

CHAPTER 15 – RESIDENTIAL ZONE

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15.0 RESIDENTIAL ZONE

15.1 Introduction

Maintaining and enhancing the mixed residential character and amenity of Feilding’s residential **zone** is a key focus of the District Plan. Feilding has a variety of housing and lot density, open space, and **community facilities** all within easy access of the town centre.

The focus of this chapter is the rezoning of the new **Growth Precinct 4** area. It is expected that future plan changes will expand this section with provisions for the entire Residential **Zone** in the District Plan.

15.2 Resource Management Issues

The following resource management issues have been identified in relation to urban growth in the **Growth Precinct 4** area:

1. **Effects** of residential development on **natural and physical resources**, including the vibrancy of the town centre, infrastructure, wastewater, water supply, stormwater, and the safety and efficiency of the roading network.
2. The potential fragmentation and lack of connectivity through subdivision and the prevalence of cul-de-sacs creating poor urban design outcomes.
3. Ensuring that development improves the health, safety and resilience of communities.
4. The location and design of housing and **accessory buildings** ensures high onsite amenity and effective use of private open space.
5. The importance of open spaces, permeable areas and vegetation in residential areas and the positive contribution trees and vegetation make to residential **amenity values**.
6. The scale, character and intensity of the **effects** of non-residential activities in the residential **zone** and compatibility with residential activities.

15.3 Objectives and policies

Objective 1

To maintain or enhance the mixed residential character and amenity of Feilding’s Residential **Zone**, including the neighbourhood amenities for its residents.

Policies

- 1.1 To maintain the low density residential development pattern of Feilding.
- 1.2 To achieve a high quality residential **streetscape environment** through providing for trees on berms and in public areas, and room for planting on residential lots.
- 1.3 To ensure all residential lots have adequate access to sunlight for homes and outdoor living areas without prolonged shading from **buildings** and structures.
- 1.4 DELETED NPS-UD 2020

Objective 2

To promote development within **Growth Precinct 4** that creates an attractive, healthy and safe place to live.

Policies

- 2.1 To enable development in general accordance with the **Growth Precinct 4** Structure Plan (Map 8.1).
- 2.2 To minimise adverse visual **effects** on adjoining residential properties through controls on the **height** and scale of **buildings**.
- 2.3 To encourage an active street frontage through design controls for new **residential units**, garages and fencing, whereby garages do not dominate the **streetscape**.
- 2.4 To ensure **buildings** and structures in **Growth Precinct 4** are located and designed to manage the risk of natural hazards.
- 2.5 To require development to provide appropriate **permeable surface** areas to minimise the **effects** of stormwater flooding.
- 2.6 To ensure development achieves sustainable connectivity that enables people to easily and effectively move around by driving, walking and cycling as demonstrated by the **Growth Precinct 4** Structure Plan.
- 2.7 To manage the risk of stormwater inundation by requiring low impact stormwater design solutions, minimum floor levels and by ensuring all lots have adequate pervious surface.

Objective 3

To control the **effects** of commercial and non-residential activities on the character and amenity of the residential **environment** within **Growth Precinct 4**.

Policies

- 3.1 To restrict commercial and non residential activities in the Residential **Zone** which are unsightly or otherwise detract from the **amenity values** and ambience of the Residential **Zone**.
- 3.2 To control the **effects** of the scale and character of commercial and non-residential activities and **buildings** within the Residential **Zone**.
- 3.3 To avoid the establishment of activities which create adverse **effects** on the amenity and ambience of the residential **environment**.
- 3.4 To ensure outdoor storage spaces are screened from public viewpoints.

Objective 4

To ensure that any **multi-unit residential development** and retirement living achieves high quality residential amenity.

