

## AREA SPECIFIC MATTERS

# SETZ – SETTLEMENT ZONE

## Objectives

SETZ-O1	To maintain and develop the unique character and separate identity of the District's smaller settlements, namely Kimbolton, Apiti, Halcombe, Bunnythorpe, Longburn, Sanson, Rongotea, Himatangi Beach and Tangimoana. This distinctive "village" character is different from Palmerston North and Feilding, and results from elements such as:	
	SETZ-O1.1	A low density of residential development with larger section sizes and more open space.
	SETZ-O1.2	Different <i>road</i> formation standards with less concrete and asphalt and more grass and shrubs.
	SETZ-O1.3	Closer access to, and similarities with, the countryside.
SETZ-O2	To maintain or enhance the residential amenity within those communities, which includes:	
	SETZ-O2.1	A mixture of residential, commercial, service, industrial and community activities is achieved while protecting and enhancing the amenities of the village as a place to live.
	SETZ-O2.2	Access to adequate sunlight for residents' homes and properties, without prolonged shadowing from <i>buildings</i> , trees or structures on other <i>sites</i> .
	SETZ-O2.3	Residents are not subjected to fumes, smoke or odour problems.
	SETZ-O2.4	A level of aural and visual privacy consistent with small township living, with a quiet neighbourhood at night (NOISE-O2).

	<b>SETZ-O2.5</b>	A green, well-treed appearance and open <i>streetscape</i> , with planting on streets and in public places wherever possible, and with ample room for planting on private sections and front <i>yards</i> .
	<b>SETZ-O2.6</b>	Most vehicle parking being provided <i>on-site</i> rather than on the street.
	<b>SETZ-O2.7</b>	Residents have access to public open space and to recreational and social opportunities, e.g. places of assembly, <i>education facilities</i> and community services. Adequate access is provided to these places for people with disabilities.
	<b>SETZ-O2.8</b>	The township generally has a tidy appearance.
	<b>SETZ-O2.9</b>	Neighbourhood streets cater for pedestrians and local traffic rather than encouraging through-traffic. Street design promotes traffic safety and recognises that walking and cycling are important methods of transport.
	<b>SETZ-O2.10</b>	Problems associated with dogs and other wandering, dangerous or noisy animals are kept to a minimum. Stock droving does not occur through the centre of the village.
	<b>SETZ-O2.11</b>	Recognising that some of the villages are <i>sited</i> near broad-impact land uses.
	<b>SETZ-O2.12</b>	A high level of amenity and avoidance of those activities that can detract from this including unfinished or derelict <i>buildings</i> , piles of junk and car bodies being stored outside (GEN-O5).
	<b>SETZ-O2.13</b>	Buildings and structures in Rongotea South Development Area are located and designed to manage the risk of natural hazards.

## Policies

<b>SETZ-P1</b>	To ensure that new and existing development does not adversely affect the character and amenity of the Settlement <i>Zone</i> .
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<b>SETZ-P2</b>	To assist in improving the visual appearance of the District’s settlements.
<b>SETZ-P3</b>	To improve traffic safety within the communities, particularly those which have arterial routes running through them.
<b>SETZ-P4</b>	To ensure that the housing density sought in the unsewered townships takes the possible cumulative effect of domestic effluent disposal into account.
<b>SETZ-P5</b>	To ensure that non- <i>residential activities</i> are compatible with the township concerned, and have acceptable impacts in terms of noise, traffic generation, parking requirements, potential danger, and visual appearance.
<b>SETZ-P6</b>	To avoid where possible, or mitigate the adverse visual effects of activities that are inherently unsightly, or are detracting from the visual amenities of the <i>zone</i> .
<b>SETZ-P7</b>	Require development within Rongotea South Development Area to provide appropriate permeable surface areas to minimise the effects of flooding.
<b>SETZ-P8</b>	To manage the risk of stormwater inundation within Rongotea South Development Area by requiring low impact stormwater design solutions and minimum floor levels (if required).
<b>SETZ-P9</b>	To encourage an active street and reserve frontage within Rongotea South Development Area through design controls for yards and fencing.

