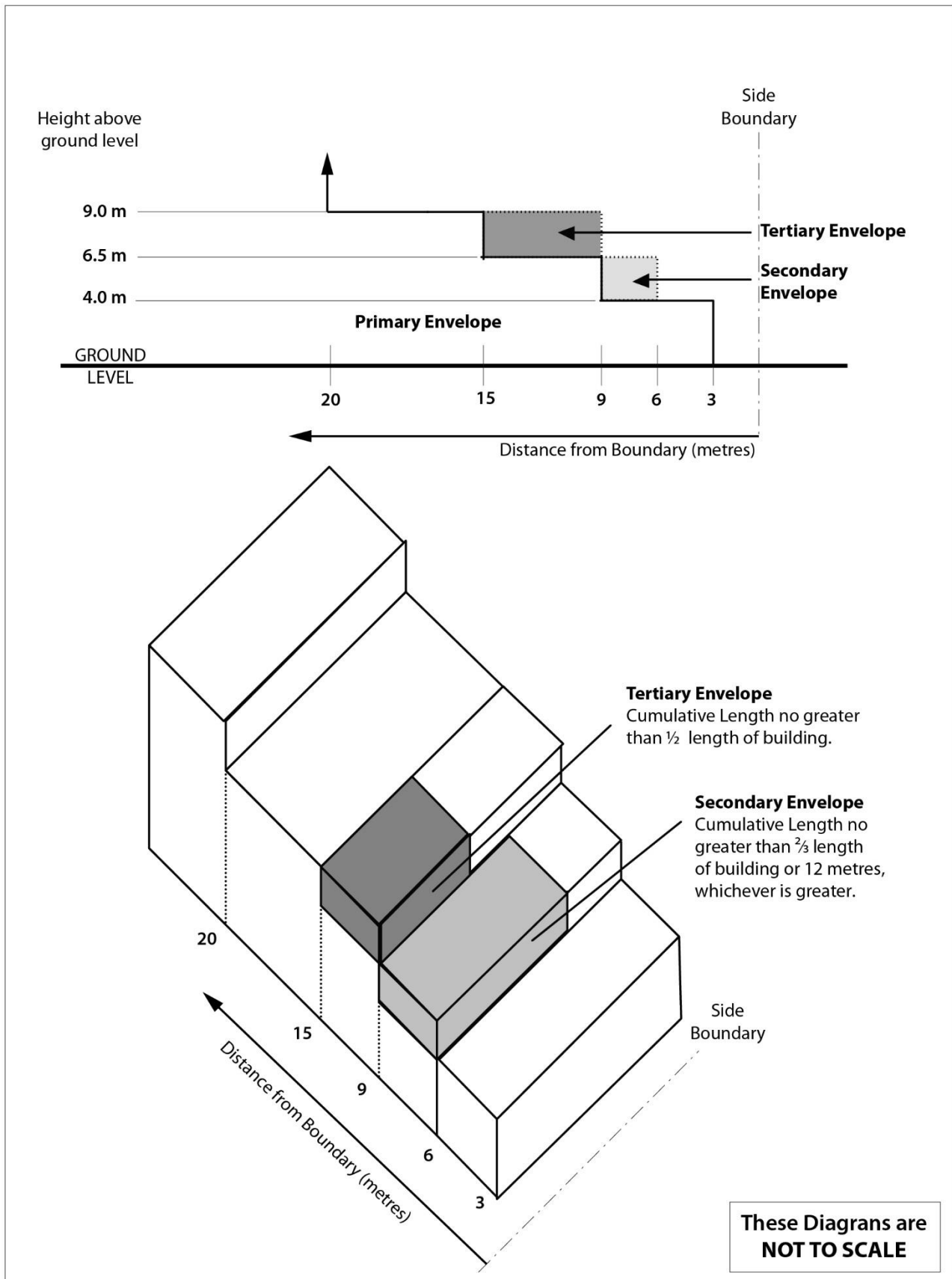


Figure 11.7 Height and Setback Envelopes Side Boundary Interface

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15. RECREATION

15.1 Introduction

Recreation is important for many residents living in Palmerston North. It is a significant contributor to the quality of life and level of physical, social and cultural well-being that people within the City experience.

Currently, recreation reserves within the City offer a wide range of recreation opportunities (e.g., walking and organised sports) and encompass a variety of environments, extending from multi-purpose recreational facilities such as the Arena, through to neighbourhood parks and playing fields to the extensive walkways system. These reserves give life to the City by adding to its diversity and interest, while the recreational and cultural facilities located on them are valuable in attracting residents and visitors alike. Areas such as the Victoria Esplanade, Ashhurst Domain and Bledisloe Park, also have important local amenity and/or conservation values which in turn contribute to the quality and variety of recreation experience that can be enjoyed in the City.

The Council recognises that in addition to its responsibilities under the Resource Management Act 1991, many of the City's recreation reserves are managed through the Reserves Act 1977 and that there is a need to recognise each legislative framework to achieve integrated management.

The classification, management and administration of reserves is undertaken under Part IIA of the Reserves Act 1977. This Act requires that reserves be classified according to their principal or primary purpose and that management plans be developed. Such reserves must be administered and maintained in accordance with the purpose for which they are classified (for example, recreation, historic and local purpose) – Council has prepared some reserve management plans for key City-wide reserves and is working towards developing further plans. These provide policy direction for Council's reserves and acknowledge the District Plan zoning and policy framework to achieve integrated management. Corresponding priorities for reserve development are a feature of reserve management plans.

The effects of activities occurring within recreation reserves have the potential to adversely affect the features and values of those reserves, and to potentially adversely affect adjacent properties. The Council has an important role through this Plan's provisions, to ensure the development of recreation resources are consistent with the values of the land and is compatible with adjoining activities.

Given the variety of recreation areas within the City five distinct zones have been identified to manage activities and their effects in the District.

When reviewing activities within each of the recreation zones it is also important to review the provisions in Section 17 as those provisions also apply to the following zones.

15.2 The Recreation Zones

15.2.1 RECREATION ZONE

The Recreation Zone provides for a wide range of community and leisure activities and covers the majority of recreation and public space within the City – serving both City-wide and local needs. The Zone includes areas set aside for informal or casual recreation such as playgrounds on neighbourhood parks, (e.g. Milverton Park), areas for organised sports, (e.g. Ongley Park and Bill Brown Park), and large scale multi-purpose parks and civic places such as The Square, the Victoria Esplanade and Memorial Park.

Although the primary function of the Zone is to provide for active sport, and recreation and community activities, some open spaces also display important conservation and visual amenity values. Examples here include parts of the Ashhurst Domain and the Victoria Esplanade.

The Recreation Zone also includes golf courses (Manawatu Golf Club and Palmerston North) and cemeteries.

15.2.2 THE CONSERVATION AND AMENITY ZONE

The Conservation and Amenity Zone covers those natural areas which have been identified as having high natural values or amenity values and which are generally in Council and Department of Conservation ownership or protected through legal means such as covenants. The Zone includes areas of significant indigenous flora and fauna and important natural and scenic areas. Examples of parks and reserves in the Zone are Bledisloe Park, McCrae's Bush in Ashhurst, part of the Manawatu Gorge Scenic Reserve and Keeble's Bush near Linton. Outdoor recreation such as walking, tramping and mountain-biking feature in these areas. Some areas such as Esplanade reserves also have an important role as ecological links and 'green corridors'.

Council seeks to recognise and protect the values of these areas by restricting the range of activities and associated development permitted within the zone. The protection of the features and qualities of such high value environments provide significant benefits to the City as they constitute an integral component which contributes to the diversity of the City's recreation environment, enhance biodiversity as well as contributing to its visual and amenity character.

The Conservation and Amenity Zone also includes most of the City's walkway system which performs a unique function through providing areas for walking and by acting as a link to other open space areas. Walking is a popular recreational pastime that has minimal potential to affect the environment.

15.2.3 WATER RECREATION ZONE

Section 31 (e) of the Resource Management Act 1991 requires territorial authorities to control the actual or potential effects of activities in relation to the surface of water in rivers and lakes. To fulfil this requirement the Water Recreation Zone has been developed.

The Water Recreation Zone covers the freshwater surface areas of the Manawatu and Pohangina Rivers, the Hokowhitu Lagoon, and parts of, the Turitea and Kahuterawa Streams located within the Palmerston North City boundary. This Zone is characterised by the natural character of these waterbodies although man-made structures such as bridges, river protection works including groynes and dams modify this character in some areas.

The Water Recreation Zone provides for a limited range of water-related recreation activities on the surface of these waterbodies. Although the Council seeks to recognise this area as a recreation resource, the only effects which have been identified from that use are noise effects.

Horizons Regional Council also manages fresh water within the City boundaries through the Water Chapter in the One Plan. Horizons Regional Council operates the Manawatu River and Tributaries Navigation and Safety Bylaw 2010. This bylaw is made in accordance with the Local Government Act 1974 and must be read in conjunction with Maritime Rule Part 91 – Navigation Safety Rules.

15.2.4 RACECOURSE ZONE

The Racecourse Zone covers the existing Awapuni Racecourse property at Awapuni and the Manawatu Harness Racing Club site on Pioneer Highway.

The Awapuni Racecourse, on Racecourse and Totara Roads, and the Manawatu Harness

Racing Club on Pioneer Highway are the focal points for the racing industry in the Manawatu. The Awapuni Racecourse was developed in 1903 and today represents a multi-purpose facility that caters for the specific needs of the racing industry as well as a major function centre.

The Manawatu Harness Racing Club has existed on its present site since 1962. Both the Racecourse and Harness Racing Club lie adjacent to residential areas which have developed around these courses.

Both racing clubs and their respective industry functions make a valuable contribution to the social, cultural and economic well-being of the City and region. The Racecourse site is used for race meetings and race training and is the administrative headquarters for the Manawatu Racing Club. The course's open areas and buildings represent a significant investment in, and contribution to the racing industry in the Manawatu. It also acts as an important recreation, entertainment and leisure facility for the region.

The Manawatu Harness Racing Club has its administrative headquarters on Pioneer Highway. This site is actively used for trotting, greyhound racing and race training. Facilities on the site include the racetrack, grandstand, race training facilities, and a functions venue. The site covers an area of 20 hectares and is increasingly popular as a venue for large outdoor gatherings e.g., swap meets and rallies.

The primary function of the Racecourse Zone is to recognise the two sites' multiple functions as racecourse, race training facilities and as sites for a variety of recreational, entertainment and leisure activities. It also recognises a number of activities which have historically established on both sites.

15.2.5 ARENA ZONE

The Arena Complex is a unique, centrally located recreation and leisure facility accommodating a wide range of activities ranging from national and international sporting fixtures, a range of other shows, trade exhibitions and conventions. The Council maintains and manages the Arena.

The site contains a large array of facilities including stadiums, pavilions, the Grandstand and Oval, community halls, sports fields, a speedway track, administration offices and parking areas. Collectively these facilities comprise over 20 venues and are frequently used for local and regional activities. The Arena thus represents a significant recreation and leisure asset to the City and the region, and makes a major contribution towards the social, cultural and economic well-being of the community.

In the past, the Arena has had its own special purpose Zone which ensured and secured the use of the complex for a wide and diverse range of activities. The Council considers that this is still an appropriate approach.

15.3 Resource Management Issues

The following resource management issues have been identified as arising from activities associated with the use of the Recreation, Conservation and Amenity, Racecourse, Water Recreation, and Arena Zones:

1. The sustainable management and maintenance of the City's recreation parks and reserves to effectively meet the needs of all residents.
2. Accommodation of a wide and diverse range of community and leisure recreation activities and recreational environments.
3. The need to provide adequate open space to satisfy the recreation and amenity needs of residents.

4. The potential adverse effects of recreation, community and leisure activities and/or development on recreational amenity values and/or neighbouring residential areas.
5. The need to protect **and restore** areas of high amenity, **ecological** and conservation value from inappropriate development.
6. Public access to the City's rivers, lakes and streams and water-related recreation opportunities.
7. Managing the adverse effects of water-based recreation activities on the surface of water.
8. Managing the adverse effects arising from the further development of the Arena or the racecourses.
9. 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 that the efficient operation of the airport can continue.

Explanation

The City's network of recreation reserves and open space make an important contribution to the City's social and economic welfare. Significant public and private investment exists in the form of buildings, structures and amenity facilities located within the Recreation Zones. Council recognises that it has an important responsibility as steward of these resources to ensure the efficient management, use and development of existing recreation resources, including land, buildings and infrastructure.

The District Plan identifies five recreation zones which distinguish recreation areas by their predominant function and values. By adopting these distinctions, Council considers that it will be able to respond to changing recreational trends and community needs and the development of an appropriate mix of recreation activities, recreational environments and supporting facilities. The recreation areas within the City are predominantly located in or adjacent to established residential areas. The interface between these two areas is particularly sensitive as the effects associated with recreation activities and ancillary activities can adversely impact on the use and enjoyment of residential properties and the amenity values of residential neighbourhoods.

The Council seeks to recognise and protect specific areas in the Conservation and Amenity Zone as having intrinsic natural, scientific or conservation values which are in public and private ownership. The protection of the features and qualities of such high value environments, which is required under Section 6(a) and 6(b) of the Resource Management Act 1991, provides significant benefits to the City as they constitute an integral yet diverse component of the City's recreational and natural environment as well as contributing to its visual and amenity character.

The protection of the natural character of wetlands, waterbodies and their margins and the maintenance and enhancement of public access to such areas are recognised as matters of national importance under Sections 6(a) and 6(d) of the Resource Management Act 1991. With regard to the waterbodies themselves, the Council's responsibility is confined to controlling activities on the surface of the water in areas zoned for 'Water recreation' and this focuses its concerns on the noise effects of recreational activities.

The One Plan also recognises the need to manage the water quality of these water bodies and to recognise their ecological significance. The Act gives the primary responsibility for management of this matter to the Manawatu-Wanganui Regional Council. The One Plan also provides for the protection of Horizons flood and erosion protection assets by requiring consent for certain activities undertaken near these assets, where they have the potential to adversely affect the asset's integrity or function.

