

IN THE ENVIRONMENT COURT  
AT WELLINGTON

I TE KŌTI TAIAO O AOTEAROA  
KI TE WHANGANUI-A-TARA

Decision [2023] NZEnvC 124

IN THE MATTER of appeals under cl 14 of Schedule 1 of  
the Resource Management Act 1991

BETWEEN POWERCO LIMITED  
(ENV-2017-WLG-000060)  
TRANSPower NEW ZEALAND  
LIMITED  
(ENV-2017-WLG-000064)  
(ENV-2021-WLG-000025)

Appellants

AND MANAWATŪ DISTRICT COUNCIL  
Respondent

Court: Judge L J Semple sitting alone under s 279 of the Act  
Hearing: In chambers at Wellington  
Last case event: Memorandum received 13 June 2023  
Date of Decision: 20 June 2023  
(On the papers)  
Date of Issue: 20 June 2023

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**CONSENT ORDER**

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A: Under s 279(1)(b) of the Resource Management Act 1991, the Environment Court, by consent, orders that:

- (1) the provisions of PC65 are amended in the manner set out in **Appendix A**, which forms part of this order;
- (2) the appeal is otherwise dismissed;
- (3) under s 285 of the Resource Management Act 1991, there is no order as to costs.

B: The Court notes the advice of the parties that appeals ENV-2017-WLG-000060 and 64 will be withdrawn upon issue of this consent order, with no issues as to costs.

## **REASONS**

### **Introduction**

[1] The Court has read the notices of appeal and the memoranda of the parties dated 20 December 2022 (consent memorandum), 6 April 2023 and 13 June 2023.

### **Other relevant matters**

[2] Manawatū-Whanganui Regional Council gave notice of an intention to become a party under s 274 of the Act to appeal ENV-2021-WLG-000025, and has signed the consent memorandum setting out the relief sought.

### **Orders**

[3] The Court is making this order under s 279(1) of the Act, such order being by consent, rather than representing a decision or determination on the merits pursuant to s 297. The Court understands for present purposes that:

- (a) all parties to the proceedings have executed the consent memorandum requesting this order;
- (b) all parties are satisfied that all matters proposed for the Court's endorsement fall within the Court's jurisdiction, and conform to the

relevant requirements and objectives of the Act including, in particular,  
Part 2.

*LJ Semple*

LJ Semple  
Environment Judge



Appendix A

(changes shown highlighted yellow)



**NOTE:** the District Plan is being updated regularly as a result of plan changes. The following definitions are the current operative definitions, and may be subject to review in the future.

## **CHAPTER 2 – DEFINITIONS**

### **DEFINITIONS**

<b>ACCESSORY BUILDING</b>	<p>means a building, that is secondary and incidental to any dwelling on the site and includes, without limitation:</p> <ol style="list-style-type: none"> <li>a. Aviaries</li> <li>b. Garages and carports</li> <li>c. Glasshouses</li> <li>d. Pump sheds</li> <li>e. Tool and garden sheds</li> <li>f. Water tanks</li> </ol> <p>For the purposes of the Manfeild Park and Special Development Zones, accessory building means a building or structure which is detached from, and the use/operation of which is incidental to that of, any other principal building(s) on the same site. In relation to a site on which no principal building has been erected, is incidental to the use which may be permitted on the site.</p>
<b>ACT</b>	<p>means the Resource Management Act 1991, and its amendments.</p>
<b>ADDITIONS AND ALTERATIONS</b>	<p>means the change to a building, structure, or memorial that alters its size and/or volume or results in changes to the finishes or materials. Additions and alterations specifically exclude “maintenance and minor repair” and “seismic strengthening” as defined by this Plan.</p>
<b>AGRICULTURAL VEHICLE SALES AND SERVICE</b>	<p>means an activity involving the sales and/or service of farm vehicles or other heavy vehicles. [PC52]</p>
<b>AMENITY VALUES</b>	<p>means those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. The term “amenities” has a corresponding meaning.</p>
<b>ANCILLARY ACTIVITIES</b>	<p>means an activity that is located on the same site as the primary activity which is permitted on that site, is secondary and incidental to the primary activity and serves a supportive function to the primary activity.</p> <p>For the purpose of the Manfeild Park Zone and Special Development Zone, means an activity which is incidental to and associated with the primary activity undertaken in Manfeild Park and which has the sole purpose of providing a necessary service to enhance the overall functioning of Manfeild Park.</p>

<b>ANTENNA</b>	means any radiocommunication and/or telecommunication apparatus used for transmission or reception, including the antenna mounting but not any mast or supporting structure. It includes any satellite dish.
<b>ARTERIAL ROAD</b>	<u>[DELETED PC55]</u>
<b>ASSISTED LIVING ACCOMMODATION</b>	means land and buildings used or designed to be used for supervised residential care and accommodation by 5 or more people (exclusive of the manager and the managers family) and includes, without limitation: <ul style="list-style-type: none"> <li>a. Boarding Houses</li> <li>b. Nursing homes</li> <li>c. <u>[DELETED PC51]</u></li> </ul>
<b>AVIARIES</b>	means any building used for housing birds as a hobby, but does not include poultry keeping or intensive farming.
<b>BOARDING, BREEDING AND TRAINING KENNELS</b>	means the use of any land and/or buildings where board for a fee (which may include overnight or during the day) is provided or intended to be provided for dogs, or the breeding and/or training of dogs for direct or indirect commercial gain, and includes rehoming kennels. Farm working dogs and puppies up to three months of age, are excluded. [PC64]
<b>BOARDING HOUSE</b>	<u>[DELETED PC46]</u> , now defined as Assisted Living Accommodation]
<b>BUILDING</b>	means any structure whether temporary or permanent, movable or immovable and specifically excludes: <ul style="list-style-type: none"> <li>a. any deck or terrace, in whole or part, under 1.5m in height</li> <li>b. fences or walls under 1.8m in height</li> <li>c. deer fences or cattle yards</li> <li>d. retaining walls under 1.5m in height</li> <li>e. pools under 1m in height</li> <li>f. tents or marquees erected for less than 30 consecutive days</li> <li>g. satellite dishes less than 1m in diameter</li> <li>h. pergolas with a permanently open roof.</li> </ul>
<b>BUILDING FOOTPRINT</b>	means the area of ground covered by a single building.
<b>COLLECTOR ROAD</b>	means roads that provide circulation in local areas and links to arterial roads, while balancing these needs with pedestrian and local amenity values. These roads provide access for all modes of transport including public transport. Typical traffic flows are between 3,000 and 10,000

**COLLECTOR ROAD  
(TOURIST)**

vehicles per day. These include a number on central roads through the town of Feilding, Pohangina Road, Newbury Line and the main roads to the beaches and tourist routes like the Apiti-Rangiwahia route. Refer to Appendix 3B.1 for those roads that are identified in the District as being a Collector Road. [PC55]

means those roads that currently carry traffic volumes below that of a Collector Road, but serve a similar function in that they link areas of population together. Refer to Appendix 3B.1 for those roads that are identified in the District as being a Collector Road (Tourist). [PC55]

**COMMERCIAL ACTIVITY**

means, for the purposes of Growth Precinct 4, the use of land and buildings for the display, offering, provision, sale or hireage of goods, equipment or service including restaurants and retail shops and outlets, but excludes service stations and supermarkets. [PC51]

**COMMERCIAL SERVICES**

means land and buildings used to provide administrative, commercial or healthcare services and includes, without limitation:

- a. Commercial artists, signwriting, and engraving.
- b. Dry-cleaning, laundries, dyeing and cleaning services.
- c. Hospitals
- d. Medical practitioners premises
- e. Offices
- f. Servicing and repair of household appliances and garden equipment, excluding vehicles.

**COMMUNAL ACTIVITIES**

[DELETED PC46, now defined as Community Facilities]

**COMMUNITY EVENTS**

for the purposes of the Manfeild Park Zone, means land and/or buildings used for public or private recreation, entertainment, meetings or social events.

**COMMUNITY FACILITIES**

means land and buildings used for public or community use and includes, without limitation:

- a. Facilities for the operation of emergency services
- b. Places used for the gathering of people for recreation, worship, cultural and spiritual instruction
- c. Libraries
- d. Marae
- e. Public halls

**CONTROLLED ACTIVITIES**

are defined in Section 2 of the Act.

<b>COUNCIL</b>	means the Manawatu District Council or any Committee, Subcommittee, or person to whom the Council's powers, duties and discretions have been lawfully delegated.
<b>DAY CARE CENTRE</b>	[DELETED PC46, now defined as Education Facilities]
<b>DEFERRED RESIDENTIAL ZONING</b>	is the zoning that applies to land in the Growth Precinct Structure plans in Appendix 9A, 9B and 9C as Deferred Residential Zoning Density 1 or Density 2. The existing Rural Zone or Flood Channel Zone provisions continue to apply to all subdivision and development of land zoned Deferred Residential until that zoning is uplifted in accordance with Rule B1A. When the Deferred Residential Zone is uplifted in accordance with Rule B1A, then the land becomes residentially zoned. Until such time as the Deferred Residential Zoning is uplifted, none of the subdivision rules applying to land within Growth Precinct will apply. Land will only be able to be treated as within a Growth Precinct when the Deferred Residential Zoning is uplifted. [PC45]
<b>DERELICT VEHICLE</b>	means any car or other vehicle which is not currently registered and/or not currently warranted, and which for the time being is unable to be driven under its own power. [PC39]
<b>DIRECTIONAL SIGNS</b>	means signs used to indicate parking areas, access and egress from a site, queuing lanes and maps.
<b>DISCRETIONARY ACTIVITIES</b>	are defined in Section 2 of the Act.
<b>DWELLING</b>	means any building, whether permanent or temporary, that is occupied or intended to be occupied, in whole or in part, as a single residence. It includes any motor vehicle that is occupied on a permanent or long-term (6 months or longer) basis.
<b>EARTHWORKS</b>	<p>means the removal, deposit or relocation of soil that results in alteration between the existing and finished ground level. This includes but is not limited to, soil movement associated with subdivision and site works as defined in the Building Act 2004.</p> <p>For the purposes of this Plan, earthworks excludes the following:</p> <ul style="list-style-type: none"> <li>• Work associated with the forming, (unless within the National Grid Yard or within a site of Heritage Value) upgrade or maintenance of farm tracks.</li> <li>• fences and fence lines, including their post holes, unless within the National Grid Yard</li> </ul>

**EDUCATION FACILITIES**

- trenching and backfilling ancillary to the installation of network utilities and services (unless within a site of Heritage Value)
- the minor upgrading, replacement or maintenance of network utilities
- cultivation, including harvesting and maintaining of crops
- aggregate extraction, unless within the National Grid Yard [PC55]

means land or buildings used as a kindergarten, primary, intermediate or secondary school or tertiary institution and includes, without limitation:

- a. Day care centres/Kohanga Reo
- b. Home-schooling of more than two children not resident on the site
- c. Outdoor education centres
- d. Sports training establishments
- e. Work skills training centres

**EFFECT**

is defined in Section 3 of the Act.

**ENTERTAINMENT FACILITIES**

means land and buildings used for recreation and entertainment and includes, without limitation:

- a. Cinemas and theatres
- b. Casino and electronic gaming facilities
- c. Function centres
- d. Gymnasiums
- e. Premises licensed under the Sale of Liquor Act (1989)
- f. Premises authorised by the Prostitution Reform Act (2003)
- g. Restaurants, cafés and other eating places

**ENTRANCE STRIP**

means a lot, a part of a lot, or a right of way, which provides access to a road for one or more sites.

**ENVIRONMENT**

is defined in Section 2 of the Act.

**ESPLANADE RESERVE, and ESPLANADE STRIP**

are explained fully in Part 6.2 of the Plan Strategy (Page 60).

**ESSENTIAL INFRASTRUCTURE**

means the Manawatū District Council reticulated sewage and reticulated water supply systems, stormwater systems, and gas,

**EXTERIOR 'A' WEIGHTED AIRCRAFT NOISE LEVELS**

electrical power and telecommunication (including fibre) networks.[PC51]

used in any assessment of aircraft noise insulation shall be calculated using those 'A' weighted relative band levels as defined by Table G1 "Australian Standard AS 2021 – 1994 Acoustics – Aircraft noise intrusion – Building Siting and Construction"

**EXTERNAL SOUND INSULATION LEVEL (DnT,w + Ctr)**

means the standardised level difference (outdoor to indoor) and is a measure of the airborne sound insulation provided by the external building envelope (including windows, walls, ceilings and floors where appropriate) described using *DnT,w + Ctr* as defined in the following Standards:

ISO 717-1:1996 *Acoustics – Rating of Sound Insulation in Buildings & Building Elements* using spectrum No.2 (A-weighted traffic noise spectrum).

ISO 140-5:1998 *Acoustics - Measurement Of Sound Insulation in Buildings and of Building Elements - Part 5: Field Measurements Of Airborne Sound Insulation of Facade Elements and Facades.*

**FAMILY FLAT**

means a self-contained dwelling unit located on the same property and in the same ownership as the main dwelling unit and used or capable of being used for the accommodation of non-paying guests or family members who are dependent upon the occupiers of the main dwelling unit. [PC40]

**FARM BUILDINGS**

means buildings used in connection with farming practices on the land concerned, such as hay barns, farm implement sheds, and greenhouses. It does not include buildings used for accommodation, milking sheds, pens housing animals, boarding, breeding and training kennels [PC64], or for intensive farming activities.

**FARMING**

means a land based activity, having as its main purpose the production of any livestock or vegetative matter except as excluded below. Farming includes:

- a. Grazing, cropping and the cultivation of land necessary and appropriate to normal agricultural and horticultural activity.
- b. Keeping farm working dogs and puppies.
- c. Keeping, raising or breeding pigs where the productive processes are not carried out within buildings, or not within closely fenced outdoor runs where the stocking density precludes the maintenance of pasture or ground cover.

Farming does not include:

**FARMING AND  
AGRICULTURAL SUPPLIER**

- a. Intensive farming.
- b. Pig Farming.
- c. Planting, tending and harvesting forests, woodlots, specialised tree crops or shelter belts.
- d. Boarding, breeding and training kennels [PC64] or catteries.
- e. The processing of farm produce beyond cutting, cleaning, grading, chilling, freezing, packaging and storing produce grown on the farming unit.

NB – processing produce beyond that permitted as “farming” may come within the definition of “Rural Industry”.

For the purpose of the Special Development Zone, means a business primarily engaged in selling goods for consumption or use in the business operations of primary producers or animal husbandry and without limiting the generality of this term, includes:

- Equestrian and veterinary suppliers;
- Farming and horticultural equipment suppliers;
- Seed and grain merchants; and
- Stock and station outlets.

**FUNCTIONAL NEED**

**means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment. [PC65]<sup>1</sup>**

**FUNERAL PARLOUR**

means land and buildings used for the purpose of directing or conducting funerals and includes, without limitation:

- a. Mortuary facilities
- b. A place for holding funeral services

**GARDEN CENTRES**

[DELETED PC46, now defined as Retail Sales]

**GREENFIELDS**

means land in the Residential zone or areas within the growth precinct structure plans in Appendix 9A-9C that has not previously been subdivided for urban purposes.[PC45]

**GROSS FLOOR AREA**

means the combined total area of all internal floor space of all buildings on a site and includes, without limitation:

- a. Basement space.

	<ul style="list-style-type: none"> <li>b. Elevator shafts and stairwells.</li> <li>c. Floor space in interior balconies and mezzanines.</li> </ul>
<b>GROWTH PRECINCT</b>	means the area identified in the Structure Plan Growth Precinct 1-3 in Appendix 9A-9C. [PC45]
<b>GROWTH PRECINCT 4</b>	means the area of Feilding as shown in the Precinct 4 Structure Plan Map in Appendix 8.1. [PC51]
<b>HABITABLE ROOM</b>	A space used for activities normally associated with domestic living, but excludes any bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes airing room or other space of a specialised nature occupied neither frequently nor for extended periods.
<b>HARDWARE SHOP</b>	[DELETED PC46, now defined as Retail Sales]
<b>HEIGHT</b>	<p>in relation to any building, means the vertical distance between the ground level at any point and the highest part of the building immediately above that point.</p> <p>Height measurements specifically exclude:</p> <ul style="list-style-type: none"> <li>a. Antennas</li> <li>b. Chimneys</li> <li>c. Flagpoles</li> <li>d. Lightning rods</li> </ul>
<b>HIGH-IMPACT INDUSTRIES</b>	[DELETED PC46, now defined as Industry]
<b>HOME OCCUPATION</b>	<p>means an occupation, craft, profession or service carried out in a dwelling unit or an associated accessory building, by an occupant of that dwelling that meets all of the following</p> <ul style="list-style-type: none"> <li>a. Is incidental and secondary to the residential use of the property</li> <li>b. Is undertaken or operated by a member(s) of the household residing on the property where the home occupation occurs and can include up to a maximum of two (2) other persons who do not reside on the property</li> <li>c. Involves no exterior storage, display or other indication of the home occupation (other than advertising sign permitted by this Plan)</li> <li>d. Involves no visits, delivery or collection of goods, materials or wastes outside the hours of 7am to 8pm</li> </ul>

**HOME OCCUPATION**

- e. Does not result in significant adverse effects including noise, odour, traffic movements

The following activities are specifically excluded from home occupation:

- f. any industry
- g. any light industry
- h. catteries and boarding, breeding and training kennels [PC64]
- i. motor vehicle sales and servicing
- j. waste/recycling collection and storage.

means, within Growth Precinct 4, an occupation, business, trade, craft or profession performed entirely within a dwelling or accessory building by a member of the household residing permanently on the property which occupation, business, trade, craft or profession is a secondary and lesser use of the property after the primary residential activities. Home occupation does not include any activity involving panel beating, spray painting, motor vehicle repair, heavy trade vehicles, manufacturing, industrial, light industrial, or the boarding, breeding or training of dogs, and catteries. [PC51]

**HOMES FOR THE AGED**

[~~DELETED PC46~~, now defined as Assisted Living Accommodation]

**HOUSING FOR THE ELDERLY**

[~~DELETED PC46~~, now defined as Assisted Living Accommodation]

**INDIGENOUS FOREST**

includes any area of vegetation which has an actual or emerging dominance of naturally-occurring indigenous tree species which attain a diameter at breast height of at least 30 centimetres.

**INDIGENOUS VEGETATION**

means any naturally occurring association of indigenous plant species, and includes indigenous forest.

**INDUSTRY**

means the use of land or buildings for the purpose of manufacturing, fabricating, processing, repair, packaging, storage, collection, distribution including the wholesale or retail sale of goods manufactured or processed onsite and includes, without limitation:

- a. Animal and animal-product processing
- b. Abrasive blasting
- c. Cool stores and pack houses
- d. Engineering works
- e. Fibre-glassing

	<ul style="list-style-type: none"> <li>f. Firewood processing and storage</li> <li>g. Grain drying and processing</li> <li>h. Landscaping storage and supplies</li> <li>i. Panel beating and spray painting</li> <li>j. Timber processing and treatment</li> <li>k. Transport depots</li> <li>l. Vehicle wrecking and scrap yards</li> <li>m. Waste material collection, processing and disposal including refuse transfer stations and recycling depot/resource recovery centre activities (excluding the day-to-day removal of refuse, by Council or an authorised contracting agency) [PC52]</li> </ul>
<b>INFILL</b>	means the subdivision of land previously subdivided for urban purposes.
<b>INFRASTRUCTURE OF REGIONAL AND NATIONAL IMPORTANCE</b>	in relation to network utilities, has the same meaning as the infrastructure of regional and national importance listed in Policy 3-1 of the Manawatū-Wanganui Regional Council One Plan. [PC55]
<b>INTENSIVE FARMING</b>	means the breeding or rearing of animals (including birds) where the productive processes are carried out year-round within buildings, or within closely fenced outdoor runs where the stocking density precludes the maintenance of pasture or ground cover. Intensive farming includes mushroom farming but does not include catteries, pig farming, boarding, breeding and training kennels [PC64] or aviaries.
<b>KENNELS</b>	[ <del>DELETED PC64</del> , now defined as Boarding, Breeding and Training Kennels]
<b>LANDFILL</b>	means a site used for disposal of solid waste onto land, and includes all ancillary activities associated with the operation of a landfill.
<b>LANDSCAPE STRIP</b>	means in relation to the Industrial Zone, a strip of land to be planted in accordance with Appendix 16.1 to improve visual amenity of the surrounding area rather than to screen activities on the subject site from view beyond the site. [PC52]
<b>LARGE FORMAT RETAIL</b>	means retail activity with a gross floor area of greater than 2000m <sup>2</sup> .
<b>LATERAL SPREAD OVERLAY</b>	means an area identified on the District Planning Maps, for which planning controls are applied to ensure foundations for new development can tolerate deflections imposed by liquefaction-induced ground subsidence. Sites within the Overlay were identified

**LEGAL COVENANT**

in the Feilding Liquefaction Study, 2013, as being moderately susceptible to liquefaction. The risks of liquefaction identified in that report do not preclude development. [PC52]

means a covenant with Council under the Reserves Act 1977, an Open Space covenant with the QEII National Trust, or a covenant with the Department of Conservation under the Conservation Act 1987.

**LIGHT INDUSTRY**

means the use of land or buildings for small-scale local industries including, without limitation:

- a. Cabinet making, furniture manufacture and restoration and upholstery
- b. Depots for trades people such as painters, plumbers, builders, glaziers or electricians
- c. Hire of vehicles and general equipment
- d. Printing and packaging
- e. Relocated building storage and repair yards
- f. Storage and warehousing.

**LIVING COURT**

means a landscaped and planted area which is required by this Plan to be unoccupied and unobstructed from the ground upwards, and which is adjacent to the main living area of the dwelling unit.

Structures which will enhance the use and enjoyment of the court and special modifications to houses to suit the needs of those with disabilities (e.g. ramps) will be permitted.

