
Appendix B: District Plan provisions as amended as a result of submissions

Note: text **highlighted in yellow** indicates changes recommended by Council officer as a result of submissions. All added text is denoted by underline and deletions by ~~strikethrough~~. Notified changes are not highlighted.

Note: text **highlighted in green** indicates the minimum changes sought by Manawatu Golf Club. All added text is denoted by underline and deletions by ~~strikethrough~~. Notified changes are not highlighted. These do not address other gaps in the planning framework.

SECTION 4 – DEFINITIONS

Water Sensitive Design: Water Sensitive Design (WSD) seeks to protect or enhance the environmental, social and economic values of downstream environments. It also seeks to reduce the frequency, duration and volume of stormwater runoff to mitigate the risks of nuisance flooding and moderate post-development flows to waterways. A reduction in demand on potable water supply and improved amenity in the urban environment are key matters that WSD seeks to achieve.

Open Construction: In relation to Rule 10.7.1.67(c): means able to be viewed through, and with not less than 65% openness over the elevation of the fence. Open areas exclude any surface of the fence which is solid, but may include wire mesh, or wrought iron or similar elements with a facing edge not thicker than 12mm and spaced at not less than 80mm centres.

SECTION 7 - SUBDIVISION

Objective 10

To ensure that subdivision and development in the Hokowhitu Lagoon Residential Area:

- Occurs in a co-ordinated and integrated manner;
- Adequately mitigates the risks of Stormwater ponding and liquefaction;
- Is sensitively designed to enable a safe and **appropriate compatible** interface with the adjoining Manawatū Golf Club **which:**
 - **Minimises risk to safety of people and property from misdirected golf balls;**
 - **Maintains and enhances the amenity, landscape qualities and vegetation of the boundary with the Manawatu Golf Club by maintaining a well-designed landscape buffer that preserves the park-like character of the Manawatu Golf Course and prevents overlooking by residential development over the golf course as well as safety fencing to prevent access to the Manawatu Golf Course.**
 - **Ensures residential development incorporates noise insulation in recognition of periodic noise from maintenance of the golf course; and**

- **Any residual reverse sensitivities after achieving the above are remedied or mitigated to ensure the continued operation of the Manawatu Golf Club based on its existing operations:**
- **Retains significant existing vegetation as practicably as possible, and protects sites of significant vegetation from the potential adverse effects of development;**
- **Responds positively to and minimises adverse effects to identified waahi tapu sites;**
- **Facilitates a linkage between Hokowhitu Lagoon and the Manawatū River and avoids access to the Manawatu Golf Course;**
- **Facilitates access between the Hokowhitu Lagoon Residential Area and Hokowhitu Lagoon.**
- **Ensures any open space and reserve provision in Hokowhitu Lagoon Residential Area is useable and does not have access to the Manawatu Golf Course.**
- **Creates a high-quality and diverse living environment;**
- **Provides for safe access along Centennial Drive for pedestrians, cyclists and vehicles accessing lots within the development;**
- **Incorporates Water Sensitive Design principles and practices; and**
- **Carries out stormwater management in an integrated manner.**

Policies

10.1 To provide for a Manawatu Golf Course Management Overlay within the Hokowhitu Lagoon Residential Area along the common boundary of the Manawatu Golf Course to achieve the outcome in Objective 10 by assessing subdivision and development concurrently in an integrated manner within this overlay and with the Manawatu Golf Club's input.

10.2 The risk to personal safety and property damage from misdirected golf balls based on the existing architecture of the Manawatu Golf Course are minimised by requiring subdivision and development within the Manawatu Golf Course Management Overlay to assess the following factors:

- **Site layout;**
- **Development configuration;**
- **Separation distances;**
- **Existing and proposed boundary and buffer planting; and**
- **Building design and materials.**

10.3 To ensure healthy and non-hazardous trees within 10 metres of the common boundary between the Hokowhitu Lagoon Residential Area and the Manawatu Golf Course are maintained and to replace existing trees that require removal together with other planting of sufficient adequate depth as to provide a predominance of vegetation over built form from the viewing locations within the Manawatu Golf Course and enhance the amenity of the boundary.

10.4 To raise awareness and understanding of potential effects arising from activities at the Manawatu Golf Course, impose covenants or consent notices on all allotments within the Manawatu Golf Course Management Overlay to protect the Manawatu Golf Club from complaints over its existing and reasonable operations.

10.5 To have stormwater management measures in place in advance of residential development.

10.6 To encourage the use of Water Sensitive Design wherever appropriate.

10.7 To ensure stormwater management contributes to the recreational and visual amenity of the development.

10.8 To control the subdivision of land that is affected by natural hazards and to ensure that any necessary mitigation measures are in place prior to development.

10.9 To improve land utilisation to safeguard people, property and the environment from the adverse effects of development by ensuring that:

- Disturbance to the natural land form, existing vegetation and habitats, natural drainage and significant natural features is minimised.
- Each lot is designed in a manner that ensures:
 - (i) technically appropriate building platforms exist
 - (ii) foundations are designed and implemented to mitigate risk associated with subsurface conditions
 - (iii) sites are identified where roading and access is suitable for its intended use/activities.
- Earthworks are to be designed and constructed to:
 - (i) provide safe and adequate building platforms and foundation for roads and services
 - (ii) provide for the adequate control of stormwater
 - (iii) remain safe and stable for the duration of the intended land use
 - (iv) not necessarily rely on artificial or human-built structures for stability; and where such structures are employed these shall remain safe and stable for the duration of the intended land use
 - (v) avoid contamination of groundwater and surface water, and
 - (vi) avoid or mitigate the diversion of ground water flows.
- Earthworks and the re-contouring of land are to be the subject of specific design by a chartered professional engineer experienced in soil mechanics or geotechnical matters and shall take into account the predicted improvements to soil slope and stability which will be achieved and the impact on existing vegetation and landscape values.