Multi-purpose recreation and leisure facilities such as the Arena, the Awapuni Racecourse and the Manawatu Harness Racing Club provide for a wide range of recreation and leisure opportunities within large scale integrated complexes. These complexes are highly valued by the community and add to the social, cultural and economic wellbeing of residents. Equally, the Council recognises the need to reconcile the unique role of these complexes, their operational requirements and/or the future development expectations of the respective administering bodies together with the need to protect, particularly, the amenity of adjoining residential properties.

15.4 Recreation Zone

15.4.1 OBJECTIVES AND POLICIES

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

OBJECTIVE 1

To enable the effective and efficient use and development of the open space resource within the Recreation Zone.

POLICIES

- 1.1 To recognise and provide for a wide range of recreational and associated ancillary activities.
- 1.2 To ensure that open space areas are managed to cater for both local and city-wide recreation and leisure needs.
- 1.3 To provide for the flood control and maintenance works, of the Manawatu-Wanganui Regional Council or the Palmerston North City Council.
- 1.4 To provide for temporary military training activities.
- 1.5 To manage the development of buildings to maintain the open space amenity of the Zone in order for them to meet the community's recreation and leisure needs.
- 1.6 To recognise for some public spaces that temporary community activities are anticipated as part of the civic life of the city.

Explanation

Recreation Zones are located throughout the City to meet the recreation, amenity and open space needs of residents. Significant public and private investment exists in the form of buildings, infrastructure and amenity facilities located on developed recreation land. The Council seeks to ensure that these recreational resources are developed appropriately to meet local and community recreation needs.

Many of the larger recreation spaces within the City, particularly The Square and Victoria Esplanade host short term or temporary events for the whole community to enjoy. For example, the Christmas in The Square, New Year's Eve celebrations, Massey University graduations and concerts in the park. These are an important contributor to our civic life and enjoyment in the City and should be recognised.

OBJECTIVE 2

To protect the amenity values of adjacent residential areas and within the Recreation Zone.

POLICIES

- 2.1 To manage the impact of building development and/or redevelopment, structures and signs which either front onto, or are adjacent to, a Residential Zone.
- 2.2 To avoid, remedy or mitigate the adverse effects of recreation activities and ancillary activities on neighbouring residential areas.
- 2.3 To avoid, remedy or mitigate the adverse effects of recreation activities and ancillary activities on the amenity values within the recreation zone.

Explanation

Recreation activities and buildings have the potential to generate impacts beyond the Zone boundary due to their size, intensity and scale. The Council seeks to ensure that sufficient safeguards

are in place to minimise the effects of recreation activities on the amenities of neighbouring residential areas and within the Recreation Zone itself. The range of effects identified include the impact of new development on the amenity of adjacent residential areas through rules related to noise, signs, storage, and parking provision.

OBJECTIVE 3

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

- 3.1 To mitigate the adverse effects of aircraft noise on any building to be used for noise sensitive activities in the Inner and Outer Control Contours by specifying appropriate insulation standards.

Explanation

The operation of a modern airport gives rise to a range of sound emissions relating mainly to aircraft operations. These sound emissions may adversely affect surrounding noise sensitive activities such as community halls and other such venues where communal activities are undertaken.

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 amenity, Council has introduced controls to mitigate the adverse effects of operational noise on noise sensitive activities in the Recreation Zone. The 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 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.

15.4.2 METHODS

- District Plan Rules (Palmerston North City Council)
- Reserve Management Plans (Reserves Act 1977)
- Council's powers as Landowner and Lessor
- Long Term Plan/Annual Plan Projects
- Development Plans
- Sport and recreation Planning Framework
- Asset Management Plans

The objectives and policies for this zone will be achieved through the use of a variety of methods described above. The methods identified give Council the opportunity through rules to control the scale, nature and effects of activities while achieving enhanced amenity values and appropriate types and styles of development through its land-owning role, capital and maintenance programmes and through reserve management plans.

This combination of methods provides an effective and often low cost (to the community) method of achieving the environmental outcomes encapsulated in the objectives and policies.

15.4.3 RULES: PERMITTED ACTIVITIES

R15.4.3.1 Community and Leisure Activities and Associated Ancillary Activities

Community and leisure activities and associated ancillary activities are Permitted Activities

Palmerston North City Council District Plan
provided the following performance standards are complied with:

Performance Standards

(a) Lighting

- i. Any artificial lighting system shall ensure that its use does not result in an added illuminance, over and above the measured ambient level, in excess of 8 lux measured in the vertical plane at the windows of any residential building on any residentially zoned site.

Explanation

The lighting rules are designed to avoid the spill of light and glare from recreation reserves onto residentially zoned properties and to ensure that the amenities of residents in adjoining areas are reasonably protected.

(b) Signs

Compliance with R6.1.5.

(c) Size of associated retail activity

- i. The maximum gross floor area per park or reserve, inclusive of any work room or storage area, is 50m².

Explanation

Council recognises that the limited provision of retail facilities catering for the refreshment needs and convenience of park users can add to the amenity value of recreation reserves. However, Council does not wish to encourage the establishment of large retailing facilities which could affect the character, use and development of recreation reserves and potentially undermine retailing activities within the City's identified business areas.

(d) Hazardous Substances

Compliance with the provisions of Section 14 Hazardous Substances.

(e) Hours of Operation

Any activity shall not operate outside the following hours of operation:

- i. Between 7:00am and 10:30pm
(Monday to Thursday inclusive and Sundays).
- ii. Between 7:00am and 12:00 midnight
(Friday and Saturday).

Explanation

Controls on the operating hours of recreation and ancillary activities ensures that the use of these activities is in keeping with neighbouring environments and does not adversely affect the character and amenity values of neighbouring residential environments.

R15.4.3.2 Community and Leisure Facilities

Community, and leisure facilities are Permitted Activities provided that they comply with the following performance standards:

Performance Standards

(a) Height

- i. Compliance with R10.6.1.1 (a).
- ii. Marquees, tents and stages erected for less than one week for community events are exempt from this standard.

Explanation

The height of a building or structure may affect the overall amenity of a reserve and surrounding properties located within reasonable proximity to that building. The height performance standard provides a means to address effects attributable to the height of a building including overshadowing, privacy, loss of daylight etc. The Council considers the residential height performance standard to be the appropriate standard due to the predominantly residential location of recreation reserves.

(b) Building Size

- i. No buildings will be permitted on a site having a net site area of less than 2500m².
- ii. On Lot 1 DP 78518 (being the Railway Land East site) only one building having a maximum floor area no greater than 50m² will be permitted in addition to any buildings constructed prior to 31st March 2006.
- iii. The proportion of any site covered by buildings shall not exceed 2% for the following areas:
 - a. Victoria Esplanade
 - b. Memorial Park
 - c. The Square
 - d. Ashhurst Domain
- iv. On all other sites over 2500m² on net site area within the Recreation Zone, the proportion of any site covered by buildings shall not exceed 1%.
- v. Children's play equipment, sculptures, toilet blocks and shade structures are exempt from the provisions of R15.4.3.2(b) (i), (ii), (iii) and (iv).
- vi. Marquees, tents and stages erected for less than one week for community events are exempt from this standard.

Explanation

An important aspect of the Recreation Zone is the open space character and the visual and recreation amenity that it provides. Provision is made for development directly associated with recreation activities to support the use and enjoyment of recreation areas for formal and informal recreation e.g., clubrooms, changing sheds and toilets, and storage sheds. The building size performance standard limits the number, size and types of buildings that can be constructed on these areas to ensure that the physical bulk of development is compatible with the area's primary purpose and its size. This is on the premise that larger reserve areas can support larger and more building development. This rule is also intended to minimise detrimental effects on the amenity of recreational areas and that of adjoining properties.

Children's play equipment, toilet blocks and shade structures are all important aspects of the use of recreation spaces in the City. Shade structures with 1 or more walls are considered to be a building and are subject to the building size restrictions.

(c) Separation Distances

i.

Gross Floor Area of Principal Building	Minimum Separation	
	Minimum Separation	Minimum Separation Distance from Road
Up to 250m ²	3m	6m
251m ² – 500m ²	3m	8m
501m ² – 750m ²	3m	10m

- ii. Ancillary buildings shall be located a minimum of 3 metres from any road boundary and a minimum of 6 metres from all other boundaries.

Explanation

Buildings and structures in the Recreation Zone have the potential to affect open space amenity and the use and enjoyment of adjoining properties if they are inappropriately located. Effects may include the loss of privacy, overshadowing, and/or noise generated by a building's use. Separation distances are used to ensure that buildings and structures are suitably located to avoid adverse effects. A greater setback is required for example, for principal buildings than for ancillary buildings because of their size and scale, and nature of activities that occur within them.

(d) Parking and Access

Compliance with Rules:

- 20.4.2(a) Vehicle Access;
- 20.4.2(b)(i) Parking Spaces for People with Disabilities;
- 20.4.2(c) Car Park Landscape Design;
- 20.4.2(d) Formation of Parking Spaces;
- 20.4.2(g) Cycle Parking Provision and Design;
- 20.4.2(h) Cycle Parking End of Trip Facilities.

Explanation

Careful consideration should be given to the volume of traffic which may be generated by activities taking place within a particular building or at a particular park or reserve. Recreation, community and leisure activities frequently give rise to short and intense demand for parking which is unrealistic to provide on the site if the recreational and open space character of the Zone is to be preserved. This has been balanced against the need to ensure that adjoining residential neighbours do not suffer undue inconvenience from overspill parking.

(e) Outdoor Storage

Any area used for the outdoor storage of goods, products, equipment, materials or waste which can be viewed from adjacent residential areas or a public road shall be screened either by a fence of not less than 1.8 metres in height or planting of trees and vegetation capable of growing to 1.8 metres in height. This shall not exclude the provision of gates or other access points.

Explanation

Outdoor storage areas, and particularly those used for the storage of waste, can detract from the visual amenity and pleasantness of neighbouring residential properties and road users. Screening of such areas should ensure that the standard of amenity experienced in this zone and in neighbouring residential areas is not detrimentally affected.

(f) Hazardous Substances

Compliance with the provisions of Section 14 - Hazardous Substances.

(g) Air Noise Control

Compliance with R10.6.1.1(h).

NOTE TO PLAN USERS

Proposals that do not meet the above provisions are provided for a Non-Complying Activity under R15.4.8.

Explanation

As the operational noise emitted by aircraft at the Palmerston North Airport can be intrusive, any new building, or addition to an existing building, which is located in the vicinity of the airport and intended for communal activities will be required to provide an appropriate level of noise insulation. In order to ensure that responsibility for mitigation of this operational noise does not rest solely with property owners, specific noise mitigation requirements have also imposed on operations within the Airport Zone (See R13.4.6).

One Plan Rule 17-15 requires resource consent for activities on stopbanks and on land between artificial waterways or the bed of a river, and 8 metres inland of the landward toe of the stopbank where such activities may affect the integrity and function of the City's flood protection. It is recommended that anyone proposing to carry out any activity on a property that contains or is adjacent to a flood protection asset first contact the Manawatu-Wanganui Regional Council for advice regarding any consent requirements.

R15.4.3.3 Maintenance of the Flood Protection Works of the Manawatu-Wanganui Regional Council

Maintenance of the Flood Protection Works of the Manawatu-Wanganui Regional Council is a Permitted Activity.

Explanation

Small parts of the Recreation Zone, particularly in the vicinity of Ongley Park and the Esplanade, also accommodate stopbanks and works associated with the flood control works of the Lower Manawatu Scheme. It is important that these works are maintained, and given the lack of effects of their maintenance, they can be treated as Permitted Activities.

R15.4.3.4 Minor Temporary Military Training Activities

Minor Temporary Military Training Activities (excluding live firing of weapons, firing of blank ammunition, single or multiple explosive events) are Permitted Activities provided the following performance standards are complied with:

Performance Standards

(a) Buildings and Structures

- i. Any buildings and/or structures erected must be in compliance with performance standards (a), (c), and (e) of R15.4.3.2.
- ii. Any buildings erected in association with the Temporary Military Training Activity must be removed at the conclusion of the activity.

(b) Excavations and Alterations to Landform

Where the activity involves any excavations or alterations to landform, the ground shall be reinstated to a condition as close as practicable to its state prior to the disturbance.

(c) Hazardous Substances

Compliance with the provisions of Section 14 - Hazardous Substances.

(d) Duration and Frequency of Activities

The activity is limited to a period not exceeding 31 days.

(e) Noise

- i. Mobile Noise Sources – Compliance with Table 2 and Table 3 of NZS: 6803:1999 Acoustics – Construction Noise
- ii. Fixed (stationary) Noise Sources – Compliance with the following noise limits:

Sound emissions from fixed (stationary) noise sources, excluding live firing of weapons and single or multiple explosive events, when measured at any point within any land zoned for residential purposes or at the notional boundary of any noise sensitive activity (other than a site from which noise is emitted or a road), shall not exceed the following:

7.00am to 7.00pm	55dB LAeq(15mins)
7.00pm to 10.00pm	50dB LAeq(15mins)
10.00pm to 7.00am	45dB LAeq(15mins)

Notional boundary is defined as a line 20m from any side of a dwelling or the legal boundary where this is closer to the dwelling.

- iii. Sound emissions from any other activity sources (excluding live firing of weapons, firing of blank ammunition, single or multiple explosive events and the noise sources listed in R15.4.3.4(e)i and ii (above) – Compliance with R15.4.7.1.

Explanation

The New Zealand Defence Force (NZDF) carries out temporary military training activities in areas not designated for defence purposes. Such temporary training involves military activities by regular and territorial force units in zones throughout Palmerston North City. The Defence Act 1990 provides for the raising and maintenance of armed forces. Military training activities are essential in enabling the NZDF to maintain operational capability. The above performance standards have been designed to enable the NZDF to carry out temporary military training activities while ensuring that any adverse effects of training activities on the environment are mitigated.

