

# PART A - ENVIRONMENTAL ZONES



## 4 RURAL ZONE

### 4.1 Introduction

The majority of the Wairarapa's environment has a rural character, in which the environmental quality is largely determined by prevailing natural elements, whether the land is used for primary productive purposes or for conservation purposes. Under this District Plan, Wairarapa's rural environment is managed under a single Rural Zone, although the Zone's management policies recognise key differences in predominant land use patterns and environmental factors.

*This section should be read in conjunction with those sections under District-wide issues, such as biodiversity, natural hazards, coastal environment and freshwater environment.*

Rural land is a significant resource due to the economic value of primary production activities to the Wairarapa, and the associated processing and service industries. The use of this resource is constantly changing, in response to economic demands and conditions. The continued prosperity of the Wairarapa as a whole is largely dependent on the use of rural resources adapting to changing economic opportunities.

A wide range of land uses occur within Wairarapa's productive rural environment, the distribution of which is largely determined by natural patterns of landform, climate and soil type, as well as accessibility to markets and processing facilities. While the interaction of natural elements and differing human activities has resulted in a range of distinctive landscapes, there is still, nevertheless, a recognised rural character throughout this environment – variations occur due to topography, different types of primary production and the density of property-holdings. In the Wairarapa, the rural environment ranges from the extensive pastoral farming and forestry areas of the eastern hill country through to the intensively settled farming areas that fringe the versatile soils around Wairarapa's main towns.

While rural properties vary in size, they are typically characterised by low building coverage, limited impervious areas and the visual dominance of vegetation. While some buildings associated with primary production activities can be reasonably large and utilitarian, they are an accepted part of the environment, and usually represent a small part of site coverage. Other typical elements are –

- Open landscapes, including skylines generally free of structures and vistas of ranges, hills and valleys;
- Large areas of exotic and indigenous vegetation, including pasture, crops, forest and scrublands;
- A road network ranging from unsealed local roads with low traffic volumes to busy State Highways; and
- Allotments self-serviced in terms of water supply and wastewater disposal.

Significant areas of the Rural Zone are held in public ownership and managed for conservation purposes, with the key assets being the Tararua and Haurangi Forest Parks and Lake Wairarapa. Aside from their intrinsic ecological values, Wairarapa's conservation management areas also have important cultural, economic and recreational values. These areas are perceived to be part of Wairarapa's rural environment, although they differ

from the primary production areas in their land use, environmental character and amenity values.

The rivers and lakes of the Wairarapa have a major presence not only in terms of their visual and recreational attributes, but also in posing risks from natural hazards through flooding.

Outside Forest Parks and other conservation management areas, primary production is the main land use in the rural environment, including associated processing, packaging and transportation. At times, primary production activities will generate effects such as noise, odour and dust – residents living in the rural environment should therefore reasonably expect amenity values to be modified by such effects. Primary production activities should be able to function effectively and not be unduly restricted by inappropriate development being located in too close proximity. Therefore, potential new activities in the Rural Zone must be compatible with rural character in the scale of development and prevent imposing limitations on the operation of rural activities and their ability to contribute towards the economic wellbeing of the Wairarapa. For example, residential development within a viticulture area can create significant difficulties for both maintaining residents' amenity values and winegrowers' operational requirements.

Increasingly, however, the Wairarapa's rural environment is seen as attractive place in which to reside, being within commuting distance to Wellington, but with many opportunities for people to enjoy the benefits of a rural lifestyle and a small holding of land. Indeed, this source of development pressure has been a main driver for growth in the Wairarapa rather than an increase in population. The need to provide such lifestyle opportunities in a manner that protects the rural character and the ability of primary production to operate is a key challenge in the management of the rural environment.

Parts of the Rural Zone also have some special environmental factors that require specific management. Many areas contain river floodplains that are susceptible to flooding and not suitable for intensified residential development. Some parts of the rural environment contain significant public infrastructure facilities, such as Hood Aerodrome, that have broad external effects that make surroundings areas inappropriate for further more intensive development. Sporadic intensive development on the periphery of towns can conflict with the management of urban growth or with the special character and operational requirements of winegrowing areas.