10.10 To manage development by requiring additional geotechnical investigations prior to the future use of land where appropriate.

10.11 To ensure subdivision and development meets the reasonable needs of future users whilst achieving the following design principles:

- Street design contributes to attractive and safe neighbourhoods
- Housing diversity and variety is achieved
- Visual dominance from multi-unit development on neighbouring development is avoided
- Allotments are shaped and designed to enable dwellings with good solar access and sufficient outdoor amenity and sunny private outdoor space, as well as recognising the risk to safety of people and property from misdirected golf balls and existing vegetation within the Manawatu Golf Course
- Convenient and safe access for residents is provided to nearby public open spaces, neighbourhood centre and public transportation routes, while avoiding access to the Manawatu Golf Course
- Building scale and form contributes to a distinctive sense of place that complements other subdivisions or developments within the site
- Takes advantage of connections and significant views to the wider landscape
- The natural characteristics and contours of the site are worked with
- Safe walking and cycling is facilitated
- A high degree of connectivity within the local roading network is provided, and
- Crime Prevention Through Environmental Design (CPTED) ensures all streets and public spaces are overlooked or visible from adjacent activities.

10.12 To enhance the amenities of the natural and built environment following earthworks by requiring that road berms, new allotments, and public open spaces are formed, landscaped and planted to a level commensurate with the intended use and consistent with delivering a coordinated and coherent streetscape.

10.13 To require a detailed landscape assessment to inform:

- streetscape design and planting;
- integration with the surrounding environment, including existing vegetation on the Manawatu Golf Course;
- use and retention of existing vegetation on site for the purposes of amenity and protection of people and property from wayward golf balls; and
- design and planting for the linkage between the Hokowhitu Lagoon and Manawatu River.

10.14 To avoid adverse effects of development on sites of existing vegetation with significant amenity, heritage, cultural, and/or ecological value.

R 7.7.1.1 Controlled Activities

- (1) Any subdivision, except a subdivision provided for in Rule 7.7.1.1(2) or Rule 7.7.1.1(3) below, which complies with the Performance Standards in Rule 7.7.1.2 below and which is not specified in Rule 7.7.2.1 or Rule 7.7.2.6 as a Restricted Discretionary Activity, Rule 7.7.3.1 as a Discretionary Activity, or Rule 7.7.4.1 as a Non-Complying Activity is a Controlled Activity in respect of:
- Those matters described in Sections 108 and 220 of the Resource Management Act 1991.
 - Subdivision design and layout; the size, shape and arrangement lots, the location of design and access.
 - The layout and design of services and service connections to network infrastructure.
- (2) Any cross lease, company lease, boundary adjustment or unit title subdivision around existing buildings or buildings under construction which does not result in the creation of any new undeveloped separately disposable lot, cross lease, or company area or any unit, and which complies with the Performance Standards (e) and (f) in Rule 7.7.1.2 below and which is not specified in Rule 7.7.2.1 or Rule 7.7.2.6 as a Restricted Discretionary Activity, Rule 7.7.3.1 as a Discretionary Activity, or Rule 7.7.4.1 as a Non-Complying Activity is a Controlled Activity in respect of:
- Those matters described in Sections 108 and 220 of the Resource Management Act 1991.
 - Subdivision design and layout; the size, shape and arrangement of cross lease and company lease areas, units and the location and design of access.
 - The layout and design of services and service connections to network infrastructure.

R 7.7.2.6 Subdivision in the Hokowhitu Lagoon Residential Area

Any subdivision in the Hokowhitu Lagoon Residential Area that complies with the performance standards below is a Restricted Discretionary Activity with regard to:

- Design and layout of subdivision in general accordance with the Hokowhitu Lagoon Residential Area Structure Plan (Map 7.7.2.6).
- The size, shape and arrangement of lots, access, and public open space.
- Those matters described in Sections 108 and 220 of the Resource Management Act 1991.
- Natural Hazards.
- Urban Design.
- Landscaping.
- Connection between Hokowhitu Lagoon and the Manawatū River.
- Staging of development.
- Integration of essential services.
- Connectivity.
- Visual amenity.
- Cultural heritage.
- Access.
- Safe and efficient operation of the roading network.
- Effects on the capacity of Council infrastructure.
- Outdoor/on-site amenity.

q. Water Sensitive Design principles and practices.

r. Interface with the Manawatu Golf Club.

Performance Standards

(a) Controlled Activity Performance Standards

Compliance with R 7.7.1.2 (a), (b) (d), (e), (h) and (i).

(b) Geotechnical Investigations

(i) The requirement for a report from a an accredited Chartered Professional Geotechnical Engineer identifying the potential liquefaction and lateral spread risks to the site and infrastructure that supports development. This report must also contain recommendations as to the location, design and construction of foundations and infrastructure that are appropriate to mitigate any characteristic or feature identified. A copy of any site investigations including bore logs and/or cone penetration tests must accompany the report.

(c) Landscape Assessment

(i) Any subdivision shall be accompanied by a report from a registered Landscape Architect informing:

- street tree species and layout for the Hokowhitu Lagoon Residential Area.
- how existing vegetation could be retained and/or integrated into new development for the purposes of amenity and protection of people and property from wayward golf balls.
- how the Memorial Grove and the Kauri tree planted by the Manawatu Cancer Society are proposed to be retained and managed.
- how the linkage between the Hokowhitu Lagoon Reserve and the Manawātū River is provided for while avoiding access through the Manawatu Golf Course.
- how planting and landscape design facilitates access between the Hokowhitu Lagoon Residential Area and the Hokowhitu Lagoon Reserve.

(d) Construction Traffic Management Plan

(i) Any subdivision shall be accompanied by a Construction Traffic Management Plan from a suitably qualified and experienced transport engineer or planner informing:

- appropriate routes for accessing the site; and
- how to minimise the impacts of construction activities on local residential surroundings.