Policies

- 4.1 To encourage comprehensively designed higher density development that is attractive to residents, responsive to housing demands, achieves high quality urban design and onsite amenity, is integrated and sympathetic with the amenity of the surrounding residential area and provides a positive contribution to **Growth Precinct 4**.
- 4.2 To ensure **residential units** have living areas that are located and orientated to optimise sun exposure, natural lighting and views to public spaces.
- 4.3 To discourage **habitable rooms** that face south only.
- 4.4 To require private and public areas to be differentiated and defined, while ensuring **buildings** retain reasonable visual privacy and daylighting for all adjacent **residential units** and properties.
- 4.5 To ensure higher density development incorporates open space and landscaping that is well planned and designed to deliver high levels of residential amenity and well located, good quality open spaces.
- 4.6 To ensure individual **residential units** or multi **residential units** on a **site** are clearly expressed and entrances are signalled and readily visible from the street or entranceways.

15.4 Rules

Rules in this chapter apply to **Growth Precinct 4** and the chapter needs to be read in conjunction with the District Wide Rules in Chapter 3.

15.4.1 Permitted Activities –Residential Units and Accessory buildings

The following activities are **Permitted Activities** within **Growth Precinct 4**, provided that they comply with the standards in Rule 15.4.2 below:

- a. One **residential unit** on a **site**.
- b. **Accessory buildings**.

15.4.2 Standards for Permitted Activities –Residential Units and Accessory Buildings

The **permitted activities** specified in Rule 15.4.1 above for **Growth Precinct 4** must comply with the following standards:

a. **Site Coverage**

Maximum **building site coverage** of 35%.

b. **Building Envelope**

i. Maximum **height** 9m

ii. All parts of a **building** must be contained within a 45 degree plane commencing at 2.8 metres above ground level inclined inwards at right angles in plan. See Figure 15.1 below.

iii. The **height** recession plane in condition b.ii above does not apply to:

- a. Eaves
- b. Solar panels and water heaters
- c. **Antennas**, aerials or chimneys
- d. Gable roof ends, if the total area of that part of the **building** above the **height** recession plane does not exceed 1/3 of the gable end **height**.

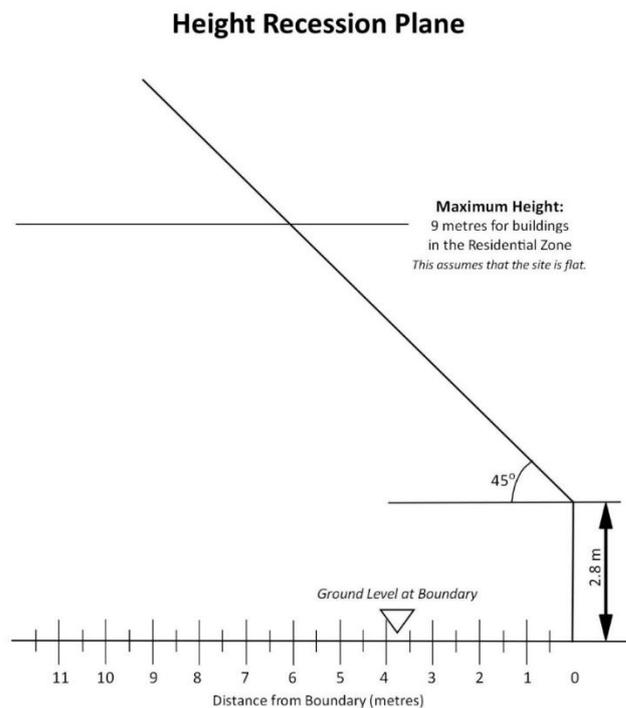


Figure 15.1

c. Minimum Floor Levels

Floor levels must be above the flood and stormwater inundation level predicted for a 0.5% annual exceedance probability (AEP) (1 in 200 year) flood event, plus 350mm freeboard for habitable **residential units** (including attached garages).

Guidance Note: Council has a model for stormwater that can be used to predict minimum floor levels for areas within **Growth Precinct 4**. Liaison with Council's Land Development Manager is recommended. Refer to Manawatu Whanganui **Regional Council** for flood information on the Makino (Mangakino) Stream.

d. Yards

i. The following **yard** setbacks apply to all **residential units**:

- a. Front and rear setback: 3m
- b. Front opening garage: 6m
- c. Side boundary: 3m one side and 1.5m the other side.