# Rules

NB: Words italicised have a specific definition contained in the Definitions Chapter.

Some of the activities listed below may also require consent from the *Regional Council*.

## Permitted Activities (PER)

### SITES WITHOUT IDENTIFIED FRONTAGE

The following shall be *permitted activities* within the Settlement Zone, on *sites* without identified frontage shown on the Planning Maps, provided that they comply with SETZ-ST1 - SETZ-ST22:

<b>SETZ-R1</b>	One <i>residential unit</i> .
<b>SETZ-R2</b>	<i>Home occupations</i> .
<b>SETZ-R3</b>	Housing for the elderly.
<b>SETZ-R4</b>	<i>Education facilities</i> and day care centres.
<b>SETZ-R5</b>	Places of Assembly with less than 150m <sup>2</sup> <i>gross floor area</i> .
<b>SETZ-R6</b>	Reserves, and associated toilets, changing rooms and implement sheds.
<b>SETZ-R7</b>	Grazing, horticulture and orchards.
<b>SETZ-R8</b>	Specialist Services.
<b>SETZ-R9</b>	<i>Accessory buildings</i> , except within 4.5m of a <i>road</i> boundary.
<b>SETZ-R10</b>	Libraries.
<b>SETZ-R11</b>	<i>Signs</i> which comply with SIGN-R1, SIGN-R2, and SIGN-ST1 to SIGN-ST3.

<b>SETZ-R12</b>	Formation of vehicle crossings onto roads. <b>NB:</b> Consent from the <i>road</i> controlling authority is required for vehicle crossings onto Limited Access Roads.
<b>SETZ-R13</b>	<i>Earthworks</i> which comply with EW-R1, EW-R2, and EW-ST1 to EW-ST9.
<b>SETZ-R14</b>	Residential Care Homes.

## SITES WITH IDENTIFIED FRONTAGE

The following shall be *permitted activities* within the Settlement Zone, on *sites* with identified frontage shown on the Planning Maps, provided that they comply with SETZ-ST1 - SETZ-ST22.

<b>SETZ-R15</b>	The activities in SETZ-R1 to SETZ-R14
<b>SETZ-R16</b>	Shops
<b>SETZ-R17</b>	Places of Assembly
<b>SETZ-R18</b>	<i>Offices</i>
<b>SETZ-R19</b>	<i>Commercial Services</i>
<b>SETZ-R20</b>	<i>Light Industry</i>
<b>SETZ-R21</b>	Premises for the sale of boats, caravans, <i>motor vehicles</i> and farm equipment
<b>SETZ-R22</b>	Marae
<b>SETZ-R23</b>	Hospitals and Homes for the Aged
<b>SETZ-R24</b>	Travellers Accommodation
<b>SETZ-R25</b>	<i>Boarding</i> houses
<b>SETZ-R26</b>	Hotels and Taverns

<b>SETZ-R27</b>	Restaurants
<b>SETZ-R28</b>	<i>Service Stations</i>
<b>SETZ-R29</b>	<i>Motor Caravan Sites</i>