15.4.4 RULES: CONTROLLED ACTIVITIES

R15.4.4.1 Construction, Development or Redevelopment of Flood Protection Works by, or on behalf of, the Manawatu-Wanganui Regional Council.

The construction, development or redevelopment of Flood Protection Works or Structures by, or on behalf of, the Manawatu-Wanganui Regional Council shall be a Controlled Activity in respect of:

- Height;
- Location;
- Effects of such work on residential amenity.

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

Assessment Criteria

- (a) The extent to which the visual effects of flood protection works on adjoining residential neighbourhoods are avoided or mitigated.
- (b) The extent to which any adverse effects associated with the development and construction of flood protection works on adjoining residential neighborhoods is avoided or mitigated.
- (c) Whether to positive effects of flood protection works are recognised.

NOTE TO PLAN USERS:

All activities on the primary stopbanks are controlled by Manawatu-Wanganui Regional Council under its designation for this area. One Plan Rule 17-15 should be referred to for all activities between an artificial watercourse or bed of a river and 8 metres inland of the landward toes of a stopbank. Any excavation, drilling, tunneling of other land disturbance on or adjacent to the Manawatu River secondary stopbank located between Ruahine Street at Fitzroy Bend and Ruamahanga Crescent should be referred to the Manawatu-Wanganui Regional Council for advice regarding any resource consent requirements.

15.4.5 RULES: RESTRICTED DISCRETIONARY ACTIVITIES

R15.4.5.1 Community and Leisure Activities and Facilities not Complying with Performance Standards

Community and Leisure Activities and Facilities not complying with Performance Standards in relation to:

(a) Lighting

(b) Separation Distances

are Restricted Discretionary Activities with regard to:

- Design and Appearance;
- Effects on Adjoining Residential Areas.

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 Recreation Zone objectives and policies, assess any applications in terms of the following assessment criteria:

Assessment Criteria

(a) Lighting

- i. The extent to which the overspill of light onto adjacent residential properties is avoided.
- ii. The extent to which the effects of the overspill of light can be managed through the use of planting, screening or orientation of light sources.
- iii. The extent to which topography and other site features mitigate the effects of light overspill.

(b) Separation Distances

- i. The extent to which the effects of noise and other environmental disturbance to surrounding residential areas is avoided.
- ii. The extent to which the location of buildings contribute positively to the character and amenity values of the surrounding residential environment.

Explanation

At times it is not possible for community and recreational activities and the facilities which they occupy to meet the performance standards set down in the Plan. The Restricted Discretionary Activity category gives the opportunity for applications to be assessed in terms of the objectives and policies of the zone and the specific policies which are intended to aid in that assessment.

R15.4.5.2 Community and Leisure Facilities not Complying with the Performance Standards

Community and Leisure Facilities not complying with the Performance Standards in relation to:

(a) Parking and Cycle Parking

is a Restricted Discretionary Activity with regard to:

- The safe and efficient operation of the land transport network;
- The provision of car parking.
- The provision of opportunities for people to use active and non-vehicular modes of transport.

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

Assessment Criteria

- a. The extent to which parking not accommodated on the site effects the safe and efficient operation of the land transport network.
- b. The extent to which off-site parking is available to meet the need generated for parking.
- c. Whether the possible low frequency of the need for the total parking requirement is recognised.
- d. The extent to which off-site parking has effects on the character and amenity values of the surrounding residential environment.

Explanation

The Recreation Zone parking standards have been developed to ensure that the parking demands associated with a building's use can be adequately satisfied on site. Council recognises though, that the nature of the demand generated by some forms of development may justify a variation from these standards, provided that the possible impact on such areas as safety, convenience and amenity are properly addressed.

15.4.6 RULES: DISCRETIONARY ACTIVITIES

R15.4.6.1 Discretionary Activities

Any Community and Leisure Facility or Activity which does not comply with the Performance Standards for Permitted Activities and is not provided for by R15.4.5.1, R15.4.6.1, R15.4.6.2 or R15.4.8.1; or

Any activity which is not a Permitted Activity, Restricted Discretionary Activity or Non-Complying Activity shall be a Discretionary Activity.

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 Recreation Zone objectives and policies, assess any application in terms of the following further assessment criteria:

Assessment Criteria

- a. The extent to which the effects of noise, hours of operation and other environmental disturbance on surrounding residential neighbourhoods are avoided or mitigated.
- b. The extent to which the effects of the generation of additional traffic have been provided through efficient and effective parking and access provisions.
- c. The extent to which additional traffic generated has effects on the efficiency and effectiveness of the land transport network.
- d. The extent to which the design and appearance of any structure contributes positively to the character and amenity values of the surrounding environment.
- e. The extent to which the recreational potential or open space character of the site is maintained.
- f. To ensure employment uses and community facilities provide appropriate opportunities for people to use activity and non-vehicular modes of transport.

Explanation

This category of activity is intended to deal with activities and facilities which do not fall within the other categories provided in this Zone. As such they are essentially "one off" developments which need careful assessment to ensure their effects can be avoided, remedied or mitigated, that they fit into the existing environment and that they do not undermine the essential character of the Zone.

NOTE TO PLAN USERS

Also refer to R23.6.2(i) – Radiofrequency Field Exposure

R15.4.6.2 Minor Temporary Military Training Activities which do not comply with the Performance Standards

Minor Temporary Military Training Activities which do not comply with the Performance Standards of R15.5.3.3, including live firing of weapons, firing blank ammunition, single or multiple explosive events, are Discretionary Activities.

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

Assessment Criteria

- (a) The extent to which adverse effects on the visual amenity and/or character of the surrounding areas are avoided.
- (b) The extent to which the effects of additional traffic generated effects the safe and efficient operation of the land transport network.
- (c) The extent to which disturbance on flora and fauna within the zone is avoided or mitigated.
- (d) The extent to which effects of the proposal on any area of natural and/or cultural heritage value, or of particular significance to tangata whenua are avoided or mitigated.
- (e) The extent to which adverse effects of noise, hours of operation and other environmental disturbance on surrounding dwellings are avoided or mitigated.
- (f) The extent to which the effects of noise, including peak sound levels resulting from impulsive noise impacts on noise sensitive areas.
- (g) The extent to which a Noise Management Plan, prepared by an acoustical consultant and submitted at the time of application for a resource consent, identifies the likely noise impacts for the areas and describes the noise management measures to avoid, remedy or mitigate adverse effects of noise, including best practicable options adopted to minimize sound emissions from live firing of weapons, firing of blank ammunition and single or multiple explosive events.
- (h) The extent to which a community consultation programme, submitted at the time of application for a resource consent, has been developed for communication with occupiers, owners and users of the affected site and Council will be implemented prior to the military training activities commencing, and includes notification of event, updates during the event, methods for following up complaints received during or after the event and the process of liaison with Council.

Explanation

The New Zealand Defence Force (NZDF) may need to carry out temporary military training activities which do not meet the performance standards for Permitted Activities. In this case, it is important to ensure that any adverse effects of training activities on the environment are avoided, remedied or mitigated.

15.4.7 RULES: NOISE

R15.4.7.1 Noise

- a. Public address systems or mechanically powered machines or vehicles when operated on any park or reserve shall not exceed the following at any point within any land zoned Residential or at any point within the boundary of any rural land in the Rural Zone:

7.00am to 7.00pm

50dB LAeq(15mins)

Palmerston North City Council District Plan

7.00pm to 10.00pm	45dB LAeq(15mins)
10.00pm to 7.00am	40dB LAeq(15mins)
Night-time L _{max} 10.00pm to 7.00am	70 dBA L _{max}

- b. Crowd noise from people in a Park or Reserve is considered a reasonable and acceptable effect of the use of recreation reserves and as such shall not be controlled using rules in this Plan.
- c. At the Manawatu Golf Club, activities associated with course preparation activities, including grass mowing, shall not exceed the following noise limits when measured at the boundary of any site within the Hokowhitu Lagoon Residential Area:

6am to 10pm	55 dB LAeq(15mins)
10pm to 6am	40 dB LAeq(15 mins)
10pm to 6am	70 dBA L _{max}

Grass mowing, aerating/coring and rolling at the Manawatu Golf Club that occurs near to the boundary, which exceeds 55dB LAeq(15mins), shall be exempt from the above noise rule provided that it occurs with 7am and 10pm.

Explanation

The rules for noise are designed to protect neighbouring residential amenity and other users of these areas from the specific noise effects generated by public address systems, mechanically powered machines or vehicles. Crowd noise associated with activities undertaken in this zone is not addressed by rules in this Plan.

15.4.8 NON-COMPLYING ACTIVITIES

R15.4.8.1 All activities in the Inner and Outer Control Contours that do not comply with R10.6.1.1(h)

All activities in the Inner and Outer Control Contours that do not comply with R10.6.1.1 (h) shall be a non-complying activity.

In considering whether to grant the application and what conditions, if any, to impose, Council shall take into account the objectives and policies of the Recreational Zone, and the following further policies:

- a. To take into account any circumstances that would make compliance with the noise reduction standards in R10.6.1.1 (h) inappropriate or unreasonable; and
- b. To demonstrate that the level of noise reduction by the proposed development can be less than the level required by R10.6.1.1 (h) without compromising the overall health and amenity of the occupants within the respective building.

NOTE TO PLAN USERS

Refer to section 5.4(j) – Special Requirements Relating to Applications for Building Construction Where Noise Attenuation Standards Apply for additional information to be provided when lodging an application for a resource consent in respect of noise attenuation.

R15.4.8.2 Crematoria

Crematoria are Non-Complying Activities.

Explanation

Crematoria have a range of potential effects that could adversely affect the amenity qualities of the Zone including adverse effects on social and cultural matters. The application of Non-Complying Activity status to these activities will ensure that any Crematoria has to demonstrate that it can satisfy the requirements of Section 104 and 104D of the Resource Management Act 1991 prior to any approval being granted.

R15.4.8.3 Buildings on the Railway Land East site

Any building on Lot 1 DP 78518 (the Railway Land East site) which fails to comply with R15.4.3.2(b) shall be a non-complying activity.

In considering whether to grant the application and what conditions, if any, to impose Council shall take into account the objectives and policies of the Recreation Zone and the policies listed in R15.4.6.1 (a) to (e).

Explanation

Any additional building larger than the 50m² gross floor area permitted activity maximum on the Railway Land East site will be considered as a non-complying activity. This will ensure that consideration is given to whether the building can be accommodated without adversely affecting the open space character and amenity values of the site or the amenity values of adjoining areas.

15.5 Conservation and Amenity Zone

15.5.1 OBJECTIVES AND POLICIES

Within the broad framework of the City View objectives in Section 2 the following specific objective and policies apply to the Conservation and Amenity Zone:

OBJECTIVE 1

To recognise and protect the City's conservation and amenity reserves.

POLICIES

- 1.1 To conserve and protect those areas which have high scenic, scientific, heritage conservation **and** amenity **and indigenous biodiversity** values.
- 1.2 To restrict activities and/or development in the Conservation and Amenity Zone to that which is consistent with the natural or undeveloped open space character of the Zone.
- 1.3 To enable the use of those areas with high scenic, scientific, conservation, **and** amenity **and indigenous biodiversity** values for informal recreation activities.
- 1.4 To provide for works within the Napier Road Residential Area associated with the restoration of the oxbow wetland and escarpment, including the provision for land transport, walkways and stormwater infrastructure in general accordance with the Napier Road Residential Area Structure Plan (refer to Map 7.5 in Section 7 – Subdivision).
- 1.5 **To protect, restore and enhance the natural environment of the gully network and wetlands within Aokautere by requiring subdivision, use and development within the Aokautere Structure Plan area to:**
 - **Provide for the formal protection and ongoing management of the gully network and wetlands;**
 - **Avoid locating hard structures and building footprints in the gully network unless Policy 1.6 applies.**
 - **Avoid earthworks in the gully network unless Policy 1.6 applies.**
- 1.6 **To provide for the development and maintenance of essential services and roading infrastructure within the gully network in Aokautere to enable residential development within the areas shown on the Aokautere Structure Plan.**
- 1.7 **To encourage the involvement of tangata whenua, landowners and the community in initiatives to protect, restore and maintain areas of indigenous vegetation.**

Explanation

The Conservation and Amenity Zone covers specific open space areas largely in public ownership, which have local amenity or high scenic or conservation values. Some of the areas are located within rural areas e.g. MacCraes Bush and Keebles Bush, others adjoin residential areas such as the Clearview, Jickell Street and Awatea Reserves. Most of the areas covered by this Zone are under the control of the Palmerston North City Council or the Department of Conservation, but some are privately owned and/or do not have public access, like for example Keebles Bush (scientific reserve).

These site-specific areas in this Zone offer the potential to provide a unique recreation experience in a natural environment and where they adjoin residential areas, retention of visual amenity is also provided. It is Council's intention that these conservation and amenity areas be maintained to protect and conserve the character and features of value.

The Palmerston North City Council seeks to enable the establishment and operation of a restricted range of activities and/or development consistent with the Zone's emphasis on conservation and protection. Activities are limited to those which will result in a minimal disturbance to the natural

character of landforms, vegetation and open space areas e.g., informal recreation and scenic walks. Buildings are also limited in size and scale and have a service function in order to conserve the natural character of these areas. This will enable the on-going use and enjoyment of these unique recreation resources whilst minimising impacts on environmental conservation values.

Works are required within the Conservation and Amenity Zone in the Napier Road Residential Area to enable the successful restoration and recreational development of the wetland and oxbow, including installation of stormwater infrastructure, as well as works to manage the interface of the zone with the residential zone to the south and to provide access to James Line.