Where the **residential unit** is on a corner **site**, one **road** frontage is to be nominated as the frontage.

- ii. The following **yard** setbacks apply to all **accessory buildings**:
 - a. Side and rear boundary: 1.5m
 - b. Between other **buildings** on the **site**: 1m
 - c. 3 metres from the boundary with any **road** unless it is a garage or carport facing the **road** and having direct access from the **road**, in which case the minimum separation distance shall be 6 metres.
- iii. No new **residential unit** or **accessory buildings** are erected within 10 metres of the landward edge of the Makino (Mangakino) Stream.

Guidance Note: If no frontage is nominated through a subdivision consent for corner **sites**, the location of the proposed access will determine the frontage for the purposes of the above rule.

- e. **Outdoor Living Courts**

All **residential units** shall have an outdoor **living court**:

- i. At least 36m² in area.
- ii. That is capable of containing a circle 6m in diameter.
- iii. Accessible directly from the **main living area**.
- iv. Orientated east, north or west of the **residential unit**.
- v. The outdoor **living court** cannot comprise:
 - a. part of the outdoor **living court** of another **residential unit**;
 - b. driveways, manoeuvring areas, and car parking spaces; or
 - c. **accessory buildings**.
- f. **Permeable Surface Area**
 - i. 50% of the **net site area** must be maintained as a **permeable surface**. This includes decks provided the surface material of the deck allows water to drain through to a **permeable surface**.
 - ii. Low Impact stormwater sensitive design solutions or devices must be implemented and maintained to treat **road** and hard stand runoff areas

ancillary to any **residential unit** or **accessory building** consistent with **Council’s** Engineering Standards.

- g. Access
 - i. Compliance with Rule 3B.4.2 and **Council’s** Engineering Standards.
- h. Parking
 - Compliance with Rule 3B.4.5
- i. Visual Amenity
 - i. No more than one **derelict vehicle** shall be kept within view of neighbouring property or a public place.
- j. **Earthworks**
 - Compliance with Rules 3D.4.1 and 3D.4.2.
- k. Fencing
 - Compliance with Rule 15.4.3.

Guidance Notes:

1. **Earthworks** are also regulated by the Manawatū-Whanganui **Regional Council** and a resource consent may be required under the rules of the One Plan.
2. Refer also the New Zealand Fire Service firefighting water suppliers code of practice SNZ PAS 4509:2008. This code identifies what is required for the Fire and Emergency New Zealand to have access to sufficient water for firefighting purposes.

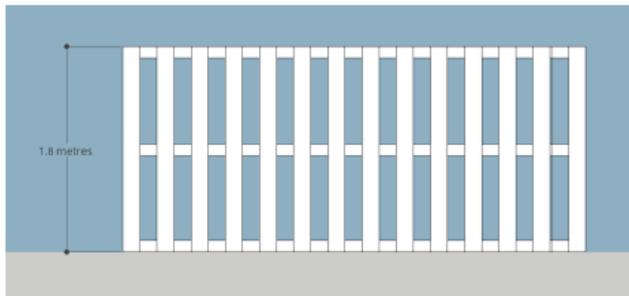
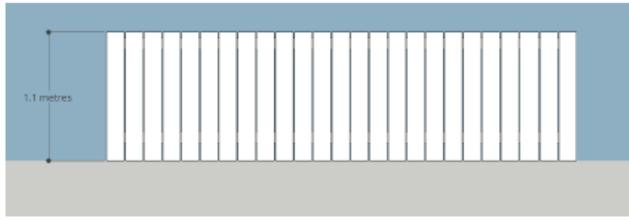
15.4.3 Permitted Activities – Fencing

Fencing in **Growth Precinct 4** is a permitted activity provided:

- a. Boundaries with public spaces and **road** frontage:

A fence on a property boundary to any **road**, public walkway or reserve must be no higher than 1.1m in **height** if not visually permeable, or no more than 1.8m in **height** if visually permeable. Visually permeable is achieved when the fence has continuous vertical or horizontal gaps of at least 50mm width between fence material(s) for half the fence. Refer to diagram below for what is considered to be visually permeable.
- b. Side Boundary Fence

A side boundary fence must not exceed 1.1 metres in **height** for a distance of 3 metres into the property from the **road** boundary when next to the driveway. After 3 metres the fence must not exceed 1.8 metres in **height**.



15.4.4 Permitted Activities – Non-Residential Activities

The following activities are **Permitted Activities** within **Growth Precinct 4**, provided that they comply with the standards in Rule 15.4.5 below:

- a. **Home occupations.**

15.4.5 Standards for Permitted Activities – Non-Residential Activities

The **permitted activities** specified in Rule 15.4.4 above within **Growth Precinct 4** must comply with the following standards:

- a. Permitted Activity Performance Standards

Compliance with Rule 15.4.2.

- b. Minimum Floor Levels

Floor levels for non-residential activities must be above the flood and stormwater inundation level predicted for a 0.5% annual exceedance probability (AEP) (1 in 200 year) flood event, plus 350mm freeboard.

- c. Number of staff

Home occupations shall only involve people who reside at the house. No staff are permitted.

- d. **Site** and Floor Area

No more than 40m² of the **residential unit** or **accessory building** (including **gross floor area** and external storage areas) may be used for the activity.

- e. Hours of Operation

Non-residential activities within the Residential **Zone** may only operate between 7am and 7pm (Monday to Saturday).

- f. Retailing

Only goods manufactured and grown on the **site** may be retailed or distributed from the **site**.

- g. Storage and Display

No equipment, raw materials, finished or partly processed products or rubbish shall be stored or displayed outdoors, or visible from a public space.

- h. Noise

Compliance with Rule 3C.4.2.

15.4.6 Permitted Activities – Recreation Activities

The following activities are a Permitted Activity where undertaken by or on behalf of Manawatu District Council:

- a. Toilets and changing rooms (not including social facilities) less than 150m2 **gross floor area**
- b. Playing fields, gardens, lawns, children’s play areas, walkways and cycleways
- c. Carparking areas
- d. **Earthworks** which comply with Rules 3D.4.1 and 3D.4.2.

Provided they comply with the following performance standards:

- e. **Yards**
A setback of 4.5m from all **site** boundaries.
- f. **Height**
The maximum **height** for any **building** shall be 9m.
- g. **Noise**
Compliance with Rule 3C.4.2.

15.4.7 Restricted Discretionary Activities – Activities Not Complying with Relevant Standards

The following activities are **Restricted Discretionary Activities** within **Growth Precinct 4**:

- a. Any permitted activity that does not comply with any of the relevant standards in Rules 15.4.2, 15.4.3, 15.4.5 or 15.4.6.

For these activities, the **Council** has restricted its discretion to considering the following matters:

- The safe, efficient and integrated operation of the roading network
- Location, design and appearance of the **residential unit** or **accessory building**
- Residential character and **amenity values** including onsite amenity
- Visual amenity **effects** on adjoining residential properties and surrounding **streetscape**
- Parking

- Landscaping
- Access
- Noise
- Fencing
- **Council’s essential infrastructure**
- Natural hazards including stormwater management.