## 4.2 Significant Resource Management Issues

1. Safeguarding the life-supporting capacity of Wairarapa's soil resources for both current and future generations, and, in particular, ensuring the finite rural land resource may be used for a wide range of productive purposes, including uses that may not currently take place in the Wairarapa.
2. Providing for a wide choice of lifestyles in the rural environment at a location, scale and intensity that is appropriate to protect the general visual amenity and rural character, particularly in areas of key public value, and avoiding standardised or obtrusive forms and patterns of development.
3. Recognising that primary production activities generate external effects that are generally an accepted part of the rural environment while

ensuring that such effects do not have excessive or cumulative adverse impacts on the environment, particularly on amenity values and natural processes and systems.

4. Providing for a diversity of land uses and economic activities while addressing incompatible amenity expectations between different land uses, particularly between residential and primary production activities.
5. Unsustainable land use practices that degrade or modify the natural environment and its processes (for example, groundwater systems), and its capacity to support life on an ongoing basis.
6. Making better use of opportunities for self-sufficiency in the rural area to reduce the cumulative effects of development on Wairarapa's servicing and infrastructural networks.
7. Sporadic growth around Wairarapa's towns, resulting in a permanent impact on the rural character and townscapes, reduced safety and efficiency of roads, and unplanned pressure for infrastructure and public services.
8. Demand for intensified landholdings, particularly through residential development, in rural areas that are generally unsuitable for intensive residential use due to significant risks from natural hazards, or the adverse external effects of large scale facilities such as Hood Aerodrome, effluent treatment works, landfills, and industrial processing activities.
9. The protection of the large tracts of conservation estate in the Wairarapa, such Lake Wairarapa and the Tararua and Haurangi Forest Parks, including through interaction with the productive rural areas.
10. Providing opportunities for the economic benefits of the tourism values of the Wairarapa's rural environment to be realised in a manner that avoids the adverse effects of development on such values.

## 4.3 Objectives, Policies and Methods

### 4.3.1 Objective Rur1 – Protection of Rural Character & Amenity

**To maintain and enhance the amenity values of the Rural Zone, as appropriate to the predominant land use and consequential environmental quality of different rural character areas within the Wairarapa.**

### 4.3.2 Rur1 Policies

- (a) Identify those character areas of the Rural Zone where the predominant land use is primary production, which needs to operate and develop effectively – Rural (Primary Production) Zone.
- (b) Identify those character areas of the Rural Zone where the predominant land use is conservation management, and which are primarily managed by public agencies – Rural (Conservation) Zone.
- (c) Identify those character areas of the Rural Zone in which there are particular land use issues that require specific management

*Implemented through Method  
4.3.10(a)*

*Implemented through Methods  
4.3.10(c)*

*Implemented through Methods  
4.3.10(a)*

Implemented through Methods  
4.3.10(a)

approaches, including urban growth, flood hazards, and the operational requirements of key infrastructural facilities and intensive primary production activities – Rural (Special) Zone.

- (d) **Maintain and enhance the amenity values of the differing Rural character areas through appropriate controls over subdivision and the bulk, location and nature of activities and buildings, to ensure activities and buildings are consistent with the rural character, including an appropriate scale, density and level of environmental effects.**

### 4.3.3 Explanation

The Wairarapa's rural environment contains a wide variety of land use activities, intensity of settlement and diversity in naturalness. The character and amenity values of the Wairarapa's rural environment is strongly influenced by the predominant rural land use, be it the interaction of the natural environment with primary production, or the conservation estate where the natural environment predominates. Managing the rural environment with regard to the predominant productive or conservation land use is an important requirement in terms of setting appropriate environmental standards.

While there is a wide range of productive uses in the rural environment, from intensive horticulture and viticulture through to extensive forestry and pastoral grazing, rural land uses are constantly changing and it is important for the continued prosperity and ongoing development of the Wairarapa that opportunities for further land use change are not unduly curtailed. The management of the rural environment, therefore, needs to set such standards as necessary to maintain the amenity values, character and environmental quality of the Rural Zone, having regard to the zone's principal primary production or conservation management land uses – this is the purpose of the *Rural (Primary Production) Zone* and *Rural (Conservation) Zone*.