15.5.2 METHODS

- District Plan Rules, including Section 17 Cultural and Natural Heritage
- Reserve Management Plans (Reserves Act 1977)
- Council's powers as landowners and lessor
- Long Term Plan/Annual Plan projects
- Development Plans
- Sport and Recreation Planning Framework
- Asset Management Plans

The emphasis of the objectives and policies for this Zone is to conserve the natural character and value of these areas. District Plan rules are an efficient and publicly available means of managing activities and developments, while Reserve Management Plans, can ensure that the objectives and policies are achieved on a day-to-day basis. The Sport and Recreation Planning Framework seeks to anticipate the community's development intentions on park and reserves in alignment with the objectives and policies of Reserve Management Plans. Annual Plan programmes for fencing, track development and native planting will also provide a cost-efficient means of limiting development and protecting the intrinsic character of these areas.

15.5.3 Rules: Permitted Activities

R15.5.3.1 Permitted Activities

- a. Informal Recreation
- b. Works associated with the maintenance of Conservation and Amenity Reserves
- c. Works associated with the development of the oxbow reserve located within the Napier Road Residential Area
- d. Roads required as part of the development of the Napier Road Residential Area are Permitted Activities, provided they comply with the following Performance Standards:

NOTE TO PLAN USERS

Any form of obstruction by culvert or road crossing of the main channel in the oxbow restricting water flow is likely to have an effect on upstream land. Structures within the oxbow need to be engineered to avoid adverse effects on adjoining properties. Refer to Policy 7.3 in Subdivision Section for the Napier Road Residential Area and R7.6.2.2(b) Matters for Discretion.

Plan users are encouraged to consult with the Manawatu-Wanganui Regional Council prior to undertaking any land disturbance in, or within ten metres of, the bed of a lake or a permanently or intermittently flowing waterway. Resource consent may be needed from the Regional Council for works in or near waterbodies.

Performance Standards

(a) Signs

Compliance with R6.1.5.

R15.5.3.2 Public Toilets, Maintenance Sheds, Information Kiosks, and Interpretive

Structures associated with Informal Recreation Activities

Public Toilets, Maintenance Sheds, Information Kiosks, and Interpretive Structures associated with Informal Recreation Activities are Permitted Activities, provided that they comply with the following Performance Standards:

Performance Standards

(a) Building Size

- i. The aggregate gross floor area of buildings shall not exceed 50m².

Explanation

This rule provides for a small amount of development such as the provision of small buildings which do not compromise the natural qualities of conservation and amenity reserves and enhance their use. The size and scale of development is controlled to conserve and protect the natural character and features of value and to minimise adverse effects to the amenity of these areas and adjoining residential areas.

(c) Height

No building shall exceed a maximum height of 4m and in all other respects shall comply with R10.6.1.1(a).

Explanation

The height of ancillary buildings is limited to ensure the building does not visually dominate or detrimentally impact the natural character of conservation and amenity areas. The height performance standard reflects that which is considered appropriate having regard to the special character of conservation and amenity areas.

(d) Separation Distances

Any building shall be located a minimum of 6 metres from any boundary with a Residential Zone and a minimum of 3 metres from any road boundary.

Explanation

The separation distance control is designed to avoid, remedy or mitigate any perceived adverse effects of building/structure on any adjoining residential land. Such effects may include visual intrusion of a building or structure etc.

R15.5.3.3 Minor Temporary Military Training Activities

Minor Temporary Military Training Activities (excluding live firing of weapons, firing of blank ammunition, single or multiple explosive events) are Permitted Activities provided the following performance standards are complied with:

Performance Standards**(a) Buildings and Structures**

- i. Any buildings and/or structures erected must be in compliance with performance standards (b) and (c) of R15.5.3.2.
- ii. Any buildings erected in association with the Temporary Military Training Activity must be removed at the conclusion of the activity.

(b) Excavations and Alterations to landform

Where the activity involves any excavations or alterations to landform, the ground shall be reinstated to a condition as close as practicable to its state prior to the disturbance.

(c) Hazardous Substances

Compliance with the requirements of Section 14 - Hazardous Substances

(d) Duration and Frequency of Activities

The activity is limited to a period not exceeding 31 days.

(e) Noise

- i. Mobile Noise Sources – Compliance with Table 2 and Table 3 of NZS: 6803:1999 Acoustics – Construction Noise
- ii. Fixed (stationary) Noise Sources – Compliance with the following noise limits:

Sound emissions from fixed (stationary) noise sources, excluding live firing of weapons and single or multiple explosive events, when measured at any point within any land zoned for residential purposes or at the notional boundary of any noise sensitive activity (other than a site from which noise is emitted or a road), shall not exceed the following:

7.00am to 7.00pm

55dB LAeq(15mins)

7.00pm to 10.00pm

50dB LAeq(15mins)

10.00pm to 7.00am

45dB LAeq(15mins)

Night-time L_{max} 10.00pm to 7.00am

75 dBA L_{max}

Notional boundary is defined as a line 20m from any side of a dwelling or the legal boundary where this is closer to the dwelling.

- iii. Sound emissions from any other activity sources (excluding live firing of weapons, firing of blank ammunition, single or multiple explosive events and the noise sources listed in R15.5.3.3(e) i and ii (above) – Compliance with R15.5.7.1.

(f) Vehicle Access

The use of any vehicles in the Conservation and Amenity Zone shall be restricted to any formed and sealed car parking areas.

NOTE TO PLAN USERS

Also refer to R23.6.2(i) – Radiofrequency Field Exposure

Explanation

The New Zealand Defence Force (NZDF) carries out temporary military training activities in areas not designated for defence purposes. Such temporary training involves military activities by regular and territorial force units in zones throughout Palmerston North City. The Defence Act 1990 provides for the raising and maintenance of armed forces. Military training activities are essential in enabling the NZDF to maintain operational capability. The above performance standards have been designed to enable the NZDF to carry out temporary military training activities while ensuring that any adverse effects of training activities on the environment are mitigated.

R15.5.3.4 Walking Tracks

Walking Tracks are Permitted Activities provided the following performance standards are complied with:

Performance Standards

- a. Walking tracks must be sited and constructed in such a manner that they do not compromise the scientific, scenic, conservation, amenity or flood and erosion protection values of the area.
- b. Notwithstanding R15.5.3.1 and R15.5.3.2, permitted associated structures are restricted to those necessary to the formation of the track, such as bridges, stairways and earth retention structures.
- c. Signs shall comply with R6.1.5.

15.5.4 RULES: RESTRICTED DISCRETIONARY ACTIVITIES

R15.5.4.1 Parking-Roading and Essential Services within Aokautere Structure Plan

Parking Roothing and Essential Services provided for in the Aokautere Structure Plan is are a Restricted Discretionary Activity with regard to:

- **Compliance with the Aokautere Structure Plan:**
- The safe and efficient operation of the land transport network;
- **The location and design of access points for the roading network;**
- **Integration of roading network and essential services;**
- **Natural hazards;**
- **Earthworks;**

- Design and appearance;
- **Effects on the Aokautere gully network.**
- ~~The provision of car parking.~~

In determining the conditions to be imposed, if any, Council will, in addition to the City View objectives in Section 2 and the Conservation and Amenity Zone objectives and policies, assess any application in terms of the following further assessment criteria:

Assessment Criteria

- (a) ~~The extent to which parking not accommodated on the site effects~~ **How the roading and essential services are provided in accordance with the Aokautere Structure Plan**
- (b) **How the proposal provides for** the safe and efficient operation of the land transport network.
- (c) **How the roading connects to the gully network, open spaces and adjoining development.**
- (d) **How the design and construction of roading and essential services manages the effects of natural hazards.**
- (e) ~~The extent to which off-site parking is available to meet the need generated for parking.~~
- (f) ~~Whether the possible low frequency of the need for the total parking requirement is recognised.~~
- (g) ~~(e)The extent to which off-site parking has~~ **How** effects on the ~~character and amenity values~~ **gully network, including indigenous vegetation and wetlands, are avoided as far as possible of the surrounding residential environment and minimised and mitigated in all other circumstances.**
- (h) **(f) The extent to which the location and scale of earthworks adversely affects the gully network and wetlands.**

Explanation

A number of conservation and amenity reserves may attract more vehicles than can be accommodated on or close to a reserve. The overflow of vehicles into surrounding areas detracts from the amenities of these areas and may affect public safety. The Council aims to ensure that parking is provided only where it is essential to meet a demonstrated demand and will not compromise any of the special qualities of these reserves.

15.5.5 RULES: DISCRETIONARY ACTIVITIES

R15.5.5.1 Minor Temporary Military Training Activities which do not comply with the Performance Standards

Minor Temporary Military Training Activities which do not comply with the Performance Standards of R15.5.3.3, including live firing of weapons, firing of blank ammunition, single or multiple explosive events, are Discretionary Activities.

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 Conservation and Amenity Zone Objectives and Policies, assess any application in terms of the following assessment criteria:

Assessment Criteria

- (a) The extent to which adverse effects on the visual amenity and/or character of the surrounding area are avoided.
- (b) The extent to which the effects of additional traffic generated effects the safe and

efficient operation of the land transport network.

- (c) The extent to which disturbance on flora and fauna within the zone is avoided or mitigated.
- (d) The extent to which effects of the proposal on any area of natural and/or cultural heritage value, or of particular significance to tangata whenua are avoided or mitigated.
- (e) The extent to which adverse effects of noise, hours of operation and other environmental disturbance on surrounding dwellings are avoided or mitigated.
- (f) The extent to which the effects of noise, including peak sound levels resulting from impulsive noise impacts on noise sensitive areas.
- (g) The extent to which a Noise Management Plan, prepared by an acoustical consultant and submitted at the time of application for a resource consent, identifies the likely noise impacts for the areas and describes the noise management measures to avoid, remedy or mitigate adverse effects of noise, including best practicable options adopted to minimize sound emissions from live firing of weapons, firing of blank ammunition and single or multiple explosive events.
- (h) The extent to which a community consultation programme, submitted at the time of application for a resource consent, has been developed for communication with occupiers, owners and users of the affected site and Council will be implemented prior to the military training activities commencing, and includes notification of event, updates during the event, methods for following up complaints received during or after the event and the process of liaison with Council.

Explanation

The New Zealand Defence Force (NZDF) may need to carry out temporary military training activities which do not meet the performance standards for Permitted Activities. In this case, it is important to ensure that any adverse effects of training activities on the environment are avoided, remedied or mitigated.

15.5.6 RULES: NON-COMPLYING ACTIVITIES

R15.5.6.1 Non-Complying Activities

The following activities shall be a Non-Complying Activity:

- (a)** Any activity, building or structure that does not comply with the Performance Standards for Permitted Activities, or is not a Permitted, Controlled, Restricted Discretionary Activity or Discretionary Activity, **shall be a Non-Complying Activity.**
- (b)** **Any earthworks that are not associated with Roothing and Essential Services associated with development within the Aokautere Structure Plan area.**

Explanation

The Conservation and Amenity Zone's purpose is to identify and protect areas of scenic, scientific, heritage, and conservation and amenity significance to the City. The restriction on the size, type and effects generated by activities aims to ensure that appropriate activities are able to operate within the Zone while avoiding, remedying or mitigating any adverse effects on the integrity of the zone as an area of scenic, scientific, heritage, and conservation and amenity significance.

NOTE TO PLAN USERS

Also refer to R23.6.2(i) – Radiofrequency Field Exposure.

15.5.7 RULES: NOISE

R15.5.7.1 Noise

Noise from any activity shall not exceed the following at any point within any land zoned Residential or at any point within the boundary of any rural land in the Rural Zone:

7.00am to 7.00pm	45 dB $L_{Aeq(15mins)}$
7.00pm to 10.00pm	40 dB $L_{Aeq(15mins)}$
10.00pm to 7.00am	35 dB $L_{Aeq(15mins)}$
Night-time L_{max} 10.00pm to 7.00am	65 dB L_{max}

15.6 Water Recreation Zone

15.6.1 OBJECTIVES AND POLICIES

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

OBJECTIVE 1

To manage the effects of activities on the surface of significant rivers, lakes and streams located within Palmerston North.

POLICIES

- 1.1 To enable a diverse range of recreation activities, and Temporary Military Training Activities on the surface of the Manawatu and the Pohangina Rivers, the Hokowhitu Lagoon, the Turitea and Kahuterawa Streams.
- 1.2 To avoid, remedy or mitigate the adverse effects of noise generated by recreational activities occurring within the Water Recreation Zone.

Explanation

Section 31(e) of the Resource Management Act 1991 requires territorial authorities to control the actual or potential effects of activities in relation to the surface of water in rivers and lakes. To fulfil this requirement the Water Recreation Zone has been developed.

The Water Recreation Zone encompasses the freshwater surface of the Manawatu and the Pohangina Rivers, the Hokowhitu Lagoon, and the Turitea and Kahuterawa Streams. This Zone provides for the use of these water surfaces for water-related recreational activities. The primary function of this Zone is to control the effects of noise associated with the use of the surface water by recreational activities, which is the principal effect of activities in this Zone. Provisions controlling signs are also included in this zone.

Activities occurring on the riverbeds, or within the waterbody, are the responsibility of the Manawatu-Wanganui Regional Council and are not addressed in this District Plan. Activities which may disturb riverbeds in any way require a consent from the Manawatu-Wanganui Regional Council.

15.6.2 METHODS

- District Plan Rules (Palmerston North City Council).
- Council's powers as landowner and lessor
- Long Term Plan/Annual Plan projects
- Asset Management Plans

The limited objective and policies for this Zone mean that the most effective and cost-efficient means of achievement is through the provision of rules.

15.6.3 RULES: PERMITTED ACTIVITIES

R15.6.3.1 Water-related Recreation Activities and Associated Ancillary Activities

Water-related recreation activities and associated ancillary activities are Permitted Activities, provided that the following performance standard is complied with:

(a) Signs

Compliance with R6.1.5.

R15.6.3.2 Minor Temporary Military Training Activities

Minor Temporary Military Training Activities (excluding live firing of weapons, firing of blank ammunition, single or multiple explosive events) are Permitted Activities provided the following performance standards are complied with:

Performance Standards

(a) Hazardous Substances

Compliance with the provisions of Section 14 - Hazardous Substances

(b) Duration and Frequency of Activities

The activity is limited to a period not exceeding 31 days.