In determining whether to grant a resource consent and what conditions to impose, the **Council** will, in addition to the objectives and policies of **Growth Precinct 4** and the Residential **Zone** and Chapter 3 District Wide Rules, assess any application in terms of the following assessment criteria:

- i. The degree of non-compliance with the particular performance standards that the proposal fails to meet.
- ii. Whether the application will result in any adverse **effects** on the **amenity values** of neighbouring properties or the character of the Residential **Zone**.
- iii. DELETED NPS-UD 2020
- iv. The extent to which noise, hours of operation, and other environmental disturbance on surrounding residential neighbours can be avoided or mitigated.
- v. The extent to which additional traffic generated impacts on the safe and efficient operation of the roading network.
- vi. To ensure the activity is in character with or complementary to the surrounding residential neighbourhood.
- vii. Whether the proposed landscaping maintains or enhances the ambience and **amenity values** of the surrounding residential area.
- viii. The extent to which the **site** and **building** design mitigates any increase in peak stormwater run-off and peak stormwater flow due to the reduction in **permeable surfaces**.
- ix. Whether the existing **Council essential infrastructure** network has sufficient capacity for the proposed development.
- x. The extent to which fencing enables passive surveillance onto public spaces.
- xi. The extent to which the dominance of fencing at the public interface is minimised.

15.4.8 Restricted Discretionary Activities – Retirement Living and Multi-Unit Residential Development

The following activities are **Restricted Discretionary Activities**:

- a. Development involving 2 or more **residential units** on a **site**.
- b. **Retirement village**.

For these activities, the **Council** has restricted its discretion to considering the following matters:

- Amenity **effects** on surrounding residential **environment** and **streetscape**
- Design, scale and appearance of **buildings** and structures
- **Site** layout and access arrangements
- Onsite landscaping
- Privacy across boundaries and within the development
- The safe and efficient operation of the roading networks, and internal circulation, parking, loading and manoeuvring areas
- Residential character and **amenity values** including onsite amenity
- Lighting
- Access
- Natural hazards, including stormwater management

Performance Standards

- a. **Site coverage**

A maximum **site coverage** of 40% applies to development of the **site**.

- b. **Building envelope**

- i. Maximum **height** 9m.
- ii. All parts of a **building** must be contained within a 45 degree plane commencing at 2.8 metres above ground level inclined inwards at right angles in plan. See Figure 15.1 in Rule 15.4.2.
- iii. The **height** recession plane in condition b.ii above does not apply to:
 - a. Eaves

- b. Solar panels and water heaters
 - c. **Antennas**, aerials or chimneys
 - d. Gable roof ends, if the total area of that part of the **building** above the **height** recession plane does not exceed 1/3 of the gable end **height**.
- c. **Yards**

i. The following **yard** setbacks apply to all **residential units**:

- a. Front and rear setback: 3m.
- b. Front opening garage: 6m.
- c. Side boundary: 3m one side and 1.5m the other side.

Where the **residential unit** is on a corner **site**, one **road** frontage is to be nominated as the frontage.

ii. The following **yard** setbacks apply to all **accessory buildings**:

- a. Side and rear boundary: 1.5m.
- b. Between other **buildings** on the **site**: 1m.
- c. 3 metres from the boundary with any **road** unless it is a garage or carport facing the **road** and having direct access from the **road**, in which case the minimum separation distance shall be 6 metres.

d. **Outdoor Living Court**

i. Each **residential unit** must be provided with a private outdoor **living court** within the **site** which can meet the following requirements:

- a. At least 30m² in area that is free of driveways, parking spaces, **buildings** and manoeuvring areas.
- b. Is able to accommodate a circle of 4 metres in diameter
- c. Is accessible directly from the **main living area** for a length of not less than 2 metres
- d. Is orientated to the west, north or east of the **residential unit**.

e. Separation distances between **residential units** and **buildings** on the same **site**

- i. 1.8 metres between each **accessory building** serving separate **residential units**, except where the **accessory building** is joined by a common party wall.
 - ii. 1 metre between an **accessory building** and a **residential unit**, except for **habitable rooms** which must be 3m between an **accessory building** and a **residential unit**.
 - iii. 1.5m between a **residential unit** and right of way or driveway.
 - iv. 3m between **residential unit**, except where the **residential unit** is joined by a common party wall.
- f. Access
- Compliance with Rule 3B.4.2. and **Council’s** Engineering Standards.
- g. Parking
- Compliance with Rule 3B.4.5.
- h. Permeable surface
- Compliance with Rule 15.4.2.h.
- i. Lighting
- All exterior lighting must not result in light spill to neighbouring properties.
- j. Fencing
- Compliance with Rule 15.4.2.l.

