

15.0 RESIDENTIAL ZONE

15.1 Introduction

Maintaining and enhancing the mixed residential character and amenity of Feilding’s residential zone is a key focus of the District Plan. Feilding has a variety of housing and lot density, open space, and community facilities all within easy access of the town centre.

The focus of this chapter is the rezoning of the new Growth Precinct 4 area. It is expected that future plan changes will expand this section with provisions for the entire Residential Zone in the District Plan.

15.2 Resource Management Issues

The following resource management issues have been identified in relation to urban growth in the Growth Precinct 4 area:

1. Effects of residential development on natural and physical resources, including the vibrancy of the town centre, infrastructure, wastewater, water supply, stormwater, and the safety and efficiency of the roading network.
2. The potential fragmentation and lack of connectivity through subdivision and the prevalence of cul-de-sacs creating poor urban design outcomes.
3. Ensuring that development improves the health, safety and resilience of communities.
4. The location and design of housing and accessory buildings ensures high onsite amenity and effective use of private open space.
5. The importance of open spaces, permeable areas and vegetation in residential areas and the positive contribution trees and vegetation make to residential amenity values.
6. The scale, character and intensity of the effects of non-residential activities in the residential zone and compatibility with residential activities.

15.3 Objectives and policies

Objective 1

To maintain or enhance the mixed residential character and amenity of Feilding’s Residential Zone, including the neighbourhood amenities for its residents.

Policies

- 1.1 To maintain the low density residential development pattern of Feilding.

- 1.2 To achieve a high quality residential streetscape environment through providing for trees on berms and in public areas, and room for planting on residential lots.
- 1.3 To ensure all residential lots have adequate access to sunlight for homes and outdoor living areas without prolonged shading from buildings and structures.
- 1.4 To ensure vehicle parking is provided onsite, to minimise on street parking in residential areas.

Objective 2

To promote development within Growth Precinct 4 that creates an attractive, healthy and safe place to live.

Policies

- 2.1 To enable development in general accordance with the Growth Precinct 4 Structure Plan (Map 8.1).
- 2.2 To minimise adverse visual effects on adjoining residential properties through controls on the height and scale of buildings.
- 2.3 To encourage an active street frontage through design controls for new dwellings, garages and fencing, whereby garages do not dominate the streetscape.
- 2.4 To ensure buildings and structures in Growth Precinct 4 are located and designed to manage the risk of natural hazards.
- 2.5 To require development to provide appropriate permeable surface areas to minimise the effects of stormwater flooding.
- 2.6 To encourage good connectivity within and between new and existing residential areas that enables future staged development of adjoining lots.
- 2.7 To ensure subdivision and development provides for sustainable and efficient connectivity within Growth Precinct 4 that enables people to easily and effectively move around by driving, walking and cycling.

Objective 3

To control the effects of commercial and non-residential activities on the character and amenity of the residential environment within Growth Precinct 4.

Policies

- 3.1 To restrict commercial and non-residential activities in the Residential Zone which are unsightly or otherwise detract from the amenity values and ambience of the Residential Zone.
- 3.2 To control the effects of the scale and character of commercial and non-residential activities and buildings within the Residential Zone.

- 3.3 To avoid the establishment of activities which create adverse effects on the amenity and ambience of the residential environment.
- 3.4 To ensure outdoor storage spaces are screened from public viewpoints.

Objective 4

To ensure that any higher density residential development, including multi-unit residential development and retirement living achieves high quality residential amenity.