(c) Noise

(i) Mobile Noise Sources – Compliance with Table 2 and Table 3 of NZS: 6803:1999 Acoustics – Construction Noise

(ii) Fixed (stationary) Noise Sources – Compliance with the following noise limits:

Sound emissions from fixed (stationary) noise sources, excluding live firing of weapons and single or multiple explosive events, when measured at any point within any land zoned for residential purposes or at the notional boundary of any noise sensitive activity (other than a site from which noise is emitted or a road), shall not exceed the following:

7.00am to 7.00pm	55dB LAeq(15mins)
7.00pm to 10.00pm	50dB LAeq(15mins)
10.00pm to 7.00am	45dB LAeq(15mins)
Night-time L _{max} 10.00pm to 7.00am	75 dBA L _{max}

Notional boundary is defined as a line 20m from any side of a dwelling or the legal boundary where this is closer to the dwelling.

(iii) Sound emissions from any other activity sources (excluding live firing of weapons, firing of blank ammunition, single or multiple explosive events and the noise sources listed in R15.6.3.2 (e)(i) and (ii) above) – Compliance with R15.6.4.1.

Explanation

The New Zealand Defence Force (NZDF) carries out temporary military training activities in areas not designated for defence purposes. Such temporary training involves military activities by regular and territorial force units in zones throughout Palmerston North City. The Defence Act 1990 provides for the raising and maintenance of armed forces. Military training activities are essential in enabling the NZDF to maintain operational capability. The above performance standards have been designed to enable the NZDF to carry out temporary military training activities while ensuring that any adverse effects of training activities on the environment are mitigated.

15.6.4 RULES: NOISE

R15.6.4.1 Noise

(a) With the exception of Specially Organised Events on the Hokowhitu Lagoon, which shall occur on no more than 5 days per calendar year, public address systems and mechanically powered machines or craft when operated on the surface of the water, shall not exceed the following at any point within any land zoned Residential or any rural land in the Rural Zone:

7.00am to 7.00pm	50dB LAeq(15mins)
7.00pm to 10.00pm	45dB LAeq(15mins)
10.00pm to 7.00am	40dB LAeq(15mins)
Night-time L _{max} 10.00pm to 7.00am	70 dBA L _{max}

(b) The prescribed noise limits may be exceeded by Specially Organised Events by the Manawatu Model Boat Racing Club on not more than five (5) occasions per calendar

year provided that no less than 14 days prior to the event and not more than 28 days prior to the event, public notice in a newspaper circulating the City is given of such an event.

- i. The notice shall inform the general public of:
 - The nature of the event
 - The proposed dates and start and finish times of the event
 - That the prescribed noise limits may be exceeded.

The event will be deemed to have taken place upon the act of notification even if the event is cancelled.

- ii. Mechanical sounds from any event shall be designed, tested and operated to not exceed 75dBA $L_{Aeq(2mins)}$ when measured over any two-minute period at any point along the boundary of the water and the land edge of the Hokowhitu Lagoon.
- iii. Events that have been publicly notified shall not take place outside the hours of 8:00am to 6:00pm.
- iv. Without limiting this rule, the term “mechanically powered machines and vehicles” may include:
 - Mechanical services equipment;
 - Vehicles and any devices used for racing, performance and for exhibition.

Explanation

Noise emissions from recreation water related activities can impact on the amenity value of adjacent land uses. Accordingly, these activities need to be managed to avoid or mitigate any adverse effects. Council will impose noise limits to ensure that the emission of noise from activities using the water surface does not exceed levels determined as appropriate to preserve the amenity of neighbouring residential areas.

15.6.5 RULES: DISCRETIONARY ACTIVITIES

R15.6.5.1 Discretionary Activities

Any activity failing to meet the requirement of R15.6.3.1, R15.6.3.2 or R15.6.4.1 shall be a Discretionary Activity.

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 Water Recreation Zone objectives and policies, assess any application in terms of the following assessment criteria:

Assessment Criteria

- (a) The extent to which adverse effects of noise, hours of operation, or other environmental disturbance on the adjoining residential neighbourhood are avoided or mitigated.

R15.6.5.2 Minor Temporary Military Training Activities which do not comply with the Performance Standards

Minor Temporary Military Training Activities which do not comply with the Performance Standards of R15.5.3.3, including live firing of weapons, firing of blank ammunition, single or multiple explosive events, are Discretionary Activities.

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 Water

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

Assessment Criteria

- (a) The extent to which adverse effects on the visual amenity and/or character of the surrounding area are avoided.
- (b) The extent to which adverse effects of noise, hours of operation and other environmental disturbance on surrounding dwellings are avoided or mitigated.
- (c) The extent to which the effects of noise, including peak sound levels resulting from impulsive noise impacts on noise sensitive activities.
- (d) The extent to which a Noise Management Plan, prepared by an acoustical consultant and submitted at the time of application for a resource consent, identifies the likely noise impacts for the area and describes the noise management measures to avoid, remedy or mitigate adverse effects of noise, including best practicable options adopted to minimize sound emissions from live firing of weapons, firing of blank ammunition and single or multiple explosive events.
- (e) The extent to which a community consultation programme, submitted at the time of application for a resource consent, has been developed for communication with occupiers, owners and users of the affected site and Council will be implemented prior to the military activities commencing, and includes notification of event, updates during the event, methods for following up on complaints received during or after the event and the process of liaison with Council.

Explanation

The New Zealand Defence Force (NZDF) may need to carry out temporary military training activities which do not meet the performance standards for Permitted Activities. In this case, it is important to ensure that any adverse effects of training activities on the environment are avoided, remedied or mitigated.

15.7 Racecourse Zone

15.7.1 OBJECTIVES AND POLICIES

Within the broad framework of the City View objectives in Section 2 the following specific objectives and policies apply to the Racecourse Zone.

OBJECTIVE 1

To promote the efficient use and continued viability of existing physical resources within the Racecourse Zone.

POLICY

- 1.1 To recognise and provide for the racing industry and associated ancillary activities.
- 1.2 To manage the future growth and development of the Awapuni Racecourse consistent with the Awapuni Racecourse Structure Plan

Explanation

Both the Awapuni Racecourse and the Manawatu Harness Racing Club's course, comprise a substantial investment of land, buildings and infrastructure by the racing industry. By identifying and providing for their continued operations, Objective 1 and Policy 1.1 provide certainty for industry stakeholders. Complementary activities have been provided for in recognition of the multiple use of facilities by other groups. These activities are generally accepted by the community as appropriate activities being compatible with the primary functions.

OBJECTIVE 2

To protect the amenity values of adjacent residential areas.

POLICIES

- 2.1 To avoid, remedy or mitigate the adverse impact of buildings, structures, development, and signs on adjoining residential areas.
- 2.2 To avoid, remedy or mitigate the adverse effects of the racing industry and ancillary activities on neighbouring residential areas.

Explanation

Both the Awapuni Racecourse and the Manawatu Harness Racing Facilities abut either existing or developing residential areas. Given the variable nature of activities that are included in this zone, the Council seeks to ensure that safeguards are put in place to minimise adverse effects that may be generated by these activities or associated development on the amenities of neighbouring residential areas. The range of effects may include, for example, the impact of new development, noise, parking and the keeping of animals on-site on the amenity of adjacent residential areas.

15.7.2 METHODS

- District Plan Rules
- Awapuni Racecourse Structure Plan (refer to Map 15.1)

The objectives and policies detailed above will primarily be achieved through the rules contained in this District Plan. The Council considers the use of targeted regulatory intervention, for example, the control of the height of buildings which abut a residentially zoned site to be the most effective and cost-efficient method to achieve the environment outcomes sought.

15.7.3 RULES: PERMITTED ACTIVITIES

R15.7.3.1 Permitted Activities

The following activities are Permitted Activities, provided they comply with the following performance standards:

- a. Where these are associated with horse racing:
 - i. race meetings;
 - ii. shows;
 - iii. rallies;
 - iv. auctions and sales.
- b. Racehorse training, stabling and associated ancillary activities including veterinary clinics and horse cartage depots.
- c. Greyhound racing activities.
- d. Offices and facilities ancillary to equestrian and racing industry activities.
- e. Use of land and buildings for conferences, social and civic functions, shows, exhibitions or demonstrations.
- f. Use of land and buildings for catering activities, training and educational activities on site as at 31 May 1995.
- g. Parking.
- h. Organised sport and recreation activities (excluding motorsports) and associated grounds and playing fields.

Performance Standards

(a) Parking

Compliance with Rules:

- 20.4.2(b)(i) Parking Spaces for People with Disabilities;
- 20.4.2(c) Car Park Landscape Design;
- 20.4.2(d) Formation of Parking Spaces.

(b) Lighting

Compliance with R15.4.5.1(a).

Explanation

The lighting rules are designed to contain exterior lighting with the Racecourse Zone and to avoid the intrusion or overspill of light and glare from floodlights, lighting towers, signboards and the like onto neighbouring residential properties.

(c) Hazardous Substances

Compliance with the provisions of Section 14 - Hazardous Substances.

(d) Hours of Operation

Any activity, with the exception of racehorse training, shall not operate outside the following hours of operation:

- i. Between 7:00am and 11:30pm Sunday to Thursday.
- ii. Between 7:00am and 1:30am the following morning (Friday and Saturday).

Explanation

Controls on the operating hours of all but racehorse training and associated activities which occur in the early hours of the morning are required to ensure that there are no adverse effects on any adjoining residential areas.

(e) Waste Disposal

No animal, stable waste or general horse waste shall be stored within 100 metres of a residentially zoned site.

Explanation

This rule will ensure that stable waste and general horse waste is stored at some distance away from neighbouring residential properties thereby mitigating adverse effects on visual, and general residential amenity values.

(f) Outdoor Storage

Any area used for the outdoor storage of goods, products, equipment, materials or waste which can be viewed from residential areas and roadways shall be screened either by a fence of not less than 1.8 metres in height, or by dense planting of vegetation capable of growing to 1.8 metres in height. This shall not exclude the provision of gates or other access points.

(g) Signs

Explanation

Outdoor storage areas, and particularly those used for the storage of waste, can detract from the visual amenity and pleasantness of the Racecourse Zones and neighbouring residential properties. The screening of such areas will help maintain visual amenity standards on-site for those adjoining residential areas.

Compliance with R6.1.5.

(h) Temporary Traffic Management

Any activity which is likely to have more than 1,000 attendees must first have a traffic management plan submitted to the Council for its approval. Without limiting other matters, the traffic management plan must provide that traffic is to be controlled at the intersection of Racecourse Road and Grand Oaks Drive; that the event parking may only occur on the south side of Grand Oaks Drive and not at all in Doncaster Court; and that, otherwise, vehicular entry to Grand Oaks Drive is restricted to residents of that road and of Doncaster Court or their visitors.

R15.7.3.2 The Construction of, Reconstruction of, or Addition to, Buildings and Structures

The construction of, reconstruction of, or addition to, buildings and structures are a Permitted Activity, provided that the following Performance Standards are complied with:

a. Height

- i. Where any building directly adjoins a residentially zoned site, compliance with R10.6.1.1(a) except that there shall be no maximum height.
- ii. Notwithstanding i. above, all buildings and structures shall comply with the requirements of R13.4.7.1 (Airport protection surfaces).

b. Separation Distances

i. Building Not Housing Animals:

Gross Floor Area of Building	Minimum Separation Distance from all Residential Zone Boundaries	Minimum Separation Distance from Road and All Other Boundaries
Up to 250m ²	6m	3m
251m ² -500m ²	8m	3m
501m ² -750m ²	10m	4m

ii. Permanent or Temporary Buildings and Structures (Including Yards) Housing Animals.

All buildings and structures must be located a minimum of 100 metres from any boundary with a Residential Zone and a minimum of 6 metres from all other boundaries.

Explanation

The rule will ensure that buildings and structures particularly those housing animals, are located at a suitable distance so as not to affect neighbouring residential properties and that the health and sense of wellbeing for residents will be maintained

c. Size of Building

Any single building shall not exceed a gross floor area of 750m².

d. Parking, Access and Loading

Compliance with the following performance standards of R20.4.2:

- 20.4.2(a) Vehicle Access;
- 20.4.2(b)(i) Parking Spaces for People with Disabilities;
- 20.4.2(c) Car Park Landscape Design;
- 20.4.2(d) Formation of Parking Spaces;
- 20.4.2(e) and (f) Loading Space Provision and Design;
- 20.4.2(g) Cycle Parking Provision and Design;
- 20.4.2(h) Cycle Parking End of Trip Facilities.

e. Landscape Amenity

Where a building or structure adjoins land zoned Residential or Rural, or a formed road, a planted amenity strip shall be provided which:

- i. Has a minimum width of 2 metres.
- ii. Extends the full length of the new building or addition.
- iii. Includes planting of specimen trees able to attain a height of 6 metres or more which are planted at a minimum frequency of one every 5 metres along the length of the amenity strip.

Explanation

Landscaping is an important contributor to the provision and maintenance of amenity within the Racecourse Zones and at the boundary with neighbouring residential areas. In addition to its amenity contribution, landscaping provides a useful technique to mitigate adverse effects through, for

example visually screening or blending buildings/structures with the surrounding environment and softening the impact of service and equestrian related recreational buildings. This rule will ensure that amenity values are maintained and protected.