**LOCAL ROAD**

means roads that provide access and connectivity within a local area. Local roads in urban areas typically carry up to 3,000 vehicles per day, have low vehicle speeds, have two lanes and provide for on-street parking, property access and pedestrian needs. Local roads in rural areas typically carry less than 1,000 vehicles per day. [PC55]

**LUNCHBARS AND DAIRIES**

for the purposes of the Industrial Zone, means any food outlet which is intended to provide for the day to day needs of workers in the surrounding Industrial Zone. Such facilities may be retail activities, secondary to the principal use of the site for industrial activities, or exist in their own right but must not exceed 100m<sup>2</sup> gross floor area. [PC55]

**MAIN LIVING AREA**

means either a living room, dining room or rumpus room.

**MAINTENANCE AND MINOR REPAIR**

in relation to significant historic built heritage, means the repair of materials by patching, piecing in, splicing and consolidating existing materials. It includes replacement of minor components such as

**MAJOR ARTERIAL ROAD**

individual bricks, cut-stone, timber sections, tiles and slates where these have been damaged beyond reasonable repair or are missing.

Original replacement material should be sourced where possible otherwise, the replacement must be of the same or similar material, colour, texture, form and design as the original it replaces. The number of components replaced must be substantially less than existing.

**MAORI LAND**

means roads of strategic importance to the Region. They provide interconnections between areas within the District and distribute traffic from major intercity links. Access is generally at grade but may be limited. Urban traffic volumes are typically greater than 20,000 vehicles per day and rural 5,000 vehicles per day with a significant number of heavy vehicles. Typical urban operating speeds are 50 to 70km/h and rural 80 to 100km/h. Major Arterial Routes are State Highways 54, 56, Milson Line, Saddle Road and Camerons Line. Refer to Appendix 3B.1 for those roads that are identified in the District as being a Major Arterial Road. [PC55]

has the meaning set out in the Te Ture Whenua Act 1993.

**MAST**

means any pole, tower, or similar structure designed to carry antennas to facilitate radiocommunication and/or telecommunication. It excludes equipment attached to any mast to conduct lightning.

**MILITARY EXERCISES**

for the purposes of the Manfeild Park Zone, means military training activities which are temporary in nature and are restricted to orienteering exercises, communications training, tactical exercises, escape and evasion exercises which are undertaken by the New Zealand Defence Forces provided that these activities do not involve the discharge of explosives, guns or other weapons or the use of explosive simulators.

**MILKING SHED**

means buildings used in the process of collecting milk from animals.

**MINOR ARTERIAL ROAD**

means roads that provide access between Collector and Major Arterial Roads. These roads have a dominant through vehicular movement and carry the major public transport routes. Access to property may be restricted and rear servicing facilities may be required. Urban traffic volumes are typically 8,000 to 20,000 vehicles per day and rural from 1,000 to 5,000 vehicles per day with a higher proportion of heavy vehicles. Typical urban operating speeds are 40 to 60km/h and rural 80 to 100 km/h. Minor arterial roads include Rongotea-Longburn Road to the north of Kairanga-Bunnythorpe Road, Green Road, and the Cheltenham-Managaweka routes. Refer to Appendix 3B.1 for those

**MINOR UPGRADING**

roads that are identified in the District as being a Minor Arterial Road. [PC55]

in relation to network utilities means increasing the carrying capacity or efficiency of an existing utility while the effects of that utility remain the same or similar in character, intensity and scale. Minor upgrading shall not include an increase in the voltage of an electricity line unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage. Examples of minor upgrading may include:

- a. Adding circuits and conductors to electricity and telecommunication lines.
- b. Reconductoring lines with higher capacity conductors.
- c. Resagging conductors.
- d. Bonding of conductors
- e. Adding longer or more efficient insulators.
- f. Adding earthwires to electricity lines, which may contain telecommunication lines, earthpeaks and lightning rods.
- g. Adding electrical or telecommunication fittings.
- h. Replacement of cross arms with cross arms of an alternative design.
- i. Relocation and replacement of support structures, such as poles supporting electricity and telecommunication lines up to 3m from the original location and in case of the National Grid, relocation and replacement of support structures up to 5m.
- j. An increase in support structure height required to achieve compliance with NZECP34-2001.
- k. In the case of the National Grid and electricity distribution lines, an increase by not more than 15% of the base height of the support structure where the base height is defined as the height of the structure established as at January 2010. [PC55]

**MOTOR CARAVAN SITES**

means the parking of up to two self-contained motor caravans /campervans/caravans for a period of up to two days.

**MOTOR SPORT ACTIVITIES**

Means an event involving an automobile or motorbike which has a competitive nature or is given a competitive nature by the publication of results and includes:

- a. A race including any practice session
- b. A rally

- c. A club sport event
- d. A trial (navigational, sporting or regularity)
- e. A sprint
- f. A rally cross, which is a motor sport for cars run on an approved circuit at least 800 metres long, of which one quarter and not more than one half of the track must be sealed
- g. A rally sprint
- h. A motorkhana, which is a motorsport event for cars that is a test primarily of driver skill (rather than outright speed) in which competitors negotiate a precise course defined by flags or cones
- i. A record attempt
- j. An economy run or
- k. An autocross, which is a motorsport event for cars on a marked out course on an unsealed or sealed surface.

**MOTOR VEHICLE**

has the same meaning as defined in the Land Transport Act (1998).

**MOTOR VEHICLE SALES AND SERVICING**

means any of the following:

- a. The sale, servicing, hire or lease of caravans, farm vehicles, farm machinery, motor vehicles, trailers, or trailer boats
- b. The sale of spare parts for caravans, farm vehicles, farm machinery, motor vehicles, trailers, or trailer boats

**MULTI-UNIT RESIDENTIAL DEVELOPMENT**

means two or more self-contained dwelling units that are located on one site. A multi-unit residential development includes but is not limited to apartment buildings and terrace housing. [PC51]

**NATIONAL GRID**

means the assets used or owned by Transpower NZ Limited. [PC45]

**NATIONAL GRID CORRIDOR**

means the area measured either side of the centreline of above ground National Grid lines (see definition of National Grid Yard) as follows:

- a. 14m for 110kv lines on single poles
- b. 32m for 110kv lines on towers
- c. 37m for 220kv lines on towers

Note: the National Grid Corridor and Yard setbacks do not apply to underground cables or any transmission lines (or sections of lines) that are designated. [PC55]

**NATIONAL GRID TRANSMISSION LINE**

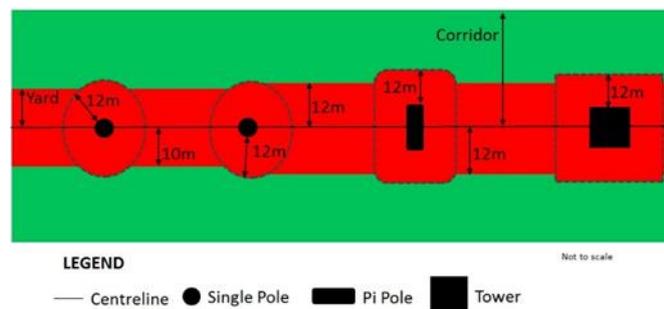
means:

**NATIONAL GRID YARD**

- a. Facilities and structures used for, or associated with, the overhead or underground transmission of electricity in the National Grid; and
- b. Includes transmission line support structures, telecommunication cables, and telecommunication devices to which paragraph (a) applies; but
- c. Does not include an electricity substation.

means:

- a. The area located 12m in any direction from the outer edge of a National Grid support structure; and
- b. The area located 10m either side of the centreline of an overhead 110kv National Grid line on single poles; or
- c. The area located 12m either side of the centreline of any overhead National Grid line on towers. [PC55]

**NATURAL AND PHYSICAL RESOURCES**

are defined in Section 2 of the Act.

**NATURAL AREA**

means any wetland, lake or river and its margin, any area of indigenous vegetation, or any other outstanding natural feature.

**NET SITE AREA**

means the total area of the site, less any area of the site used as an entrance strip.

**NETWORK UTILITY**

Means an activity or operation of a network utility operator (as defined under section 166 of the Resource Management Act) and also includes those facilities which provide an essential service to the public including:

- a. telecommunications,
- b. radiocommunications,
- c. transformation, transmission or distribution of electricity,
- d. distribution or transmission or pipeline of gas or petroleum,
- e. water supply (including treatment),

- f. sewerage reticulation,
- g. sewage treatment and disposal,
- h. drainage and stormwater control or irrigation systems,
- i. roads,
- j. railway,
- k. fire stations,
- l. airports,
- m. navigational aids,
- n. meteorological facilities,
- o. solid waste facilities, and
- p. RNZAF Base Ohakea. [PC55]

**NODAL AREA**

means any land within the Feilding, Rangiwahia or Hiwinui subdivision nodes identified in Appendix 5A and any land within 1km of any of the following places:

- a. Colyton School.
- b. Taikorea Hall.
- c. Glen Oroua School.
- d. Apiti Village Zone boundary.
- e. Utuwai School.
- f. Pohangina Hall.
- g. Rongotea Village Zone boundary.
- h. Bunnythorpe Village Zone boundary.
- i. Cheltenham Village Zone boundary.
- j. Sanson Village Zone boundary.
- k. Kimbolton Village Zone boundary.
- l. Halcombe Village Zone boundary.
- m. Waituna West School.

**NOISE SENSITIVE ACTIVITY**

means any of the following:

- a. Assisted living accommodation
- b. Community facilities
- c. Dwelling and other residential activities

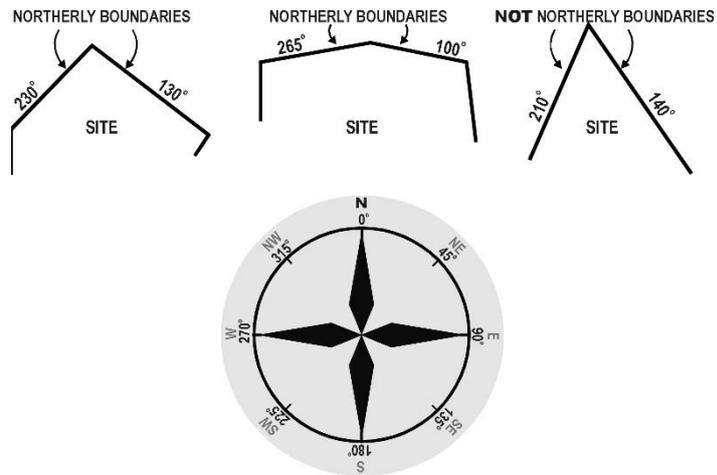
**NON-COMPLYING  
ACTIVITIES**

**NORTHERLY BOUNDARY**

- d. Education facilities
- e. Visitor Accommodation
- f. Hospitals. [PC55]

are defined in Section 2 of the Act.

in relation to a site means any boundary which has part of that site abutting to the south of it, and which is oriented between 90 degrees and 135 degrees, or between 225 degrees and 270 degrees, in relation to true north. (Examples below):



**OFFICES**

for the purpose of the Special Development Zone, means an activity which involves the use of land or buildings for administrative or professional activity that is ancillary to activities occurring at Manfeild Park.

**OFFICIAL SIGN**

means any regulatory traffic and official signs approved by Council or provided under any legislation. [PC55]

**OPERATIONAL NEED**

means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints. [PC65]<sup>2</sup>

**OUTLINE PLAN**

means an outline plan showing a public work, project, or work to be constructed on designated land, submitted to Council under Section 176A of the Act to allow Council to request changes before construction is commenced.

**PANTRY SHOP**

[DELETED PC46, now defined as Retail Sales]

<b>PB40</b>	refers to the typical horticultural sector method for describing plant size at time of planting. PB stands for Pint Bags. These are typically high quality UV stabilised black plastic Planter Bags otherwise known as Planter Bags.  1 pint = 600ml. As a rough guide, multiply the PB number by 0.6 to get the volume in litres of the bag. A planter bag required to be PB40 should measure approximately 230 x 230 x 460 x 125mu and comprise a volume of approximately 18-25 litres. [PC52]
<b>PENS HOUSING ANIMALS</b>	means land and buildings used for the housing, whether temporary or permanent, of animals. It includes feed pads whether covered or uncovered, yards used for holding and sorting animals and facilities used for animal rearing such as calf sheds.
<b>PERMEABLE SURFACE</b>	means any part of a site which is grassed or planted in trees or shrubs and/or is capable of absorbing water or is covered by decks which allow water to drain through to a permeable surface. It does not include any area which: <ul style="list-style-type: none"> <li>a. falls within the definition of site coverage except for decks as above</li> <li>b. is occupied by swimming pools; or</li> <li>c. consists of an impermeable paved, concreted or asphalted with a continuous surface. [PC51]</li> </ul>
<b>PERMITTED ACTIVITIES</b>	are defined in Section 2 of the Act.
<b>PIG FARMING</b>	means keeping, raising or breeding pigs, where the productive processes are carried out within buildings, or within closely fenced outdoor runs where the stocking density precludes the maintenance of pasture or ground cover.
<b>PLACE OF ASSEMBLY</b>	[DELETED PC46, now defined as Community Facilities]
<b>PLANNED DEVELOPMENT</b>	means network utility infrastructure that is the subject of a lodged or granted application for certificate of compliance or resource consent, or a notice of requirement, or a confirmed designation. [PC55]
<b>PLANT PESTS</b>	mean any plants listed as Total Control, Boundary Control, Aquatic or National Surveillance Plant pests by the Regional Council.
<b>PORTABLE SAWMILL</b>	[DELETED PC52]
<b>POULTRY KEEPING</b>	includes geese, ducks, chickens, turkeys and domestic fowls of all descriptions, except as defined as Intensive Farming.

<b>RADIOCOMMUNICATION</b>	means a transmission, emission, or reception of signs, signals, writing, images, sounds, or intelligence of any nature by electromagnetic waves of frequencies between 9 kilohertz and 3,000 gigahertz, propagated in space without artificial guide.
<b>RADIOCOMMUNICATION AND/OR TELECOMMUNICATION FACILITIES</b>	includes any line, mast, pole, aerial, tower, antenna, antenna dish, fixed radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting radiocommunication or telecommunication.
<b>RADIOCOMMUNICATION, TELECOMMUNICATION AND ANCILLARY PURPOSES AND LAND USES</b>	[DELETED PC55]
<b>RECREATION ACTIVITIES</b>	means land and buildings used by the public for active and passive recreation activities and includes structures and landscaping required to enable the following: <ul style="list-style-type: none"> <li>a. Clubrooms and halls</li> <li>b. Grandstands and stadia</li> <li>c. Public Toilets</li> <li>d. Playgrounds</li> <li>e. Sealed courts and turf</li> <li>f. Sports fields</li> <li>g. Swimming pools</li> </ul>
<b>REGIONAL COUNCIL</b>	means the Manawatū-Wanganui Regional Council, also known as horizons.mw.
<b>RELOCATED BUILDING</b>	means any second hand building which is transported in whole or in parts and relocated from its original site to its final destination site, but excludes a pre-fabricated building which is delivered dismantled to a site, for erection on that site. [PC55]
<b>REPLACEMENT</b>	For the purpose of network utilities, means putting new components in place of existing components where the network utility infrastructure remains the same or similar in character, intensity and scale as what was originally in that location. [PC55]
<b>RESIDENTIAL ACCOMMODATION</b>	[DELETED PC46, now defined as Dwelling]

<b>RESIDENTIAL ACTIVITY</b>	means the use of land and building(s) for peoples living accommodation. [PC51]
<b>RESIDENTIAL CARE HOMES</b>	[DELETED PC46, now defined as Assisted Living Accommodation]
<b>RESIDENTIAL UNIT</b>	means a building(s) or part of a building that is used for residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities. [PC51]
<b>RESTAURANT</b>	[DELETED PC46, now defined as Entertainment Facilities]
<b>RESTRICTED DISCRETIONARY ACTIVITIES</b>	are defined in Section 2 of the Act.
<b>RETAIL ACTIVITIES</b>	<p>means the use of land or buildings where goods, equipment or services are sold, displayed, hired or offered for sale or direct hire to the public and includes, without limitation:</p> <ol style="list-style-type: none"> <li>a. Bakeries</li> <li>b. Dairies</li> <li>c. Garden centres</li> <li>d. Hardware stores</li> </ol> <p>The following are specifically excluded from retail activities:</p> <ol style="list-style-type: none"> <li>a. Commercial Services</li> <li>b. Industry</li> <li>c. Large format retail</li> <li>d. Motor vehicle sales and servicing</li> <li>e. Service stations</li> <li>f. Supermarkets</li> </ol>
<b>RETIREMENT VILLAGE</b>	means a comprehensive development which may include housing, recreational, welfare, and medical facilities which is intended principally or solely for retired persons or people with disabilities. [PC51]
<b>REVERSE SENSITIVITY</b>	means the potential for the operation of an existing lawfully established activity to be constrained or curtailed by the more recent establishment of other activities, which are sensitive to the adverse environmental effects being generated by the pre-existing activity. [PC52]

<b>ROAD</b>	has the same meaning as Section 315 of the Local Government Act (1974).
<b>RURAL AND ANIMAL SERVICES</b>	means land and buildings used for the provision of sales and services associated with the rural sector and includes, without limitation: <ul style="list-style-type: none"> <li>a. Animal grooming</li> <li>b. Farming, agricultural and horticultural supplies</li> <li>c. Veterinary clinics</li> </ul>
<b>RURAL INDUSTRY</b>	[DELETED PC46, now defined as Industry]
<b>SAWMILL</b>	[DELETED PC52]
<b>SCHEDULE P</b>	is a schedule of materials and general construction techniques for building elements that, for the purposes of this Plan are deemed to reduce the exterior 'A' weighted aircraft noise levels by 20 decibels with respect to the interior 'A' weighted sound levels.
<b>SCHEDULE Q</b>	is a schedule of materials and general construction techniques for building elements that, for the purposes of this Plan are deemed to reduce the exterior 'A' weighted aircraft noise levels by 25 decibels with respect to the interior 'A' weighted sound levels.
<b>SCHEDULE R</b>	is a schedule of materials and general construction techniques for building elements that, for the purposes of this Plan are deemed to reduce the exterior 'A' weighted aircraft noise levels by 30 decibels with respect to the interior 'A' weighted sound levels.
<b>SCREEN PLANTING AREA</b>	means in relation to the Industrial Zone, an area required to be planted in accordance with Appendix 16.1, to screen activities on the subject site as far as practicable, from view from the adjacent road or non-industrial zone land. [PC52]
<b>SEISMIC STRENGTHENING</b>	means works undertaken to improve the structural performance of a building by modifying, or adding to, the structure of a building to meet the requirements of the Building Act (2004), any subsequent amendments to that Act and any current Council Earthquake-Prone building policy.  Works that are deemed seismic strengthening shall be identified by a chartered professional engineer who has knowledge of the structural characteristics and earthquake performance of the type of building being assessed.
<b>SENSITIVE ACTIVITIES</b>	has the same meaning as Noise Sensitive Activity defined earlier in this chapter. [PC55]

<b>SERVICE COURT</b>	means an area of land which is required by the Plan for the provision of servicing facilities to each dwelling unit. Special modifications to houses to suit the needs of those with disabilities (e.g. ramps) are permitted in this area.
<b>SERVICE STATION</b>	means a business engaged in refuelling and servicing motor vehicles, selling petroleum products and accessories for motor vehicles (including convenience goods for motorists) and may include the cleaning and mechanical repair of motor vehicles and the repair of domestic equipment.  The following activities are specifically excluded from service station:
	<ol style="list-style-type: none"> <li>a. panel-beating</li> <li>b. spray painting</li> <li>c. heavy engineering such as engine re-boring and crankshaft grinding.</li> </ol>
<b>SHOP</b>	[DELETED PC46, now defined as Retail Sales]
<b>SIGN</b>	means any advertising matter used to give information on a product, service, event or location. It includes the frame, supporting device and any associated ancillary equipment where the principal function is to support the advertising matter. Any advertising material located within shop window displays in the Inner and Outer Business Zones and the Special Development Zone are excluded. [PC55]
<b>SIGN FACE AREA</b>	means the measurement of the area covered by advertising matter and does not include the area of the support device. [PC55]
<b>SIGNIFICANT HISTORIC BUILT HERITAGE</b>	means any building (identified as Category A or B), or memorial, or object that is listed in a schedule in the District Plan due to its historic heritage value.
<b>SITE</b>	means an area of land capable of being disposed of separately.
<b>SITE COVERAGE</b>	means that portion of the net site area, expressed as a percentage, which may be covered by buildings, including eaves, balconies and verandahs in excess of 0.6m wide.  The following are not included in the calculation of site coverage: <ul style="list-style-type: none"> <li>• Eaves, balconies and verandahs less than 0.6m wide.</li> <li>• Pergolas and other similar open structures.</li> <li>• Conservatories encroaching into any living court required by this Plan.</li> </ul>

**SOUND TRANSMISSION PATH**

- Outdoor swimming pools.
- Special modifications to houses to suit the needs of those with disabilities, e.g. ramps.

means any possible sound path from outside the building to inside the room concerned but where the building construction option is both part of the outside envelope of the building and also part of the room itself.

**SPECIAL EVENT**

For the purpose of noise standards in the Manfeild Park Zone, means an event that is not a motorsport activity taking place at the Motorsport Park and circuit (that are controlled by reference to separate resource consent conditions). But which otherwise meets the permitted activity status for the zone except that it exceeds the noise limits in Rule B8.3.1 f.

**SPECIALIST SERVICES**

[DELETED PC46, now defined as Commercial Services]

**STORMWATER NEUTRALITY**

means post development runoff that equals the pre development runoff; so despite an increase in hard surfaces from roads, roofs and other impervious surfaces associated with development, the design of the subdivision enables runoff to be managed on-site (individual properties) and within the boundary of the subdivision using swales on roads for conveyance and detention ponds. [PC45]

**STREET FURNITURE**

means any structures and equipment lawfully located on or over the legal road reserve. It includes public telephones, litter bins, (not skip bins), street lighting, bus shelters, roadside rest areas and toilets, information centres and weigh stations, street trees and landscaping.

**STREET USER**

means any street stall, street appeal, busker, preacher, parade, or public gathering, pamphlet distributor, street photographer, or mobile shop, operating in a public place. NB – Such operations require Council's permission under the District Bylaws.

**STREETSCAPE**

means the visual elements, within and adjoining the street, including the road, structures, trees and open spaces and adjoining buildings that combine to form the street's character.