Policies

- 4.1 To encourage comprehensively designed higher density development that is attractive to residents, responsive to housing demands, achieves high quality urban design and onsite amenity, is integrated and sympathetic with the amenity of the surrounding residential area and provides a positive contribution to Growth Precinct 4.
- 4.2 To ensure dwellings have living areas that are located and orientated to optimise sun exposure, natural lighting and views to public spaces.
- 4.3 To avoid habitable rooms that face south only.
- 4.4 To require private and public areas to be differentiated and defined, while ensuring buildings retain reasonable visual privacy and daylighting for all adjacent residential units and properties.
- 4.5 To ensure higher density development incorporates open space and landscaping that is well planned and designed to deliver high levels of residential amenity and well located, good quality open spaces.
- 4.6 To ensure individual units or multi units on a site are clearly expressed and entrances are signalled and readily visible from the street or entranceways.

15.4 Rules

Rules in this chapter apply to Growth Precinct 4 and the chapter needs to be read in conjunction with the District Wide Rules in Chapter 3.

15.4.1 Permitted Activities – Dwellings and Accessory buildings

The following activities are Permitted Activities within Growth Precinct 4, provided that they comply with the standards in Rule 15.4.2 below:

- a. One dwelling on a site.
- b. Accessory buildings.

15.4.2 Standards for Permitted Activities – Dwellings and Accessory Buildings

The permitted activities specified in Rule 15.4.1 above for Growth Precinct 4 must comply with the following standards:

- a. Site Coverage

Maximum building site coverage of 35%.
- b. Building Envelope
 - i. Maximum height 9m
 - ii. 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 15.1 below.
 - iii. The height recession plane in condition b.ii 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.

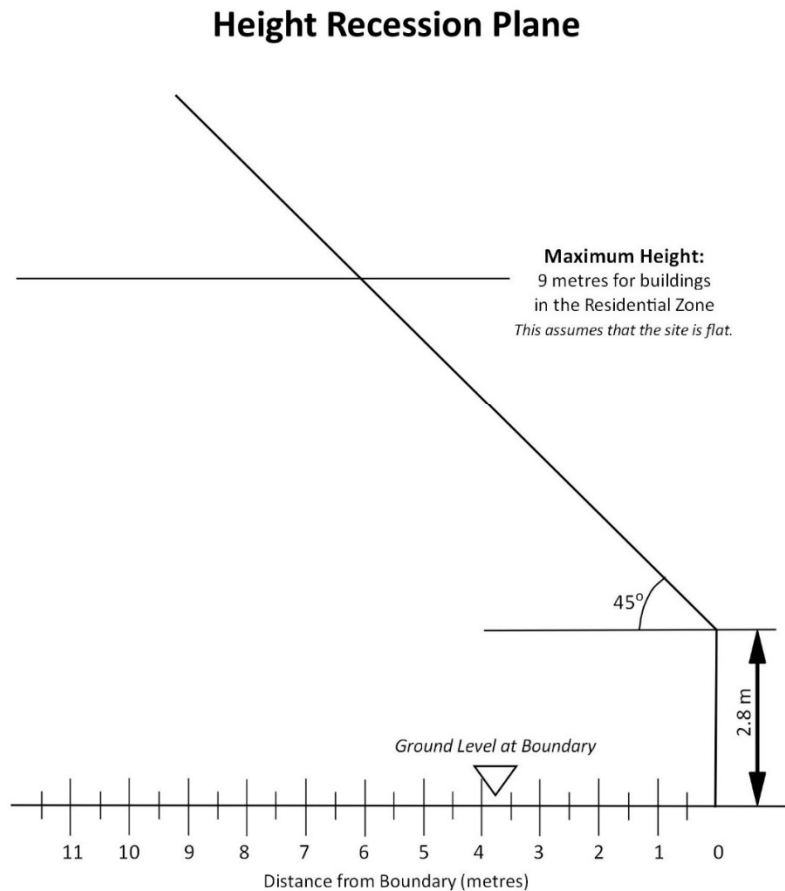


Figure 15.1

c. Minimum Floor Levels

Any structure must achieve effective mitigation from the effects of a 0.5% annual exceedance probability flood event (1 in 200 year flood) plus 500mm freeboard.