(e) Manawatu Golf Course Management Area

- (i) Within the Manawatu Golf Course Management Area, a concurrent land use application for residential or other development is required to show the siting and design of buildings and outdoor areas for the individual lots and open space areas.

Assessment Criteria

- (i) The extent to which the design and layout of the subdivision is in general accordance with the Hokowhitu Lagoon Residential Area Structure Plan (Map 7.7.2.6), including how the proposal contributes to the overall design principles for the area.
- (ii) The extent to which deviations from the Hokowhitu Lagoon Residential Area Structure Plan will result in an alternative coordinated, comprehensive outcome that will satisfy Objective 10 to an equal or greater extent.
- (iii) The extent to which the subdivision is designed to minimise reverse sensitivity effects with the Manawatu Golf Course, including the location and design of the subdivision lot layout and separation distances.
- (iv) The extent to which existing vegetation is retained, particularly especially the vegetation along the boundary with the Manawatu Golf Course, the memorial grove identified in Map 7.7.2.6 and the Kauri Tree planted by the Manawātū Cancer Society at the base of adjacent to the Manawātū River stop bank, as identified in Map 7.7.2.6.
- (v) The extent to which the orientation of lots in the subdivision ensures sufficient solar access is available to the outdoor living area of future dwellings while recognising the risk to safety of people and property from misdirected golf balls and existing vegetation within the Manawatu Golf Course.
- (vi) The continuity and coherence of street trees and the extent to which they have been integrated into the design and layout of the subdivision and the wider neighbourhood environment.
- (vii) The extent to which street trees have been provided at an appropriate scale in relation to the size and significance of the related street and contributes to a distinctive sense of place within the streetscape.
- (viii) The extent to which Council has the ability to maintain and access infrastructure and services in the future.
- (iv) The extent to which natural hazard risks are identified and the effects are avoided or mitigated.
- (x) The extent to which subdivision considers and implements the findings of the geotechnical report to address land stability issues and recommended mitigation measures.
- (xi) The extent to which the design of the proposed subdivision facilitates the creation of a high quality attractive streetscape.
- (xii) Whether any adverse effects of the subdivision on the safe and efficient operation of the roading network can be effectively managed.
- (xiii) To have particular regard to the safety of cyclists and pedestrians.
- (xiv) The extent to which a connection, physical and/or interpretive, can be established between the Hokowhitu Lagoon and the Manawātū River.
- (xv) The extent to which the Objectives and Policies of Section 3: Tangata Whenua and Resource Management are given effect to.

(xvi) The extent to which water sensitive design is incorporated into streetscape design. This includes the potential use of swales, rain gardens, vegetation or other hydrological approaches that minimises the generation of runoff.

NOTE TO PLAN USERS:

1. All subdivisions must comply with the National Environmental Standard for assessing and Managing Contaminants in Soil to Protect Human Health.
2. Any subdivision and development that is located on any Site of Cultural Heritage Value, as listed in Section 17 of the District Plan, must also comply with Rule 17.9.1.

R 7.7.2.7 Non-Public Notification of Subdivision in the Hokowhitu Lagoon Residential Area

Subdivision applications made for sites associated Rule 7.7.2.6 must not be publicly or limited notified.

For subdivision applications within the Manawatu Golf Course Management Overlay, the Manawatu Golf Club will be identified as an affected party.

R 7.7.3.1 Discretionary Activities

- (1) Any subdivision which is not a Controlled Activity or a Restricted Discretionary Activity or a Non-complying Activity is a Discretionary Activity.
- (2) All subdivisions, excluding boundary adjustments, within the Savage Crescent Conservation Area.
- (3) Any subdivision which does not comply with the Performance Standards of R.7.7.2.6 Subdivision in the Hokowhitu Lagoon Residential Area is a Discretionary Activity.

SECTION 10 – RESIDENTIAL ZONE

Objective 13

To enable the continued use and operation of Institutional Activities at the former Hokowhitu Campus as the site transitions into the Hokowhitu Lagoon Residential Area, and manage the effects of these activities on new residential activities.

Policies

- 13.1 To recognise the existing physical resources of the Hokowhitu Campus and to enable their continued use for Institutional Activities.

13.2 To remedy or mitigate the actual and potential adverse effects of Institutional Activities on new residential activities.

Objective 14

To enable a high quality, integrated and mixed-use built form environment in the Hokowhitu Lagoon Residential Area **which is also sensitively designed to enable a safe and compatible interface with the adjoining Manawatū Golf Club.**

Policies

14.1 To provide for office activities that are compatible with Institutional and Residential activities provided they do not undermine the City's Centres-based retail and office strategy.

14.2 To encourage active street frontages through design controls for new dwellings, garaging, fencing and non-residential activities.

14.3 To discourage carparking at the frontage that results in vehicles obstructing footpaths.

14.4 To manage the interface between Institutional and Residential Activities by ensuring that the scale and character of non-Residential Activities are compatible with residential development.

14.5 To encourage multi-unit development in the Hokowhitu Lagoon Residential Area which contributes to high quality built form.

14.6 To provide for a Manawatu Golf Course Management Overlay within the Hokowhitu Lagoon Residential Area along the common boundary of the Manawatu Golf Course to achieve the outcome in Objective 14 by assessing subdivision and development concurrently in an integrated manner within this overlay and with the Manawatu Golf Club's input.

14.7 The risk to personal safety and property damage from misdirected golf balls based on the existing architecture of the Manawatu Golf Course are minimised by requiring subdivision and development within the Manawatu Golf Course Management Overlay to assess the following factors:

- Site layout;**
- Development configuration;**
- Separation distances;**
- Existing and proposed boundary and buffer planting; and**
- Building design and materials.**

14.8 To ensure healthy and non-hazardous trees within 10 metres of the common boundary between the Hokowhitu Lagoon Residential Area and the Manawatu Golf Course are maintained and to replace existing trees that require removal together with other planting of sufficient adequate depth as to provide a predominance of vegetation over built form from the viewing locations within the Manawatu Golf Course and enhance the amenity of the boundary.

