

# Amendments to the Operative Manawatu District Plan resulting from Plan Changes 36-42 and 44 – Miscellaneous Matters.

(additions in underline, deletions strikethrough)

## Plan Change 36 - Temporary Activities

Amend A2 2.2.1 A) Definition of “Temporary Activities” to be consistent with the wording in 2.2.3 D) as follows:

viii) ~~Mobile homes~~ Temporary buildings

Amend A2 2.2.3 D) as follows:

D) *Temporary buildings (including tents, mobile homes and prefabricated buildings) must:*

- *be readily movable and*
- *meet any yard requirements of this Plan and*
- *be removed from the site within ~~12~~ 6 months of the commencement of this activity and*
- *not occupy a site for more than one 6 month period in any 12 months.*

## Plan Change 37 - Relocating buildings

### Residential

1. Amend 4.4 - Residential Zone – Objective LU12 as follows:

*LU12 To maintain or enhance the residential character of Feilding’s residential zones, and the amenities of its residents, which includes:*

*xiii) A high level of amenity and avoidance of those activities that can detract from this including unfinished or derelict buildings, piles of junk and car bodies being stored outside.*

2. Amend 4.4 – Residential zones – Policies as follows:

*e) To avoid where possible, or mitigate the adverse visual effects of activities which are inherently unsightly or are detracting from the visual amenities of the zone.*

3. Amend B1 - Residential Zone – Rule 1.2.1 A)i) as follows:

*A)i)) Relocating previously ~~occupied dwellings onto~~ used buildings from another site.*

### Village

1. Amend 4.5 - Village Zone – Objective LU14 as follows:

*LU 14) To maintain or enhance the residential amenity within those communities, which includes:*

*xii) A high level of amenity and avoidance of those activities that can detract from this including unfinished or derelict buildings, piles of junk and car bodies being stored outside.*

2. Amend 4.5 – Village zone – Policies as follows:

*g) To avoid where possible, or mitigate the adverse visual effects of activities that are inherently unsightly, or are detracting from the visual amenities of the zone.*

3. Amend B2 - Village Zone – Rule 2.2.1 A)ii) as follows:

*A)ii)) Relocating previously ~~occupied dwellings onto~~ used buildings from another site.*

### **Rural**

1. Amend 4.3.2 – Rural Character and Amenities – Objective LU8 as follows:

*LU 8) To maintain and where appropriate enhance the rural character and amenity of the District's rural areas, which include:*

...

*v) A high level of amenity and avoidance of those activities that can detract from this including ~~generally tidy appearance without the eyesores which can result from such things as unfinished or derelict buildings, piles of junk and car bodies being stored in the open.~~*

2. Amend 4.3.2 – Rural Character and Amenities – Policies as follows:

*e) To avoid where possible, or mitigate the adverse ~~mitigate the~~ visual effects of activities ~~which may be~~ that are inherently unsightly, or ~~which~~ are detracting from the visual amenities of the zone.*

### **Plan Change 38 – Side and Rear Yard exception**

Delete B1 - Residential Zone - 1.3.1 C)v) as follows:

*~~C)v)) Exception: Subject to the written consent of adjoining owners any yard other than a front yard may be reduced to whatever level is acceptable to the parties. This exception only applies to dwellings if:~~*

*~~a) Garaging associated with the dwelling exists on the site, or~~*

*~~b) Vehicular access to the rear of the dwelling remains available.~~*

Delete B2 – Village Zone - 2.3.1 C)v) as follows:

*~~C)v)) Exception: Subject to the written consent of adjoining owners any yard other than a front yard may be reduced to whatever level is acceptable to the parties. This exception only applies to dwellings if:~~*

*~~a) Garaging associated with the dwelling exists on the site, or~~*

*~~b) Vehicular access to the rear of the dwelling remains available.~~*

### **Plan Change 39 - Derelict vehicles**

Amendment to the notified provisions for the Flood Channel Zone are proposed as a result of submissions. These amendments remove the proposed Rule N) from the B7 – Flood Channel

Zones – 7.3.1. This amendment results in the status for derelict vehicles in the Flood Channel Zone as being a non-complying activity.

