

SETTLEMENT ZONE

8.1 Objectives.....	1
8.2 Policies	1
8.3 Rules.....	3

WORKING DRAFT

This draft chapter has been prepared as part of Council’s District Plan Review Project. It has been prepared in line with the National Planning Standards.

It is expected that changes will be made to the Zone chapter provisions following feedback we receive, any new government direction and decisions on Councils Long Term Plan. A final Proposed Plan Change is scheduled to be publicly notified towards the end of 2021.

Document status: Working Draft
Plan Change: Draft Plan Change A&B
Date: February 2021

WORKING DRAFT

8.0 SETTLEMENT ZONE

The Settlement Zone applies to the villages located across the district. Settlement Zone reflects the mix of landuse activity found in villages and that villages have a different character to urban Feilding. Larger lot sizes retain village character and are needed where access to infrastructure is limited. Non-residential uses of a scale and intensity that serve the local population are provided for.

Some settlements rely on on-site wastewater disposal and treatment and water supply, while others are serviced relying on reticulated community wastewater facilities and water supply. Due to factors including servicing, infrastructure and natural hazard considerations, growth needs to be managed accordingly.

8.1 Objectives

STZ – O1

The Settlement Zone is a mix of residential, community and small-scale commercial activities typical of a village environment.

STZ – O2

Development contributes to the unique character and amenity values of villages, including:

- A low density of residential activities with large section sizes and open space.
- Commercial activities are of a small-scale and generally concentrated in a Village centre or main street.
- A mix of residential, community, education and commercial activities.

STZ – O3

Development is appropriate for the physical and environmental attributes/conditions and any infrastructure constraints, including impacts on freshwater

8.2 Policies

STZ – P1

To enable activity and development that contributes to the character and amenity values of Settlement Zone.

STZ – P2

Require minimum site sizes and limit the scale and intensity of development for un-serviced sites to ensure that sites are able to accommodate on-site wastewater treatment and disposal.

STZ – P3

Where un-serviced development is proposed, the cumulative effect of effluent disposal on freshwater is taken into account.

STZ – P4

Enable home-business activity including visitor accommodation and childcare services where these activities are compatible with the character and amenity values of the zone.

STZ – P5

Establish Village Commercial Precinct to provide for commercial, community, and education activities.

STZ – P6

Provide for the safe and efficient operation of the transport network by managing the impacts of traffic generation, site access and traffic safety.

STZ – P7

Avoid industrial and other activities from establishing in Settlement Zone, except where:

- The site design, layout and scale of the activity and development is compatible with the character and amenity values of the Settlement Zone;
- Non-residential activities are of a scale and intensity consistent with village character, and provide for the community's social, economic and cultural well-being.
- measures are provided to internalise any adverse effects and avoid conflict and potential reverse sensitivity effects on activities anticipated in the Zone, including residential activity.

8.3 Rules

STZ – R1 – One Residential Unit	
Settlement Zone	<p>1. Activity Status: Permitted</p> <p>Compliance with</p> <ul style="list-style-type: none"> - STZ-S1 Building Envelope - STZ-S2 Yards - STZ-S3 Yards - Commercial Overlay - STZ-S4 Site Coverage - STZ-S5 Site Area - STZ- S6 Access - STZ- S7 Outdoor Living Space - STZ-S12 On-site services - STZ-S13 KiwiRail Setback
Settlement Zone	<p>2. Activity Status: Restricted Discretionary</p> <p>Where compliance is not achieved with any permitted activity standards.</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - Site layout - Effects on adjoining properties - Safe and efficient operation of the transport network - Effluent disposal
STZ – R2 Accessory Building	
Settlement Zone	<p>1. Activity Status: Permitted</p> <p>Where: Compliance with:</p> <ul style="list-style-type: none"> - STZ-S1 Building Envelope - STZ-S2 Yards - STZ-S3 Yards - Commercial Overlay - STZ-S4 Site Coverage - STZ- S6 Access
Settlement Zone	<p>2. Activity Status: Restricted Discretionary</p> <p>Where compliance is not achieved with any permitted activity standards.</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - Site layout - Effects on adjoining properties