14.9 To ensure residential development within the Manawatu Golf Course Management Area incorporate noise insulation into the design and construction of buildings.

14.10 To raise awareness and understanding of potential effects arising from activities at the Manawatu Golf Course, impose covenants or consent notices on all allotments within the Manawatu Golf Course Management Overlay to protect the Manawatu Golf Club from complaints over its existing and reasonable operations.

Hokowhitu Lagoon Residential Area

R10.7.1.6 Continued use and operation of Institutional Activities at the Hokowhitu Lagoon Residential Area

Existing Institutional Activities are permitted to continue to operate within the Hokowhitu Lagoon Residential Area, provided:

- (i) They were lawfully established at the date of the Plan Change 23 decision (insert date); or
- (ii) They comply with Institutional Zone Permitted Activity Performance Standards in Rule 19.4.1 – 19.4.2.

R10.7.3.5 Office activities in the Hokowhitu Lagoon Residential Area

Office activities up to 5,000m² in gross floor area are a Restricted Discretionary Activity with regard to:

- **Effects on the City Centre**
- **The safe and efficient operation of the roading network**

In determining whether to grant consent and what conditions to impose, if any, the Council will, in addition to the City View Objectives in Section 2 and the Residential Zone Objectives and Policies, assess any application in terms of the following assessment criteria:

Assessment Criteria:

- The extent to which the proposed office activity will contribute to the effective and efficient operation and use of the physical resources of the Hokowhitu Lagoon Residential Area.
- Whether there are particular reasons, for example relating to the strategic benefits to the City, why the office activity is better located in the Hokowhitu Lagoon Residential Area rather than in a Business Zone
- Whether the establishment of the proposed office activity will undermine the viability and vitality of the City Centre.
- Whether the proposed office activity would result in an economic benefit to the City by locating in the Hokowhitu Lagoon Residential Area rather than in a Business Zone.

R10.7.1.7 Dwellings within the Hokowhitu Lagoon Residential Area

Dwellings are a Permitted Activity in the Hokowhitu Lagoon Residential Area, subject to the following Performance Standards:

(a) Compliance with Permitted Performance Standards of R10.7.1.1(a), (b), (c), (d), (e) & (g).

(b) Floor Levels

- (i) Floor levels of habitable buildings and garages will be constructed to a minimum of RL 29.3

Explanation

Parts of the Hokowhitu Lagoon Residential Area are low lying in nature. Minimum floor levels of RL 29.3 for dwellings and garages are required to avoid potential adverse effects of surface water ponding on dwellings and garages in low lying areas in significant rainfall events where temporary ponding may occur, especially where the Manawatū River may also be in flood and water from the Hokowhitu lagoon is unable to discharge into it.

(c) Fencing

- (i) The maximum height of fencing adjoining a public road or public open space is 1.8 metres except as provided below:
- (ii) Where a fence is erected along a property boundary directly adjoining public open space (reserve, walkway or park):
The fence must not exceed 1.1 metres in height for more than half the property boundary length; or
If the fence is of Open Construction, the fence must not exceed 1.8 metres in height.
- (iii) Where a fence is erected along a property boundary directly adjoining a road frontage:
A maximum height of 1.1 metres applies except that solid fencing may be erected to 1.8 metres over not more than 1/3 of the frontage width, and
No part of a solid fence above 1.1 metres in height shall be located within 1.8 metres of a driveway, except for gate posts relating to a fence of Open Construction.
If the fence is of Open Construction, the fence must not exceed 1.8 metres in height.
- (iv) Where a side fence is within the front yard or next to a driveway, and within 3 metres of the street edge, a maximum height of 1.1 metres applies. Should a side fence connect to that part of any front fence on the same lot which is permitted by (b) above to rise to 1.8 metres, it may also rise to the same level.
- (v) Where a fence is erected on the road frontage of a corner site, the requirements of (i) –(iii) shall only apply to one road frontage.

Explanation

Fencing plays an important role securing private property, however extensive high fencing can shut-off private space from the public realm. Low front fences are one of the factors that contribute to greater safety of both public and private realms. Low front fencing in the front yard and adjacent to driveways ensures that drivers exiting the lot are able to view the footpath, which minimises potential conflict with pedestrians.

Fencing requirements ensure that the visual connection between private property and the public space is not completely lost, but allows for differing orientations of frontages, where for example the street is on the north side of the lot. In that circumstance, a resident might reasonably wish to achieve some private open space on the sunny side of the house, close to the street edges and that should be accommodated.

The extent of high front fencing (that is 1/3 of the whole street frontage, along a street) still allows informal surveillance of the street from dwellings, and avoids monotony along the street edge.

(d) Setbacks

- (i) Compliance with R 10.7.1.1(c)
- (ii) The frontage of a garage can be placed up to edge of lanes identified in the Hokowhitu Lagoon Residential Area (Map 7.7.2.6).
- (viii) Any side or rear garage wall that is within 3m and fronting to the street edge. Garages with side entries must be screened by landscaping along 70% of the frontage with vegetation capable of growing to a minimum of 1 metre tall. Glazing shall be provided for at least 10% of the surface area of these street-fronting walls the garage siding that fronts the road.

Explanation

Side entry garages have the potential to adversely affect streetscape amenity because they can create dominant blank facades close to the front boundary and particularly so should the garage be located at a street corner. Landscaping at the all street frontages of side entry garages is required to soften the street edge and contribute to positive amenity outcomes for the wider streetscape.

(e) Glazing for properties adjoining the Manawatū Golf Club

Toughened (heat-tempered) safety glass, with thickness and glazing system as appropriate to application, is required for all rooflights and exposed window glazing on all buildings on lots adjoining the Manawatū Golf Club boundary. Exposed windows include all rooflights, and all windows in the north and east facing facades of buildings adjoining the northern and eastern boundaries of the site. This requirement does not apply to:

- (i) any window identified above which:
 - is shielded directly underneath a 2m roof or veranda overhang or pergola, and is not to the side or forward of and within 50 metres of a tee or not within 50 metres and to the side of or directly behind a green; or
 - is protected by permanent screening, window grilles or shutters on the dwelling or associated with the dwelling;and
- (ii) the glazing of any domestic greenhouse or planting frame on the identified lots. (Polycarbonate glazing is also acceptable for this particular application.)