Some parts of the productive rural environment are subject to a number of significant environmental hazards, where too intensive development and landholdings may create significant future management problems, such as exacerbated risks from flooding and erosion, high ground water tables, and the adverse effects of large-scale industrial activities and public facilities (for example, airports, landfills and sewage treatment plants).

Many of these areas are also peri-urban environments, in which intensive horticultural or viticulture areas are facing pressure from intensive sporadic urban growth, particularly residential development. The purpose of the *Rural (Special) Zone* is to recognise that such sporadic and unplanned intensification is generally inappropriate in these parts of the rural environment, and to place limitations as necessary to avoid future problems. The conversion of rural environment to urban areas should be carefully managed and evaluated

Threats to the environmental quality and character of the Rural Zone include buildings and structures of inappropriate location, scale, or density, activities that have external effects out of character and unacceptable within the rural environment, inappropriate levels of vehicle movements and parking, excessive out-of-character noise, and obtrusive or excessive signage. Traffic signage, including official tourist route signage, such as for a wine trail, is necessary signage for the safe operation of the road network.

#### 4.3.4 Objective Rur2 – Enabling Primary Production

To enable primary production to function efficiently and effectively in the Rural Zone, while its potential adverse effects are reasonably avoided, remedied, or mitigated.

#### 4.3.5 Policies Rur2

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| (a) Provide for primary production activities as permitted activities in the Rural (Primary Production) Zone and Rural (Special) Zone, subject to such environmental standards as necessary to avoid, remedy or mitigate any adverse effects of primary production activities without unreasonably affecting landowners' ability to use their land productively. | Implemented through Methods<br>4.3.10(a) and 4.3.10(b) |
| (b) Ensure activities that are potentially sensitive to the adverse external effects of primary production activities, particularly those with significant external effects, are either appropriately sited or are otherwise controlled to mitigate such effects.  | Implemented through Methods<br>4.3.10(a) and 4.3.10(b) |
| (c) Ensure that new primary production activities that may have significant external adverse effects are appropriately sited from sensitive land uses or are otherwise controlled to avoid or mitigate such effects.   | Implemented through Methods<br>4.3.10(a) and 4.3.10(b) |
| (d) Provide interface controls on primary production activities that may have adverse effects on adjoining activities.   | Implemented through Methods<br>4.3.10(a) and 4.3.10(b) |

#### 4.3.6 Explanation

The ongoing prosperity of the Wairarapa is largely dependent upon its continued and evolving primary production sector. It is imperative that primary production activities are enabled to occur without unnecessary hindrance or controls: this policy also seeks to provide for those activities that are commonly associated with and ancillary to primary production (such as fruit packing).

This policy means accepting that some external effects will occur as a common part of primary production activities. Accordingly, residents living in the rural environment need to recognise the accepted management practices of these activities, including agricultural spraying, the use of farm machinery, the seasonal operation of birdscarers, frost protection devices, odour, and night harvesting that may occur.

Therefore, in managing the Wairarapa's productive rural environment, environmental standards need to facilitate the ongoing operation of rural activities carried out in the Wairarapa, while avoiding significant cumulative or excessive adverse effects.

It is also important to minimise the occurrence of reverse sensitivity, that phenomenon in which sensitive land uses, particularly residential activities, located in close proximity to primary production activities have unreasonable expectations about the level of amenity values which they wish to enjoy. This can affect established land uses and result in conflict and ongoing difficulties in environmental management. This policy will require controls on siting of such activities to avoid or mitigate the potential for such adverse effects to occur.

Conversely, it is important that new primary production activities with potential to create significant adverse external effects are controlled to avoid future conflicts. This policy may require controls on siting of some activities or appropriate setback requirements.

#### 4.3.7 Objective Rur3 – Interzone Management

To ensure the amenity values of adjoining zones are reasonably protected from the adverse effects of activities within the Rural Zone.