The amendments to the plan resulting from Plan Change 39 are as follows:

Amend Rule B1 1.3.1 H) – Residential zone as follows:

*No activity shall involve ~~storing~~ keeping more than one derelict vehicle within view of neighbouring properties or a public place.*

Amend Rule B1 1.3.4 I) – Residential zone as follows:

*No activity shall involve ~~storing~~ keeping more than one derelict vehicle within view of neighbouring properties or a public place.*

Amend Rule B2 2.3.1 H) – Village zone as follows:

*No activity shall involve ~~storing~~ keeping more than one derelict vehicle within view of neighbouring properties or a public place.*

Insert new Rule T) to B3 - Rural Zones - 3.3.1 as follows:

*T) Visual Amenities*

*No activity shall involve keeping more than one derelict vehicle within view of neighbouring properties or a public place.*

Insert new Rule N) to B4 - Business Zone - 4.3.1 as follows:

*N) Visual Amenities*

*No activity shall involve keeping more than one derelict vehicle within view of neighbouring properties or a public place.*

Insert new Rule M) to B5 - Industrial Zone – 5.3.1 as follows:

*M) Visual Amenities*

*No activity shall involve keeping more than one derelict vehicle within view of a site within the Residential Zone or Village Zone or a public place.*

Insert new Rule H) to B6 - Recreation Zone – 6.2.1 as follows:

*H) Visual Amenities*

*No activity shall involve keeping more than one derelict vehicle within view of neighbouring properties or a public place.*

## **Plan Change 40 - Family flats**

Insert new explanatory text to 4.3.2 Rural Character and Amenities as follows:

*4.3.2 Rural Character and Amenities – Explanation*

*Policy a) reflects the fact that industrial, commercial and tourist operations as well as new housing have the potential to adversely affect the character of the rural environment, particularly in the areas of highest demand around Palmerston North and Feilding. The impact of the density of new housing in the rural zones is managed through average lot*

size controls and a rule which limits ribbon development of houses along and close to rural roads. (Refer Rule B3 3.3.1C), Page 126).

The presence of a family flat, in addition to a residential dwelling on a site can adversely affect the character and amenity of the rural environment. In order to manage the nature and density of development within the Rural Zone, the number of dwelling units and the size, location and access to family flats will be restricted. The size and scale of family flats are to be secondary to that of the main dwelling.

Amend Parking Standard A2 2.4.5 as follows:

~~Dwelling units, and Family Flats or Guest Houses:~~

Delete Village Zone B2 2.1.1 A) iii) as follows:

~~iii) One Family Flat or Guest House~~

Amend Village Zone Rule B2 2.3.1 as follows:

~~2.3.1 Dwelling Units, Family Flats or Guest Houses, and Housing for the Elderly~~

Amend Rural Zone Rule B3 3.1.1 xi) as follows:

~~xi) One Family Flat or Guest House, except if sited within the Air Noise Area.~~

Add new rule to Rural Zone B3 3.3.1 as follows:

T) Family Flats

- i) Maximum Gross Floor Area: 70m<sup>2</sup> or less (excluding attached garaging/carport up to 18m<sup>2</sup> and any sized decks and verandahs).
- ii) Separation Distance: Shall be located within 30 metres of the main dwelling on the same site.
- iii) Access: Shall share the same access as the main dwelling on the same site.

Amend Rural Zone Rule B3 3.5.1 A)xx) b) as follows:

~~xx) b) Family Flats or Guest Houses.~~

Amend Rural Zone Rule B3 3.6.1 A)iii) as follows:

~~iii) Family Flats or Guest Houses.~~

Amend Flood Channel Zone Rule B3 7.6.1 A)iii) as follows:

~~iii) Family Flats or Guest Houses.~~

Amend the definition of "Family Flat or Guest House" as follows:

~~25) FAMILY FLAT OR GUEST HOUSE means a self contained dwelling unit located on the same property and in the same ownership as within the immediate residential surrounds of the main dwelling unit on a site, containing another dwelling unit, and used or capable of being used for the accommodation of non-paying guests or people family members who are dependent upon the occupiers of the main dwelling unit.~~

## **Plan Change 41 - Landscaping requirements**

Amend Policy 4.7 b) and as follows:

- b To ensure that visual effects, noise and other nuisance from the zone does not have an adverse effect upon residents outside the zone.*

Amend Policy 4.7 - Explanation as follows:

*Industrial zones are the proper place for activities which create a degree of noise, dust, heavy traffic or other effects. It is therefore important to exclude dwellings from the zone, since new residents may lobby for the legitimate industrial activities nearby to be curtailed.*

*Objectives 18 and 19 recognise that some “bottom-line” environmental standards must still apply in industrial zones. Residents outside the zone (and to a lesser extent workers within it) need to be safeguarded from nuisance. The District Plan requires landscaping on sites which directly adjoin an arterial route or lie directly across the road from the Residential or Village Zones. While industrial areas are a place for business and for activities which inherently have some “nuisance” elements, it is still important to maintain a standard of appearance within the zone.*

Amend Rule B5 5.3.1 C)i) as follows:

### *C) Landscaping*

- i) On sites which adjoin an arterial route (Refer Appendix 2B, Pages 192-193) or which lie directly across a road from a Residential Zone or Village Zone, a 2m front yard shall be provided, which shall be planted and maintained with landscaping.*

## **Plan Change 42 - Setback for milking sheds and pens housing animals**

Amend Rural Zone Rule B3 3.1.1 A) to add the activities “milking shed” and “pens housing animals” as permitted activities as follows:

- xxx) Milking Sheds*
- xxi) Pens Housing Animals*

Amend Flood Channel Zones Rule B7 7.2.1 A)to add the activities “milking shed” and “pens housing animals” as controlled activities as follows:

- iv) Milking Sheds*
- v) Pens Housing Animals*

Amend Rural Zone Rule B3 3.3.1 B)v) as follows:

- v) ~~Other buildings~~ Milking sheds and pens housing animals (either permanently or temporarily) including pig farming.
  - a) From any Residential zone or Village zone – 100m
  - b) Front Yards – 10m
  - c) Other Yards – 30m

Amend Flood Channel Zone Rule B7 7.3.1 C) ii) as follows:

- ii) ~~Buildings~~ Milking sheds and pens housing animals (either permanently or temporarily), including pig farming:
  - a) From any Residential zone or Village zone – 100m
  - b) Front Yards - 10m.
  - c) Other Yards - 30m.

Amend definition of ‘farm buildings’ to read as follows:

*“Farm Buildings means buildings used in connection with farming practices on the land concerned, such as hay barns, farm implement sheds, ~~milking sheds~~ and greenhouses. It does not include buildings used for accommodation, milking sheds, pens housing animals or for intensive farming activities.”*

Insert the following definitions

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

**Pens housing animals** 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.

## Plan Change 44 - Poultry and Bee Keeping

The following table outlines the current district plan provisions relating to the keeping of poultry and bees, which will be removed once an appropriate bylaw is adopted:

Poultry Keeping		
<b>Residential</b>	Residential zone B1 1.1.1A (x)	Permitted activity for poultry keeping
	Residential zone B1 1.3.4C	Yard requirements - All poultry keeping activities require yards 5m from site boundary
	Residential zone B1 1.3.4L	No more than 12 poultry, and no rooster which crows, shall be kept at any residential zone property
<b>Village</b>	Village zone B2 2.1.1 (viii)	Permitted activity for poultry keeping

	Village zone 2.3.2K	No more than 12 poultry and no rooster which crows shall be kept on any Village zone property
<b>Rural</b>	Rural zone B3 3.1.1 (v) Rural zone 3.3 B (iv)	Permitted activity - poultry keeping Yard requirements - All poultry keeping activities require yards 5m from site boundary
<b>Definition</b>	Rule E – Definitions 70. Poultry Keeping	includes geese, ducks, chickens, turkeys and domestic fowls of all descriptions, except as defined as Intensive Farming
<b>Bee Keeping</b>		
<b>Residential</b>	Residential zone B1 1.5.1(xi)	Discretionary activity - bee keeping
<b>Village</b>	Village zone B2 2.5.1 A (xiii) Village zone B2 2.5.1 B (ii)	Discretionary activity - bee keeping Discretionary activity for sites with an identified frontage - bee keeping
<b>Rural</b>	Rural zone B3 3.1.1 (iv)	Permitted activity - bee keeping
<b>Definition</b>	Rule E – Definitions 8. Bee Keeping	means the keeping of beehives, and includes the removal of honey and bee products from the hive, not the further processing of such products