Explanation

Toughened (heat-tempered) glazing is required along the interface of the Manawatu Golf Club to minimise the potential risk of damage to windows and rooflights caused by stray golf balls. This requirement can be waived if glazing is shielded or appropriately located.

(f) Noise insulation requirements for properties adjoining the Manawatu Golf Club

Any bedroom or sleeping area in a dwelling located within 50 metres of the Manawatu Golf Club course boundary in the Hokowhitu Lagoon Residential Zone must be protected from noise arising from ground preparation activities at the Golf Course by ensuring the external sound insulation level achieves $D_{nT,w} + C_{tr} > 30$ dB. Where bedrooms and sleeping areas with openable windows are proposed, a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. For the purposes of this requirement, a bedroom is any room intended to be used for sleeping. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.

Explanation

Properties adjoining the Manawatu Golf Club have an increased risk of exposure to noise from golf course maintenance equipment, such as mowers. Insulation and mechanical ventilation are required for bedrooms or sleeping areas to avoid unreasonable exposure of noise to occupants.

R 10.7.3.1 Buildings or Structures that do not comply with the Performance Standards for Permitted or Controlled Activities.

Any building or structure which does not comply with the Performance Standards for Permitted or Controlled Activities in relation to:

- (i) Height, including Maximum Height and Height Recession Planes
- (ii) Overlooking
- (iii) Separation Distances
- (iv) Site Area, Site Coverage and Number of Buildings
- (v) On-Site Amenity
- (vi) Access and Parking
- (vii) Turitea / Aokautere Residential Zone Setback
- (viii) Aokautere Development Area
- (ix) Fencing in the Hokowhitu Lagoon Residential Area
- (x) Glazing in the Hokowhitu Lagoon Residential Area as per R 10.7.1.7(e)
- (xi) Floor Levels within the Hokowhitu Lagoon Residential Area as per R 10.7.1.7(b)

are Restricted Discretionary Activities with Regard to:

- Effects on Adjoining Residential Neighbours and the Manawatu Golf Course
- Design, Scale and Appearance

- **Effects on the surrounding residential environment and streetscape**
- **The safe and efficient operation of the roading network , and internal circulation and manoeuvring areas**
- **Site layout**
- **Visual effects on the rural character amenity of the Turitea Valley**
- **Natural hazards**

In determining whether to grant consent and what conditions if any to impose, Council will, in addition to the City View objectives in section 2 and the Residential Zone objectives and policies, assess any application in terms of the following assessment criteria:

Assessment Criteria

- (a) The extent to which the design, scale and appearance of any building, fence or structure compliments the ambience and amenity values of the surrounding residential area **and golf course**.
- (b) The extent to which the building relates to the character of its setting, contributes to the quality of adjoining public open space, streetscapes and residential properties **and golf course**, and avoids visual dominance.
- (c) To take into account the particular features of the site and its relationship to adjoining sites in assessing the appropriateness of the proposed design.
- (d) The extent to which new buildings retain reasonable visual privacy and daylighting for adjacent residential properties.
- (e) The extent to which outdoor space is accessible and of a useable size with access to daylight and sunlight.
- (f) The extent to which the non-compliance leads to a better or more efficient use of the site and/or creates a higher level of on-site amenity.
- (g) To avoid, remedy or mitigate any adverse effects of noise or other environmental disturbance on any adjoining dwelling.
- (h) The degree to which the non-compliance results in a development density that, if not consistent with the surrounding residential environment, does not lead to a perception of excessive density.
- (i) The extent to which any off-site parking generated by the activity can be safely accommodated without creating detrimental effects on the efficient operation of the roading network or amenity of the surrounding neighbourhood.
- (j) To ensure the location, design and appearance of any building or structure has minimal impact on, and is complementary to, the rural character and visual amenity of the Turitea Valley.
- (k) The extent to which natural hazards are avoided or mitigated.
- (l) Where a proposal falls under Rule 10.7.3.1 Site Area, Site Coverage and Number of Dwellings, the Council will also assess any application under the relevant assessment criteria in Rules 10.7.3.3.

(m) Whether alternative glazing options in the Hokowhitu Lagoon Residential Area can adequately mitigate the potential adverse effects of wayward golf balls.

R10.7.3.3A Dwellings within the Manawatu Golf Course Management Overlay in the Hokowhitu Lagoon Residential Area

Dwellings within the Manawatu Golf Course Management Overlay in the Hokowhitu Lagoon Residential Area are a restricted discretionary activity with regard to:

- Safety
- Amenity effects in the Manawatu Golf Course
- Management of reverse sensitivity effects with the Manawatu Golf Course
- Building design and materials
- Vegetation/landscaping on the boundary
- Noise insulation
- Fencing and security

Performance Standards

(a) Compliance with Permitted Performance Standards of R10.7.1.1(a), (b), (c), (d), (e) & (g), and R10.7.1.7(b), (c) and (d)

(b) Glazing for properties adjoining the Manawātū Golf Club

Toughened (heat-tempered) safety glass is required for all rooflights and exposed window glazing for all buildings on lots within the Manawatu Golf Course Management Overlay. Exposed windows include all rooflights, and all windows in the north and east facing facades of buildings adjoining the northern and eastern boundaries of the site. This requirement does not apply to:

(i) any window identified above which:

- is shielded directly underneath a 2m roof or veranda overhang or pergola; or
 - is protected by permanent screening, window grilles or shutters on the dwelling or associated with the dwelling;
- and

(ii) the glazing of any domestic greenhouse or planting frame on the identified lots. (Polycarbonate glazing is also acceptable for this particular application.)