## Controlled Activities (CON)

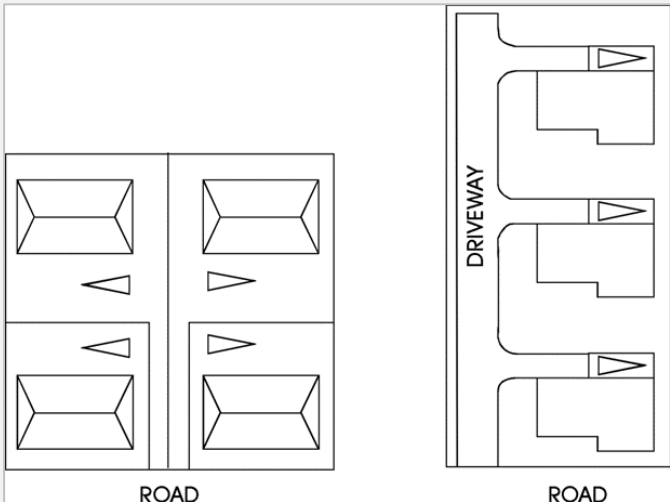
The following shall be *controlled activities* within the Settlement Zone, provided that they comply with SETZ-ST1 to SETZ-ST22.

<b>SETZ-R30</b>	Two or more <i>residential units</i> on the same <i>site</i> .
<b>SETZ-R31</b>	<i>Accessory buildings</i> within 4.5m of a <i>road</i> boundary.
<b>SETZ-R32</b>	<i>Motor Caravan Sites</i> on <i>sites</i> without identified frontage shown on the Planning Maps.

### Reservation of Control

The matters over which *Council* has reserved control and in respect of which conditions may be imposed are in SETZ-RC1 to SETZ-RC5.

<b>SETZ-RC1</b>	<i>Relocated buildings</i> – Refer to matters of control provided for in REL-R1.				
<b>SETZ-RC2</b>	<i>Accessory Buildings</i> on <i>Front Yards</i> (GRZ-R14 to GRZ-R19, and SETZ-R30 to SETZ-R32)				
	<table> <tr> <td><b>SETZ-RC2.1</b></td><td>The design and appearance of the <i>buildings</i>. They should blend harmoniously with the main <i>building</i> in order to maintain the residential character of the neighbourhood.</td></tr> <tr> <td><b>SETZ-RC2.2</b></td><td>The construction, materials and painting of exterior surfaces, together with screen planting.</td></tr> </table>	<b>SETZ-RC2.1</b>	The design and appearance of the <i>buildings</i> . They should blend harmoniously with the main <i>building</i> in order to maintain the residential character of the neighbourhood.	<b>SETZ-RC2.2</b>	The construction, materials and painting of exterior surfaces, together with screen planting.
<b>SETZ-RC2.1</b>	The design and appearance of the <i>buildings</i> . They should blend harmoniously with the main <i>building</i> in order to maintain the residential character of the neighbourhood.				
<b>SETZ-RC2.2</b>	The construction, materials and painting of exterior surfaces, together with screen planting.				
<b>SETZ-RC3</b>	<i>Residential units</i> on <i>sites</i> under 350m <sup>2</sup> , and More than Two Units on a <i>Site</i> (GRZ-R14 to GRZ-R19, and SETZ-R30 to SETZ-R32)				

	<b>SETZ-RC3.1</b>	Separation and design of houses for visual and aural privacy, including screening, the bulk of proposed <i>buildings</i> in relation to neighbouring properties, and the location of open space and glazing.
	<b>SETZ-RC3.2</b>	Arrangement of <i>yard</i> space, including the use of zero lot lines, common open space and room for trees and landscaping.
	<b>SETZ-RC3.3</b>	The orientation, roof pitch and style, and footprint of the <i>residential units</i> , in terms of promoting a difference from other <i>residential units</i> existing or proposed nearby.
<p>The illustrations in Figure 43 below show the type of development which would <u>not</u> be appropriate:</p>  <p>Figure 43 – Examples of inappropriate development</p>		
<b>SETZ-RC4</b>	Multiple <i>Residential Units</i> on Parcels of Māori Land (GRUZ-R30)	
	<b>SETZ-RC4.1</b>	Adequate disposal of domestic effluent, including the standard and method of disposal.
	<b>SETZ-RC4.2</b>	The extent to which the proposal complies with the Plan's requirements for other <i>residential units</i> in the General Rural zone.
<b>SETZ-RC5</b>	<i>Motor Caravan Sites</i> (SETZ-R32)	
	<b>SETZ-RC5.1</b>	Location and screening of motor caravan parking.