**SUPERMARKET**

means any premises that are principally used for the retail sale of groceries and other associated food and drink items and household goods and that has a retail floor area of over 300 square metres.

**TELECOMMUNICATION**

means the conveyance from one device to another of any signal, sign, impulse, writing, image, sound, instruction, information or intelligence

**TEMPORARY ACTIVITIES**

of any nature, whether for the information of any person using the device or not.

means any short term activity that does not occur more than four times a year on the same site and any buildings and structures associated with that activity and includes, but is not limited to:

- Sporting events, public meetings, galas, market days, and recreational and festive events
- Temporary buildings and structures
- Any temporary storage of goods for materials
- Demolition and removal of buildings. [PC55]

**TEMPORARY SIGN**

means any sign that is of a temporary nature advertising any forthcoming activity. It includes, without limitation:

- Any parliamentary or local authority election signs
- Construction or development signage on any building or demolition site
- Exhibition or event signage
- Real estate signs advertising the sale, rent or auction of land or premises

Temporary signs do not include a permanent structure whereby the advertising matter is altered regularly. [PC55]

**TOURIST FACILITIES**

means land and buildings used for the education and entertainment of domestic or international tourists.

**TRAVELLERS' ACCOMMODATION**

[DELETED PC46, now defined as Visitor Accommodation]

**UNDERGROUND PIPES, CABLES AND LINES**

[DELETED PC55]

**UNFORMED ROAD**

means any road below full metalled road standard, i.e. any road without proper base-course and top-course layers which are able to be graded.

**URBAN AREA**

means any land zoned Residential, Village, Inner or Outer Business, Industrial, Recreation, Manfeild Park or Special Development. [PC55]

**UTILITIES**

[DELETED PC55]

**VISITOR ACCOMMODATION**

means places used for accommodating tourists and residents away from their normal place of residence and includes any ancillary service

or amenity provided on the site such as a restaurant, café or other eating place, swimming pool or playground.

It includes, without limitation, any of the following:

- a. Hotels
- b. Motels
- c. Motor camps, camping grounds and caravan parks
- d. Self-catering accommodation
- e. Tourist lodges, backpackers

#### WETLAND

*“includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.”* Wetlands do not include artificially created wetlands or areas of rushes within wet pasture.

#### WORK SKILLS TRAINING CENTRE

means an educational facility, which teaches any NZQA accredited course to develop or enhance basic or technical skills including apprenticeships associated with trade, industrial or commercial activities. [PC52]

#### YARD

means a part of a site that is unoccupied and unobstructed by buildings from the ground upwards, except as otherwise provided by this Plan. The width must be measured in the horizontal plane.

Front Yard means a yard between the road boundary and a line parallel thereto and extending across the full width of the site. Where the planning maps show a proposed road, the proposed road line shall be a road boundary for the purposes of front yard requirements.

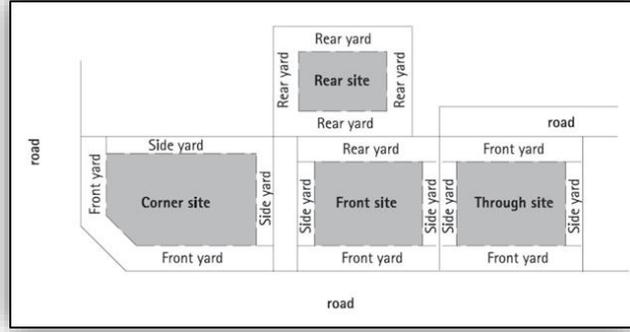
Rear Yard means a yard bounded by the rear boundary of the site and a line parallel thereto and extending across the full width of the site.

A rear yard in respect of any rear site means a continuous yard bounded by all the boundaries of the site. Corner sites do not have rear yards.

Side Yard means a yard which except for any portion of the site comprised in a front or rear yard lies between the full length of a side boundary and a line parallel thereto. In respect of a corner site every boundary not being a road frontage shall be a side boundary.

The location of front, rear and side yards is shown in the Figure below:

**ZONE**



means an area identified on the District Planning Maps, for which the District Plan specifies rules and standards for development.

## CHAPTER 3 – District Wide Rules

<b>3</b>	<b>DISTRICT WIDE RULES</b>	<b>1</b>
3.1	Introduction	1
<b>3A</b>	<b>NETWORK UTILITIES</b>	<b>1</b>
3A.1	Introduction	1
3A.2	Resource Management Issues	3
3A.3	Objectives and Policies	4
3A.4	Rules	7
3A.4.1	Permitted Activities	7
3A.4.2	Standards for Permitted Activities	9
3A.4.3	Restricted Discretionary Activities	12
3A.4.4	Discretionary Activities	13
3A.4.5	Non-Complying Activities	13
<b>3B</b>	<b>TRANSPORT</b>	<b>16</b>
3B.1	Introduction	16
3B.2	Resource Management Issues	16
3B.3	Objectives and Policies	17
3B.4	Rules	19
3B.4.1	Roads – Permitted Activity	19
3B.4.2	Access – Permitted Activity	19
3B.4.3	Vehicle Crossings – Standards for Permitted Activities	19
3B.4.4	Glare – Standards for Permitted Activities	20
3B.4.5	Car Parking – Standards for Permitted Activities	20
	Table 3B.1 – Car Parking Standards	22
3B.4.6	Restricted Discretionary Activities	22
3B.4.7	Discretionary Activities	23
	Appendix 3B.1 Roading Hierarchy	23
	Appendix 3B.2 Road Cross Sections	27
	Appendix 3B.3 Measurement of Sight Distances and Minimum Spacing	31
	Appendix 3B.4 Calculation of Car Equivalent Vehicle Movements	34
	Appendix 3B.5 Traffic Sight Lines at Road/Rail Level Crossings	35
	Figure 1 Approach sight triangles for level crossings with “Stop” or “Give Way” signs	35
	Figure 2 Restart Sight Triangles for all Level Crossings	36
	Table 1 - Required Restart Sight Distances for Figure 2	37
	Appendix 3B.6 Parking Central Feilding	38
<b>3C</b>	<b>NOISE</b>	<b>39</b>
3C.1	Introduction	39
3C.2	Resource Management Issues	39
3C.3	Objectives and Policies	40
3C.4	Rules	40
3C.4.1	Permitted Activities	40
3C.4.2	Standards for Permitted Activities	40
	Table 3C.1 – Noise Levels	41
3C.4.3	Discretionary Activities	42
<b>3D</b>	<b>EARTHWORKS</b>	<b>43</b>
3D.1	Introduction	43
3D.2	Resource Management Issues	43

<b>3D.3</b>	<b>Objectives and Policies</b> .....	<b>43</b>
<b>3D.4</b>	<b>Rules</b> .....	<b>45</b>
3D.4.1	Permitted Activities .....	45
3D.4.2	Standards for Permitted Activities .....	45
Table 3D.1	Earthwork Volumes .....	47
3D.4.3	Restricted Discretionary Activities.....	48
3D.4.4	Discretionary Activities.....	49
3D.4.5	Non-Complying Activities .....	49
<b>3E</b>	<b>SIGNS</b> .....	<b>50</b>
<b>3E.1</b>	<b>Introduction</b> .....	<b>50</b>
<b>3E.2</b>	<b>Resource Management Issues</b> .....	<b>50</b>
<b>3E.3</b>	<b>Objectives and Policies</b> .....	<b>50</b>
<b>3E.4</b>	<b>Rules</b> .....	<b>51</b>
3E.4.1	Permitted Activities .....	51
3E.4.2	Standards for Permitted Activities.....	52
3E.4.3	Discretionary Activities .....	54
<b>3F</b>	<b>TEMPORARY ACTIVITIES</b> .....	<b>55</b>
<b>3F.1</b>	<b>Introduction</b> .....	<b>55</b>
<b>3F.2</b>	<b>Resource Management Issues</b> .....	<b>55</b>
<b>3F.3</b>	<b>Objectives and Policies</b> .....	<b>55</b>
<b>3F.4</b>	<b>Rules</b> .....	<b>55</b>
3F.4.1	Permitted Activities .....	55
3F.4.2	Standards for Permitted Activities.....	55
3F.4.3	Discretionary Activities .....	57
<b>3G</b>	<b>RELOCATED BUILDINGS</b> .....	<b>58</b>
<b>3G.1</b>	<b>Introduction</b> .....	<b>58</b>
<b>3G.2</b>	<b>Resource Management Issues</b> .....	<b>58</b>
<b>3G.3</b>	<b>Objectives and Policies</b> .....	<b>58</b>
<b>3G.4</b>	<b>Rules</b> .....	<b>59</b>
3G.4.1	Permitted Activities .....	59
3G.4.2	Standards for Permitted Activities .....	59
3G.4.3	Restricted Discretionary Activities.....	60
3G.4.4	Discretionary Activities.....	61
Appendix 3G.1	Building Pre-Inspection Report .....	62
<b>3H</b>	<b>BOARDING, BREEDING AND TRAINING KENNELS</b> .....	<b>74</b>
<b>3H.1</b>	<b>Introduction</b> .....	<b>74</b>
<b>3H.2</b>	<b>Resource Management Issues</b> .....	<b>74</b>
<b>3H.3</b>	<b>Objectives and Policies</b> .....	<b>74</b>
<b>3H.4</b>	<b>Rules</b> .....	<b>75</b>
3H.4.1	Permitted Activities .....	75
3H.4.2	Standards for Permitted Activities .....	75
3H.4.3	Discretionary Activities.....	77

## 3 DISTRICT WIDE RULES

### 3.1 Introduction

This chapter contains provisions that apply in the Manawatū District relating to:

- Network utilities
- Transport
- Noise
- **Earthworks**
- Signage
- **Temporary activities**
- **Relocated buildings**
- **Boarding, Breeding and Training Kennels**

This chapter is intended to be read in conjunction with the relevant zoning provisions. Where specific rules are included in the relevant zoning rules, then those rules apply (unless otherwise referenced in this chapter).

PAGE  
1

## 3A NETWORK UTILITIES

### 3A.1 Introduction

Network utilities, including **infrastructure of regional and national importance**, are an essential part of the District's infrastructure. Communities rely on network utilities to function. It is therefore critical the development, operation, upgrading and maintenance of these essential services are managed appropriately to ensure the social, economic and cultural wellbeing of those in the District and beyond. Such infrastructure, services and facilities can also create significant direct or indirect adverse environmental **effects**, some of which may be quite specific to the utility. Due to their locational, technical and operational constraints, some utilities may generate adverse **effects** that cannot be practically avoided, remedied or mitigated. As such, these **effects** need to be balanced against the essential nature of facilities and the benefits these utilities provide to the social, economic, health and safety and wellbeing of people and communities in the Manawatū District and beyond.

The **National Grid** is managed and regulated in part by the National Policy Statement on Electricity Transmission 2008 (NPSET) and the Resource Management (National Environmental Standards for Electricity Transmission Activities (NESETA). The NPSET came

into **effect** on 13 March 2008 and recognises the national significance of the **National Grid** in its entirety. The NPSET facilitates the operation, maintenance and upgrade of the existing **National Grid** network and the establishment of new **National Grid** assets. The District Plan is required to give **effect** to the NPSET.

The NESETA came into **effect** on 14 January 2010. The NESETA sets out a national framework for permissions and consent requirements for activities on **National Grid** lines existing at 14 January 2010. Activities include the operation, maintenance and upgrading of existing lines but exclude the development of new lines and substations. The NESETA must not be in conflict with nor duplicate the provisions of the NESETA.

**Telecommunication** and **Radiocommunication** facilities are in part managed under the Resource Management (National Environmental Standards for **Telecommunication** Facilities) Regulations 2016 (NESTF). The NESTF provides a nationally consistent planning framework for a wide range of **telecommunication** facilities in locations inside and outside the **road** reserve. **Telecommunication** facilities not covered by the NESTF 2016 are controlled under the District Plan.

The Manawātū Wanganui **Regional Council**'s One Plan also provides for the regional and national importance of a range of infrastructure in the region. The Regional Policy Statement section of the One Plan (RPS) requires that **councils** recognise, and have regard to the benefits that derive from regionally and nationally important infrastructure and utilities, and that the establishment, operation, maintenance and upgrading of such infrastructure be provided for in the District Plan. The RPS also requires that the **Council** ensure that adverse **effects** from other activities on **network utility** infrastructure are avoided as reasonably practicable.

This chapter provides clarification to **network utility** operators for activities that can be undertaken without a resource consent, and the parameters these activities must comply with. The District Plan provides for a large range of works to be permitted subject to performance standards.

Subdivision, use and development can adversely impact surrounding network utilities. Therefore, additional provisions relating to setbacks from key network utilities are included in the Chapter 8 - Subdivision. **Earthworks** when undertaken in proximity to network utilities can undermine the infrastructure asset. Provisions restricting **earthworks** near some network utilities are contained in the **earthworks** section of this chapter.

The provisions in 3A of the District Wide Rules Chapter address the development and maintenance of network utilities. The intention is that Chapter 3A will be standalone at the completion of the Sectional District Plan Review. There are some chapters and **zones** where provisions may apply (for example setbacks) until the Sectional District Plan Review progress has been completed. As other chapters and provisions are reviewed, relevant provisions will be included or cross referenced to Chapter 3A, and those reviewed chapters will cease to apply. When completed, the rules in this chapter

(including any cross referenced) will supersede the **zone** rules. **Zone** rules will only apply if specifically stated in Chapter 3A.

For the avoidance of doubt, Network Utility activities within ONFLs will only be assessed under the provisions of Chapter 3A and not the underlying zoning in which they are located. [PC65]

Note: There are some existing rules that identify subdivision and land use to be setback from **Network Utility** infrastructure and these continue to apply as outlined in other chapters in the District Plan until those provisions are reviewed.

**Guidance Note:** Plan Users are directed to Chapter 8 Residential **Zone**, Rule 8.4.1.g for additional provisions that apply to Network Utilities with respect to infrastructure being located underground.

## 3A.2 Resource Management Issues

The following resource management issues have been identified in relation to network utilities:

1. To provide for the safe, effective and efficient operation, maintenance, **replacement** and upgrade of network utilities, including **infrastructure of regional and national importance**.
2. Recognising that network utilities have technical and operational requirements that may dictate their location and design.
3. The safe, effective and efficient operation, maintenance, **replacement** and upgrading and **planned development** of network utilities can be put at risk by inappropriate subdivision, use and development.
4. The need to balance the visual amenity **effects** of network utilities against their locational needs.
5. The need to manage the disposal of solid waste material by reusing and recycling where possible, while avoiding the use of contaminated soils.
6. Recognising the constraints on existing network utilities when considering new development.
7. Potential **effects** from electromagnetic and other forms of radiation.
8. The location, operation and maintenance, **replacement** upgrading of network utilities can create adverse **effects** on the **environment**.

## 3A.3 Objectives and Policies

### Objective 1

To ensure:

- a. **Network utility** infrastructure of national and regional importance, including the **National Grid**, is able to operate, upgrade and develop efficiently and effectively while managing any adverse **effects** in the **environment** having regard to the locational, technical and operational constraints of the infrastructure.
- b. All other network utilities are designed, located, constructed, operated, upgraded and maintained in a manner that ensures the efficient use of **natural and physical resources** while recognising the **environment** they are located in.

### Policies

- 1.1 To enable the establishment, operation, maintenance, **replacement**, and **minor upgrading** of network utilities.
- 1.2 To encourage **network utility** operators to coordinate and co-locate services or to locate within the existing roading network where practicable.
- 1.3 To encourage all new cables and lines, including electricity distribution lines (but not the **National Grid**) are installed underground.
- 1.4 To recognise the locational, technical and operational requirements and constraints of network utilities and the contribution they make to the functioning and wellbeing of the community and beyond when assessing their location, design and appearance.
- 1.5 To ensure network utilities are constructed and located in a manner sensitive to the amenity and landscape values where they are located, including those areas identified as Significant Amenity Features in NFL-APP2. [PC65]

### Objective 2

To protect network utilities in the district, and in particular nationally and regionally important infrastructure, including the **National Grid**, by avoiding the adverse **effects** of subdivision use and development and other land use activities on the operation, maintenance, **replacement**, and upgrading of the existing network utilities and **planned development** of new network utilities.

### Policies

- 2.1 To ensure that any vegetation is planted and maintained to avoid interference with network utilities, including transmission lines and the **National Grid Yard**.
- 2.2 To require that appropriate separation of activities is maintained to enable the

safe operation, maintenance, **replacement** and upgrading, and avoid **reverse sensitivity** and/or manage risk issues.

- 2.3 To ensure all subdivision and development is designed to avoid adverse **effects** on the operation, access, maintenance, **replacement** and upgrading of existing or **planned development** of network utilities.
- 2.4 To manage the **effects** of subdivision, development and land use on the safe, effective and efficient operation, maintenance, **replacement** and upgrading of the **National Grid** by ensuring that:
- a. Areas are identified in the Plan to establish safe buffer distances for managing subdivision and land use development near the **National Grid**.
  - b. **Sensitive activities**, and **intensive farming** are excluded from establishing within the **National Grid Yard**.
  - c. **Non-sensitive activities** within the **National Grid Yard** are managed so that the **National Grid** is not compromised.
  - d. Subdivision is managed around the **National Grid Corridor** to avoid subsequent land use from restricting the operation, maintenance and upgrading of the **National Grid**.
  - e. Changes to existing activities within a **National Grid Yard** do not further restrict the operation, maintenance and upgrading of the **National Grid**.

### Objective 3

~~To protect the values that are important to significant heritage and landscape areas from the inappropriate development of network utilities. The characteristics and values of the Outstanding Natural Features and Landscapes identified in NFL-APP1 and historic heritage identified in Appendix 1F and 1E are protected from the inappropriate use and development of new network utilities. [PC65]~~

### Policies

- 3.1 To avoid significant adverse cumulative effects from new network utilities on the characteristics and values of Outstanding Natural Features and Landscapes. [PC65]
- 3.2 To avoid new utilities in Buildings and Objects with Heritage Value in Appendix 1E and Sites with Heritage Value in Appendix 1F, unless
- a. Avoidance is not reasonably practicable; and
  - b. There are no significant adverse effects on the site. [PC65]

- 3.3 To avoid utilities in Outstanding Natural Landscapes and Features in Appendix NFL-APP1 unless that infrastructure is of national or regional importance and only then if:
- a. Avoidance is not reasonably practicable and that is demonstrated by a thorough options analysis, recognising the functional and operational need of the Network Utility; and
  - b. Adverse effects are remedied or mitigated using best practicable options; and
  - c. Policy 3.1 is satisfied. [PC65]
- 3.4 To provide for the operation, maintenance, replacement or minor upgrading of existing network utilities located within or adjacent to Outstanding Natural Features and Landscapes. [PC65]
- 3.5 To avoid inappropriate use and development of new network utilities within Outstanding Natural Landscapes which adversely affects the identified values and characteristics of the areas, and adverse effects are unable to be mitigated or remedied, including:
- a. The extensive unbuilt coastal strip along the Manawatū Coastline Outstanding Natural Landscape.
  - b. The unmodified and continuous indigenous vegetation values and the ridges and hilltops of the Ruahine Ranges Outstanding Natural Landscape. [PC65]
- 3.6 To recognise the benefits of the National Grid by providing for the major upgrade or development of new National Grid Electricity infrastructure in an Outstanding Natural Feature or Landscape by seeking to avoid adverse effects on the characteristics and values of the feature or landscape by through ensuring route, site and method selection demonstrates that, to the extent practicable having regard to the functional, operational and technical needs of the National Grid (in order of preference):
- a. Infrastructure will be located outside of an Outstanding Natural Feature or Landscape;
  - b. Where a. cannot be achieved, infrastructure will be located in the more compromised parts of the Outstanding Natural Feature or Landscape; and
  - c. Adverse effects will be avoided; and
  - d. Adverse effects that cannot be avoided will be remedied or mitigated. [PC65]

## 3A.4 Rules

Rules in this chapter apply District-wide and the chapter needs to be read in conjunction with the other District Wide Rules, the District Plan maps, relevant appendices and depending on the progress of the Sectional District Plan Review at the time an application is lodged, any relevant provisions of the applicable **zone**.

Note: The provisions in the District Wide Rules Chapter are intended to be standalone for the development and maintenance of Network Utilities upon completion of the Sectional District Plan Review. There are some chapters and **zones** where provisions may apply (for example setbacks). The new provisions will be included or cross referenced to Chapter 3A of the District Wide Rules Chapter as the Sectional District Plan Review progresses. Provisions in the rules of the District Plan that may apply until they are reviewed include, but are not limited to, the relevant noise provisions in the Manfeild Park and Special Development **Zone**, subdivision provisions, special **yard** requirements in the Residential **Zone**, **buildings** clear of drains in the Village and Rural **Zone**, and roading impacts on the Rural **Zone** and Flood Channel **Zones**.

**Guidance Note:** Plan Users are directed to Chapter 8 Residential **Zone**, Rule 8.4.1.g for additional provisions that apply to Network Utilities with respect to infrastructure being located underground.

### 3A.4.1 Permitted Activities

PAGE  
7

The following network utilities are **Permitted Activities** throughout the District, provided that they comply with the standards in Rule 3A.4.2 below:

- a. The operation, maintenance, **replacement**, or **minor upgrading** or repair of lawfully established or consented network utilities, or those that are existing as at 22 February 2017.
- b. Construction, operation, maintenance, realignment and upgrading of roads and railway lines within the **road** reserve or railway corridor.
- c. The construction, operation, maintenance, **replacement** and **minor upgrading** of **radiocommunication and/or telecommunication facilities**, cables and lines.
- d. Underground pumping stations and pipe networks for the conveyance or drainage of water or sewage, and necessary incidental equipment.
- e. Water storage tanks, reservoirs and wells, including pump stations.
- f. Pipes for the distribution (but not transmission) of natural or manufactured gas at a gauge pressure not exceeding 2000kPa including any necessary ancillary equipment such as household connections and compressor stations.
- g. The construction, operation, maintenance, **replacement** and upgrading of any new

electricity lines up to and including 110kV and associated transformers and switchgear.