Explanation

Toughened (heat-tempered) glazing is required along the interface of the Manawātū Golf Club to minimise the potential risk of damage to windows and rooflights caused by stray golf balls. This requirement can be waived if glazing is shielded or appropriately located.

(c) Noise insulation requirements for properties adjoining the Manawātū Golf Club

Any bedroom or sleeping area in a dwelling located within the Manawātū Golf Course Management Area in the Hokowhitu Lagoon Residential Area must be protected from noise arising from maintenance activities at the Golf Course by ensuring the external sound insulation level achieves $D_{nT,w} + C_{tr} > 30$ dB. Where bedrooms and sleeping areas with openable windows are proposed, a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. For the purposes of this requirement, a bedroom is any room intended to be used for sleeping. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.

Explanation

Properties adjoining the Manawātū Golf Club have an increased risk of exposure to noise from golf course maintenance equipment, such as mowers. Insulation and mechanical ventilation are required for bedrooms or sleeping areas to avoid unreasonable exposure of noise to occupants.

(d) Manawatu Golf Course Management Area

(i) Within the Manawatu Golf Course Management Area, a concurrent subdivision application for residential development is required to show the siting and design of buildings and outdoor areas for the individual lots and open space areas.

R 10.7.3.3A Non-Public Notification of Land Use Applications in the Hokowhitu Lagoon Residential Area

Land use applications made for sites associated Rule 10.7.3.3A must not be publicly notified.

For land use applications within the Manawatu Golf Course Management Overlay, the Manawatu Golf Club will be identified as an affected party.

R 10.7.3.3 Multi-unit residential development in the multi-unit housing areas identified on Maps 10.7.3.3 (a)-(fg) is a Restricted Discretionary Activity with regard to:

- Effects on the surrounding residential environment and streetscape **and Manawatu Golf Course**
- Design, scale and appearance
- Site layout
- On-site landscaping
- Privacy across boundary and within the development
- The safe and efficient operation of the roading network , and internal circulation and manoeuvring areas
- Natural hazards

Performance Standards

(i) Notional Site Area for Each Unit

- a) No minimum notional site area applies if the development site is located within Areas A or C;
- b) A minimum notional site area of 150m² applies if the development site is located within Areas B, or D or G.

(ii) Minimum Unit Size

- a) Each unit must have a gross floor area greater than 45m², if the site is located within Areas A or C;
- b) Each unit must have a gross floor area greater than 60m², if the site is located within Areas B, or D or G.

(iii) Site Coverage

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

(iv) On-site Amenity

- a) Each unit shall be provided with a private outdoor amenity area within the notional site which can meet the following requirements:
 - A minimum open area of 30 m² free of driveways, parking spaces, buildings and manoeuvring area.
 - Is able to accommodate a circle of 4 metres in diameter.
 - Has direct contact with a main living area for a length of not less than 2 metres.
 - Is orientated to the east, west or north of the unit.
- b) Each dwelling unit located on the first floor, which does not have connection at ground level, shall be provided with a private outdoor amenity area which can meet the following requirements:
 - Is accessed directly off the living, dining or kitchen areas, and located at the same level,
 - A minimum of 8m² in area,
 - Is orientated to the north, west or east.

(v) Access and Parking

Compliance with Rule 10.7.1.1 (g) (Access and Parking).

(vi) Compliance with Rules 10.7.1.1(a), 10.7.1.1(b), 10.7.1.1(c)(i).

The performance standards of 10.7.1.1 (a), 10.7.1.1(b), 10.7.1.1(c)(i) apply only to the exterior boundaries of the development site.

(vii) Stormwater Design

A plan must be submitted to identify appropriate stormwater design for the development, and:

- demonstrate how peak run-off volume is to be mitigated
- how low impact development principles are applied
- identify a secondary flow path.

(viii) Additional setback requirements in the Hokowhitu Lagoon Residential Area

- (i) No setback is required from the street edge boundary of lanes identified in Map 7.7.2.6.
- (ii) On corner sites a 3m setback applies to a nominated street interface boundary. The other interfaces can be treated as side boundaries where a minimum 1.5m setback applies.
- (iii) Where a building on a corner site is set back between 1.5m and 3m from a road boundary which is to be treated as a side boundary is setback between 1.5m and 3m from a road frontage on a corner site, as per 10.7.3.3(viii)(ii), at least 10% of the surface area of the side boundary wall that fronts the road must be glazed.

(ix) Manawatu Golf Course Management Area

- (i) Within the Manawatu Golf Course Management Area, a concurrent subdivision application for residential development is required to show the siting and design of buildings and outdoor areas for the individual lots and open space areas.

In determining whether to grant consent and what conditions to impose, Council will, in addition to the City View objectives in Section 2 and the Residential Zone objectives and policies, assess any application in terms of the following assessment criteria:

Assessment Criteria

1.0 Character

The extent to which:

- (a) any significant planting and trees are retained, and neighbourhood character is reinforced with the type and species of new planting.
- (b) new development relates to common and defining patterns of the height and width of primary building forms, and predominant roof types and pitches.
- (c) new development in valued character areas relates to common and defining patterns of frontage orientation and alignment.
- (d) new development relates to common and defining patterns of façade composition and articulation, and qualities of materials and landscaping.
- (e) responds to the park-like character of the adjoining Manawatu Golf Course and maintains a vegetation buffer along the boundary.

2.0 Site Planning

The extent to which:

- (a) buildings and related open spaces and landscaping are planned and designed together to deliver high levels of amenity within dwellings and well-located, good quality open spaces, and provides a safe and compatible interface with the adjoining Manawatu Golf Course with a vegetation buffer.
- (b) private and public areas are differentiated and defined.
- (c) habitable rooms are orientated towards the east, north or west for good sun, and habitable rooms that face south only are avoided.
- (d) new buildings retain reasonable visual privacy and daylighting for all adjacent residential units and properties.