R15.7.3.3 Minor Temporary Military Training Activities

Minor Temporary Military Training Activities (excluding live firing of weapons, firing of blank ammunition, single or multiple explosive events) are Permitted Activities provided the following performance standards are complied with:

Performance Standards

i. **Buildings and Structures**

- a. Any buildings and/or structures erected must be in compliance with performance standards (a) and (b) of R15.7.3.2.
- b. Any buildings erected in association with the Temporary Military Training Activity must be removed at the conclusion of the activity.

ii. **Excavations and Alterations to Landform**

Where the activity involves any excavations or alterations to landform, the ground shall be reinstated to a condition as close as practicable to its state prior to the disturbance.

iii. **Hazardous Substances**

Compliance with the provisions of Section 14 - Hazardous Substances.

iv. **Duration and Frequency of Activities**

The activity is limited to a period not exceeding 31 days.

v. **Noise**

- a. Mobile Noise Sources – Compliance with Table 2 and Table 3 of NZS: 6803:1999 Acoustics – Construction Noise

- b. Fixed (stationary) Noise Sources – Compliance with the following noise limits:

Sound emissions from fixed (stationary) noise sources, excluding live firing of weapons and single or multiple explosive events, when measured at any point within any land zoned for residential purposes or at the notional boundary of any noise sensitive activity (other than a site from which noise is emitted for a road), shall not exceed the following limits:

7.00am to 7.00pm	55dB LAeq(15mins)
7.00pm to 10.00pm	50dB LAeq(15mins)
10.00pm to 7.00am	45dB LAeq(15mins)
Nighttime L _{max} 10.00pm to 7.00am	75dBA L _{max}

Notional boundary is defined as a line 20m from any side of a dwelling or the legal boundary where this is closer to the dwelling.

- c. Sound emissions from any other activity sources (excluding live firing or weapons, firing of blank ammunition, single or multiple explosive events and the noise sources listed in R15.7.3.3(i) and (ii) above – Compliance with R15.7.7.1

Explanation

The New Zealand Defence Force (NZDF) carries out temporary military training activities in areas not designated for defence purposes. Such temporary training involves military activities by regular and territorial force units in zones throughout Palmerston North City. The Defence Act 1990 provides for the raising and maintenance of armed forces. Military training activities are essential in enabling the NZDF to maintain operational capability. The above performance standards have been designed to

enable the NZDF to carry out temporary military training activities while ensuring that any adverse effects of training activities on the environment are mitigated.

NOTE TO PLAN USERS

Also refer to R23.6.2(i) – Radiofrequency Field Exposure

15.7.4 RULES: RESTRICTED DISCRETIONARY ACTIVITIES

R15.7.4.1 Buildings and Structures not Complying with Performance Standards

Buildings and Structures not Complying with Performance Standards in Relation to:

- (a) Separation Distances
- (b) Building Size
- (c) Parking and Cycle Parking
- (d) Height

is a Restricted Discretionary Activity with regard to:

- The safe and efficient operation of the land transport network
- Design and appearance
- Effect on adjoining residential areas
- The provision of car parking.

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 Racecourse Zone objectives and policies, assess any application in terms of the following further assessment criteria:

Assessment Criteria

(a) Separation Distances, Building Size and Height

- i. The extent to which the design and appearance of any structure contributes positively to the character and amenity values of the surrounding residential environment.
- ii. The extent to which any environmental disturbance to adjoining residential neighbourhoods is avoided or mitigated.

(b) Parking

- i. The extent to which parking not accommodated on the site affects the safe and efficient operation of the land transport network.
- ii. The extent to which the off-site parking has effects on the character and amenity values of the surrounding residential environment.
- iii. Whether the possible low frequency of the need for the total parking requirement is recognised.
- iv. -

Explanation

The separation distances rule has been developed to ensure that adjoining properties are reasonably protected from effects of development located in proximity to a boundary. For example, the effects of noise associated with a building's use, loss of daylight and erosion of privacy.

The Council acknowledges though that there may be instances where these standards may be varied if the effects are appropriately assessed and remedied or mitigated.

R15.7.4.2 Buildings, Structures and Carparks within the Racecourse Precinct

The following activities within the Racecourse Precinct (as shown within the Awapuni Racecourse Structure Plan on Map 15.1) are Restricted Discretionary Activities:

(a) Buildings and structures with a gross floor area of more than 100m², excluding tents, marquees and stages erected for events lasting less than 30 calendar days

(b) Carparks

Discretion is restricted to:

- The Open Space Character of the Awapuni Racecourse
- Effects on Established Trees
- Effects on Adjoining Residential Areas
- The Provision of Car Parking
- Design and Appearance
- The Awapuni Racecourse Structure Plan

Assessment Criteria**(a) The Open Space Character of the Awapuni racecourse**

- i. The extent to which fragmentation of open space is avoided

(b) Effects on Established Vegetation

- i. The extent to which any established trees are retained taking into account their 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 the surrounding environment.
- iii. The extent to which the health of established trees is maintained during construction works.

(c) Effects on Adjoining Residential Areas

- i. The extent to which the design and location of new buildings, structures and carparks takes into account the effects on adjoining residential areas

(d) The Provision of Car Parking

- i. The extent to which the provision of car parking recognises the requirements of Section 20 Land Transport.
- ii. The extent to which the provision of car parking provides for regular events.
- iii. The extent to which alternative car parking and land transport arrangements are provided for irregular events.

(e) Design and Appearance

- i. The extent to which the design and appearance of new buildings, structures and carparks contributes positively to the character and amenity values of the Awapuni Racecourse and adjoining residential areas.

(f) The Awapuni Racecourse Structure Plan

- i. The extent to which any new building, structure or activity gives effect to the Awapuni Racecourse Structure Plan (Map 15.1).
- ii. The extent to which views to the Tararua Ranges are maintained from the grand

entrance identified on the Awapuni Racecourse Structure Plan (Map 15.1)

15.7.5 RULES: DISCRETIONARY ACTIVITIES

R15.7.5.1 Discretionary Activities

Any activity or the Construction, Alteration of or Addition to Buildings and Structures which does not comply with the Performance Standards for Permitted Activities, or is not a Permitted, Controlled, Restricted Discretionary Activity or Non-Complying Activity shall be a Discretionary Activity.

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 Racecourse Zone objectives and policies, assess any application in terms of the following further assessment criteria:

Assessment Criteria

- (a) The extent to which the effects of noise, hours of operation and other environmental disturbance on surrounding residential neighbourhoods are avoided or mitigated.
- (b) The extent to which the effects of the generation of additional traffic have been provided through efficient and effective parking and access provisions.
- (c) The extent to which the effects of additional traffic generated has effects on the efficiency and effectiveness of the land transport network.
- (d) The extent to which the design and appearance of any structure contributes positively to the character and amenity values of the surrounding residential environment.
- (e) The extent to which the recreational potential or open space character of the site is maintained.

Explanation

This category of activity is intended to deal with activities and facilities which do not fall within the other categories provided in this Zone. As such they are essentially "one off" developments which need careful assessment to ensure their effects can be avoided, remedied or mitigated, that they fit into the existing environment and that they do not undermine the essential character of the Zone.

NOTE TO PLAN USERS

Also refer to R23.6.2(i) – Radiofrequency Field Exposure.

R15.7.5.2 Minor and Extended Temporary Military Training Activities

Minor and extended temporary military training activities which do not comply with the Permitted Activity performance standards of R15.8.3.3, including live firing of weapons, firing of blank ammunition, single or multiple explosive events, are a Discretionary Activity.

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

Assessment Criteria

- (a) The extent to which adverse effects of noise, hours of operation, and other environmental disturbance on the users of the Racecourse and surrounding residential properties are avoided or mitigated.
- (b) The extent to which the visual impact of any activities preserve the character and amenity of the Racecourse Zone.
- (c) The extent to which effects of the proposal on any areas of natural and/or cultural heritage value, or of significance to tangata whenua are avoided or mitigated.

- (d) The extent to which the effects of noise, including the peak sound levels resulting from impulsive noise impacts on the noise sensitive activities.
- (e) The extent to which a Noise Management Plan, prepared by an acoustical consultant and submitted at the time of application for a resource consent, identifies the likely noise impacts for the area and describes the noise management measures to avoid, remedy or mitigate adverse effects of noise, including best practicable options adopted to minimize sound emissions from live firing of weapons, firing of blank ammunition and single or multiple explosive events.
- (f) The extent to which a community consultation programme, submitted at the time of the application for a resource consent, has been developed for communication with occupiers and owners surrounding the Racecourse and council will be implemented prior to military training activities commencing, and includes notification of even, updates during the event, methods for following up complaints received during or after the event and the process of liaison with Council.

15.7.6 RULES: NON-COMPLYING ACTIVITIES

R15.7.6.1 Crematoria

Crematoria are Non-Complying Activities.

Explanation

Crematoria have a range of potential effects that could adversely affect the amenity qualities of the Zone including adverse effects on social and cultural matters. The application of Non-Complying Activity status to these activities will ensure that any Crematoria has to demonstrate that it can satisfy the requirements of Section 104 and 104D of the Resource Management Act 1991 prior to any approval being granted.

15.7.7 NOISE

R15.7.7.1 Noise

- (a) Sound emissions from public address systems or mechanically powered machines or vehicles when operated at the Racecourse shall not exceed the following at any point within any land zoned Residential or at any point within the boundary of any rural land in the Rural Zone:

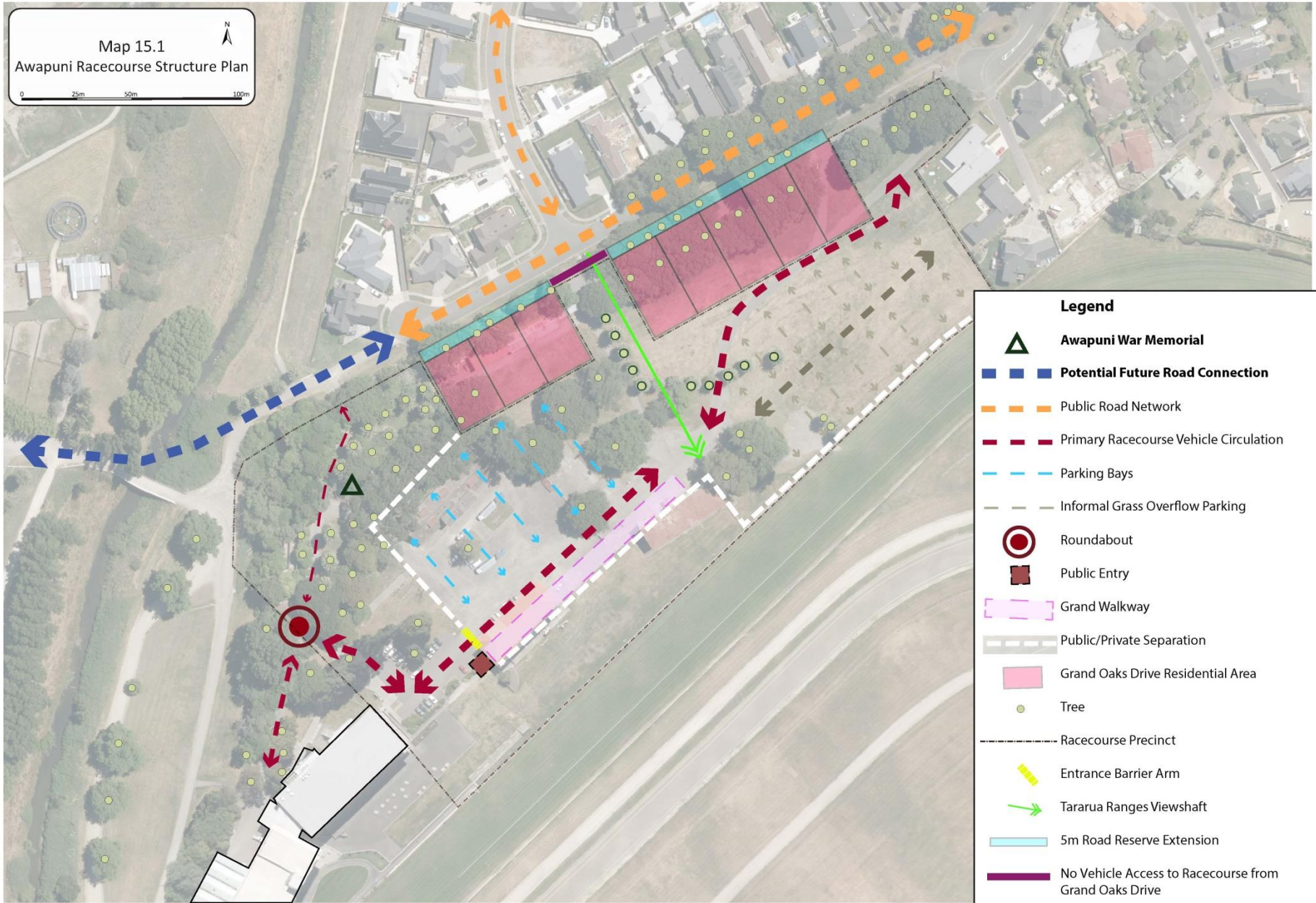
7.00am – 7.00pm	50 dB LAeq(15mins)
7.00pm – 10.00pm	45 dB LAeq(15mins)
10.00pm to 7.00am	40 dB LAeq(15mins)
Night-time L _{max} 10.00pm to 7.00am	70 dBA L _{max}

- (b) Crowd noise from people in the Racecourse is considered a reasonable and acceptable effect of the use and as such shall not be controlled using rules in this Plan.

Explanation

The rules for noise are designed to protect neighbouring residential amenity and other users of these areas from the specific noise effects generated by public address systems, mechanically powered machines or vehicles in the Racecourse Zone. Crowd noise associated with activities undertaken in this zone is not addressed by rules in this Plan.

Map 15.1
Awapuni Racecourse Structure Plan



- Legend**
- Awapuni War Memorial
 - Potential Future Road Connection
 - Public Road Network
 - Primary Racecourse Vehicle Circulation
 - Parking Bays
 - Informal Grass Overflow Parking
 - Roundabout
 - Public Entry
 - Grand Walkway
 - Public/Private Separation
 - Grand Oaks Drive Residential Area
 - Tree
 - Racecourse Precinct
 - Entrance Barrier Arm
 - Tararua Ranges Viewshaft
 - 5m Road Reserve Extension
 - No Vehicle Access to Racecourse from Grand Oaks Drive

15.8 Arena Zone

15.8.1 OBJECTIVES AND POLICIES

Within the broad framework of the City View objectives the following specific objectives and policies have been identified for the Arena Zone:

OBJECTIVE 1

To promote the efficient use of physical resources within the Arena Zone.