- h. Soil conservation, erosion protection, river control or flood protection works undertaken by, or on behalf of the Manawatū Wanganui **Regional Council**.
- i. Land drainage, stormwater control or irrigation works including pump stations.
- j. Railway crossing warning devices and barrier arms.
- k. Trig stations and survey marks.
- l. Navigational aids, lighthouses and beacons.
- m. Meteorological instruments and facilities.
- n. Decommissioning and removal of utilities.
- o. Electric vehicle charging stations.
- p. The trimming and removal of any vegetation that is required to maintain safe separation distances or the ongoing efficient operation of the **telecommunication** or electricity line.

#### Guidance Notes

1. The provisions of the National Environmental Standard for **Telecommunications Facilities** (2016) apply and resource consent may be required under those Standards. In the event of a conflict between them the provisions of the National Environmental Standard override the District Plan.
2. Water takes, diversions, new tracks, drilling of bores, offal pits, farm dumps and **earthworks** are also regulated by the Manawatū-Wanganui **Regional Council** and a resource consent may be required under the rules of the One Plan.
3. The National Environmental Standard for Electricity Transmission Activities (2010) (NESETA) sets out a national framework of permission and consent requirements for activities on **National Grid** lines existing at 14 January 2010. Activities include the operation, maintenance and upgrading of existing lines but exclude the development of new lines (post 14 January 2010) and substations. The District Plan must not be in conflict with nor duplicate the provisions of the NESETA.
4. Vegetation and planting around lines (including the **National Grid**) shall comply with the Electricity (Hazards from Trees) Regulations 2003.
5. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to the lines, and must be complied with.
6. Early consultation with Heritage New Zealand Pouhere Taonga is encouraged where

a development may adversely affect an item listed on the New Zealand Heritage List/Rarangi Korero. Works near or within areas of historic heritage may also require an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act (2014). It is an offence to modify or destroy an archaeological **site** or demolish/destroy a whole **building** if the person knows or reasonably suspects it to be an archaeological **site**. An archaeological **site** is any place, including any **building** or structure (or part of), that:

- was associated with human activity or the **site** of a wreck of a vessel that occurred before 1900; and
- provides or may provide, through archaeological investigation, evidence relating to the history of New Zealand.

7. The Electricity Act 1992 outlines the regulatory process for the electricity **industry** and the supply of electricity. This includes responsibilities between the electricity **industry** and landowners. The provisions of the Electricity Act 1992 are separate from the regulation of activities under the District Plan and Resource Management Act 1991.

### 3A.4.2 Standards for Permitted Activities

The **permitted activities** specified in Rule 3A.4.1 above must comply with the following standards and the relevant standards in those chapters and **zones** that have not been reviewed and made operative as part of the Sectional District Plan Review. The **permitted activities** specified in Rule 3A.4.1 do not need to comply with the **height** and setback rules in the **zone** chapter:

- a. New network utilities must not exceed a maximum **height** of
  - i) 9m within the Residential or Village **Zone**, or
  - ii) 25m within the Rural **Zone**, or
  - iii) 22m for all other **zones**.

**Guidance Note:** **antennas** (including any ancillary equipment) that do not extend 3m above the **height** of the **building** or **mast** are excluded from the 9m, 22m or 25m limit above. The **mast heights** provided in i), ii) and iii) above can be increased by 5m if the **mast** is used by more than one **telecommunications** provider. Lightning rods may exceed the maximum **height**. Refer also to Clause f relating to transmission line requirements.

- b. Any **mast** with a **height** of more than 9m must not be located within 20m of any **site** zoned Residential or Village.
- c. All **masts** must be set back 20m from a **road** reserve on any **site** zoned Rural or Flood Channel.

- d. No **mast, building** or structure may be located closer than 5m to any **site** boundary. This 5m **yard** does not apply to **buildings** with a floor area of less than 10m<sup>2</sup>, or to overhead lines and cables.
- e. **Telecommunication** cabinets must not exceed 10m<sup>2</sup> in area in all **zones**, except in Flood Channel **Zone** where cabinets must not exceed 5m<sup>2</sup> in area.
- f. Electricity transmission and distribution must not, with the exception of **minor upgrading** activities, exceed a **height** of:
  - i) 12m in the Residential and Inner Business **Zones**, or
  - ii) 25m in all other **zones**.
- g. **Buildings** and structures within an electricity transmission corridor, including the **National Grid Yard** must:
  - i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP34:2001). (Note: compliance with the permitted activity standard of the Plan does not ensure compliance with NZECP34:2001); and
  - ii) With the exception of electricity lines associated with the electricity transmission or distribution, not exceed a maximum **height** of 2.5m and an area of 10m<sup>2</sup>.
- h. No **antenna** will exceed the following dimensions:
  - i) 2.5 metres in diameter (dish **antenna**), or a face area of 1.5m<sup>2</sup> (other **antenna**) in the Residential **Zone**, or
  - ii) 5 metres in diameter (dish **antenna**), or a face area of 2.5 m<sup>2</sup> (other **antenna**) in all other **zones**.
- i. Where network utilities are located underground, any disturbance of the ground surface and any vegetation (apart from vegetation compromising the operational integrity of the **network utility**) must be reinstated or replaced upon completion of the works within the first available planting season.

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

- j. Works that are undertaken outside of an existing **road** corridor carriageway, or that are not operation, maintenance, **replacement** or **minor upgrading** works must not be located within the areas scheduled in Appendix Appendices 1A (**Wetlands**, Lakes, Rivers and their Margins), 1B (Significant Areas of **Indigenous Forest/Vegetation** (excluding Reserves), ~~1C (Outstanding Natural Features)~~, 1D (Trees with Heritage Value), 1E (**Buildings** and Objects with Heritage Value), ~~and~~ 1F (**Sites** with Heritage Value), Outstanding Natural Features and Landscapes identified in NFL-APP1 or

Significant Amenity Features identified in NFL-APP2 of this Plan. [PC65]

- k. Exterior lighting must be directed away from public places and adjoining **sites**, and must avoid any spill of light that may result in safety concerns for **road** users.
- l. Metal cladding or fences must be painted or otherwise treated to mitigate reflection.
- m. All **road**/rail level crossings must be kept clear of **buildings** and other obstructions which might block sight lines in accordance with Appendix 3B.5.
- n. All network utilities must meet the noise standards relevant to the **zone** they are located in.
- o. All activities that result in vibration must be managed in accordance with the NZ Transport Agency State Highway Construction and Maintenance Noise and Vibration guide (August 2013) to manage vibration beyond **site** boundaries.
- p. Electric vehicle charging stations must not exceed 1.5m<sup>2</sup> in area and 1.8m in **height** per charging station in all **zones**.

**Guidance Notes:**

1. Vegetation planted within an electricity transmission corridor, including the **National Grid Yard** and distribution lines should be selected and managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.
2. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to the lines.
3. **Buildings**, structures and other activities near transmission gas lines should be managed according to the Operating Code Standard for Pipelines – Gas and Petroleum (NZS/AS 2885) and the Gas Distribution Networks (NZS 5258:2003).
4. Compliance with the permitted activity standards in Rule 3A.4.2 does not necessarily ensure compliance with the relevant code of practice identified above.
5. Sounds generated by construction, maintenance and demolition activities will be assessed, predicted, measured, managed and controlled by reference to NZS6803:1999 Acoustics – Construction Noise.
6. For any construction work associated with any infrastructure that is undertaken in the legal **road**, the person responsible for that work must be able to demonstrate compliance with the National Code of Practice for Utility Operators Access to Transport Corridors (2011).
7. **Radiocommunication and/or telecommunication facilities** that emit radiofrequency

fields are required to comply with the radiofrequency regulations in the NESTF 2016.

### 3A.4.3 Restricted Discretionary Activities

The following activities are **Restricted Discretionary Activities** in respect to network utilities:

- a. Any permitted activity that does not comply with any of the relevant standards in Rule 3A.4.2). This rule does not apply to activities that do not meet standard (j) in Rule 3A.4.2 unless it meets the definition of **minor upgrading**, maintenance or **replacement**.

For these activities, the **Council** has restricted its discretion to considering the following matters, only to the extent that they are relevant to the standard that is not met:

- scale of built form and location on **site**, including **height**
- screening, storage and landscaping
- traffic generation, **site** access and parking
- noise and vibration
- signage
- lighting
- **effects** on heritage
- known **effects** on the health and safety of nearby residents.

In determining whether to grant a resource consent and what conditions to impose, the **Council** will, in addition to the objectives and policies of the Network Utilities section and the relevant **zone**, assess any application in terms of the following assessment criteria:

- i) the proposed benefits of the **network utility** proposal to the wider community and beyond.
- ii) whether the activity will result in any adverse **effects** on **amenity values** of neighbouring properties or the character of the **zone** in which the activity is proposed.
- iii) whether the application remains consistent with the intention of the standard(s) it infringes.
- iv) the degree to which the non-compliance can be mitigated to ensure the **effects** are internalised to the **site**.
- v) the degree to which co-location has been considered and is practicable.
- vi) Whether the activity impacts on the scheduled heritage values in ~~Appendix~~ Appendices 1A (Wetlands, Lakes, Rivers and their Margins), 1B (Significant Areas

of **Indigenous Forest/Vegetation** (excluding reserves)), ~~1C (Outstanding Natural Features)~~, 1D (Trees with Heritage Value, 1E (**Buildings** and Objects with Heritage Value), ~~and~~ 1F (**Sites** with Heritage Value), Outstanding Natural Features and Landscapes identified in NFL-APP1 or Significant Amenity Features identified in NFL-APP2 of this Plan and, if so, how such impacts are remedied or mitigated. [PC65]

- vii) the degree to which the alternative locations, **sites**, or routes have been assessed and any operational, locational or technical constraints considered.
- viii) the degree to which the proposed facility may affect the performance of other utilities nearby.
- ix) the technical and operational needs for the efficient functioning of the **network utility**.

### 3A.4.4 Discretionary Activities

The following activities shall be a Discretionary Activity

- a. Any new network utility, including windfarms and new transmission and distribution electricity lines within any Outstanding Natural Feature as identified in Appendix NFL-APP1 or Significant Amenity Feature identified in Appendix NFL-APP2. [PC65]
- b. Any **network utility** not otherwise specified as Permitted, Restricted Discretionary or Non-Complying Activity, or is not specifically provided for in this Plan, ~~shall be a Discretionary Activity.~~ [PC65]
- c. Any new **National Grid transmission line** within an Outstanding Natural Landscape identified in NFL-APP1.

### 3A.4.5 Non-Complying Activities

Any new **network utility**, including windfarms and new distribution electricity lines located within an Outstanding Natural Landscape identified in Appendix 1C which is not otherwise provided for NFL-APP1 is a Non-Complying Activity. [PC65]





## 3B TRANSPORT

### 3B.1 Introduction

The transport network is vital infrastructure in the District, which physically connects the Manawatū District communities and the wider Manawatū Region enabling economic growth. The transport network in this chapter refers to both the **road** and rail networks throughout the Manawatū District.

Traffic generated by new land uses has the potential to increase the risk of accidents. Careful planning of access ways, land use development near key roads and controlling the type and location of vehicle intensive activities establishing near highways or key roads within the District can ensure efficient through movement.

Primary **industry** relies heavily on key transportation routes in the District. The Roding Hierarchy identifies these routes and the District Plan seeks to manage activities to avoid unnecessary conflict. A number of State Highways traverse the District and recognition of the role of NZ Transport Agency in managing these routes is noted throughout the chapter. There are some instances where approval from NZ Transport Agency as the **road** controlling authority for the State Highway network is required.

Most of the State Highways running through the District are “Limited Access Roads”. This means that the NZ Transport Agency (or the **Council** for State Highways within **urban areas**) has control over the number and location of new vehicle crossings and over new subdivision adjoining these roads. If a proposal meets this Plan’s standards, however, approval from the NZ Transport Agency will be a formality.

Increasing national priority is being given to recognising and providing for alternative transportation methods, such as cycling, walking and passenger transport.

### 3B.2 Resource Management Issues

The following resource management issues have been identified in relation to transportation:

1. Potential **effects** from development on the safety and efficiency of the transport network.
2. The need to plan for and design roads to ensure they function in accordance with their status in the Roding Hierarchy.

Providing for alternative transport modes such as walking, cycling and passenger transport in **urban areas** to reduce car dependency where possible.

## 3B.3 Objectives and Policies

### Objective 1

To maintain and enhance the safe, efficient and integrated operation of the transport network within the District.

### Policies

- 1.1 To ensure that the adverse **effects** of vehicle movements to and from roads are managed by:
  - a. Requiring appropriate sight lines for vehicles at railway crossings, at intersections and at property entrances and exits.
  - b. Ensuring that vehicle crossings are formed to a safety standard appropriate to the function, as defined in the Roding Hierarchy in Appendix 3B.1, of the **road** concerned.
  - c. Preventing vegetation, **signs** and structures from obscuring **official signs** or posing a risk to **road** users.
  - d. Providing appropriate facilities for pedestrians and cyclists, particularly in **urban areas**.
  - e. Ensuring that new vegetation plantings are managed to maintain adequate visibility at **road** intersections and property accesses, and to minimise icing of roads.
- 1.2 To ensure that the adverse **effects** of vehicle movements associated with access ways are managed by:
  - a. Limiting the number of new vehicle crossings onto all roads.
  - b. Requiring all accesses onto roads to be built to a standard that is appropriate for their intended use.
  - c. Ensuring that property accesses are spaced, constructed and used in a manner which does not disrupt traffic flows.
  - d. Ensuring that traffic generation to and from **sites** is managed through car equivalent movements to ensure traffic, including heavy vehicles, are compatible with the roding network.
- 1.3 To ensure development setbacks near railway level crossings are achieved to maintain sight distances as specified in Appendix 3B.5.

## Objective 2

To protect the roading network, as identified in Appendix 3B.1, from the potential adverse **effects** of all land use activities.

### Policies

- 2.1 To establish and maintain a roading hierarchy for roads in the District.
- 2.2 To recognise the importance of maintaining the safety and efficiency of the District's roading network.
- 2.3 To restrict the through movement of traffic where this can have adverse **effects** on visual, noise and safety on adjacent residential uses.
- 2.4 To promote corridor management for key **road** routes within the District, to ensure that they are constructed and managed in a way that is safe and efficient and which may include restricting or encouraging the flow of traffic through movement of vehicles.
- 2.5 To enable the development of network utilities in the **road** reserve only where the roading network has the capacity to accommodate them.

## Objective 3

To mitigate the adverse **effects** of roads and vehicles on **amenity values** of the District.

### Policies

- 3.1 To ensure all roads are designed to achieve form and function consistent with the Roothing Hierarchy and **road** cross sections in Appendix 3B.1 and Appendix 3B.2 respectively.
- 3.2 To mitigate the **effects** of roads and parking areas on visual **amenity values** through the provision of landscaping.
- 3.3 To support and encourage walking and cycling as alternative modes of transport.
- 3.4 To require that **building** materials and exterior lighting do not cause reflection or light spill that distracts **road** users.
- 3.5 To ensure roads are designed recognising alternative modes and the need to provide **local road** amenity.
- 3.6 To ensure development of new roads is integrated into the existing roading network in a coordinated manner.

## 3B.4 Rules

Rules in this chapter apply District-wide and the chapter needs to be read in conjunction with the District Plan maps, relevant appendices and provisions of the applicable **zone**. This section includes some rules and some performance standards that relate to **permitted activities** within each **zone** in the District.

### 3B.4.1 Roads – Permitted Activity

All roads are a Permitted Activity.

**Guidance Note:** Roads other than State Highways are not designated under this Plan and are zoned instead. The zoning of roads must be the same as that of the adjoining land. If the zoning on opposite sides of the **road** is different, then the **road** centreline is the **zone** boundary.

### 3B.4.2 Access – Permitted Activity

The formation of vehicle crossings onto roads is a Permitted Activity in all **zones** provided that they comply with the standards in Rule 3B.4.3 below.

**Guidance Note:** All vehicle crossings must be constructed according to **Council** policy and that **Council**'s vehicle crossing application form is completed and submitted for approval.

### 3B.4.3 Vehicle Crossings – Standards for Permitted Activities

For all **zones** vehicle crossings onto all roads must comply with the following standards:

- a. All vehicle crossings must be sited in accordance with the minimum sight distances and intersection spacing's as defined in Appendix 3B.3.
- b. No new vehicle crossings will be located within 30m of any railway level crossing.
- c. Existing vehicle crossings that are within 30m of a railway level crossing must be maintained to ensure the sightline standards detailed in Appendix 3B.5 are met.
- d. No **dwelling** or **accessory building** will have access via an unformed legal **road** (paper **road**).
- e. Onsite manoeuvring must be provided for vehicles to enter and exit in a forward direction.
- f. Vehicle crossing movements must not exceed 100 car equivalent movements per day and the car equivalent movements must be calculated in accordance with Appendix 3B.4.
- g. Vehicle Crossings must comply with Diagram D in Appendix 3B.3 if there is more than one slow, heavy or long vehicle movements per week using the accessway and vehicle crossing.
- h. All vehicle crossings must be constructed or upgraded according to **Council**'s Engineering Standards.

- i. In addition to standards a. to k. above, for Major Arterial or **Minor Arterial roads** the following also apply:
  - i. Vehicle crossings may only be constructed on **Major Arterial Road** or **Minor Arterial Road** identified in Appendix 3B.1 if there is no alternative legal access from the **site** to another **road**.
  - ii. In the Outer Business **Zone**, vehicle access to **sites** from SH54/Aorangi Street, between Gladstone St and Eyre Street, must be left turn in and left turn out only.

**Guidance Note:** All vehicle crossings must be constructed according to **Council** policy and that **Council's** vehicle crossing application form is completed and submitted for approval.

#### 3B.4.4 Glare – Standards for Permitted Activities

Any Permitted Activity within any **zone** in the District Plan must also comply with the following glare standards:

- a. Exterior lighting must be directed away from public places and adjoining premises and must avoid any spill of light that may distract **road** users.
- b. There must be no sun-strike **effect** on **road** users resulting from mirrored glazing or unpainted corrugated iron fences.

#### 3B.4.5 Car Parking – Standards for Permitted Activities

Any activity in the District must also comply with the following car parking standards:

##### Assessment of Car Parking Requirements

- a. DELETED - NPS-UD 2020
  - i) DELETED - NPS-UD 2020
  - ii) DELETED - NPS-UD 2020
  - iii) DELETED - NPS-UD 2020
  - iv) DELETED - NPS-UD 2020

### Car Parking and Manoeuvring Spaces, and Access

- b. DELETED - NPS-UD 2020
- c. DELETED - NPS-UD 2020
- d. Manoeuvring space and car parking spaces must comply with the minimum dimensions set out in NZS 2890.1:2004 Parking Facilities – Off-Street Car Parking and NZS 4121 (2001): Design for Access and Mobility – **Buildings** and Associated Facilities.

### Change of Use or Additional Development

- e. DELETED - NPS-UD 2020

### Formation and Screening of Car Parking Areas

- f. For all activities except **dwelling**s, car parking and manoeuvring spaces in the Outer Business, Residential, and Village **zones** required by Table 3B.1 Car Parking Standards must be formed, surfaced in seal or concrete and marked out to the **Council's** standard.
- g. For all activities in the Rural and Industrial **zones**, except **dwelling**s, car parking and manoeuvring spaces required by Table 3B.1 Car Parking Standards must be formed, surfaced in seal, concrete or permeable surfacing and marked out to the **Council's** standard.
- h. Car parking areas adjoining **sites** zoned Residential must be screened from the Residential **Zone** by a solid screen wall or fence at least 2m high.
- i. Car parking in the Recreation **Zone** must not be located within 3m of the front boundary of the **site**, or within 4.5m of any property zoned Residential or Village.

### Table 3B.1 – Car Parking Standards

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#### 3B.4.6 Restricted Discretionary Activities

The following activities are **Restricted Discretionary Activities** in respect to transportation:

- a. Any Permitted Activity that does not comply with any of the relevant standards in Rules 3B.4.3, 3B.4.4, and 3B.4.5.

For these activities, the **Council** has restricted its discretion to considering the following matters, only to the extent that they are relevant to the standard that is not met:

- the safe, efficient and integrated operation of the transport network
- design and appearance of parking areas
- glare
- access
- visual amenity **effects** on adjoining residential zoned properties and surrounding **streetscape**.
- traffic generation, **site** access and parking
- **effects** on walking and cycling and other alternative modes such as passenger transport.

In determining whether to grant a resource consent and what conditions to impose, the **Council** will, in addition to the objectives and policies of the Transport section and the relevant **zone**, 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 remains consistent with the intention of the standard(s) it infringes.
- iii) whether the application will result in any adverse **effects** on **amenity values** of neighbouring properties or the character of the **zone** in which the activity is proposed.
- iv) whether the application will result in any adverse **effects** on **streetscape** character as anticipated under Appendix 3B.2.
- v) the degree to which the non-compliance can be mitigated to ensure any **effects** are internalised to the **site**.
- vi) whether there is a reasonably practicable alternative for legal access to a **road** other than a **Major Arterial Road** or **Minor Arterial Road**.