- (e) garages and parking are located and designed to avoid monotony and domination of any street frontage or spaces within the development.
- (f) driveways and entrance courts are designed and landscaped to give visual interest and create an attractive entrance to the development.
- (g) the planning of the development allows views of the street and common spaces within the development to be maintained, including views of open carparking spaces from the dwelling served.

3.0 Building Design

The extent to which:

- (a) dwelling fronts including entrances and windows to habitable rooms are orientated to the street edge, and views are maintained to and from the street.
- (b) modelling of building form, and secondary forms and detail gives visual interest and a sense of human scale at the occupied and/or publicly visible edges of buildings.
- (c) windows are provided to optimise both daylighting and views while providing for privacy, and large blank walls are avoided.
- (d) the living areas of dwellings are located and oriented to optimise sun exposure, natural lighting and views, including to the street or adjacent public open spaces.
- (e) circulation within the dwellings is sufficiently planned, and spaces including storage are provided and sized to be fit for purpose.
- (f) new buildings retain reasonable visual privacy and daylighting for adjacent residential properties.
- (g) individual units are expressed and entrances are signalled and readily visible from the street or entranceways.
- (h) the design of the development incorporates energy efficient and water conservation principles.
- (i) incorporates design and materials to withstand damage from misdirected golf balls from the Manawatu Golf Course.

4.0 Open Space Design

The extent to which:

- (a) main outdoor spaces are associated with a living area within the dwelling, are reasonably private and of a useable size and are orientated to the sun.
- (b) usable, well-orientated balconies are provided to above ground units and where quality at-grade private open space is not reasonably achievable.
- (c) good quality shared private open space is provided as a complement to smaller private open spaces or balconies allocated to individual units.
- (d) boundary treatments such as walls or planting between units balance openness and closure, and are varied to both privacy and views out, and avoid monotony and complete fragmentation of the open space within the development.
- (e) planting is integrated to provide an attractive setting for and outlook from the dwelling, and provide for privacy, summer shade and winter sun.
- (f) carports and garages are visually compatible with and of a similar standard to the development as a whole.
- (g) large, highly visible retaining walls are avoided or screened with appropriate planting.
- (h) front yard boundary treatments are sufficiently low to provide for visual connection between the dwelling and the street, and allow safe vehicle access across the footpath.
- (i) suitably screened and located provision is made for rubbish storage and collection.

- (j) suitable, reasonably private and sunny space is provided for open air laundry drying.
- (k) Where located adjacent to the Manawatu Golf Course, maintains a vegetation buffer along the boundary.

5.0 Infrastructure and Servicing

The extent to which:

- (a) site and building design mitigates any increase in peak stormwater run-off and peak stormwater flow due to the reduction in permeable surfaces.
- (b) the development is consistent with relevant engineering requirements.

NOTE TO PLAN USERS:

Also refer to the following rules:

R 10.7.1.3 Amberley Avenue, Escort Grove, Rangitāne Park and Awapuni Racecourse Minimum Floor Level Areas;

R 10.7.3.5 Awatea Stream and Jensen Street Ponding Areas;

R 10.8.1.7 Limited Development land in Aokautere

- Council's engineering standards for the design and construction of infrastructure and services should be referenced in the design of multi-unit residential developments.
- A plan must be submitted to identify appropriate stormwater design for the development, and:
 - demonstrate how peak run-off volume is to be mitigated
 - how low impact development principles are applied
 - identify a secondary flow path.

R 10.7.3.4 Non-Public Notification of Multi-Unit Residential Development Activities in the Hokowhitu Lagoon Residential Area

Applications made for sites associated with Map 10.7.3.3(g) must not be publicly or limited-notified.

For land use applications within the Manawatu Golf Course Management Overlay, the Manawatu Golf Club will be identified as an affected party.

R 10.7.3.45 Awatea Stream and Jensen Street Ponding Areas.

Within the shaded areas shown on Map 10.7.3.5(a) the Awatea Stream Ponding area and Map 10.7.3.5(b) the Jensen Street Ponding area:

- (a) the filling or raising of the level of any part of the land, or depositing of materials on any part of the land, unless provided for by (b)-(d);
- (b) the cultivation and use of the land for gardens or planting of trees; or
- (c) the erection of fences which are less than 2 metres in height outside of the Watercourse Channels; or
- (d) siteworks associated with the construction of any building;

is a Restricted Discretionary Activity with regard to:

- Flooding
- Effects on adjoining properties

NOTE TO PLAN USERS:

- The erection, addition to, alteration or reconstruction of any building, as defined under the Building Act 2004, which occurs within the shaded areas identified on Maps 10.7.3.5(a) and 10.7.3.5(b) is subject to the provisions of Sections 71-74 of the Building Act 2004. These sections specify limitations and restrictions that shall apply to the issue of building consents for buildings on land subject to inundation.
- Minimum Floor Levels apply to housing development within the shaded areas. Contact the City Council for information on such levels.
- It shall also be noted that the erection, alteration or reconstruction of any fence or wall within the Awatea Stream or Jensen Street watercourse channels shall be regulated by Section 511 of the Local Government Act 1974. Under Section 511 of the Local Government Act 1974, the Council can require the removal of any obstruction to the free flow of water within a watercourse.
- Refer also to the Earthworks provision contained in Section 6: General of this Plan.

Explanation

The Awatea Stream links a series of meanders, now cut off, from the Manawatū River. The gradient of the stream bed is relatively flat, limiting its water carrying capacity, and consequently a marked rise in water surface level accompanies even moderate rainfalls.

Discharge is eventually to the Manawatū River. Accordingly flood levels in the river can rise above the Awatea bank level. On such occasions outflow ceases and all inflow must be stored within the catchment. An overflow pipeline now links the Awatea to the storage afforded by Hokowhitu Lagoon, however a prolonged rainfall at this time will result in water levels rising in the valley until flow from the catchment overland commences. Such a flood caused by this coincidence of events, last occurred in January 1953.