## Standards for Permitted and Controlled Activities

### Residential units and housing for the elderly

The permitted and controlled *residential activities* listed in SETZ-R1 to SETZ-R32 and *accessory buildings* shall comply with the following standards:

SETZ-ST1	Density control			
	SETZ-ST1.1	Maximum density - 1 <i>residential unit</i> per 500m <sup>2</sup> <i>net site area</i> in sewered areas.		
	SETZ-ST1.2	Maximum density - 1 <i>residential unit</i> per 800m <sup>2</sup> <i>net site area</i> in unsewered areas.		
	SETZ-ST1.3	Maximum <i>site coverage</i> - 35%.		
		<b>Note:</b> Where garage accommodation is not shown as part of the proposed site development an allowance of 18m <sup>2</sup> per <i>residential unit</i> shall be made in calculating site coverage.		
	SETZ-ST1.4	Rongotea South Development Area		
		Area A	Area B	Area C
	Maximum Density	1 <i>residential unit</i> per 500m <sup>2</sup>	1 <i>residential unit</i> per 750-1000m <sup>2</sup>	1 <i>residential unit</i> per 1500m <sup>2</sup>
	Building coverage	40%	35%	25%
	Permeable area	45%	50%	65%
SETZ-ST2	Building Envelope			
	SETZ-ST2.1	Maximum <i>Height</i> - 9m		
	SETZ-ST2.2	No part of any <i>building</i> shall exceed a <i>height</i> equal to 3m plus three quarters of the shortest horizontal distance between		



that part of the *building* and the nearest *site* boundary (Figure 44).

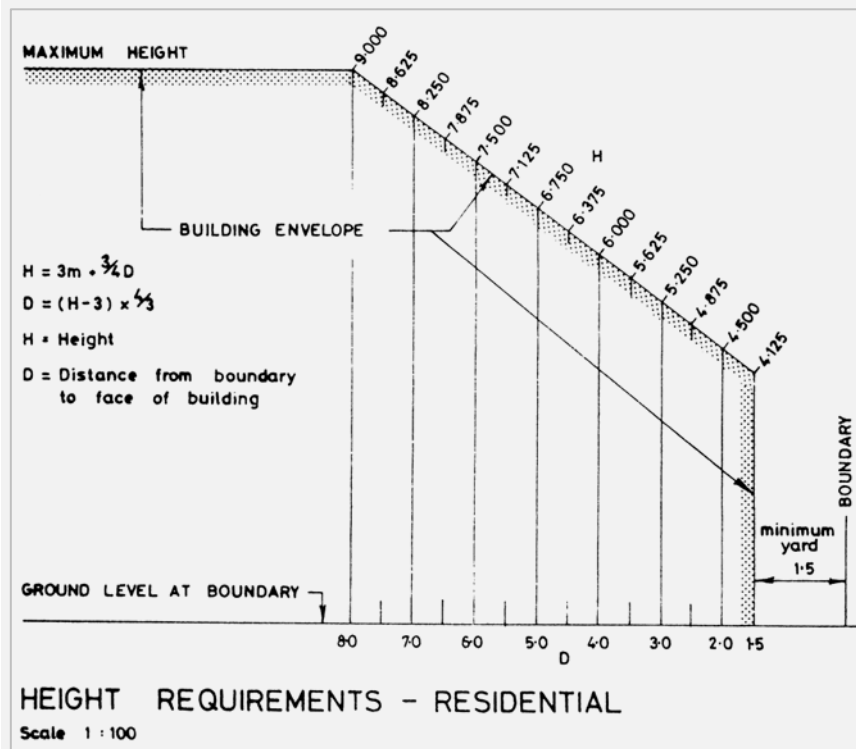


Figure 44 – Height requirements

### SETZ-ST2.3

Except that the following parts of a *building* may penetrate beyond the *building* envelope produced by SETZ-ST2.1 and SETZ-ST2.2 above:

#### SETZ-ST2.3.a

The eaves, or overhang in the case of a gable end, up to 0.6m

#### SETZ-ST2.3.b

Those parts of *buildings* excluded from the definition of *height* (Definitions Chapter).