Guidance Note: Council has a model for stormwater that can be used to assist in determining minimum floor levels for areas within Growth Precinct 4. Liaison with Council's Land Development Manager is recommended.

d. Yards

- i. All dwellings and accessory buildings must be setback 3m from all yard boundaries.

- ii. No new dwelling or accessory buildings are erected within 10 metres of the landward edge of the Makino Stream.
- e. Outdoor Living Courts

All dwellings shall have an outdoor living court:

- i. at least 36m² in area.
- ii. that is capable of containing a circle 6m in diameter.
- iii. is accessible directly from the main living area.
- iv. Orientated east, north or west of the dwelling.
- v. The outdoor living court cannot comprise:
 - a. part of the outdoor living court of another dwelling;
 - b. driveways, manoeuvring areas, and car parking spaces; or
 - c. accessory buildings.
- f. Outdoor Service Courts
 - i. Each dwelling shall have an outdoor service court adjoining the dwelling or outdoor living court no less than 20m² in area and at least 3m in width. This area must be free of driveways and manoeuvring areas.
- g. Permeable Surface Area

A minimum of 50% of the net site area shall be a permeable surface¹. This includes decks provided the surface material of the deck allows water to drain through to a permeable surface.
- h. Access
 - i. Compliance with Rule 3B.4.2 and Council's Engineering Standards for Land Development.

¹ Permeable Surface – new definition

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:

1. falls within the definition of site coverage except for decks as above;
2. is occupied by swimming pools; or
3. is paved, concreted or asphalt with a continuous surface.

- ii. A side boundary fence must not exceed 1.1 metres in height for a distance of 3 metres into the property from the road boundary when next to the driveway. After 3 metres the fence may be 1.8 metres in height.
- i. Parking
Compliance with Rule 3B.4.4.
- j. Visual Amenity
 - i. No more than one derelict vehicle within view of neighbouring property or a public place shall be kept.
- k. Earthworks
Compliance with Rules 3D.4.1 and 3D.4.2.
- l. Fencing
Compliance with Rule 15.4.3.
- m. Garages
Any road fronting garage wall that is either partly or wholly within 3m from a road front boundary must be screened along 70% of the frontage of the garage with vegetation capable of growing to a minimum of 1 metre tall. Glazing must be provided for at least 10% of the surface area of the road fronting garage wall.

Guidance Notes:

1. Earthworks are also regulated by the Manawatū-Whanganui Regional Council and a resource consent maybe required under the rules of the One Plan.

15.4.3 Permitted Activities – Fencing

Fencing in Growth Precinct 4 is a permitted activity provided:

- a. Boundaries with public spaces:

A fence must not exceed 1.1 metres in height for more than half the property boundary directly adjoining public open space (reserve, walkway or park) with the

other half not exceeding 1.8 metres in height, unless the fence is of open construction² in which case the fence must not exceed 1.8 metres in height.

b. Boundaries with road frontage:

A fence must not exceed 1.1 metres in height along the entire property boundary directly adjoining a road frontage, unless the fence is of open construction in which case the fence must not exceed 1.8 metres in height and not over more than 1/3 of the frontage width.

c. Side Boundary Fence

A side boundary fence must not exceed 1.1 metres in height for a distance of 3 metres into the property from the road boundary when next to the driveway. After 3 metres the fence may be 1.8 metres in height.

15.4.4 Permitted Activities – Non-Residential Activities

The following activities are Permitted Activities within Growth Precinct 4, provided that they comply with the standards in Rule 15.4.5 below:

a. Home occupations.³

15.4.5 Standards for Permitted Activities – Non-Residential Activities

The permitted activities specified in Rule 15.4.4 above within Growth Precinct 4 must comply with the following standards:

a. Permitted Activity Performance Standards

Compliance with Rule 15.4.3.

b. Number of staff

Home occupations shall only involve people who reside at the house. No staff are permitted.

² Open construction – new definition

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 not less than 80mm centres.