The Jensen Street Ponding Area is a part of the system draining Churchill Avenue and the surrounding catchment. The primary inflow is by the way of a pipeline within a series of meanders, now cut off from the Manawatū River. All of these meanders are now filled except for the one which is contained within this ponding area. The gradients of the most recent natural outlet into the Awatea Stream, and that of its present piped outlet to the Hokowhitu Lagoon limits the rate of outflow and consequently the pond level fluctuates, dependent upon inflow and the surrounding ground water table level. Consequently, in both cases it is important that the flood waters expected can move across the land affected without being obstructed and that any dwelling is built above the potential flood levels. Hence the rules above.

SECTION 19 – INSTITUTIONAL ZONE

~~R 19.6.3 NON-ANCILLARY OFFICE ACTIVITIES AT THE HOKOWHITU CAMPUS~~

~~Office activities up to 5,000m² in gross floor area that are not Ancillary Institutional Zone Activities at the Hokowhitu Campus area are a Restricted Discretionary Activity with regard to:~~

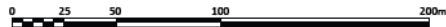
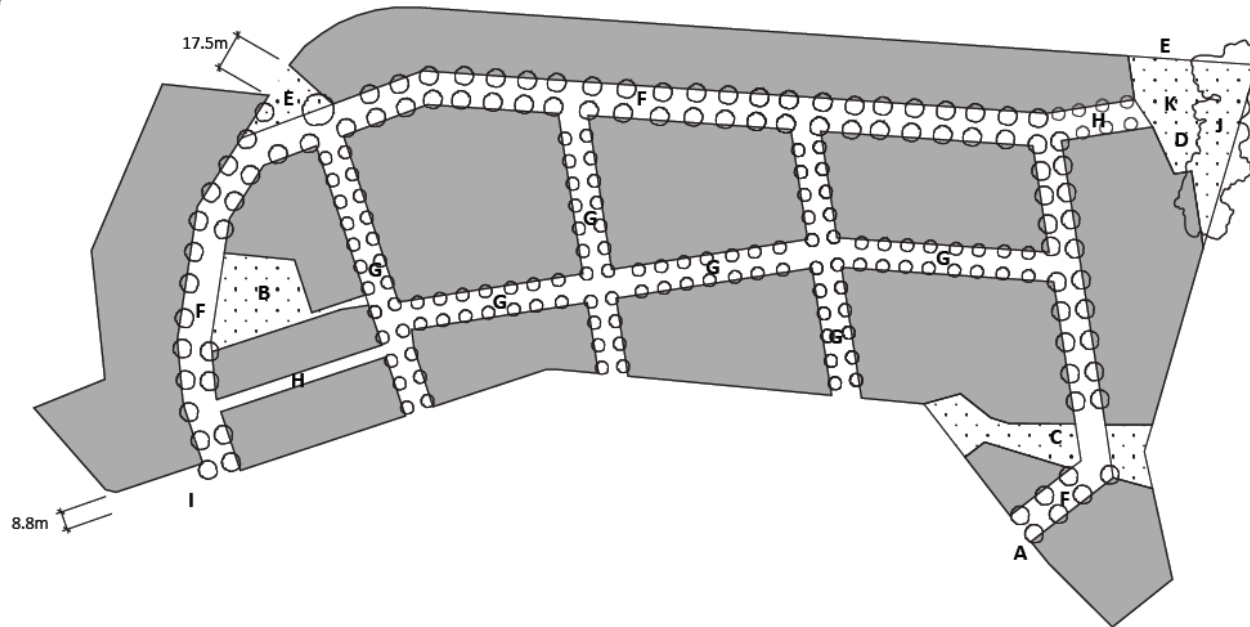
- ~~• Effects on the City Centre~~
- ~~• The safe and efficient operation of the roading network.~~

~~In determining whether to grant consent and what conditions to impose, if any, the Council will, in addition to the City View Objectives in Section 2 and the Institutional Zone objectives and policies, assess any application in terms of the following assessment criteria:~~

Assessment Criteria:

- a.—— ~~The extent to which the proposed office activity will contribute to the effective and efficient operation and use of the physical resources of the Institutional Zone.~~
- b.—— ~~Whether there are particular reasons, for example relating to the strategic benefits to the City, why the office activity is better located in the Institutional Zone rather than in a Business Zone~~
- c.—— ~~Whether the establishment of the proposed office activity will undermine the viability and vitality of the City Centre.~~
- d.—— ~~Whether the proposed office activity would result in an economic benefit to the City by locating in the Institutional Zone rather than in a Business Zone.~~

Map 7.7.2.6 Hokowhitu Lagoon Residential Area Structure Plan (see Figure 5 attached to evidence)



- | | |
|--|--|
| A Align entry with Jickell Street | G Secondary local street with indicative street trees |
| B Open space with public connection to the south | H Lane |
| C River reserve and connection | I Boundary setback |
| D River edge public connection | J Indicative location of Memorial Grove |
| E Public view connection to the golf course | K Ruahine Reserve |
| F Primary local street with indicative street trees | |

Map 10.7.3.3(g) Multi-Unit Residential Housing Area: Hokowhitu Lagoon Residential Area



Section 15: Recreation Zone

R15.4.8 Noise

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(ii)

At the Manawatū Golf Club, activities associated with course preparation activities, including grass mowing, shall not exceed the following noise limits when measured at the boundary of any site within the Hokowhitu Lagoon Residential Area:

6am to 10pm	55 dB $L_{Aeq (15mins)}$
10pm to 6am	40 dB $L_{Aeq (15mins)}$
10pm to 6am	70 dBA L_{max}

Grass mowing, aerating/coring and rolling at the Manawatu Golf Club that occurs near to the boundary, which exceeds 55dB $L_{Aeq (15mins)}$, shall be exempt from the above noise rule provided that it occurs between 7am and 10pm.