	<ul style="list-style-type: none"> - Safe and efficient operation of the transport network - Effluent disposal
STZ-R3 – Home Business	
	<p>1. Activity Status: Permitted</p> <ul style="list-style-type: none"> • Gross floor area of buildings does not exceed 40m² per site • At least one staff member must reside on-site • The Home Business is ancillary to residential use <ul style="list-style-type: none"> • Compliance with : Compliance with <ul style="list-style-type: none"> - STZ-S1 Building Envelope - STZ-S2 Yards - STZ-S3 Yards - Commercial Overlay - STZ-S4 Site Coverage - STZ- S7 Access - STZ – S9 Hours of Operation - STZ – S10 Storage and Display - STZ – S11 Noise - STZ-S12 On-site services - STZ-S13 KiwiRail Setback
	<p>3. Activity Status: Restricted Discretionary</p> <p>Where compliance is not achieved with any permitted activity standards.</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - Site layout - Effects on adjoining properties - Safe and efficient operation of the transport network - Effluent disposal
STZ – R4 – Non-residential activities in the Village Commercial Precinct	
Settlement Zone	<p>1. Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> • The site is identified as Village Commercial Precinct • Gross floor area of buildings does not exceed 150m² per site • Compliance with : <ul style="list-style-type: none"> - STZ-S1 Building Envelope - STZ-S3 Yards - Commercial Overlay

	<ul style="list-style-type: none"> - STZ- S7 Access - STZ – S9 Hours of Operation - STZ – S10 Storage and Display - STZ – S11 Noise - STZ-S12 On-site services - STZ-S13 KiwiRail Setback
Settlement Zone	<p>2. Activity status: Restricted discretionary</p> <p>Where compliance is not achieved with any permitted activity performance standard</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> - Site layout - Hours of operation - Effects on adjoining properties - Safe and efficient operation of the transport network
	<p>3. Activity status: Discretionary</p> <p>Where compliance is not achieved with permitted activity performance standard for Gross Floor Area</p>
STZ – R5 - Papakāinga	
Settlement Zone	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The site is held under Te Ture Whenua Māori Act 1993 b. The gross floor area of all commercial activities does not exceed 100m² per site; and c. The gross floor area of all community facilities does not exceed 200m² per site. d. Compliance with <ul style="list-style-type: none"> - STZ-S1 Building Envelope - STZ-S2 Yards - STZ-S3 Yards - Commercial Overlay - STZ-S4 Site Coverage - STZ-S6 Site Area - STZ- S7 Access - STZ- S8 Outdoor Living Space

	<ul style="list-style-type: none"> - STZ – S9 Hours of Operation - STZ – S10 Storage and Display - STZ – S11 Noise - STZ-S12 On-site services - STZ-S13 KiwiRail Setback
	<p>2. Activity status: Restricted discretionary</p> <p>Where compliance is not achieved with any permitted activity performance standard</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> - Site layout - Hours of operation - Effects on adjoining properties - Safe and efficient operation of the transport network - Effluent disposal
STZ – R6 – Any activity not provided for as a permitted, controlled, restricted discretionary or non-complying activity	
Settlement Zone	1. Activity Status: Discretionary
STZ – R7 – Industrial, Rural Industry, intensive indoor primary production, Mining, and Quarrying.	
Settlement Zone	1. Activity Status: Non-complying

Standards
<p>STZ – S1 Building Envelope</p> <ol style="list-style-type: none"> 1. Maximum height 9m 2. 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 XX.X below. 3. The height recession plane in condition 2 above does not apply to: <ol style="list-style-type: none"> 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. e. Road frontage within the Commercial Settlement Precinct
STZ – S2 Yards