POLICIES

- a. To recognise the multi-purpose nature of recreation activities located within this Zone.
- b. To manage the future growth and development of recreation activity and facilities in the Arena Zone consistent with the Arena Master Plan

Explanation

The Arena is a regional facility which hosts a diverse range of recreation community and leisure activities and serves a substantial regional catchment of people. Through adopting a flexible approach to the development of multi-purpose recreation and leisure activities, the Council considers that it will enable better management of the planned development of the Arena Complex.

OBJECTIVE 2

To protect the amenity values of neighbouring residential areas.

POLICIES

- 2.1 To avoid, remedy or mitigate the adverse effects of activities located within the Arena Zone.
- 2.2 To avoid, remedy or mitigate the adverse impact of buildings, structures, development and signs on adjoining residential areas.
- 2.3 To avoid, remedy or mitigate the adverse environmental effects of recreation, community and leisure activities on neighbouring residential areas.

Explanation

Due to the wide range of activities held at the Arena the Council seeks to ensure that adequate safeguards are in place to minimise the adverse effects of, for example, noise, glare, and parking overspill generated by activities, on the amenities of neighbouring residential areas.

OBJECTIVE 3

To Develop Arena into a Central Sports Hub providing for local, regional and national events and organisations.

POLICIES

- 3.1 To recognise Arena as a strategic asset as a Central Sports Hub catering for all levels of recreation events and activities.
- 3.2 To ensure development is consistent with the Arena Master Plan.
- 3.3 To ensure the use of wayfinding material achieves improved site legibility so that users can easily identify and find various facilities with the Arena.
- 3.4 To ensure buildings are of a bulk and scale sufficient to provide for a range of recreation activities, while not compromising the amenity and open space character which is unique at Arena.

Explanation

The Arena is the Central Sports Hub in the City. The Arena Master Plan (Master Plan) has been developed as a framework to guide the future development over the next 30 years. A number of projects for new asset capital developments are proposed in the Master Plan to ensure the Arena facilities meet future demand and support Council's strategic objectives such as those in the Active Recreation Strategy. However, any development must also recognise the residential setting and the importance of consistent urban design and landscaping to create a cohesive and interesting Central Sports Hub facility.

15.8.2 METHODS

- District Plan Rules
- Arena Master Plan (refer to Map 15.2)
- Active Recreation Strategy
- Long Term Plan/Annual Plan projects
- Asset Management Plans
- Sport and Recreation Planning Framework

The objectives and policies detailed above will be primarily achieved through the rules provided for in this Plan. Such rules provide a clear, effective and cost-efficient means, particularly at the residential interface, of achieving the outcomes sought.

The Arena Master Plan may also achieve some of the objectives and policies through the Active Recreation Strategy with regard to the type of activities and buildings which are developed on the site.

15.8.3 RULES: PERMITTED ACTIVITIES**R15.8.3.1 Permitted Activities**

The activities identified below are Permitted Activities, provided that they comply with the following Performance Standards:

- i. Organised sport and recreation activities and associated grounds and playing fields.
- ii. Parking.
- iii. The use of buildings, structures and land for recreation, sporting and community activities; entertainment; agricultural, horticultural and pastoral activities; shows, conventions, conferences, exhibitions, trade fairs, demonstrations; social events; auctions and sales; sports administration.
- iv. Catering activities associated with permitted activities.
- v. Motor sports activities.
- vi. Retail activities ancillary to and directly associated with any permitted activity.

Performance Standards**(a) Lighting**

- i. Any activity or use within the Arena which requires artificial illumination shall ensure that between the hours of dusk and 10:30pm its use does not result in an added illuminance, over and above the measured ambient level, in excess of 10 lux measured in the vertical plane at the windows of residential buildings in any residential area.
- ii. After 10:30pm the maximum additional illuminance, over and above the measured ambient level, measured in the vertical plane at the windows of residential buildings in any residential area shall be 8 lux.

Explanation

The lighting rules are designed to contain exterior lighting within the Arena Zone and to avoid the overspill of light and glare from floodlights, lighting towers, signboards and the like onto neighbouring residential properties. The design and placement of floodlighting is managed to prevent the intrusion of light onto neighbouring residential properties.

(b) Hours of Operation

- i. Any outdoor activity or event shall commence not earlier than 8:00am and shall cease by 10:30pm.
- ii. Any other activity shall not commence before 7:00am and shall cease by 1:00am.
- iii. These provisions shall not apply to activities associated with the setting up or organising of any permitted activity.

(c) Signs

Compliance with R6.1.5.

R15.8.3.2 Buildings and Structures Associated with Permitted Activities

The following are Permitted Activities, provided that they comply with the following Performance Standards:

- (i) New buildings and structures at the Arena, including ancillary administration offices.
- (ii) New buildings, structures and land used for recreation, sporting and community activities; entertainment; shows, conventions, conferences, exhibitions, trade fairs, demonstrations; social events; auctions and sales.
- (iii) New buildings and activities associated with the maintenance of Arena.
- (iv) All existing buildings onsite as at 26 April 2017.
- (v) Alterations and additions to existing buildings.

Performance Standards

(a) Building Size

- i. Any new single building or structure, or alteration to an existing building shall not exceed a gross floor area of 300m².

Explanation

The building size control limits the size of buildings that can be constructed in the Arena Zone to ensure that the nature and type of development can be suitably accommodated on site and that recreation, visual and neighbouring residential amenity values are not detrimentally affected. Changes to existing buildings and new buildings potentially can impact on the bulk and overall developed nature of the site. The restriction in the size of buildings will ensure issues of bulk are managed and the amenity and open space character is maintained within the Zone.

(b) Height

- i. Where any building or structure directly adjoins a residentially zoned site, compliance with R10.6.1.1 (a) except that there shall be no maximum height.
- ii. Notwithstanding (i) above, all buildings and structures shall comply with the requirements of R13.4.7.

Explanation

The height of a building and/or structure may compromise the amenity of adjoining properties. This rule is applied to protect the amenities of adjoining properties from effects such as the visual dominance of buildings, overshadowing and loss of privacy and daylight.

(c) Separation Distances

Gross Floor Area of Building	Minimum Separation Distance from Residentially Zoned Boundaries
Up to 300m ²	8m

Explanation

This rule prevents adverse impacts occurring from inappropriate building bulk being located in close proximity to residential properties. Effects may include the loss of privacy, overshadowing and/or the noise generated by a building's use.

(d) Signs

Compliance with R6.1.5.

(e) Lighting

- (i) All public and private pedestrian routes must provide pedestrian lighting designed and installed in accordance with the P2 lighting subcategory of AS/NZS Standard 1158.3.1:2005.
- (ii) Any artificial lighting system shall ensure that its use does not result in added illuminance over and above the measured ambient level, in excess of 8 lux measured in the vertical plane at the windows of any residential building in any residentially zoned site.
- (iii) All external car parking areas must provide lighting designed and installed in accordance with the P11a lighting subcategory of AS/NZS Standard 1158.3.1:2005.
- (iv) Designated external car parking spaces specifically intended for people with disabilities must provide lighting designed and installed in accordance with the P12 lighting subcategory of AS/NZS Standard 1158.3.1:2005

Explanation

Light spill associated with some activities can have an adverse impact on residential amenity. The imposition of a standard to control the level of illumination which occurs at the residential interface endeavours to mitigate the effect on residential amenity of excessive light spill.

(f) Landscape Amenity

- (i) Any building which fronts the Residential Zone and contains a carpark which fronts the Residential Zone, will provide at least once specimen tree for every 7 metres of site frontage, or equivalent suitable landscape works.
- (ii) Trees will be planted so as to provide separation between on-site pedestrian and vehicle activities and pedestrian/vehicular activities taking place on the street.
- (iii) Trees will be well developed specimen trees, capable of growing to a height of 5 metres within ten years of planting.
- (iv) Where existing trees over 5 metres tall are to be retained along a frontage, these trees will be credited towards these requirements.
- (v) Where trees are planted in a strip, this area must have a minimum width of two metres. Where trees are planted individually along a frontage, each tree must be planted in an area not less than 4m²

(h) Outdoor Storage

Any area used for the outdoor storage of goods, products, equipment, materials or waste cannot be located at the street edge. If an area used for outdoor storage of goods, products, equipment, materials or waste can be viewed from adjacent residential areas or roads, the outdoor storage area shall be screened from those residential properties and roads, by a fence of not less than 1.8 metres in height, or planting of trees and vegetation capable of growing to 1.8m in height. This shall not exclude the provision of gates or other access points. This shall exclude outdoor storage for events lasting up to 30 days.

Explanation

Outdoor storage areas, particularly those used for the storage of waste, can detract from the visual amenity and pleasantness of adjacent residential environments and road users. Screening of such areas will ensure the maintenance of a high standard of neighbourhood environmental amenity.

(i) Hazardous Substances

Compliance with the provisions of Section 14 - Hazardous Substances.

(j) Parking, Loading and Access

Compliance with the following performance standards of R20.4.2:

- 20.4.2(a) Vehicle Access;
- 20.4.2(b)(i) Parking Spaces for People with Disabilities;
- 20.4.2(c) Car Park Landscape Design;
- 20.4.2(d) Formation of Parking Spaces;
- 20.4.2(e) and (f) Loading Space Provision and Design;
- 20.4.2(g) Cycle Parking Provision and Design;
- 20.4.2(h) Cycle Parking End of Trip Facilities.

Explanation

The Council recognises the regional role of the Arena Complex and that at times there is insufficient parking to cope with the demand generated by the types of activities and functions which occur within the Zone. The parking standard has attempted to balance the nature and role of the Arena Complex as a major regional recreation and leisure facility with the need to protect the amenities of surrounding areas.

R15.8.3.3 Minor Temporary Military Training Activities

Minor Temporary Military Training Activities (excluding live firing of weapons, firing of blank ammunition, single or multiple explosive events) are Permitted Activities provided the following performance standards are complied with:

Performance Standards

(a) Buildings and Structures

- i. Any buildings and/or structures erected must be in compliance with performance standards (b) and (c) of R15.8.3.2.

Any buildings erected in association with the Military Training Activity must be removed at the conclusion of the activity.

(b) Excavations and Alterations to landform

Where the activity involves any excavations or alterations to landform, the ground shall be reinstated to a condition as close as practicable to its state prior to the disturbance.

(c) Hazardous Substances

Compliance with the provisions of Section 14 - Hazardous Substances.

(d) Duration and Frequency of Activities

The activity is limited to a period not exceeding 31 days.

(e) Noise

(i) Mobile Noise Sources _ Compliance with Table 2 and Table 3 of NZS: 6803:1999 Acoustics – Construction Noise.

(ii) Fixed (Stationary) Noise Sources – Compliance with the following noise limits:

Sound emissions from fixed (stationary) noise sources, excluding live firing of weapons and single or multiple explosive events, when measured at any point within any land zoned for residential purposes or at the notional boundary of any noise sensitive activity (other than a site from which noise is emitted or a road), shall not exceed the following limits:

7.00am – 7.00pm	55 dB L _{Aeq(15mins)}
7.00pm – 10.00pm	50 dB L _{Aeq(15mins)}
10.00pm to 7.00am	45 dB L _{Aeq(15mins)}
Night-time L _{max} 10.00pm to 7.00am	75 dBA L _{max}

Notional boundary is defined as a line 20m from any side of a dwelling or the legal boundary where this is closer than the dwelling.

(iii) Sound emissions from any other activity sources (excluding live firing of weapons, firing of blank ammunition, single or multiple explosive events and the noise sources listed in R15.8.4.3(e)(i) and (ii) above – Compliance with the R15.8.7.1.

Explanation

The New Zealand Defence Force (NZDF) carries out temporary military training activities in areas not designated for defence purposes. Such temporary training involves military activities by regular and territorial force units in zones throughout Palmerston North City. The Defence Act 1990 provides for the raising and maintenance of armed forces. Military training activities are essential in enabling the NZDF to maintain operational capability. The above performance standards have been designed to enable the NZDF to carry out temporary military training activities while ensuring that any adverse effects of training activities on the environment are mitigated.

15.8.4 RULES: RESTRICTED DISCRETIONARY ACTIVITIES**R15.8.4.1 Buildings and Structures which do not comply with the Performance Standards or specific development at the Arena.**

The following are Restricted Discretionary activities:

- (i) Buildings and Structures which do not comply with the Performance Standards in relation to:
 - a. Parking and Cycle Parking
 - b. Separation Distances
 - c. Building Size
 - d. Landscape Amenity
- (ii) Relocation of the stockcar pits
- (iii) Alterations to any entrance, including ticket or gate booths to the Arena.

Palmerston North City Council District Plan
Discretion is restricted to:

- The Safe and Efficient Operation of the Land Transport Network;
- The Provision of Car Parking;
- The Provision of Cycle Parking Facilities
- Effects on neighbouring residential dwellings;
- Frontages and presentation to surrounding streets;
- Overall design Quality including signage and branding;
- Quality of space, connections and landscape;
- Development being in general accordance with the Arena Master Plan (Map 15.2).

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

Assessment Criteria

(a) Parking and Cycle Parking

- i. The extent to which parking not accommodated on the site, effects the safe and efficient operation of the land transport network and on residential amenity values.
- ii. The extent to which off-site parking is available to meet the need generated for parking.
- iii. Whether the possible low frequency of the need for the total parking requirement is recognised.

(b) Separation Distances

- i. The extent to which the effects on noise and other environmental disturbance to surrounding residential areas are avoided or mitigated.
- ii. The extent to which the location of the building contributes positively to the character and amenity values of the surrounding environment.

Explanation

In certain circumstances it will not be possible for either the parking requirements or the separation distances to be achieved. The additional policies are intended to assist in assessing, in conjunction with the matters covered by Section 104 of the Act, the appropriateness of granting consent and the need for conditions.

The Arena Zone recognises the need for multipurpose civic and carparking space to cater for the different requirements for each event. Community events may require convenient parking onsite whereas major events would be expected to have a pedestrian concourse area for spectator congregation.