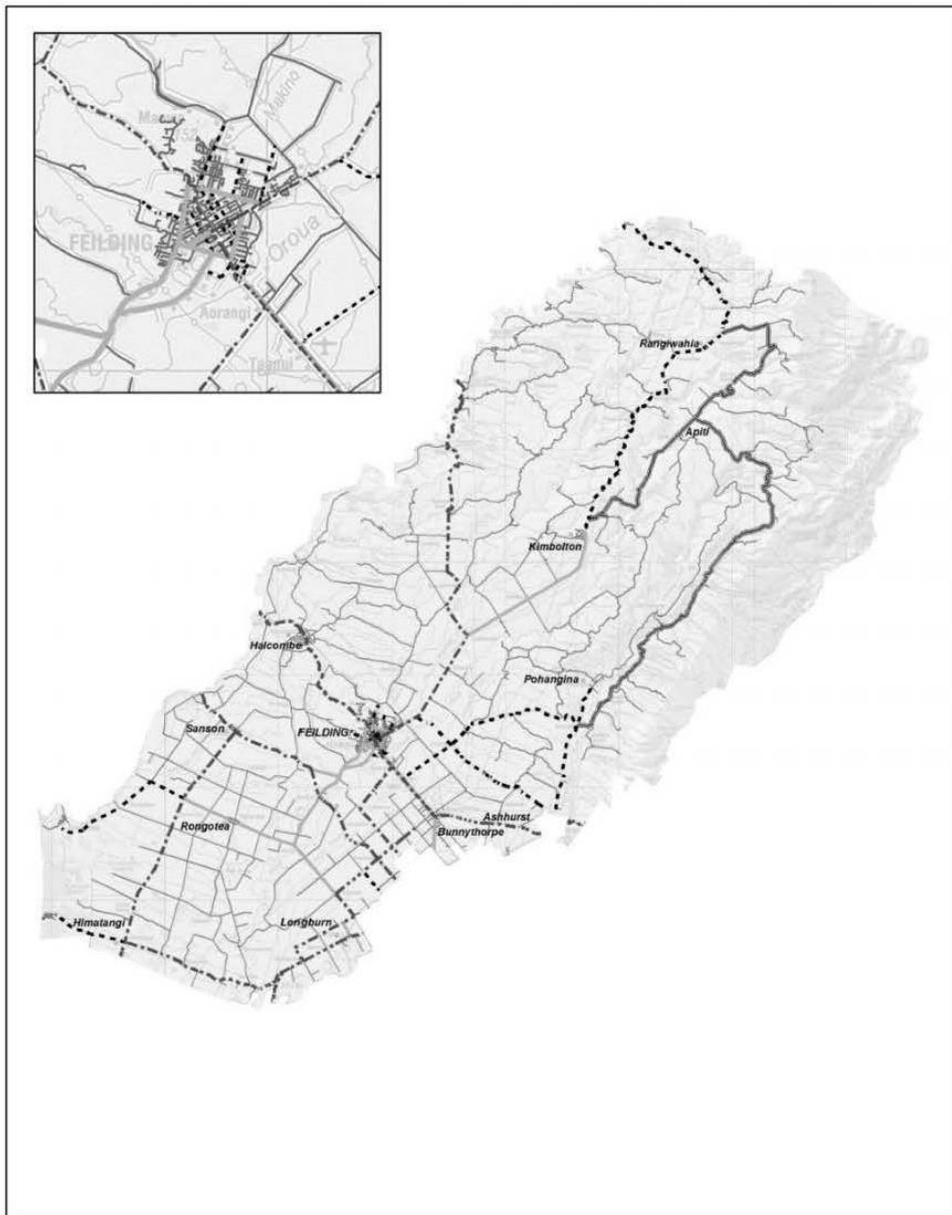
vii) DELETED - NPS-UD 2020

viii) whether alternative transport modes such as walking, cycling and passenger transport have been provided for.

### 3B.4.7 Discretionary Activities

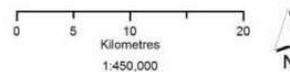
Any activity not otherwise specified as Permitted or Restricted Discretionary, or is not specifically provided for in this Plan, shall be a Discretionary Activity.

### Appendix 3B.1 Roading Hierarchy

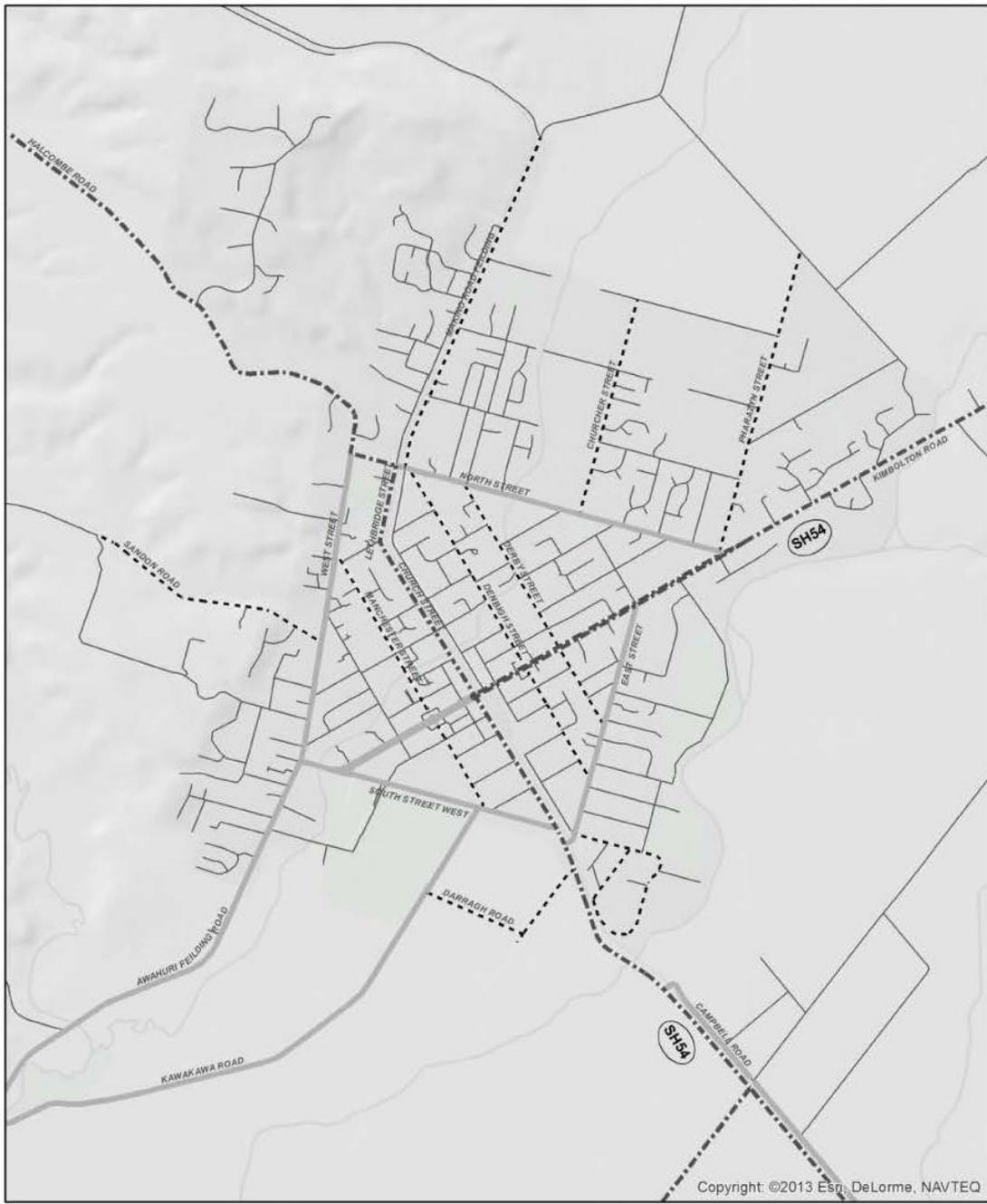


**Legend**

- Major Arterial Road
- Minor Arterial Road
- ..... Collector Road
- Collector Road (Tourist)
- Local Road

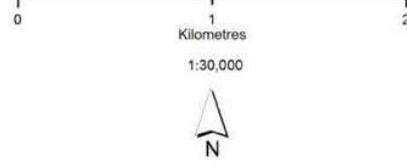


*Diagram 1 Manawatū District Roading Hierarchy*



**Legend**

- Major Arterial Road
- Collector Road (Tourist)
- Minor Arterial Road
- Local Road
- Collector Road