<ol style="list-style-type: none"> 1. The following yard setbacks apply to all residential units: <ol style="list-style-type: none"> a. Front and rear setback – minimum of 3m b. Front opening garage – minimum of 6m c. Side boundary – minimum of 3m 2. The following yard setbacks apply to all accessory buildings: <ol style="list-style-type: none"> a. Side and rear boundary – minimum of 1.5m b. Minimum of 3 metres from the boundary with any road unless it is a garage or carport facing the road, in which case the minimum separation distance shall be 6 metres.
<p>STZ – S3 Yards – Village Commercial Precinct</p> <ol style="list-style-type: none"> 1. The following yard setbacks apply to all residential units within the Village Commercial Precinct: <ol style="list-style-type: none"> d. Front and rear setback – minimum of 3m e. Front opening garage – minimum of 6m f. Side boundary – minimum of 3m 2. The following yard setbacks apply to non-residential activities and accessory buildings within the Village Commercial Precinct: <ol style="list-style-type: none"> a. Rear setback – minimum of 3m to any site not zoned Village Commercial precinct b. Front opening garage – minimum of 6m c. Side boundary – minimum of 3m to any site not zoned Village Commercial precinct
<p>STZ – S4 Site Coverage</p> <ol style="list-style-type: none"> 1. Maximum site coverage of buildings 35%
<p>STZ – S6 Site Area</p> <ol style="list-style-type: none"> 1. 1000m² where connected to Council services 2. 5000m² where no connection is provided to Council wastewater services
<p>STZ – S7 Access</p> <p>Compliance with Rule 3B.4.2 and Council’s Engineering Standards.</p>
<p>STZ – S8 Outdoor Living Space – Residential Unit</p> <p>All residential units shall have a functional outdoor living space that is:</p> <ol style="list-style-type: none"> i. At least 36m² in area. ii. Capable of containing a circle 6m in diameter. iii. Accessible directly from a habitable room. iv. Orientated east, north or west of the residential unit. v. The outdoor living court cannot comprise:

<ul style="list-style-type: none"> a. any part of the outdoor living court of another residential unit; b. driveways, manoeuvring areas, and car parking spaces; or c. accessory buildings
<p>STZ – S9 Hours of Operation</p> <ul style="list-style-type: none"> • Non-residential activities within the Settlement Zone may only operate between 7am and 7pm (Monday to Saturday)
<p>STZ – S10 Storage and Display</p> <p>No equipment, raw materials, finished or partly processed products or rubbish shall be stored or displayed outdoors, or visible from a public space.</p>
<p>STZ – S11 Noise</p> <p>Compliance with Rule 3C.4.2</p>
<p>STZ – S12 On-site services</p> <p>1. Where a connection to Council’s reticulated wastewater systems is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves, and be connected to a septic tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Horizons Regional Council</p> <p>2. Where a connection to Council’s reticulated wastewater systems is not available and sewage is to be disposed to ground, that area must not be subject to instability or inundation or used for the disposal of stormwater.</p>
<p>STZ – S14 KiwiRail Setback</p> <p>Any new building containing a noise sensitive activity constructed within 70 metres of the nearest edge of the railway track shall be designed, constructed and maintained in accordance with a design report prepared by a suitably qualified and experienced acoustical engineer stating that the design as proposed will achieve compliance with an internal noise level of 40dB LAeq(1hr) in living rooms and 35dB LAeq (1hr) in bedrooms. Provided that no such building is to be located within 25m of the nearest edge of the Main Trunk Line.</p>

Subdivision

STZ SUB – R1 – Boundary Adjustments	
Settlement Zone	<ul style="list-style-type: none"> 1. Activity Status: Controlled <p>Where: Compliance with</p> <ul style="list-style-type: none"> - STZ SUB – S1 Minimum Allotment Size
Settlement Zone	<ul style="list-style-type: none"> 1. Activity Status: Restricted Discretionary <p>Matters of discretion:</p>

	<ul style="list-style-type: none"> - Site layout - Servicing and effluent disposal - Safe and efficient operation of the roading network - Streetscape design, including future connection
STZ SUB – R2 – Settlement Zone Subdivision	
Settlement Zone	<p>1. Activity Status: Restricted Discretionary</p> <ul style="list-style-type: none"> o Where Compliance with : <ul style="list-style-type: none"> - STZ SUB – S1 Minimum Allotment Size - STZ – S2 Yards - STZ – S3 Yards Village Commercial Precinct - STZ – S4 Site Coverage - STZ – S6 Access <p>Matters of discretion:</p> <ul style="list-style-type: none"> o Site layout o Servicing and effluent disposal o Safe and efficient operation of the roading network o Streetscape design, including future connection
Settlement Zone	<p>2. Activity Status: Discretionary</p> <p>Where non-compliance with:</p> <ul style="list-style-type: none"> - STZ SUB – S1 Minimum Allotment Size - STZ – S2 Yards - STZ – S3 Yards Village Commercial Precinct - STZ – S4 Site Coverage - STZ – S6 Access
STZ SUB – R3 – Settlement Zone Subdivision not otherwise provided	
Settlement Zone	1. Non-Complying
Standards	
<p>GRUZ SUB – S1 – Minimum Allotment Size:</p> <p>Where:</p> <ul style="list-style-type: none"> - Connected to Council wastewater services: 1000m² - Onsite self-serviced: 5000m² 	