#### SETZ-ST2.3.c

The upper portion of any roof or gable end, if the total area of that part of the *building* above the *building* envelope does not exceed 25% of the area produced by the total width of that part of the *building* (Shown as b on Figure 45), multiplied by the distance between

the *building envelope* and the ridge (shown as a on Figure 45)

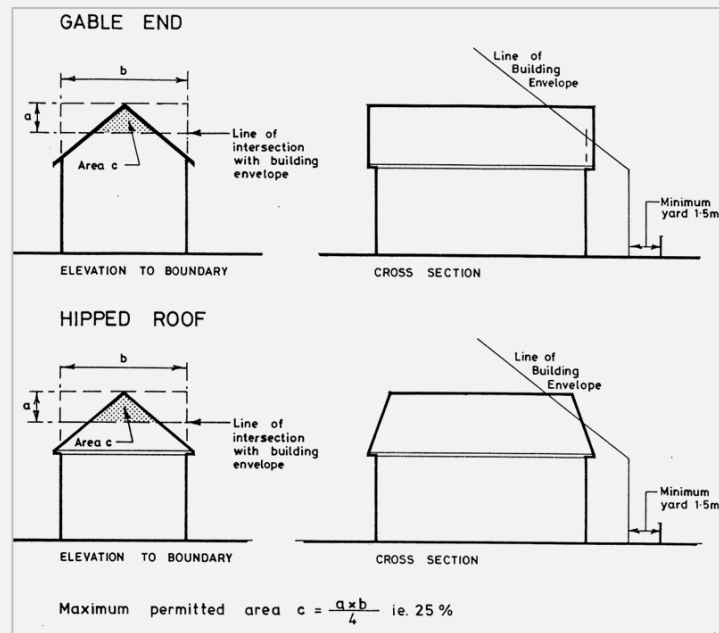


Figure 45 - Building envelope protrusions

## SETZ-ST3

### Yards

#### SETZ-ST3.1

##### Front yards

##### SETZ-ST3.1.a

1.2m for *accessory buildings* within 4.5m of a *road* boundary, provided that not more than 30% of the *road* frontage shall be occupied by the *building*.

##### SETZ-ST3.1.b

4.5m for other *buildings*.

#### SETZ-ST3.2

**Side Yards** - 3m and 1.5m provided that in respect of *sites* where vehicular access to the rear is provided elsewhere or garaging is built as part of the *residential unit* the 3m *yard* may be reduced to 1.5m. Side *yards* for *accessory buildings* shall be 1m.