**Diagram 2 Feilding Roding Hierarchy**

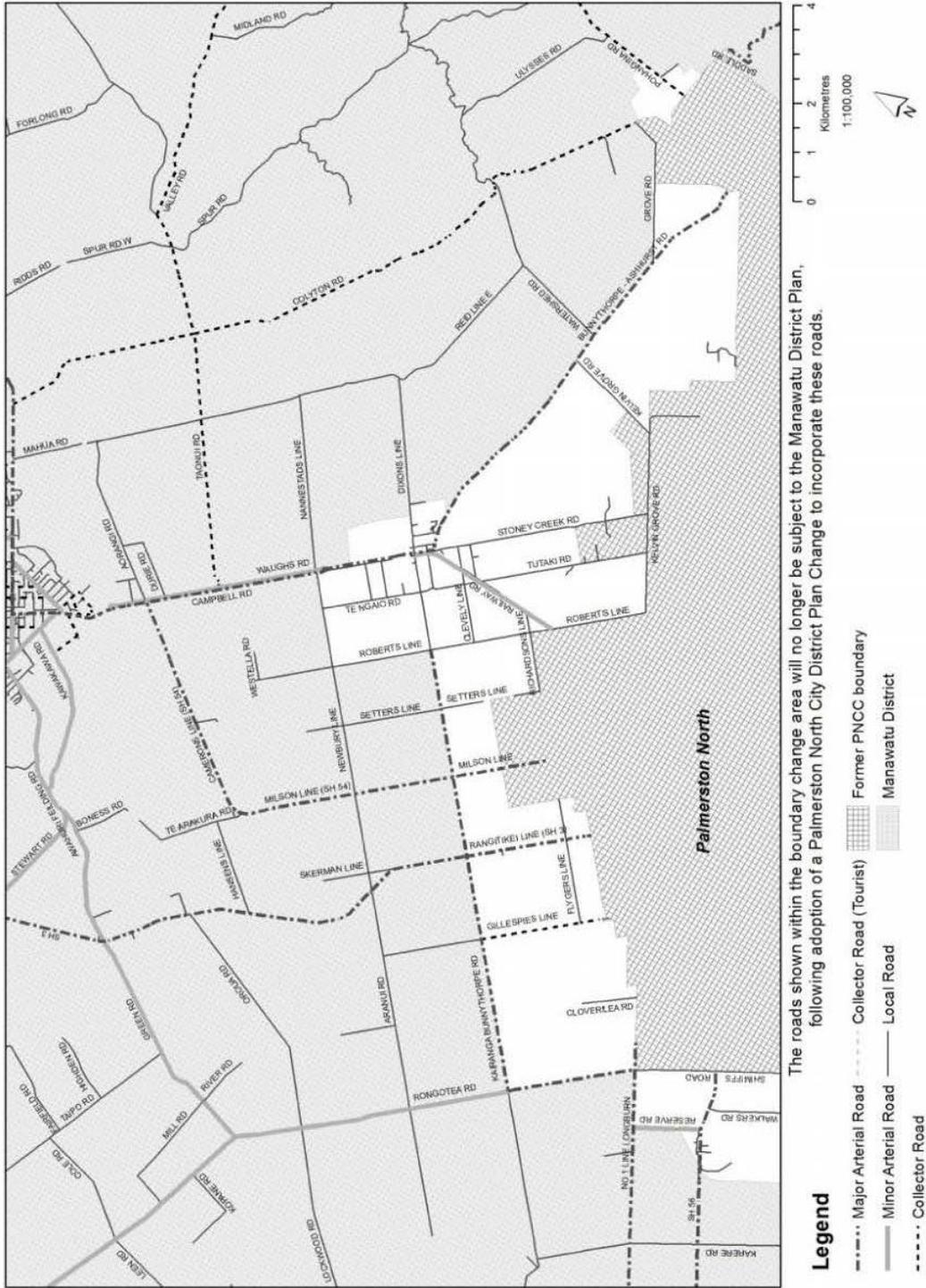


Diagram 3 Manawātū District Roding Hierarchy – Boundary Change Area

## Appendix 3B.2 Road Cross Sections

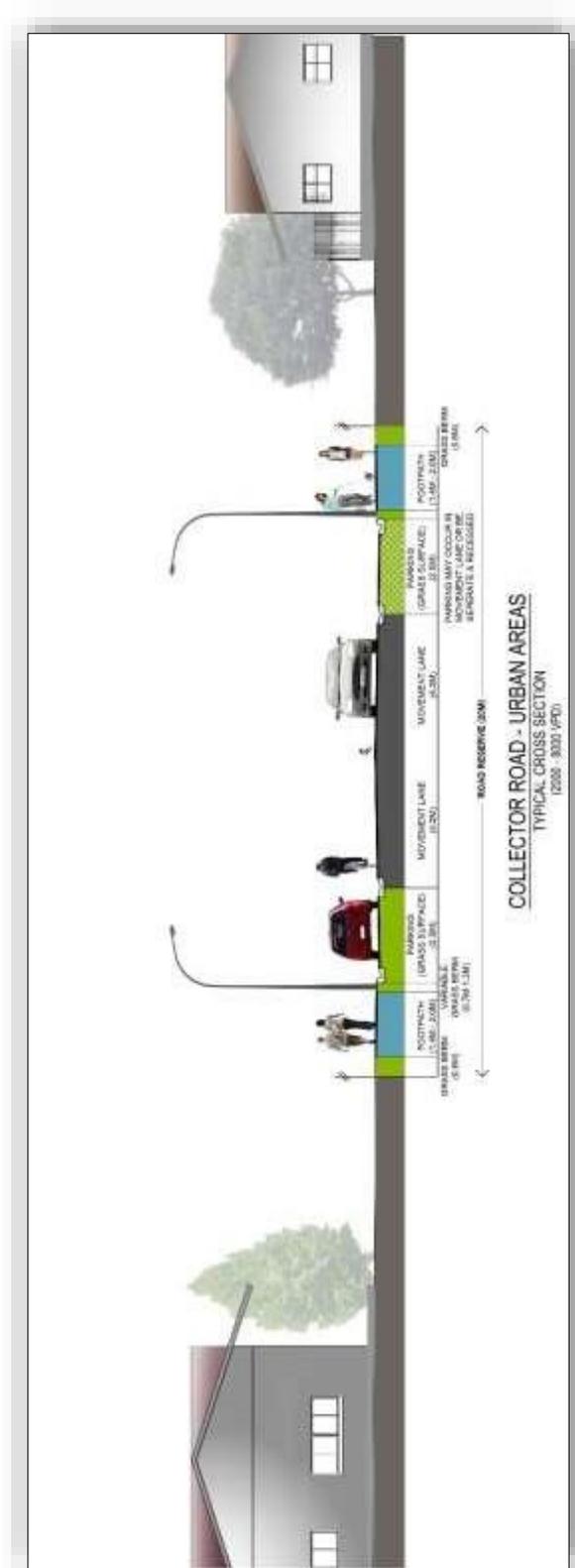


Figure 1



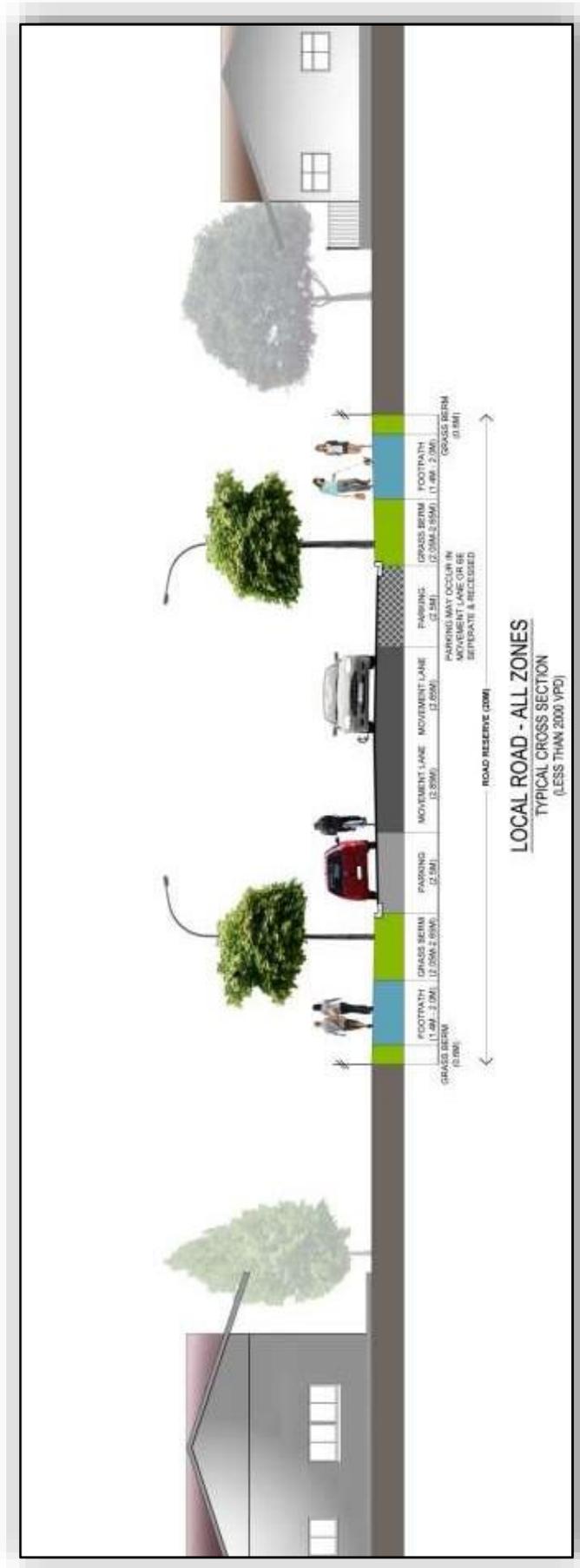


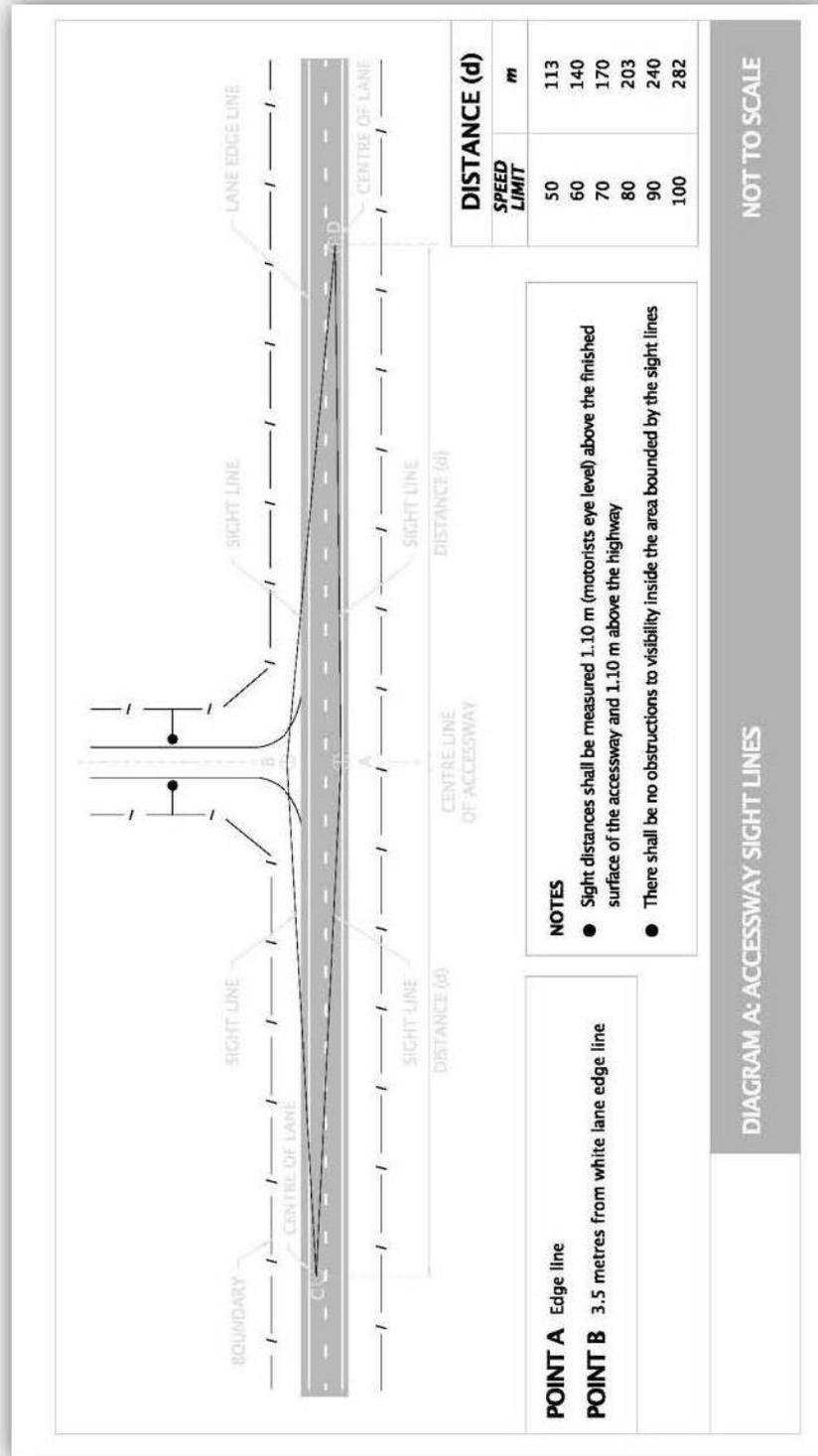
Figure 3



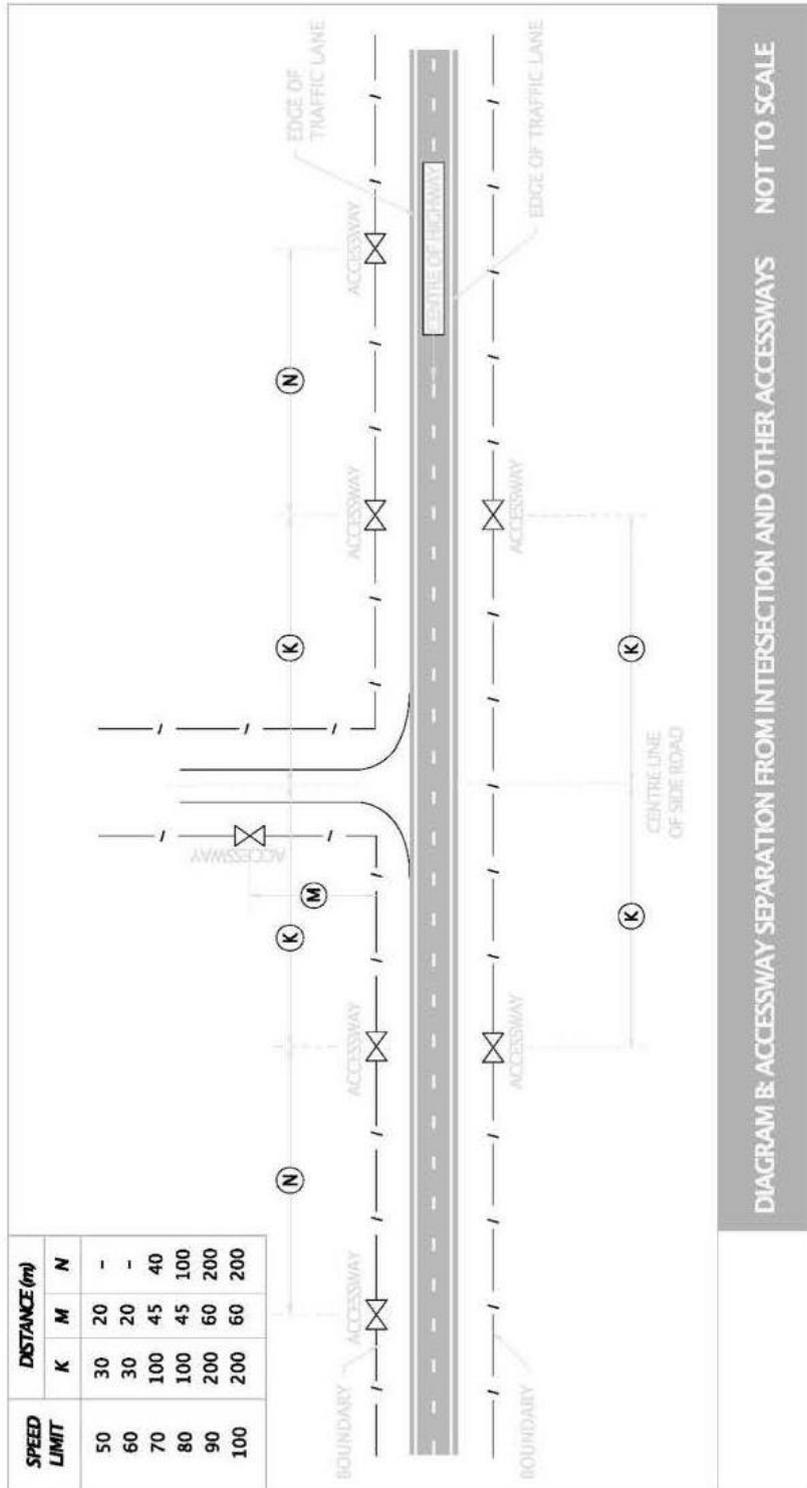
Figure 4

## Appendix 3B.3 Measurement of Sight Distances and Minimum Spacing

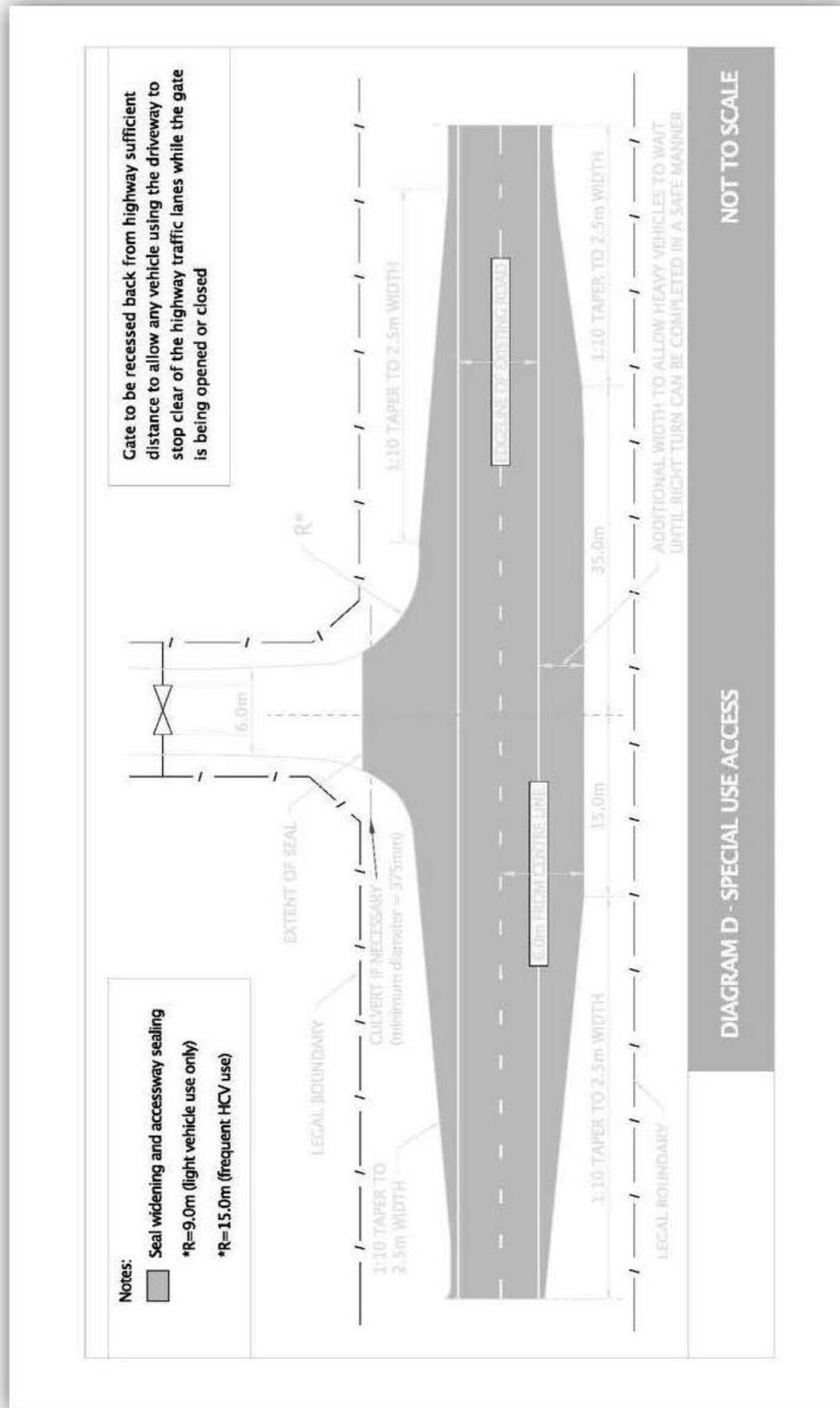
### Minimum Sight Distances from Vehicle Crossings



Minimum spacing between Intersections and between vehicle crossings



# Accessway Formation



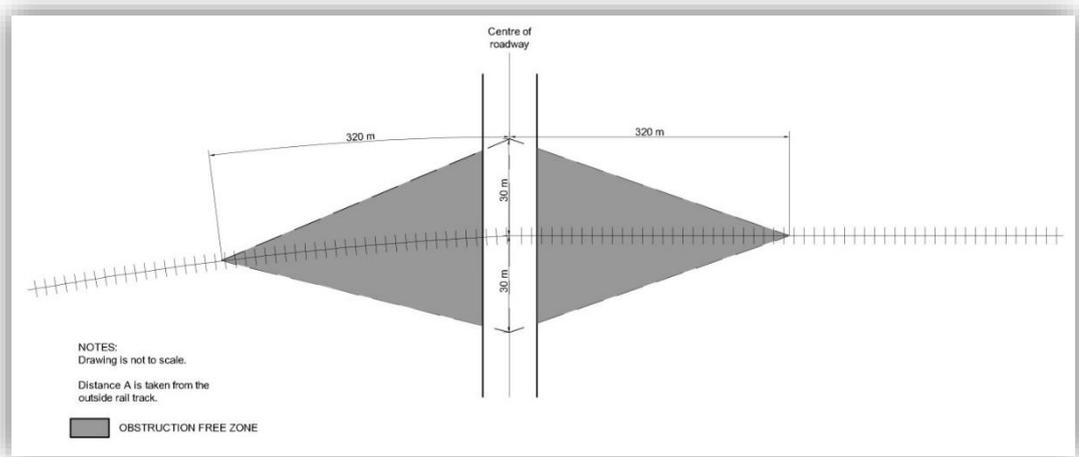
## Appendix 3B.4 Calculation of Car Equivalent Vehicle Movements

- a. Car equivalent movements are defined as being the following within any given day:
  - i) one car to and from the **site** 2 car equivalent movements
  - ii) one truck to and from the **site** 6 car equivalent movements
  - iii) one truck and trailer to and from the **site** 10 car equivalent movements
  - iv) a **dwelling** is deemed to generate 8 car equivalent movements
- b. The number of car equivalent movements will be deemed to be less than 30 if they exceed 30 on no more than two days per week, provided that they do not exceed 60 on any given day.
- c. The number of car equivalent movements will be deemed to be less than 100 if they exceed 100 on no more than two days per week.

## Appendix 3B.5 Traffic Sight Lines at Road/Rail Level Crossings

### Approach sight triangles at level crossings with Stop or Give Way signs

On **sites** adjacent to rail level crossings controlled by Stop or Give Way **signs**, no **building**, structure or planting must be located within the shaded areas shown in Figure 1. These are defined by a sight triangle taken 30 metres from the outside rail and 320 metres along the railway track.



**Figure 1 Approach sight triangles for level crossings with “Stop” or “Give Way” signs**

#### Guidance Note:

The approach sight triangles ensure that clear visibility is achieved around rail level crossings with Stop or Give Way **signs** so that a driver approaching a rail level can either:

- See a train and stop before the crossing; or
- Continue at the approach speed and cross the level crossing safely.

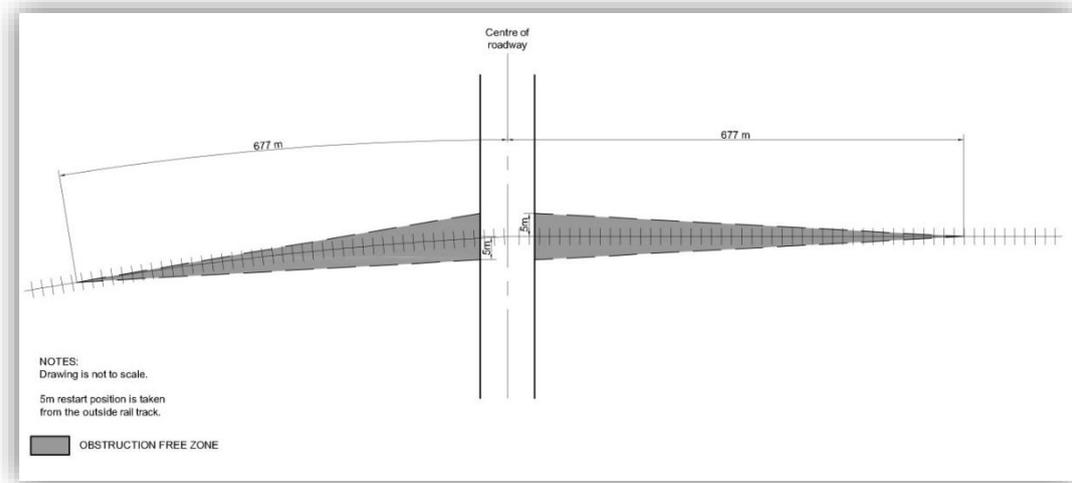
Of particular concern are developments that include shelter belts, tree planting, or a series of **building** extensions. These provisions apply irrespective of whether any visual obstructions already exist.

No approach sight triangles apply for level crossings fitted with alarms and/or barrier arms. However, care should be taken to avoid developments that have the potential to obscure visibility of these alarm **masts**. This is particularly important where there is a curve in the **road** on the approach to the level crossing, or where the property boundary is close to the edge of the **road** surface and there is the potential for vegetation growth.

#### Restart sight triangles at level crossings

On **sites** adjacent to all rail level crossings, no **building**, structure or planting must be located within the shaded areas shown in Figure 2. These are defined by sight triangle

taken 5 metres from the outside rail and distance A along the railway track. Distance A depends on the type of control in Table 1 below.



**Figure 2 Restart Sight Triangles for all Level Crossings**

**Table 1 - Required Restart Sight Distances for Figure 2**

Signs only	Alarms only	Alarms and barriers
677m	677m	60m

**Guidance Note:**

The restart sight line triangles ensure that a **road** vehicle driver stopped at a level crossing can see far enough along the railway to be able to start off, cross and clear the level crossing safely before the arrival of any previously unseen train.

Of particular concern are developments that include shelter belts, tree planting, or series of **building** extensions. These conditions apply irrespective of whether any visual obstructions already exist.

**Guidance Notes:**

1. Figures 1 and 2 show a single set of rail tracks only. For each additional set of tracks add 25 m to the along track distance in Figure 1, and 50m to the along track distances in Figure 2.
2. All figures are based on the sight distance formula used in New Zealand Transport Agency Traffic Control Devices Manual 2008, Part 9 Level Crossings. The formulae in this document are performance based however the rule contains fixed parameters to enable easy application of the standard. Approach and restart distances are derived from a:
  - Train speed of 110km/h
  - Vehicle approach speed of 20km/h
  - Fall of 8% on the approach to the level crossing and a rise of 8% at that level crossing
  - 25m design truck length
  - 90° angle between **road** and rail.

## Appendix 3B.6 Parking Central Feilding

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## 3C NOISE

### 3C.1 Introduction

Noise can create issues and may impact people's health and their enjoyment of the District. Noise can vary in its source, character, duration and time of occurrence creating a range of adverse environmental **effects**.

Noise provisions in this section provide certainty to the community around what levels of noise are acceptable when taking account of the noise producer and the receiving **environment**.

Rural production activities are the predominant activities in the rural area of the District. There is pressure for increased rural lifestyle living which can seek different expectations for the rural area. This can lead to complaints about the noise generated by rural production activities as part of day to day activities.

Residential amenity is especially sensitive to adverse noise **effects**. Noise provisions have been established to protect residential communities from such adverse **effects**, especially during night-time hours.

Specific noise limits are covered in Manfeild Park **Zone** and the Special Development **Zone**. Those provisions appear in the respective chapters, and are not reproduced below.

### 3C.2 Resource Management Issues

The following resource management issues have been identified in relation to noise:

1. Noise can result in significant adverse environmental **effects** on the existing **environment**.
2. Noise **sensitive activities** can be adversely affect by noisy uses and activities in the District.
3. Recognising that evening noise levels typically reduce in all **zones** compared with daytime noise and contribute to local amenity.
4. Noise levels generated by land use activities can vary within a **zone** and between **zones**.
5. Rural and rural lifestyle uses can have different amenity expectations which can result in complaints.

## 3C.3 Objectives and Policies

### Objective 1

To ensure noise generated from activities is appropriate to the character and level of amenity anticipated in the surrounding **environment** and human health and safety.

### Policies

- 1.1 To ensure noise level standards protect **dwelling**s and other noise **sensitive activities** from unreasonable noise levels.
- 1.2 To ensure noise levels within the Inner and Outer Business **Zones** and the Industrial **Zone** enable the functioning of these activities without resulting in significant adverse environmental **effects** on adjacent residential activities.
- 1.3 To consider appropriate mitigation measures where noise levels exceed the **zone** or **zone** interface noise limits.
- 1.4 To provide for noise associated with rural production activities in the rural **zone**.

## 3C.4 Rules

Rules in this chapter apply District-wide and the chapter needs to be read in conjunction with the District Plan maps, relevant appendices and provisions of the applicable **zone**.

### 3C.4.1 Permitted Activities

All activities are permitted provided they comply with the performance standards in Rule 3C.4.2.

### 3C.4.2 Standards for Permitted Activities

For all **zones**, the **permitted activities** specified in Rule 3C.4.1 above must comply with the following standards:

- a. Noise levels shall be measured in accordance with NZS 6801:2008 *Measurement of Environmental Sound* and assessed in accordance with NZS 6802:2008 *Acoustics – Environmental Noise* unless otherwise specified.
- b. All activities must comply with the following noise levels for the **zone** the activity is located in Table 3C.1 – Noise Levels:

Table 3C.1 – Noise Levels

Zone the activity is located in	Time Period	Potentially affected zone – measured at any point within the boundary of any other site in the zone		
		Residential/ Village	Rural	Inner and Outer Business
Residential/ Village – these apply only to home occupations and non-residential activities	7am – 10pm 10pm – 7am 10pm – 7am	45dB LAeq (15 mins) 35dB LAeq (15 mins) 55dB LAmax		
Recreation	7am – 7pm 7pm – 10pm 10pm – 7am 10pm – 7am	55dB LAeq (15 mins) 50dB LAeq (15 mins) 40dB LAeq (15 mins) 70dB LAmax		
Rural	7am – 7pm 7pm – 10pm 10pm – 7am 10pm – 7am	55dB LAeq (15 mins) 50dB LAeq (15 mins) 40dB LAeq (15 mins) 70dB LAmax	55dB LAeq (15 mins) 50dB LAeq (15 mins) 40dB LAeq (15 mins) 70dB LAmax	
Industrial	7am – 7pm 7pm – 10pm 10pm – 7am 10pm – 7am	55dB LAeq (15 mins) 50dB LAeq (15 mins) 45dB LAeq (15 mins) 75dB LAmax	55dB LAeq (15 mins) 50dB LAeq (15 mins) 45dB LAeq (15 mins) 75dB LAmax	
Inner and Outer Business	7 am – 7pm 7pm – 10pm 10pm – 7am 10pm – 7am At any time 10pm – 7am	55dB LAeq (15 mins) 50dB LAeq (15 mins) 45dB LAeq (15 mins) 75dB LAmax		65dB LAeq (15 mins) 85dB LAmax

**Guidance Note:** The noise provisions for Manfeild Park **Zone** and the Special Development **Zone** are contained in the specific **zone** chapters.

- c. Sounds generated by construction, maintenance and demolition activities will be assessed, predicted, measured, managed and controlled by reference to NZS6803:1999 Acoustics – Construction Noise.
- d. Noise from the following activities are not controlled by Rule 3C.4.2 b. in this Plan:
  - i) Aircraft being operated during or immediately before or after flight.
  - ii) Vehicles being driven on a **road**, excluding the use of airbrakes on trucks.
  - iii) Trains other than when being tested (when stationary), maintained, loaded or unloaded.
  - iv) Rural production activities, except for **intensive farming**.
  - v) Crowd noise at any area zoned recreation.
  - vi) Emergency Services Sirens.
  - vii) Military Training Activities covered by Rule A2.2

**Guidance Notes:**

1. Sound from commercial renewable energy generation will be assessed, predicted, measured and controlled by reference to the NZS6808:1998 Acoustics – The Assessment and Measurement of Sound from Wind Turbine Generators.
2. Noise from Helicopters using separate helicopter landing areas that are not part of an airport will be assessed according to NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas.
3. Noise associated with aircraft operations will be assessed by NZS 6805:1992 Airport Noise Management and Land Use Planning.
4. Unreasonable or excessive noise can be controlled by reference to the specific provisions of the Resource Management **Act** (1991), specifically sections 16 and 327.

### 3C.4.3 Discretionary Activities

Any activity that does not meet the noise standards for a Permitted Activity specified in Rule 3C.4.2, or is not specifically provided for in this plan, shall be a Discretionary Activity.

## 3D EARTHWORKS

### 3D.1 Introduction

**Earthworks** are often carried out in conjunction with subdivision and development including through construction of a structure or **building**, the establishment of a **site** access and when completing landscaping. **Earthworks** are also undertaken in the rural **environment** in conjunction with rural production activities, and for biosecurity purposes to dispose of unwanted organisms.

Without appropriate management, **earthworks** have the potential to affect land stability and cause erosion. Rehabilitation and design have an important role in the mitigation of potential adverse **effects** such as land stability and visual amenity.

**Earthworks** can also affect archaeological **sites** and care should be taken to ensure those **sites** are protected and not destroyed.

### 3D.2 Resource Management Issues

The following resource management issues have been identified in relation to **earthworks**:

1. Potential adverse **effects** resulting from **earthworks** can detract from the **amenity values** of the District.
2. **Earthworks** can result in or increase the risk of land instability.
3. **Earthworks** can result in adverse **effects** on historic heritage values.
4. **Earthworks** can result in adverse **effects** on the values that cause a natural feature or landscape to be outstanding.
5. Increased risk of natural hazards when overland flow paths or stormwater drains/swales are changed through **earthworks**.
6. **Earthworks** can compromise the safe, efficient and effective functioning of established network utilities including regionally and nationally significant infrastructure.

### 3D.3 Objectives and Policies

#### Objective 1

To ensure **earthworks** do not result in adverse **effects** on the visual amenity, landscape, or historic heritage values of the area.

## Policies

- 1.1 To mitigate any visual amenity **effects** arising from **earthworks**.
- 1.2 To restrict **earthworks** within the area of items scheduled in Appendix 1A (**Wetlands, Lakes, Rivers and their Margins**), 1B (Significant Areas of **Indigenous Forest/Vegetation** (excluding Reserves), 1D (Trees with Heritage Value), 1E (**Buildings and Objects with Heritage Value**) and 1F (**Sites with Heritage Value**).
- 1.3 To restrict **earthworks** in Outstanding Natural Features or Landscapes as scheduled in Appendix 1C NFL-APP1, except where **earthworks** are necessary to manage risk to human health and safety. [PC65]
- 1.4 To ensure the scale of **earthworks** are appropriate for the **site** they are located on to avoid visual amenity **effects** on or beyond the **site**.

## Objective 2

To ensure that **earthworks** are designed and undertaken in a manner to minimise the risk of land instability and accelerated erosion.

## Policies

- 1.1 To manage the scale of **earthworks** on **sites** susceptible to erosion and land instability.
- 1.2 To require rehabilitation measures be undertaken to avoid accelerated erosion following **earthworks**.
- 1.3 To ensure all adverse **effects** from **earthworks** including dust and sediment run-off are managed onsite so that particulate matter does not cause a nuisance or affect the safety or operation of other activities.
- 1.4 To ensure that **earthworks** do not affect the functioning of known overland flow paths.

## Objective 3

To protect the operation of the **National Grid** and **infrastructure of regional and national importance** by avoiding **earthworks** that could undermine their integrity and functioning.