³ Home Occupation – new definition

Within Growth Precinct 4, means 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, breeding of dogs or cats.

c. Site and Floor Area

No more than 40m² of the dwelling or accessory building (including gross floor area and external storage areas) may be used for the activity.

d. Hours of Operation

Non-residential activities within the Residential Zone may only operate between 7am and 7pm (Monday to Saturday).

e. Retailing

Only goods manufactured and grown on the site may be retailed or distributed from the site.

f. Storage and Display

No equipment, raw materials, finished or partly processed products or rubbish shall be stored or displayed outdoors, or visible from a public space.

15.4.6 Restricted Discretionary Activities – Activities Not Complying with Relevant Standards

The following activities are Restricted Discretionary Activities within Growth Precinct 4:

- a. Any permitted activity that does not comply with any of the relevant standards in Rules 15.4.2, 15.4.3 or 15.4.5.

For these activities, the Council has restricted its discretion to considering the following matters:

- The safe, efficient and integrated operation of the roading network
- Location, design and appearance of the dwelling or accessory building
- Residential character and amenity values including onsite amenity
- Visual amenity effects on adjoining residential properties and surrounding streetscape
- Parking
- Landscaping
- Access

- o Noise
- o Fencing
- o Essential Infrastructure
- o Natural hazards including stormwater management.

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 Growth Precinct 4 and the Residential Zone and Chapter 3 District Wide Rules, 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 will result in any adverse effects on the amenity values of neighbouring properties or the character of the Residential Zone.
- iii. Whether the proposal contains sufficient onsite parking to meet the needs of the activity.
- iv. The extent to which noise, hours of operation, and other environmental disturbance on surrounding residential neighbours can be avoided or mitigated.
- v. The extent to which additional traffic generated impacts on the safe and efficient operation of the roading network.
- vi. To ensure the activity is in character with or complementary to the surrounding residential neighbourhood.
- vii. Whether the proposed landscaping maintains or enhances the ambience and amenity values of the surrounding residential area.
- viii. The extent to which the site and building design mitigates any increase in peak stormwater run-off and peak stormwater flow due to the reduction in permeable surfaces.
- ix. Whether the existing Council essential infrastructure network has sufficient capacity for the proposed development.

15.4.7 Restricted Discretionary Activities – Retirement Living and Multi-Unit Residential Development

The following activities are Restricted Discretionary Activities:

- a. Development involving 2 or more dwelling units on a site.
- b. Retirement village⁴.
- c. Assisted living accommodation⁵.

For these activities, the Council has restricted its discretion to considering the following matters:

- o Amenity effects on surrounding residential environment and streetscape
- o Design, scale and appearance of buildings and structures
- o Site layout and access arrangements
- o Onsite landscaping
- o Privacy across boundaries and within the development
- o The safe and efficient operation of the roading networks, and internal circulation, parking, loading and manoeuvring areas
- o Residential character and amenity values including onsite amenity
- o Lighting
- o Access
- o Natural hazards, including stormwater management

Performance Standards

- a. Site coverage

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

⁴ Retirement Village – new definition

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.

⁵ Note Assisted living accommodation definition needs to be amended by removing retirement village.

- b. Outdoor Living Court
 - i. Each unit must be provided with a private outdoor living court within the site which can meet the following requirements:
 - a. At least 30m² in area that is free of driveways, parking spaces, buildings and manoeuvring areas.
 - b. Is able to accommodate a circle of 4 metres in diameter
 - c. Is accessible directly from the main living area for a length of not less than 2 metres
 - d. Is orientated to the west, north or east of the unit.
 - c. Separation distances between dwellings and buildings on the same site
 - i. 1.8 metres between an accessory building serving separate dwellings, except where the accessory building is joined by a common party wall.
 - ii. 1 metre between an accessory building and a dwelling, except for habitable rooms which must be 3m.
 - iii. 1.5m between a dwelling and right of way or driveway.
 - iv. 3m between dwellings, except where the dwelling is joined by a common party wall.
 - d. Access

Compliance with Rule 3B.4.2. and Council’s Engineering Standards for Land Development.
 - e. Parking

Compliance with Rule 3B.4.4.
 - f. Permeable surface

Compliance with Rule 15.4.2.h.
 - g. Lighting

All exterior lighting must not result in light spill to neighbouring properties.
 - h. Fencing

Compliance with Rule 15.4.2.i.