#### SETZ-ST3.3

**Rear Yards** - 3m for *residential units*, 1m for *accessory buildings*.

	<b>SETZ-ST3.4</b>	<b><i>Yards for rear sites</i></b> - 3m for <i>residential units</i> , 1m for <i>accessory buildings</i> .
	<b>SETZ-ST3.5</b>	<i>Buildings</i> shall be kept at least 5m clear of the top edge of any public drain or watercourse.
	<b>SETZ-ST3.6</b>	<b>Rongotea South Development Area</b>
	<b>SETZ-ST3.6.a</b>	Front opening garage – 6m
	<b>SETZ-ST3.6.b</b>	<i>Accessory buildings</i> – 3 metres from the boundary with any road unless it is a garage or carport facing the road and having direct access from the road, in which case the minimum separation distance shall be 6 metres.
<b>SETZ-ST4</b>	<b>Outdoor <i>Living Courts</i></b>	
	<b>SETZ-ST4.1</b>	Every ground floor <i>residential unit</i> shall be provided with an outdoor <i>living court</i> . Such courts shall be:
	<b>SETZ-ST4.1.a</b>	At least 36m <sup>2</sup> in area.
	<b>SETZ-ST4.1.b</b>	Capable of containing a circle 6m in diameter.
	<b>SETZ-ST4.1.c</b>	Located adjacent to the <i>main living area</i> of the <i>residential unit</i> .
	<b>SETZ-ST4.1.d</b>	Oriented east, north or west of the <i>residential unit</i> .
	<b>SETZ-ST4.1.e</b>	For the exclusive use of the <i>residential unit</i> and free of access to other units, driveways, manoeuvring areas, parking spaces and <i>accessory buildings</i> .
	<b>SETZ-ST4.2</b>	In the case of <i>residential units</i> exclusively above ground floor level at least 36m <sup>2</sup> of land on the <i>site</i> shall be set aside for outdoor living associated with each unit.
<b>SETZ-ST5</b>	<b>Outdoor <i>Service Courts</i></b>	

	<b>SETZ-ST5.1</b>	Each <i>residential unit</i> shall have an outdoor <i>service court</i> adjoining either the unit or its outdoor <i>living court</i> . <i>Service courts</i> shall be at least 20m <sup>2</sup> in area, of least width 3m, and free of driveways and manoeuvring areas.
	<b>SETZ-ST5.2</b>	Part of the <i>service court</i> may be combined with the <i>service court</i> of other <i>residential units</i> on the <i>site</i> , if a more useful service area will result.
<b>SETZ-ST6</b>	<b>Parking</b> – Refer to TR-ST3	
<b>SETZ-ST7</b>	<b>Visibility at Railway Crossings</b> - Compliance with TR-ST1, and TR-APP5	
<b>SETZ-ST8</b>	<b>Visual Amenities</b> - No activity shall involve keeping more than one <i>derelict vehicle</i> within view of neighbouring properties or a public place.	
<b>SETZ-ST9</b>	<b>Proximity of Driveways and Garaging</b> - No <i>habitable room</i> shall be closer than 1.5m to a right-of-way, driveway, garage, or similar area intended to carry or house vehicles associated with another <i>residential unit</i> .	
<b>SETZ-ST10</b>	<b>Access</b> - Compliance with TR-ST1.	
<b>SETZ-ST11</b>	<b>Glare</b> - Compliance with TR-ST2.	
<b>SETZ-ST12</b>	<b>Fences within the Rongotea South Development Area</b> – Compliance with GRZ-MAE-R3.	

## Non-Residential Activities

The permitted and controlled non-*residential activities* specified above (including *home occupations*) shall comply with the following standards:

<b>SETZ-ST13</b>	<b>Yards</b>	
	<b>SETZ-ST13.1</b>	<i>Sites</i> with identified frontages shown on the Planning Maps - 3m from any <i>site</i> without identified frontage.
	<b>SETZ-ST13.2</b>	<i>Sites</i> with other frontages – <ul style="list-style-type: none"> <li>front <i>yard</i> 4.5m,</li> <li>all other <i>yards</i> 3m.</li> </ul>