## Policies

- 3.1 To control **earthworks** within the **National Grid Yard** to ensure the continued safe, effective and efficient access to and operation, maintenance and upgrading of the **National Grid**.
- 3.2 To control **earthworks** near **infrastructure of regional and national importance** to ensure their safe and efficient operation, maintenance and upgrading.

## 3D.4 Rules

Rules in this chapter apply District-wide and the chapter needs to be read in conjunction with the District Plan maps, relevant appendices and provisions of the applicable **zone**.

### 3D.4.1 Permitted Activities

The following are **Permitted Activities** in all **zones**, except the Rural and Flood Channel **zones** provided that they comply with the standards in Rule 3D.4.2 below.

- a. **Earthworks**, other than in an Outstanding Natural Feature or Landscape.
- b. **Earthworks** for the purposes of burying material infected by unwanted organisms as declared by the Minister under the Biosecurity Act 1993.

#### Guidance Notes:

1. Water takes, diversions, discharges and **earthworks** are also regulated by the Manawatū-Wanganui **Regional Council** and a resource consent maybe required under the rules of the One Plan.
2. **Earthworks** near or within areas of cultural and natural heritage values may also require an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act (2014). It is an offence to modify or destroy an archaeological **site** or destroy an archaeological **site** or demolish/destroy a whole **building** if the person knows or reasonably suspects it to be an archaeological **site**. An archaeological **site** is any place, including any **building** or structure (or part of), that:
  - was associated with human activity or the **site** of a wreck of a vessel that occurred before 1900; and
  - provides or may provide, through archaeological investigation, evidence relating to the history of New Zealand.
3. The disposal of contaminated material, including unwanted organisms, may require resource consent from the Manawatū-Wanganui **Regional Council** under the rules of the One Plan.

### 3D.4.2 Standards for Permitted Activities

The **Permitted Activities** specified above must comply with the following standards:

- a. Any sediment run-off from **earthworks** must be contained within the subject **site**.
- b. All dust and sedimentation control measures must be installed prior to **earthworks** commencing, maintained during the construction works, and only removed once stabilisation occurs.
- c. **Earthworks** must not be undertaken closer than 20m of the banks of the Oroua River or Kiwitea Stream.

- d. **Earthworks** must not be undertaken closer than 10m of the banks of the Makino Stream.
- e. **Earthworks** must not be undertaken within any area identified in Appendix 1A (**Wetlands**, Lakes, Rivers and their Margins), 1B (Significant Areas of **Indigenous Forest/Vegetation** (excluding Reserves), 1D (Trees with Heritage Value) and 1F (**Sites** with Heritage Value).
- f. **Earthworks** undertaken in the **National Grid**

Around **National Grid** support poles and stay wires:

- i) depth shall be no greater than 300mm within 2.2m of the pole or stay wire; and
- ii) depth shall be no greater than 750mm between 2.2m and 5m of the pole or stay wire.

Around **National Grid** support towers (including any tubular steel tower that replaces a steel lattice tower):

- iii) depth shall be no greater than 300mm within 6m of the outer edge of the visible foundation of the tower; and
- iv) depth shall be no greater than 3m between 6m and 12m of the outer edge of the visible foundation of the tower; and
- v) shall not compromise the stability of a **National Grid** support structure, and
- vi) shall not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34:2001.

Provided that the following earthwork activities are exempt from the provisions (i)-(vi) above:

- vii) by a **network utility** operator within a transport corridor as part of a transmission activity or for utility infrastructure, or
- viii) as part of agricultural or domestic cultivation, or
- ix) repair, sealing or resealing of a **road**, footpath, driveway or farm track
- x) any vertical holes not exceeding 500mm in diameter provided they are:
  - a) more than 1.5m from the outer edge of a pole support structure or stay wire; or
  - b) a post hole for a farm fence or horticulture structure and more than 6m from the visible edge of a tower support structure foundation.

**Guidance Note:** The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) contains restrictions on the location of structures and activities in relation to all electricity lines. Compliance with the Code of Practice is mandatory. Compliance with the permitted activity standards of the Plan does not ensure compliance with the Code of Practice.

- g. No **earthworks, buildings** or structures can be undertaken or erected within 20m of a natural gas transmission pipeline.
- h. **Earthworks** must comply with the standards specified in Table 3D.1 Earthwork Volumes.
- i. **Earthworks** must not block any stormwater or overland flow paths.

**Table 3D.1 Earthwork Volumes**

Zone	Minimum setback from site boundary		Maximum area per site exposed at any one time	Maximum permitted volume per site in any 12 month period	Maximum change to existing ground level
	1.5m	3m	500m <sup>2</sup>	500m <sup>3</sup>	1.5m
Residential, Village & Inner Business Zones	✓		✓		✓
Outer Business & Industrial Zones		✓		✓	✓
Manfeild Park & Special Development Zones		✓		✓	✓
Recreation Zone	✓			✓	✓

**Guidance Notes:**

1. The restrictions above do not apply to land based quarrying activities which are managed in the Rural **Zone** of this Plan.

2. **Earthworks** are also regulated by the Manawatū-Wanganui **Regional Council** and a resource consent may be required under the rules of the One Plan, or any subsequent Regional Plan. The One Plan requires Erosion and Sediment Control measures to comply with the Greater Wellington **Regional Council**'s Erosion and Sediment Control Guidelines dated September 2002.
3. The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2011) also applies to **earthworks** and a resource consent may be required under those provisions.
4. Where **earthworks** are to be undertaken within 20m of any electricity line or high pressure gas transmission line, the owners of the electrical or gas network should be advised of the intention to carry out the works not less than 5 working days prior to their commencement.
5. **Earthworks** that may or will modify or destroy an archaeological **site** require an Archaeological Authority under the Heritage New Zealand Pouhere Taonga **Act** (2014). It is an offence to modify or destroy an archaeological **site** or demolish/destroy a whole **building** if the person knows or reasonably suspects it to be an archaeological **site**. An archaeological **site** is any place, including any **buildings** or structure (or part of), that:
  - was associated with human activity or the **site** of a wreck of a vessel that occurred before 1900; and
  - provides or may provide, through archaeological investigation, evidence relating to the history of New Zealand.

### 3D.4.3 Restricted Discretionary Activities

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

- a. Any **earthworks** undertaken in the **National Grid Yard** that do not comply with the standards for **permitted activities** under Rule 3D.4.2 f. i) – iv) above.

For this activity, the **Council** has restricted its discretion to considering the following matters, only to the extent that they are relevant to the standard that is not met:

- Any effects on the operation of the **National Grid**
- Volume, area and location of the works, including **temporary activities** such as stockpiles
- Hours of operation and time of year the proposed works will occur
- **Site** remediation
- The use of mobile machinery within the **National Grid Yard**
- Demonstrated compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001).

### 3D.4.4 Discretionary Activities

Any **earthworks** that do not meet the Permitted Activity standards, or is not specifically provided for in this Plan, shall be a Discretionary Activity.

The following activities are a Discretionary Activity:

- a. Any earthworks that do not meet the Permitted Activity standards, or are not specifically provided for in this Plan.
- b. Any earthworks within an Outstanding Natural Feature identified in NFL-APP1 or Significant Amenity Feature identified in NFL-APP2. [PC65]
- c. Any earthworks associated with a new **National Grid transmission line** within an Outstanding Natural Landscape identified in NFL-APP1.

#### Guidance Note:

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

### 3D.4.5 Non-Complying Activities

Any **earthworks**:

- a. within an Outstanding Natural Feature or Landscape identified in ~~Appendix 1C NFL-APP1~~, except within an existing **road** corridor, or where associated with a new **National Grid transmission line**; or
- b. in the **National Grid Yard** that do not comply with 3D.4.2 f. v) or vi);

is a Non-Complying Activity. [PC65]

## 3E SIGNS

### 3E.1 Introduction

**Signs** are an important part of commercial and promotional activities. The role of a **sign** is predominantly to promote or draw attention to an activity or an event. **Signs** are often auxiliary to another activity, however can still generate adverse **effects** on the **environment**. These **effects** can be attributed to mostly visual amenity, but can also adversely affect the efficient operation of the transport network.

It is critical to ensure all **signs** are managed appropriately to avoid, mitigate and remedy potential adverse **effects** on the **environment**. Legislation can require that hazard or risk identification and **site** safety signage is provided on a **site**. For avoidance of doubt, these **signs** are not controlled by the Plan, provided the legislative requirements are met.

### 3E.2 Resource Management Issues

The following resource management issues have been identified in relation to **signs**:

1. The need to ensure that **signs** do not detract from the existing amenity of the District.
2. The need to ensure signage does not create visual obstructions or pose safety concerns for **road** users and pedestrians.
3. The occurrence of advertising **signs** that do not relate to the activity on the **site** the **sign** is located on, causing visual clutter and loss of amenity for the surrounding **environment**.

### 3E.3 Objectives and Policies

#### Objective 1

To ensure the erection of any **sign** does not result in adverse **effects** on the visual **amenity values** of the **environment**.

#### Policies

- 1.1 To maintain the low frequency of signage existing in the District by restricting the number, size and type of **signs** erected to ensure visual amenity is maintained.
- 1.2 To restrict the illumination of **signs** to ensure adverse amenity **effects** from glare, light spill or distractions to **road** users and the surrounding **environment** are avoided.
- 1.3 To distinguish between permanent and **temporary signs** and provide for them separately given the difference in their duration.
- 1.4 To manage the location, appearance and frequency of **temporary signs** to ensure they

are of limited duration.

- 1.5 To manage the cumulative **effect** of a proliferation of advertising **signs** on rural amenity.
- 1.6 To ensure signage is in keeping with the character of the area or **building** where it is located.
- 1.7 To ensure the erection of advertising **signs** is only on the **site** where the activity is occurring.

## Objective 2

To ensure **signs** do not detract from the safety of **road** users and pedestrians.

## Policies

- 2.1 To ensure that only **official signs** and information **signs** are located within the **road** reserve.
- 2.2 To restrict the number, size and type of **signs** erected to ensure safety of **road** users and pedestrians.
- 2.3 To avoid the use of trivision or flashing **signs** where this could lead to **road** user distraction.
- 2.4 To avoid distraction to **road** users from the occurrence of **signs** not relating to an activity undertaken on the **site**.

## 3E.4 Rules

Rules in this chapter apply District-wide and the chapter needs to be read in conjunction with the District Plan maps, relevant appendices and provisions of the applicable **zone**.

### 3E.4.1 Permitted Activities

The following are a Permitted Activity provided that they comply with the standards in Rule 3E.4.2 below:

- a. **Signs and official signs**
- b. **Temporary signs**

### 3E.4.2 Standards for Permitted Activities

- a. **Signs** located within the **road** reserve must comply with the following standards:
- i) One information **sign** and one official “welcome to” **sign** erected at each entrance to a township.
  - ii) No **sign** may result in visual obstruction or cause confusion for **road** users, pedestrians or cyclists.
  - iii) The maximum **sign face area** of an information **sign** or official “welcome to” **sign** must not exceed 3m<sup>2</sup>. Where a **sign** is double sided, it may have 3m<sup>2</sup> on each **sign face area**.
  - iv) One **sign** placed on the footpath per business premise in the Inner and Outer Business **Zones**. These **signs** must:
    - a) not exceed 0.8m<sup>2</sup> in size, and
    - b) relate to a product, service or event offered within the premises and must only be placed adjacent to the kerbline outside the premises that they relate to.

**Guidance Note:** Signs on roads will also need approval from the New Zealand Transport Agency or the **Council’s** Roading Team.

- b. Except as provided for in Rule 3E.4.2 a. and Rule 3E.4.2 c., all **signs** must comply with the following standards:
- i) One **sign** may be displayed per **site**. This includes any **sign** that is freestanding, or is written on or affixed to a **building**.
  - ii) **Signs** must relate to the predominant activity on a **site**, or be associated with an activity otherwise permitted by this Plan or Resource Consent has been granted.
  - iii) A **sign** may be LED, backlit or spot lit but must not be flashing, animated, trivision, or contain revolving lights or lasers.
  - iv) Any **sign** that is LED, backlit or spot lit must not result in light spill into any adjoining property zoned Residential.
  - v) No **sign** may be painted or located on a **building** roof.
  - vi) **Signs** must not obstruct the clarity of **official signs**.
  - vii) **Signs** must not create an obstruction or cause safety concerns for **road** users.
  - viii) **Signs** must also comply with any permitted activity conditions of the **zone**

in which it is located in.

- ix) The maximum **sign face area** of any **sign** must not exceed 0.6m<sup>2</sup>, except that **signs** within the Inner and Outer Business **Zones** and Industrial **Zone** must not exceed a maximum **sign face area** of 3m<sup>2</sup>.

**Guidance Note:** The Inner and Outer Business **Zones**, Manfeild Park **Zone** and the Special Development **Zone** have additional signage provisions contained in the relevant **zone** chapters.

c. All **Temporary Signs** must comply with the following standards:

- i) The maximum **sign face area** of any **sign** must not exceed 1.5m<sup>2</sup>, except for electioneering **signs** which must not exceed a maximum **sign face area** of 3m<sup>2</sup>.
- ii) The erection of a **temporary sign** must not be for more than two months in any 12 month period.
- iii) **Signs** must not create an obstruction or cause safety concerns for **road** users.
- iv) **Signs** must not be located on **Council** property or within the legal **road** reserve.
- v) A **sign** may be LED, backlit or spot lit but must not be flashing, animated, trivision, or contain revolving lights or lasers.
- vi) Any **sign** that is LED, backlit or spot lit must not result in light spill into any adjoining property.
- vii) **Signs** must not obstruct **official signs**.
- viii) **Signs** for electioneering are only permitted in the two month period prior to the election, and must be removed before the day of the election.
- ix) **Signs** for sporting events, public meetings, galas, market days, and other recreational and festive events must only be permitted in the two month period prior to the event, and must be removed no later than one week after the conclusion of the activity.
- x) All **signs** must be removed from the **site** no later than one week after the completion of the activity or event the **sign** was promoting.
- xi) Only one **sign** advertising the sale, rent or auction of a property must be located on the property to which they relate and must be removed no later than one month after settlement.

### 3E.4.3 Discretionary Activities

Any **sign** that does not meet the Permitted Activity standards, or is not specifically provided for in this Plan, shall be a Discretionary Activity.

## 3F TEMPORARY ACTIVITIES

### 3F.1 Introduction

**Temporary activities** vary in their nature and scale; they are usually of short duration, intermittent and can involve activities outside of normal working hours. **Temporary activities** are necessary to meet a range of social, cultural and economic needs within the community and are provided for where any resulting adverse **effects** can be appropriately managed.

### 3F.2 Resource Management Issues

The following resource management issue has been identified for **temporary activities**:

1. The need to recognise the short term nature of **effects** that are associated with **temporary activities**.
2. To recognise the role of **temporary activities** in promoting the social and cultural wellbeing of the communities of the Manawatū.

### 3F.3 Objectives and Policies

#### Objective 1

To provide for a wide range of **temporary activities** within the District while ensuring any adverse **effects** are managed.

#### Policies

- 1.1 To restrict the scale, intensity, location, duration and frequency of **temporary activities** to manage any adverse **effects** on the surrounding **environment**.

### 3F.4 Rules

Rules in this chapter apply District-wide and the chapter needs to be read in conjunction with the District Plan maps, relevant appendices and provisions of the applicable **zone**.

#### 3F.4.1 Permitted Activities

**Temporary activities** are a Permitted Activity provided they comply with the performance standards in Rule 3F.4.2.

#### 3F.4.2 Standards for Permitted Activities

**Temporary activities** must comply with the following standards:

- a. For sporting events, public meetings, galas, market days, and other recreational and festive events:

- i) Hours of operation occur between 7am – 10pm, and
  - ii) Duration not exceeding 3 consecutive days, and
  - iii) No more than 4 events of a similar nature on the same **site**, in any 12 month period, and
  - iv) Temporary **buildings** and structures (except temporary **network utility** structures supporting an event) must be readily moveable, meet all **yard** setback requirements of this Plan and must be removed from the **site** upon the completion of the temporary activity.
  - v) Temporary **network utility** structures supporting an event must be easily moveable and erected for a duration not exceeding 5 consecutive weeks.
- b. Temporary **buildings** and structures must:
- i) be readily moveable;
  - ii) meet all **yard** setback requirements of this Plan;
  - iii) be removed from the **site** within 6 months of the commencement of the activity;
  - iv) not occupy a **site** for more than one 6 month period in any 12 months.

**Guidance Note:** Consideration must also be given to the requirements of the **Building Act (2004)** and the **Building Code** for temporary **buildings** and structures.

- c. The temporary storage of materials and goods must not exceed a period of more than 6 calendar months.
- d. The demolition of **buildings**, excluding those **buildings** identified in Chapter 4 – Historic Heritage, provided the materials and debris from the demolition are removed from the **site** no later than one month after the completion of the demolition.
- e. Noise associated with **temporary activities** must comply with the noise provisions relating to the **zone** it is located in.
- f. All **temporary activities**, including **buildings** and structures, shall be located outside of the **National Grid Yard**.

**Guidance Note:** This rule applies to **Temporary Activities** as defined and does not include Military Training Activities in Rule A2 which is a separate class of temporary activity dealt with by that rule.

For guidance on vibration **Council** recommends District Plan users refer to the NZ Transport Agency State highway construction and maintenance noise and vibration guide dated August 2013 for best practice.

**3F.4.3 Discretionary Activities**

Any temporary activity that does not meet the Permitted Activity standards, or is not specifically provided for in this Plan, shall be a Discretionary Activity.

## 3G RELOCATED BUILDINGS

### 3G.1 Introduction

Relocating **buildings** provides for the sustainable and economic reuse of **buildings** that are no longer required in their current location. **Buildings** may have been previously used, or purpose built for relocation. The age and condition of previously used **buildings** that are commonly relocated within the Manawatū District often means that remedial and upgrading works are required to be undertaken. These works ensure that the **building** does not result in adverse visual **effects** on the surrounding **environment**. It is therefore important that **relocated buildings** are managed to ensure **amenity values** are maintained.

The relocation of **significant historic built heritage** scheduled in Schedule 4a and Appendix 1E (**Buildings** and Objects with Heritage Value) is a separate matter not addressed through this chapter. Consideration of these **buildings** is required under the provisions of Chapter 4 – Historic Heritage.

### 3G.2 Resource Management Issues

The following resource management issues have been identified:

1. The need to recognise the sustainable use and economic benefits associated with the reuse of **buildings** by relocating them to a new **site**
2. The need to manage the adverse visual **effects** that can occur from relocating **buildings** to a new **site**.
3. New **buildings** that are small scale and purpose built to be relocated are less likely to result in adverse visual **effects** on the **environment**.

### 3G.3 Objectives and Policies

#### Objective 1

To enable the relocation and establishment of **relocated buildings** only where reinstatement works will ensure the **building** maintains the visual **amenity values** of the surrounding area.

#### Policies

- 1.1 To ensure any reinstatement and upgrading works undertaken are completed in a timely and efficient manner.
- 1.2 To ensure any reinstatement and upgrading works will result in a **relocated building** achieving a level of visual amenity the same or better than the surrounding area.

- 1.3 To encourage **relocated buildings** that are of an age, character and condition that requires minimal reinstatement work.

## 3G.4 Rules

Rules in this chapter apply District-wide and the chapter needs to be read in conjunction with the District Plan maps, relevant appendices and provisions of the applicable **zone**.

### 3G.4.1 Permitted Activities

The following are **permitted activities** provided that they comply with the standards in Rule 3G.4.2:

- a. All **relocated buildings** in the Residential, Village, Rural, Outer Business and Industrial **Zones**.

### 3G.4.2 Standards for Permitted Activities

The **permitted activities** specified in Rule 3G.4.1 above must comply with the following conditions:

- a. Any **relocated building** intended for use as a **dwelling** must have previously been designed, built and used as a **dwelling**.
- b. The **relocated building** must be placed on permanent foundations as soon as practicable, and not later than one month from arrival onsite. If a **building** is not immediately placed on foundations public access to the **site** shall be restricted, including with signage.

Guidance Note: For the purposes of this standard, restricted means **industry** methods and techniques used to restrict public access to a **site**, including signage, and as necessary to achieve compliance with health and safety legislation. The methods and techniques should reflect the location of the **site** and the ability of people to gain access.

- c. The **Council** shall be notified no later than 48 hours before the **building** is relocated of the intended delivery date. This standard will be met provided the **building** is relocated within 5 days of the notified date.
- d. The **relocated building** is not located within the Flood Channel **Zone**.
- e. Compliance with all standards specified for **permitted activities** in the relevant **zone** and other parts of this Plan.
- f. A **building** pre-inspection report shall be submitted by the owner of the **relocated building** to the **Council** at the same time as an application is made for a **building** consent for the **relocated building**. That report shall be on the form contained in Appendix 3G.1 and is to identify all reinstatement works that are to be completed to the exterior of the **building** to achieve a workmanlike standard and tidy

- appearance, and shall certify whether the **relocated building** is safe and sanitary.
- g. The **building** pre-inspection report shall be prepared by:
    - A licenced **building** practitioner (carpenter or design category); or
    - A **building** inspector from the local authority where the **building** is being relocated from.
  - h. All reinstatement work required by the Condition Table in Section 2.0 of the **building** pre-inspection report (in Appendix 3G.1) to reinstate the exterior of any **relocated building** shall be completed within 12 months of the **building** being delivered to the destination **site**.
  - i. The owner must complete the Owner Certificate and Declaration in Section 6.0 of the **building** pre-inspection report (in Appendix 3G.1) to certify to the **Council** that all the reinstatement work will be completed within 12 months of the **building** being delivered to the destination **site**.
  - j. The **relocated building** owner will supply to the **Council** photos showing the exterior of the **building** 12 months after relocation to show the reinstatement works required by Condition Table 2.0 of the **Building** Pre-Inspection Report have been achieved.

Guidance Note: Compliance with the permitted activity standards of the Plan does not ensure compliance with the **Building Act** 2004. The standards do not in any way derogate from or impinge on **Council's** functions, powers and obligations under the **Building Act**.

### 3G.4.3 Restricted Discretionary Activities

The following activities are a Restricted Discretionary Activity, in all **zones**, in respect to **relocated buildings**:

- Any **relocated building** that does not meet the Permitted Activity standards or does not comply with the relevant Permitted Activity standards in all other parts of the District Plan.