Guidance Note:

Refer also to the New Zealand Fire Service firefighting water supplies code of practice SNZ PAS 4509:2008. This Code identifies what is required for the Fire and Emergency New Zealand to have access to sufficient water for fire fighting purposes.

In determining whether to grant a resource consent and what conditions to impose, the **Council** will, in addition to the objectives and policies of **Growth Precinct 4** and the Residential **Zone** and Chapter 3 District Wide Rules, assess any application in terms of the following assessment criteria:

- i. How new development relates to the patterns of the **height** and width of primary **building** forms, predominant roof types and pitches in the surrounding residential areas.

- ii. The extent to which **building** materials are sympathetic to the surrounding residential **environment**.
- iii. Whether the development allows views of the street and communal spaces within the development, including views of outdoor carparking spaces from the **residential unit**.
- iv. The extent to which significant planting and trees are retained, and neighbourhood amenity character is reinforced with the type and species of new planting.
- v. The degree to which fences are sufficiently low to provide for visual connection between the **residential unit** and street and allow safe vehicle access across the footpath.
- vi. The degree to which carports and garages are visually compatible with and of a similar standard to the development as a whole.
- vii. The degree to which large, highly visible retaining walls are avoided or screened with appropriate planting.
- viii. Whether the **site** and **building** design mitigates any increase in peak stormwater run-off and peak stormwater flow due to the reduction in **permeable surfaces**.
- ix. Whether the proposal is consistent with **Council**'s Engineering Standards.
- x. The extent to which the proposal provides each **residential unit** with reasonable visual privacy and daylight.

15.4.9 Discretionary – activities not provided for

The following activities are **Discretionary Activities** within **Growth Precinct 4**:

- a. Any **residential activity** not otherwise specified as Permitted, Restricted Discretionary or Non-Complying Activity, or is not specifically provided for in this Plan.
- b. Any commercial or non-**residential activity** that is not otherwise specified as Permitted, Restricted Discretionary or Non-Complying Activity.

Performance Standard for commercial and non-residential activities

- a. The following information must be submitted to **Council** on lodgement of an application under this rule for commercial and non-residential activities:
 - i. A noise **effects** assessment prepared by a suitably qualified acoustic expert; and

ii. A traffic impact assessment prepared by a suitably qualified traffic engineer or traffic planner.

b. Outdoor storage areas

Any outdoor storage area must be screened and not visible when viewed from any adjacent residential property, public **road** or open space.

In determining whether to grant a resource consent and what conditions to impose, the **Council** will, in addition to the objectives and policies of **Growth Precinct 4** and the Residential **Zone** and Chapter 3 District Wide Rules, assess any application in terms of the following assessment criteria:

- i. 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.
- ii. To avoid, remedy or mitigate the visual impacts of any activities, and to preserve the character and amenity of the residential **environment**.
- iii. Whether the Noise Management Plan prepared by an acoustical consultant identifies noise management measures to avoid, remedy or mitigate adverse **effects** of noise, including best practicable options adopted to minimise sound emissions.
- iv. The extent to which the additional traffic generated impacts on the safe and efficient operation of the roading network, internal circulation, parking, manoeuvring and access provisions.
- v. The extent to which appropriate landscaping elements and plantings have been incorporated to enhance the character, ambience and **amenity values** of the adjoining residential neighbourhood.
- vi. The extent to which onsite planting will reduce the activities visual intrusion on the adjacent properties and break up areas of hard surfacing such as fence lines and paved areas.

15.4.10 Non-Complying

The following activities are **Non-Complying Activities** within **Growth Precinct 4**:

- a. Any Industrial Activity, including a **service station**.