Guidance Notes:

1. Refer also to the New Zealand Fire Service firefighting water supplies code of practice SNZ PAS 4509:2008. This Code identifies what is required for the Fire Service to have access to sufficient water during emergencies.

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 Growth Precinct 4 and the Residential Zone and Chapter 3 District Wide Rules, assess any application in terms of the following assessment criteria:

- i. How new development relates to the patterns of the height and width of primary building forms, predominant roof types and pitches in the surrounding residential areas.
- ii. The extent to which building materials are sympathetic to the surrounding residential environment.
- iii. Whether the development allows views of the street and communal spaces within the development, including views of outdoor carparking spaces from the dwelling.
- iv. The extent to which significant planting and trees are retained, and neighbourhood amenity character is reinforced with the type and species of new planting.
- v. The degree to which fences are sufficiently low to provide for visual connection between the dwelling and street and allow safe vehicle access across the footpath.
- vi. The degree to which carports and garages are visually compatible with and of a similar standard to the development as a whole.
- vii. The degree to which large, highly visible retaining walls are avoided or screened with appropriate planting.
- viii. Whether the site and building design mitigates any increase in peak stormwater run-off and peak stormwater flow due to the reduction in permeable surfaces.
- ix. Whether the proposal is consistent with Council's Engineering Standards for Land Development.

15.4.8 Discretionary – activities not provided for

The following activities are Discretionary Activities within Growth Precinct 4:

- a. Any residential activity not otherwise specified as Permitted, Restricted Discretionary or Non-Complying Activity, or is not specifically provided for in this Plan.
- b. Any commercial or non-residential activity that is not otherwise specified as Permitted, Restricted Discretionary or Non-Complying Activity.

Performance Standard for commercial and non-residential activities

- a. The following information must be submitted to Council on lodgement of an application under this rule for commercial and non-residential activities:
 - i. A noise management plan prepared by a suitably qualified acoustic expert; and
 - ii. A traffic impact assessment prepared by a suitably qualified traffic engineer or traffic planner.
- b. Outdoor storage areas

Any outdoor storage area must be screened and not visible when viewed from any adjacent residential property, public road or open space.

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 Growth Precinct 4 and the Residential Zone and Chapter 3 District Wide Rules, assess any application in terms of the following assessment criteria:

- i. The extent to which the effects of noise, hours of operation and other environmental disturbance on surrounding residential neighbourhoods are avoided, or can be remedied or mitigated.
- ii. To avoid, remedy or mitigate the visual impacts of any activities, and to preserve the character and amenity of the residential environment.
- iii. Whether the Noise Management Plan prepared by an acoustical consultant identifies noise management measures to avoid, remedy or mitigate adverse effects of noise, including best practicable options adopted to minimise sound emissions.
- iv. The extent to which the generation of additional traffic impacts on the efficient and effective parking and access provisions.

- v. The extent to which additional traffic generated impacts on the safe and efficient operations of the roading network and internal circulation and manoeuvring areas.
- vi. The extent to which appropriate landscaping elements and plantings have been incorporated to enhance the character, ambience and amenity values of the adjoining residential neighbourhood.
- vii. The extent to which onsite planting will reduce the activities visual intrusion on the adjacent properties and break up areas of hard surfacing such as fence lines and paved areas.

15.4.9 Non-Complying

The following activities are Non-Complying Activities within Growth Precinct 4:

- a. Any Industrial Activity, including a service station.