For this activity, the **Council** has restricted its discretion to considering the following matters, only to the extent that they are relevant to the standard that is not met:

- Scale of built form and location on **site**.
- Exterior remedial and upgrading works.
- Time for remedial and upgrading works to be completed.
- The extent of non-compliance with the standard(s) in the Plan.

In determining whether to grant a resource consent and what conditions to impose, the **Council** will, in addition to the objectives and policies of the **Relocated Buildings** section and the relevant **Zone**, assess any application in terms of the following assessment criteria:

- i) Whether the application remains consistent with the intention of the standard(s) it infringes.
- ii) The extent to which there will be adverse **effects** where an application does not meet the standards.
- iii) Whether the application will result in adverse **effects** on the character and visual **amenity values** of the immediate surroundings or wider **streetscape**.
- iv) The need for reinstatement works and upgrading to ensure visual amenity of the surrounding area is maintained, including landscaping proposed.
- v) The proposed time for reinstatement works and upgrading to be completed once the **relocated building** is located on its destination **site**.
- vi) The suitability of the **relocated building** for the intended reuse.

#### 3G.4.4 Discretionary Activities

Any **relocated building** not provided for as a Permitted or Restricted Discretionary Activity or is located in the Flood Channel **Zone** is a Discretionary Activity.

## Appendix 3G.1 Building Pre-Inspection Report



# Building Pre-Inspection Report

Insert new location address.

Insert District

**For: Manawatu District Council**

Insert date of report.

# Building Pre-Inspection Report

## 1.0 GENERAL INFORMATION

### 1.1 Introduction

This **Building** Pre-Inspection Report has been prepared in accordance with the requirements of the Manawatū District Plan. It accurately records the external condition of the [*dwelling house/garage/ancillary building*] to be relocated and sets out all reinstatement works required to the exterior of the **building** after it has been relocated to a workmanlike standard and to achieve a tidy appearance to meet requirements of the District Plan.

Limited inspection of the interior has been undertaken for the purpose of the **building** consent application which must be lodged with the Manawatu District Council at the same time as this Report is submitted to the **Council**.

The Condition Table set out in Section 2 of this Report and associated photographs assist in providing a representation of the condition of the **building** prior to the commencement of the relocation.

The Report also provides photographs of the surroundings of the destination **site**. These photos provide context for the standard to be achieved in reinstating the **relocated building**.

The Report has been prepared by Enter Name. of Enter Company name. as per our instruction/agreement dated Enter a date.on behalf of our clients Enter Name. in accordance with the requirements of the Manawatū District Plan.

### 1.2 Applicants Contact Details

<b>Applicant:</b>	[Applicant (clients) name]
<b>Contact address:</b>	[Contact address]
<b>Telephone:</b>	
<b>Email:</b>	
<b>Any Additional information:</b>	
<b>Agent:</b>	[Authorised agent's name]
<b>Contact address:</b>	[Contact address]
<b>Telephone:</b>	
<b>Email:</b>	
<b>Any Additional information:</b>	

### 1.3 Building Details

<b>Type of building</b>	[Dwelling house, garage, ancillary <b>building</b> ]
<b>Approximate age of building</b>	Provide date range e.g. 1940-1950.
<b>Brief Description</b>	Number of storeys, approximate size, roof, walls, floor construction, additional features.
<b>Proposed site address</b>	Address of the intended site of the related building.
<b>Site address where the building was inspected</b>	Address
<b>Proposed Use of Building</b>	Dwelling House, Residential, Garage, Ancillary.
<b>Previous Use of the Buildings</b>	<i>[Relocated building must have been previously designed, built and used as a dwelling (Except previously used garage and ancillary buildings)]</i>
<b>Is the building being split for transportation</b>	Choose Yes or No.
<b>Will the split affect wall cladding</b>	Choose Yes or No. Details, numbers of sections, identify the location of the cut(s)
<b>Will the split affect roof cladding</b>	Choose Yes or No. Details, number of sections, identified the location of the cut(s)
<b>Inspection Dates &amp; Weather:</b>	[Date and weather at the time of inspection]
<b>Inspection by:</b>	Name of Inspector.
<b>Other persons present</b>	Name of other parties present.
<b>Building Consent Status</b>	<i>[Has Building Consent documentation been prepared for the relocation works.]</i>

# Building Pre-Inspection Report

## 1.4 Site Characteristics *(this section may be filled in by the owner of the destination site)*

Existing character of the site	Description of the site where the relocated building is to be located.
Topography of the surrounding environment	Description of the surrounding environment, is it hilly, flat, building concealed from the road, etc.
Areas of Vegetation on and around the site	Description of the vegetation on site, proximity of the building location to any areas of indigenous vegetation.
Areas of any cultural or heritage value identified in the District Plan	Description of any cultural or heritage values on or near the site..

## 1.5 Areas assessed by Licensed Building Practitioner

Describe how the **building** was inspected.

*Example:*

*The external envelope of the subject building viewed from ground floor level and where safely accessed by ladder from ground level.*

*Internally, our inspection was limited to those parts of the buildings that could be safely accessed and a head and shoulders inspection of the roof space.*

*Access was gained into the subfloor space....]*

## 1.6 Reporting Conditions

This Report has been prepared under the following conditions of engagement:

- The **building** inspection undertaken for the purpose of this Report is based on a visual inspection only; therefore it is not possible to guarantee that all concealed areas containing defects will be accessible (floor voids, roof voids, etc). No intrusive investigation will therefore be undertaken.
- **Signs** of water ingress will be searched for during the **building** inspection undertaken for the purpose of this Report, however the Report cannot warrant that the **building** is free from water penetration, from defective roofing, cladding, rainwater goods, rising damp or the like unless evident at the time of our visual survey.
- Only areas where safe access is possible have been inspected.
- The Report is provided for the use of the applicant identified in section 1.1 of this Report and the Manawatu District Council and may not be used by others without written permission by those parties. The writer of this Report accepts no liability to third parties who may **act** on the report.
- This Report must be read in conjunction with photograph and condition tables provided.

- This Report is for the purposes of meeting the requirements of the Manawatū District Plan. It is not a Report to address matters required by the **Building Act 2004**. A **building** consent is required for the relocation of this **building** and all subsequent works as a consequence. The **building** work must be designed and undertaken by Licensed **Building Practitioners**.

## 1.7 Exclusions

This report **does not** include comment about the following:

- The structure of the **building** unless otherwise commented upon;
- The value of the property;
- Illegal Works; and
- Internal condition of the **building** unless otherwise commented upon.

Additionally, no search has been made of:

- Local Authority rates;
- Government Valuation; or
- LIM or PIM reports.

## 1.8 Definitions

The following defines the condition comments of the elements surveyed:

<b>Good</b>	Items that have suffered minimal weathering, wear or decay and are free from any visual defects.
<b>Reasonable</b>	Items that have worn through 'normal' use and weathering, and is in commensurate condition to the <b>building</b> age and use.
<b>Poor</b>	Items that are worn, decayed or weathered either due to the age, abnormal use or lack of maintenance.

# Building Pre-Inspection Report



## 2.0 Condition Table

Buildings

RMA 1991 – Mandatory External Reinstatement					
Item	Construction Element	Description	Condition	Required Upgrades & Comments	Photograph
1	Roof	[Corrugated iron/fibre cement sheet, concrete tile, metal tile, butynol membrane, other]	[Good/Reasonable/Poor]	[None/ Repaint/ Re-roof etc (Additional comments required if the roof was removed during relocation)]	[Insert multiple photographs if/as required under any of the below sub-headings.]
2	Spouting and Downpipes	[PVC, metal, butynol membrane, other]	[Good/Reasonable/Poor]	[None/Repaint/Replace etc. Example: Repair all timber fascias as well as rainwater goods to ensure surface moisture discharges into new Council approved outlet at new site location.]	
3	Wall Cladding	[Fibre cement weatherboard/ sheet, timber weatherboard, Board and batten, metal sidings, other]	[Good/Reasonable/Poor]	[None/ Repaint/ Replace etc]	
4	Foundation cladding	[Baseboards (likely to have been removed) NA]	[Good/Reasonable/Poor]	[Example: Foundation cladding is to be installed as specified in the Building Consent]	
5	Window and Door Joinery	[Powder coated aluminium, timber, steel, single glazed, double glazed]	[Good/Reasonable/Poor]	[None/ Install new joinery/Repair and redecorate existing joinery. Example: Repair and repaint window and door joinery. Replace all broken glass immediately after relocation.]	

### 3.0 Safe And Sanitary

Comment is required.

Licensed **Building** Practitioner must give a declaration regarding whether the **building** is /isn't safe and sanitary.

Note: If the **building** is not considered safe and sanitary then give reasons (Example: evidence of **building** defects such as rot, transport damage).

### 4.0 Estimate Of Costs Of External Reinstatement Works

The estimate of costs of external reinstatement works is the sum of to insert.

Note: Allow a contingency sum for any damage in transit.

"Reinstatement works" means the extent of the work required to the exterior of the **Relocated building** as specified in the **Building** Pre-Inspection Report for the purposes of the District Plan. The exterior reinstatement works will not include matters regulated by the **building** legislation or connection to foundations; but may include matters required by the District Plan for work to be undertaken and completed to the exterior of the **building** to a workmanlike standard and to achieve a tidy appearance, including without limitation:

- (a) Repair of broken windows and window frames;
- (b) Repair of rotten weatherboards or other damaged wall cladding;
- (c) Necessary **replacement** or repair of roof materials
- (d) Cleaning and/or painting of the exterior where necessary e.g. roofs, walls, window frames etc
- (e) Repair of transit damage; and/or
- (f) **Replacement** and painting of baseboards or other foundation cladding.

# Building Pre-Inspection Report



## 5.0 Licensed Building Practitioner Signature

I, certify that the information provided is true and correct and that the **building** described above appears to have applied with the relevant **Building** Regulations at the time of its construction, and (if a **dwelling**) the **building** has been previously designed, built and used as a **dwelling** (Except previously used garage and ancillary **buildings**).

Author	Peer Reviewer
[name]	[name]
Signed:	<i>If undertaken/available</i>
<b>Qualifications</b> <i>LBP Category,</i>	

For and On Behalf of Company Name	
Address	Inspectors business address
Telephone	Enter telephone business number.
Email	Enter business email.

## 6.0 Owner Certificate And Declaration

As a requirement of the Manawatū District Plan, I/we *Enter Name* CERTIFY that I/we will ensure that within 12 months from the **building** being delivered to the destination **site** the reinstatement work required in the Condition Table in Section 2.0 of this Report will be completed.

I acknowledge that failure to complete any reinstatement work identified in the Condition Table in Section 2.0 may lead to the Manawatu District Council taking action under the Resource Management **Act** 1991, including by way of infringement notice, abatement notice, enforcement order, or prosecution. This report does not restrict the **Council** to undertake enforcement action under other legislation.

I acknowledge that where reinstatement work is not completed within 12 months of the **building** being delivered to the destination **site** that a resource consent application will be required for the **relocated building**. I understand that the **Council** may charge fees from time to time for activities relating to **relocated buildings**, as set out in its Annual Fees and Charges.

I certify that the description of the destination **site** and accompanying photos are true and correct.

I will provide to the **Council** photos showing the exterior of the **building** 12 months after relocation to show reinstatement works required by Condition Table 2.0 of the **Building** Pre-Inspection Report have been achieved.

Signed \_\_\_\_\_ Print \_\_\_\_\_

Owner

Signed \_\_\_\_\_ Print \_\_\_\_\_

Owner

Signed \_\_\_\_\_ Print \_\_\_\_\_

Owner

### Destination Site Photographs

PAGE

71

<i>Elevation description i.e. Front Elevation</i>	<i>Elevation description i.e. Rear Elevation</i>	<i>Elevation description</i>

<i>Elevation description</i>	<i>Elevation – description</i>	<i>Elevation description</i>

## Additional Comments and Notes

Enter text.

## 3H BOARDING, BREEDING AND TRAINING KENNELS

### 3H.1 Introduction

The Manawatu District caters for a range of dog kennel facilities for the boarding, breeding and training of dogs. However, boarding, breeding or training kennels for dogs have the potential to create adverse effects on the character and **amenity values** of the surrounding **environment**. Careful siting, design and management is needed for the operation of **boarding, breeding and training kennels** to ensure that potential adverse effects on the character and **amenity values** of the surrounding **environment**, in particular on residential activities, are appropriately managed.

Dog owners also have a legal requirement to comply with the **Council's** Dog Control Bylaw under the Dog Control **Act** 1996, and also the relevant codes of welfare and regulations under the Animal Welfare **Act** 1999, including the regulations relating to the provision of dry and shaded shelter for dogs.

### 3H.2 Resource Management Issues

The following resource management issue has been identified in relation to **boarding, breeding and training kennels**:

1. **Boarding, breeding and training kennels** have the ability to result in adverse effects on the character and **amenity values** of the surrounding **environment**.

### 3H.3 Objectives and Policies

#### Objective 1

1. To ensure the establishment and operation of **boarding, breeding and training kennels** do not result in adverse effects on the character and **amenity values** of the surrounding **environment**.

#### Policies

- 1.1. To ensure the effects of **boarding, breeding and training kennels** on the **amenity values** and character of the area in which the activity is located are managed through the provision of **yard setbacks**, separation distances and screening between proposed kennels and **noise sensitive activities**, particularly within 500 metres of the dog kennel **site**.
- 1.2. To manage adverse effects from **boarding, breeding and training kennels** on the character and **amenity values** of the surrounding area through the appropriate design and layout of the **site** and **buildings**, and the operation and management of the kennels.
- 1.3. To assess each application for **boarding, breeding and training kennels** recognising the size and layout of the **site**, the number of dogs proposed and distance of the kennels to **noise sensitive activities**.
- 1.4. To ensure the design and layout of the kennel **site** and **buildings** incorporates features to reduce the adverse effects of dogs barking on **noise sensitive activities** that may affect outdoor amenity or indoor sleep disturbance, including:

- a. The extent to which the design of kennel **buildings** insulates against night-time noise of barking dogs;
  - b. The extent to which the design and layout of the kennels will prevent dogs in their normal runs from becoming visually and acoustically excited by activities associated with the kennels or from outside stimuli from neighbouring land;
  - c. Group housing for compatible dogs (where practical).
- 1.5. To require boarding, breeding and training kennel applicants to prepare a noise management plan which sets out the noise management measures for the **site** including but not limited to:
- a. Location and times of kennel activities, including training and exercise areas, when dogs will be enclosed at night, and hours of operation of the facility;
  - b. Physical design measures, including setbacks and screening;
  - c. Management actions, including how complaints will be managed; the techniques that will be used to manage noisy dogs, and how communication with neighbours will be maintained.
- 1.6 To ensure that **boarding, breeding and training kennels** adequately provide for the management and disposal of waste from the operation of the kennel activity, particularly in regard to potential adverse effects associated with odour.
- 1.7 For the Flood Channel **Zones**, to ensure the location and design of any structure on **site** will not impede or divert the flow of flood waters.

**Guidance Note:** When considering flood flow paths, the **Council** will have particular regard to expert flood hazard advice provided by Horizons Regional **Council**.

PAGE

75

## 3H.4 Rules

Rules in this chapter apply District-wide and the chapter needs to be read in conjunction with the District Plan maps, relevant appendices and provisions of the applicable **zone**. Rules in the other sections in Chapter 3 also apply to **boarding, breeding and training kennels**.

**Guidance Note:** Dog owners are also required to meet the requirements under the **Council's** Dog Control Bylaw (2014) or any subsequent updates. A permit to keep dogs may also be required under this bylaw.

### 3H.4.1 Permitted Activities

The following are **Permitted Activities** provided that they comply with the standards in Rule 3H.4.2 below:

- a. **Boarding, breeding and training kennels** for up to and including 5 dogs in the Rural **Zones**;
- b. **Boarding, breeding and training kennels** for up to and including 2 dogs in the Residential and Village **Zones**.

### 3H.4.2 Standards for Permitted Activities

The **permitted activities** specified in Rule 3H.4.1 a) and b) above must comply with the following standards:

- a. **Building Envelope**
  - i. In the Residential **Zone** and Village **Zone**: Maximum **height** 9m
  - ii. In the Rural **Zones**: Maximum **height** 20m
  - iii. 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 3H.1 below.
  - iv. The **height** recession plane in condition a. iii. 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**.

### Height Recession Plane

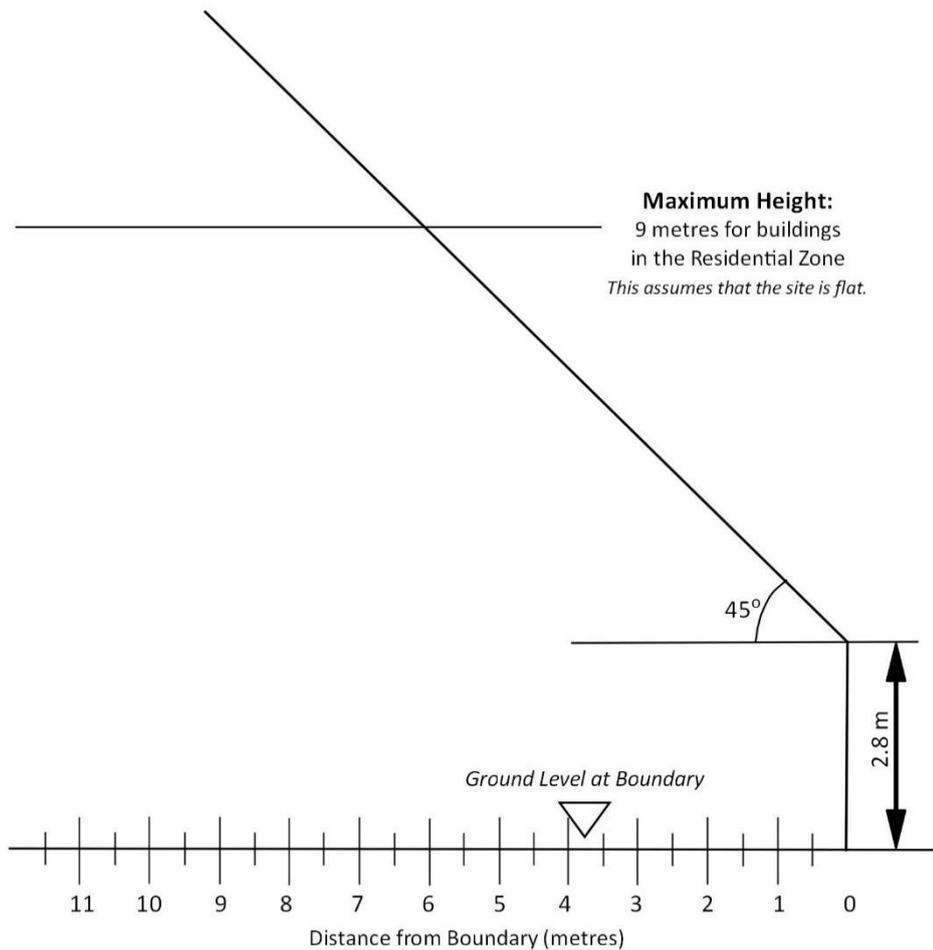


Figure 3H.1

In the Rural **Zones**, the following standards apply:

- v. No part of any **building**, structure, **mast**, tree or other object shall penetrate any of the climb surfaces, transitional surfaces, horizontal surfaces or conical surfaces associated with Milson Airport or Feilding Aerodrome. These surfaces are shown in Appendix 3B and Appendix 3C. Where two or more surfaces intersect, the lower shall apply.

NB: Special **height** controls also apply in the vicinity of the Ohakea Airfield. (Refer Appendix 7B).

b. **Yard and Separation Distances**

**Buildings** and structures associated with **boarding, breeding and training kennels** must comply with the following setbacks:

- i. In the Rural **Zones**:
  - a) From any Residential **Zone** or Village **Zone** – 100m
  - b) **Front yards** – 20m
  - c) **Yards** where a **Noise Sensitive Activity** is located on an adjoining **site** in different ownership – 100m
  - d) Other **yards** – 30m
  - e) From the top of the bank of the Oroua River or KIWITEA Stream – 20m
  - f) From the top edge of any other public drain or watercourse – 10m
- ii. In the Residential **Zone** and Village **Zone**:
  - a) From all **yard** boundaries – 3m
  - b) From the bank of the Oroua River or KIWITEA Stream – 20m
  - c) From the top edge of any other public drain or watercourse – 10m
  - d) Within the **National Grid Yard** in **Growth Precinct 1** (Appendix 9A) – 12m from the outer visible edge of a **National Grid** support structure (tower). All fences must be located a minimum of 5m from the support structure, **network utility** structure, **road sign** or safety **sign**.

**Guidance Note for 3H.4.2 b. ii. d:** **Buildings** and structures need to demonstrate compliance with the requirements of NZECP34:2001.

- c. **Noise**  
Compliance with Rule 3C.4.2.
- d. **Signs**  
Compliance with Rules 3E.4.1 and 3E.4.2.
- e. **Glare**  
Compliance with Rule 3B.4.4.

### 3H.4.3 Discretionary Activities

The following activities are **discretionary activities** with respect to **boarding, breeding and training kennels**:

- a. **Boarding, breeding and training kennels** in Rule 3H.4.1 which do not meet the performance standards in Rule 3H.4.2;
- b. **Boarding, breeding and training kennels** in the Rural **Zones** for 6 or more dogs;

- c. **Boarding, breeding and training kennels** in the Residential and Village **zones** for 3 or more dogs;
- d. **Boarding, breeding and training kennels** in all other **zones** or not otherwise provided for.

**Performance Standard for boarding, breeding and training kennels that are discretionary activities under Rule 3H.4.3 above:**

- a. The following information must be submitted to **Council** on lodgement of an application under this rule for **boarding, breeding and training kennels**:
  - i. A noise management plan prepared by a suitably qualified person(s) who has knowledge and experience in dog behaviour.

**Determination Clause**

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

- 1.1. The degree of non-compliance with the particular performance standards that the proposed boarding, breeding or training kennel fails to meet.
- 1.2. The degree to which the proposed mitigation methods will avoid or mitigate the adverse effects on noise **sensitive activities**.