(c) Entrance Hierarchy

- i. A primary main entrance point from the corner of Waldegrave Street and Cuba Street is provided for in general accordance with the Arena Master Plan (Map 15.2).
- ii. Secondary entrance points are provided for at Waldegrave Street, Pascal Street, Cuba/Cook Streets and Oakley Street in general accordance with the Arena Master Plan.
- iii. The extent to which the spatial planning and overall aesthetic of entrances and their associated spaces contributes toward a clear understanding of where

users are within Arena.

- iv. The extent to which major and minor entrance spaces are differentiated to create a unique character for individual entrance points whilst retaining overall coherency as part of Arena.

(d) Built Frontages

- i. The extent to which building entrances and internal activities are located to encourage activity at the street edge and onto internal concourse spaces.
- ii. Whether blank walls at the street edge are avoided.

(e) High Quality Civic Space

- i. The extent to which a high-quality pedestrian-orientated civic space is created at the Waldegrave Street/Cuba Street entrance.
- ii. The extent to which welcoming entrance spaces are created through spatial definition and landscaping treatments.

(f) Connectivity

- i. The extent to which pedestrian access is provided for from entrance points to facilities within the Arena.
- ii. The extent to which internal pedestrian circulation with obvious north/south and east/west connectivity is provided for.
- iii. The degree to which clear and easy wayfinding is provided for via signage, naming conventions and physical expression.
- iv. The degree to which the need for both vehicle and pedestrian movement is recognised to provide safe and convenient access to Arena facilities.

(g) Landscaping

- i. The degree to which car parks are located and landscaped to present a quality edge to the street.
- ii. The extent to which any proposed landscaping relates to an Arena-wide approach.
- iii. The extent to which landscaping along the Cuba Street frontage reinforces Cuba Street as the key pedestrian route back to the central City.

(h) Identity

- i. The extent to which the special amenity and open space character of the Arena as the City's Central Sports Hub is expressed through:
 - a. Providing for sport activities and associated buildings.
 - b. The creation of good quality open spaces.
- ii. The extent to which any new building or structure is coherently designed and is of demonstrably high design quality to contribute positively to the identity of the Arena and City.
- iii. The extent to which spaces are differentiated in terms of aesthetic to contribute toward legibility for users.

(i) Overall Design Quality

- i. The extent to which all new development contributes, depending on its scale, in a minor or major way to the amenity and quality of the Arena as a whole.
- ii. The extent to which new large buildings or structures demonstrate high design

quality design contributing positively to their adjacent routes and spaces.

- iii. The extent to which lighting is designed in a manner that it contributes to the image as well as the functionality and safety of the Arena.

(j) Effects on Neighbouring Residential Dwellings

- i. The extent to which the noise from Speedway activities is attenuated.
- ii. The extent to which the location of any building or structure avoids or mitigates effects on the recognised amenity values of the surrounding area.

(k) Operational Needs

- i. The extent to which operational matters are taken into account when giving effect to the Arena Master Plan (Map 15.2)

Explanation

The Arena is a Central Sports Hub which presents the city to the wider world, particularly during televised events and for those visiting Palmerston North. The quality of development should therefore respond to that function and maintain the special character of the Zone. The Arena Zone is different from other parts of the city and should be celebrated as an important city destination for recreation and community events. In having a different character to other parts of the city, development at the Arena must also respond appropriately to its residential setting.

The Arena Zone recognises the need for multipurpose civic and carparking space to cater for the different requirements for each event. Community events may require convenient carparking onsite whereas major events would be expected to have a pedestrian concourse area for spectator congregation.

The Arena Zone recognises that multiple activities may occur at one time and rely on operational efficiency to accommodate a multipurpose sports facility. The Arena Zone seeks to provide for the day-to-day requirements of operating the site, whilst upholding the integrity of the Arena's strategic vision.

15.8.5 RULES: DISCRETIONARY ACTIVITIES

R15.8.5.1 Discretionary Activities

Any Building or Activity not Provided for as a Permitted, Restricted Discretionary Activity or Non-Complying Activity shall be a Discretionary Activity.

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 Arena Zone objectives and policies, assess any application in terms of the following further assessment criteria:

Assessment Criteria

- a. The extent to which adverse effects relating to noise, hours of operation and other environmental disturbance on surrounding residential neighbourhoods is avoided or mitigated.
- b. The extent to which the effects of the generation of additional traffic have been provided through efficient and effective parking and access provisions.
- c. The extent to which additional traffic generated has effects on the efficiency and effectiveness of the land transport network.
- d. The extent to which the design and appearance of any structure contributes positively to the character and amenity values of the surrounding residential environment.
- e. The extent to which the proposal is consistent with the Arena Master Plan (Map 15.2).

Explanation

This category of activity is intended to deal with activities and facilities which do not fall within the other categories provided for in this Zone. As such they are essentially "one-off" developments which need careful assessment to ensure that effects can be avoided, remedied or mitigated, that they fit

into the existing environment and do not undermine the essential character of the Zone.

NOTE TO PLAN USERS

Also refer to R23.6.2(i) – Radiofrequency Field Exposure.

R15.8.5.2 Minor and Extended Temporary Military Training Activities

Minor and extended temporary military training activities which do not comply with the Permitted Activity performance standards of R15.8.3.1, including live firing of weapons, firing of blank ammunition, single or multiple explosive events, are a Discretionary Activity.

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

Assessment Criteria

- (a) The extent to which adverse effects of noise, hours of operation, and other environmental disturbance on the users of the Arena and surrounding residential properties are avoided or mitigated.
- (b) The extent to which the visual impact of any activities preserve the character and amenity of the Arena Zone.
- (c) The extent to which effects of the proposal on any areas of natural and/or cultural heritage value, or of significance to tangata whenua are avoided or mitigated.
- (d) The extent to which the effects of noise, including the peak sound levels resulting from impulsive noise impacts on noise sensitive activities.
- (e) The extent to which a Noise Management Plan, prepared by an acoustical consultant and submitted at the time of application for a resource consent, identifies the likely noise impacts for the area and describes the noise management measures to avoid, remedy or mitigate adverse effects of noise, including best practicable options adopted to minimize sound emissions from live firing of weapons, firing of blank ammunition and single or multiple explosive events.
- (f) The extent to which a community consultation programme, submitted at the time of application for a resource consent, has been developed for communication with occupiers and owners surrounding the site and Council will be implemented prior to the military training activities commencing, and includes notification of event, updates during the event, methods for following up complaints received during or after the event and the process of liaison with Council.

15.8.6 RULES: NON-COMPLYING ACTIVITIES

R15.8.6.1 Crematoria

Crematoria are Non-Complying Activities.

Explanation

Crematoria have a range of potential effects that could adversely affect the amenity qualities of the Zone including adverse effects on social and cultural matters. The application of Non-Complying Activity status to these activities will ensure that any Crematoria has to demonstrate that it can satisfy the requirements of Section 104 and 104D of the Resource Management Act 1991 prior to any approval being granted.

15.8.7 RULES: NOISE

R15.8.7.1 Noise

- (a) Subject to clause (b), public address systems or mechanically powered machines or vehicles when operated within the Arena Zone shall not exceed the following at any

point within the boundary of any land zoned Residential

7.00am to 10.30pm	55 dB LAeq(15mins)
10.30pm to 7.00am	45 dB LAeq(15mins)
Night-time L _{max} 10.00pm to 7.00am	75 dBA L _{max}

This shall be described as the Prescribed Noise Limits.

- (b) The Prescribed Noise Limits may be exceeded by Special Entertainment Events on not more than thirty (30) occasions per calendar year provided that no less than fourteen (14) days prior to the event a public notice is given of such an event in a newspaper circulating in the City and information is contained on the organisation's web page. Public notice for all events in one calendar year is acceptable, provided that the public notice is publicly available during the entire calendar year.
- i. The notice shall inform the general public of:
 - The nature of the event.
 - The proposed dates and start and finish times of any sound testing, the event and any possible postponement dates.
 - That the Prescribed Noise Limits may be exceeded.

The event shall be deemed to have taken place upon the act of notification even though Prescribed Noise Limits may be exceeded or should the event be cancelled.
 - ii. Where a sporting event is controlled by a governing body, such as the Speedway Board of Control, then organisers shall clearly demonstrate that all competing machines have been individually tested and that they currently comply with the present noise rules of that body.
 - iii. Music, performance or mechanical sounds from any event shall be designed, tested and operated to not exceed 80 dBA LAeq(2mins) when measured over any two-minute period at a position any point with the boundary of any land zone residential. Fireworks displays are exempt from this noise limit but should be otherwise notified in accordance with (i) above.
 - iv. Construction work associated with any event shall only occur between the hours of 8:00am and 10:30pm.
 - v. Events that have been publicly notified shall not take place between the hours of 10:30pm and 8:00am.
 - vi. Sound testing and tuning of equipment, or practice, shall not commence before 8:00am on the day of the concert or event, shall not last longer than 3hrs, and shall cease at least 2 hours before the scheduled concert or event start time.
 - vii. Pulling down of fixtures and fittings and pack out shall comply with the Prescribed Noise Limits at all times.
- (c) Without limiting this rule, the term "mechanically powered machines and vehicles" may include:
- i. Mechanical services equipment
 - ii. Vehicles and any devices used for racing, performance and/or exhibition.
- (d) With the exception of those Special Entertainment Events for which provision is made, noise emission levels generated by all public address systems operated within the Arena Zone must be designed, tested and operated such that, in isolation, they

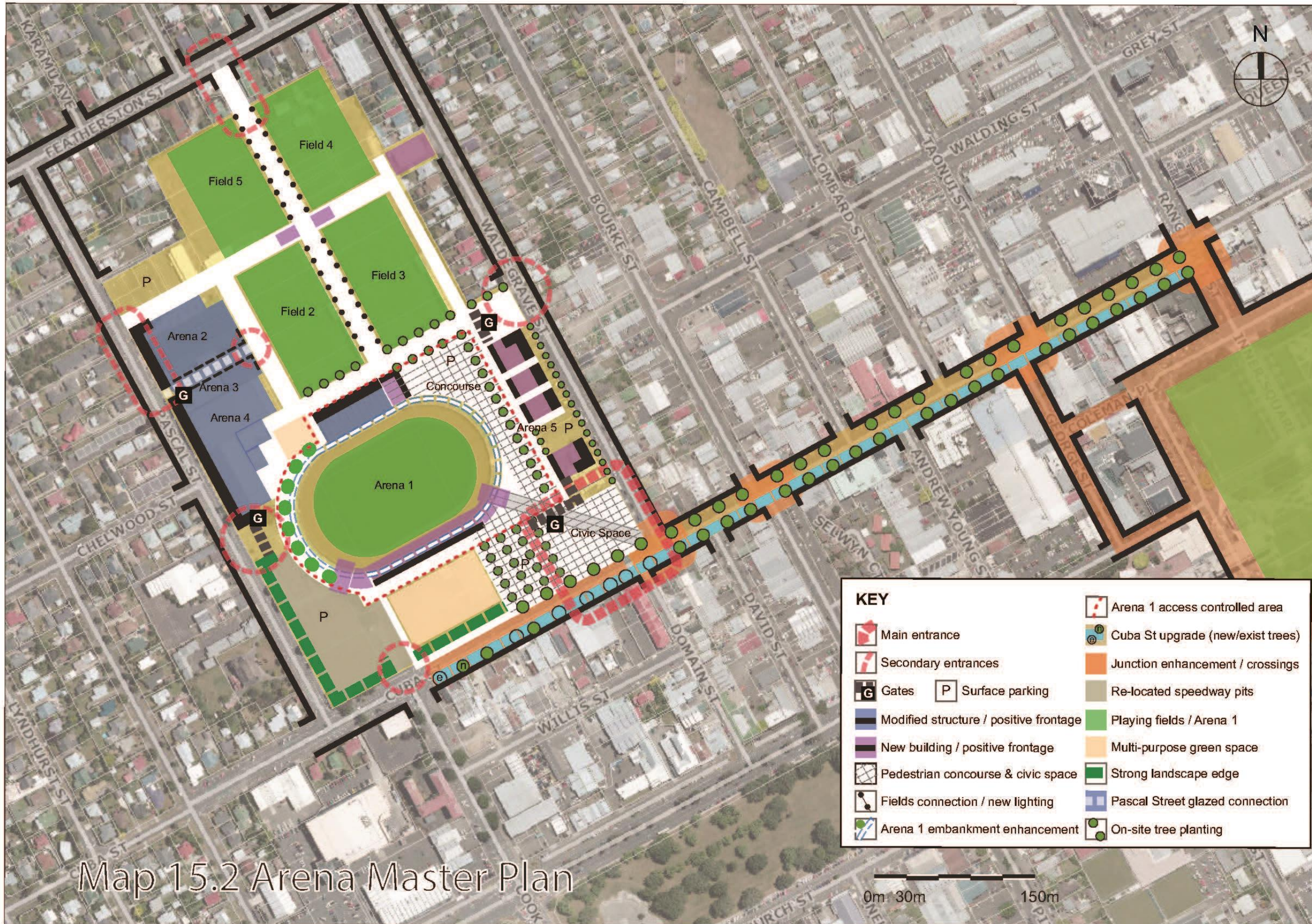
comply with the Prescribed Noise Limits. Exempt from this rule are public address systems that are dedicated to safety broadcasts. The microphone and level controls of public address systems that are dedicated to safety shall be kept obviously separate from any other public address system and shall be used only in circumstances where safety is an issue.

Explanation

The diverse activities which occur within the Arena Zone combined with its proximity to several residential areas means that some general disturbance from noise effects will occur. Equally many of the activities have been long established on the site or are activities for which there is no alternative venue.

Council, in dealing with these complex issues, has determined that the most appropriate course is to get a prescribed noise standard, and then to make specific provisions for that standard to be exceeded on a certain number of occasions, under specific limitations. The public notification of such Special Entertainment Events provides an early warning for nearby residents and allows them the opportunity to prepare for the potentially noisier event.

Map 15.2 Arena Masterplan



Map 15.2 Arena Master Plan