	<b>SETZ-ST13.3</b>	<i>Buildings</i> shall be kept at least 5m clear of the top edge of any public drain or watercourse.
	<b>SETZ-ST13.4</b>	Motor Caravans/campervans/caravans on <i>Motor Caravan Sites</i> without identified frontage shown on the Planning Maps shall not be parked within 20m of any boundary of the <i>site</i> .
<b>SETZ-ST14</b>	<b>Site Coverage</b>	
	<b>SETZ-ST14.1</b>	On <i>sites</i> with identified frontage shown on the Planning Maps - 75%
	<b>SETZ-ST14.2</b>	Other <i>sites</i> - 35%
<b>SETZ-ST15</b>	<b>Height</b>	
	<b>SETZ-ST15.1</b>	Maximum <i>height</i> 9m.
	<b>SETZ-ST15.2</b>	No <i>building</i> shall exceed a <i>height</i> equal to 3m plus three quarters of the shortest horizontal distance between that part of the <i>building</i> and the nearest <i>site</i> boundary (Figure 44 above).
<b>SETZ-ST16</b>	<b>Parking</b> - Compliance with TR-ST3.	
<b>SETZ-ST17</b>	<b>Visibility at Railway Crossings</b> - Compliance with TR-ST1 and TR-APP5.	
<b>SETZ-ST18</b>	<b>Access</b> - Compliance with TR-R2 and TR-APP5.	
<b>SETZ-ST19</b>	<b>Noise</b> - Compliance with NOISE-ST1 to NOISE-ST4.	
<b>SETZ-ST20</b>	<b>Visual Amenities</b> - No activity shall involve storing more than one <i>derelict vehicle</i> within view of neighbouring properties or a public place.	
<b>SETZ-ST21</b>	<b>Glare</b> - Compliance with TR-ST2.	
<b>SETZ-ST22</b>	<b>Signs</b> - Compliance with SIGN-R1, SIGN-R2, and SIGN-ST1 to SIGN-ST3.	

## Restricted Discretionary Activities (RDIS)

### SETZ-R33

Any *permitted* or *controlled activity* specified above which does not comply with any of the relevant standards in SETZ-ST1 to SETZ-ST22 shall be a *restricted discretionary activity*.

#### Matters of Discretion (MD):

The matters set out in SETZ-MD1 to SETZ-MD2 will be taken into account in assessing *restricted discretionary activities*.

#### SETZ-MD1

In assessing applications for *restricted discretionary activities* Council has reserved its control over matters related to the effect of allowing non-compliance with the particular performance standard (or standards) which the proposal has failed to meet. Conditions may be imposed to avoid, remedy or mitigate the effects of non-compliance.

#### SETZ-MD2

In assessing applications which have become *restricted discretionary activities* due to non-compliance with the Plan's performance standards, but which otherwise would have been *controlled activities*, Council has also reserved its control over the matters in GEN-RC1 to GEN-RC5 which relate to that type of *controlled activity*.

## Discretionary Activities (DIS)

### NO IDENTIFIED FRONTAGE

The following shall be *discretionary activities* in the Settlement Zone on sites which do not have identified frontage shown on the Planning Maps:

#### SETZ-R34

Places of Assembly with 150m<sup>2</sup> *gross floor area* or more

#### SETZ-R35

Marae

<b>SETZ-R36</b>	Hospitals and Homes for the Aged
<b>SETZ-R37</b>	Travellers' Accommodation
<b>SETZ-R38</b>	<i>Boarding Houses</i>
<b>SETZ-R39</b>	Hotels and Taverns
<b>SETZ-R40</b>	Shops
<b>SETZ-R41</b>	<i>Offices</i>
<b>SETZ-R42</b>	<i>Commercial Services</i>
<b>SETZ-R43</b>	<i>Light Industry</i>
<b>SETZ-R44</b>	<i>Service Stations</i>
<b>SETZ-R45</b>	Restaurants
<b>SETZ-R46</b>	<i>Residential units and residential accommodation</i> not otherwise permitted by SETZ-R1 to SETZ-R33.

### IDENTIFIED FRONTAGE

The following shall be discretionary activities in the Settlement *Zone* on *sites* which have identified frontage shown on the Planning Maps:

<b>SETZ-R47</b>	Panel-beating, Fibre-glassing and Spray-painting.
<b>SETZ-R48</b>	<i>Residential units and residential accommodation</i> not otherwise permitted by SETZ-R1 to SETZ-R33.

## Non-Complying Activities (NC)

**SETZ-R49**

Any activity which is not categorised by this chapter as being a *permitted*, *controlled*, *restricted discretionary*, or *discretionary* shall be a *non-complying activity*.