#### 4.3.8 Rur3 Policy

*Implemented through Methods  
4.3.10(a)*

- (a) **Manage the effects of Rural Zone activities to ensure that the environmental qualities and characteristics in the adjoining zones are not unreasonably degraded.**

#### 4.3.9 Explanation

Activities within the Rural Zone can generate effects that are unacceptable in other environments, such as urban residential neighbourhoods. These effects include noise, dust, and the utilitarian appearance of some rural buildings compared to the residential environment. Therefore, effects will be controlled at the interface between zones to minimise potential conflicts and protect general amenity.

Requirements near the Rural Zone boundaries may include more compatible design of structures, more effective visual screening, setbacks of dense planting and buildings, and more restrictive noise levels than the Rural Zone standards would generally require.

#### 4.3.10 Methods to Implement Rural Zone Policies

- (a) **Provision for primary production as the principal land use in most of the Rural Zone, with environmental standards as appropriate to protect the character, amenity and function of the Rural Zone while allowing for the efficient functioning and development of primary production activities.**
- (b) **Controls on those activities within the Rural Zone that could conflict with the efficient functioning of primary production activities or significantly degrade its character and amenity values.**
- (c) **Provision for conservation of the natural environment in those parts of the Rural Zone under the management of public agencies.**
- (d) **Assessment of environmental effects through the resource consent process for activities that do not comply with the environmental standards.**
- (e) **Conditions on resource consents, such as consent notices and covenants on Certificates of Title to control the effects of activities.**
- (f) **Education and information about the environmental standards, values, amenity and function of the Rural Zone, including the**



provision of zone specific information in Land Information Memoranda (LIMs) and design guides for rural-residential development in the rural environment.

- (g) Financial contributions for reserves, roads and infrastructure.
- (h) Application of New Zealand Standard 4404: 2004 Land Development and Subdivision Engineering to ensure a suitable standard of infrastructure.
- (i) Education to encourage the adoption and compliance with relevant industry Codes of Practice, including –
  - i. New Zealand Forest Code of Practice, Second Edition, June 1993, New Zealand Logging Industry Research Organisation (LIRO).
  - ii. Poultry Industry Association of New Zealand (Inc.) – Poultry Livestock Production, Environmental Standards: Discussion Document, 12 April 1995.
  - iii. New Zealand Pork Industry Board – Code of Practice – Pig Farming, Third Edition, 1997.
  - iv. NZS 8409:1999 Code of Practice for the Management of Agrichemicals.
- (j) Allocation of funds through Strategic and Long Term Council Community Plan (LTCCP) processes for use in initiatives to achieve the above policies.
- (k) Coordinated approach with the policies and rules contained within the Regional Policy Statement and Regional Plans.
- (l) The use of other legislation, statutory functions and powers as appropriate: for example, bylaws and road controlling authority.

#### **4.3.11 Principal Reasons for Adoption**

Rural activities are the defining feature of the zone and are to be protected. Therefore, a series of permitted activity standards have been set, which establish a baseline for protecting rural character and the normal functioning of rural activities. Non-conformance with one or more of these standards will necessitate a resource consent, at which time an assessment of environmental effects will be required, and ways to avoid, remedy or mitigate any adverse effects on the rural environment examined, particularly on the viability of primary production activities and on rural character or amenity.

Other non-regulatory methods, such as education, will also be used to encourage sound environmental practice by promoting understanding and appreciation of the rural environment. Voluntary efforts to maintain and enhance amenity values in the Rural Zone are improved by the provision of information, education and advocacy on the management and development of primary production activities.

#### **4.4 Anticipated Environmental Outcomes**

- (a) Protection of primary production as a principal land use and economic driver in the Wairarapa.

- (b) Diverse activities in the Rural Zone that are compatible with the rural environment in scale, amenity and character.
- (c) Protection of the amenity in adjoining zones from the potential adverse effects of activities within the Rural Zone.
- (d) Increased level of self-sustainability and a reduced level of degradation on the natural environment and processes.
- (e) Protection from environmental pollutants such as excessive dust and noise.

## 4.5 Rural Zone – Rules & Standards

**NOTE:** Unless otherwise stated in the rules below, the activity status and standards provided for in the rules of this Zone may be modified by the specific provisions of the District Wide Land Use Rules (Section 21). Any activity must comply with the District Wide Land Use Rules, before applying the following rules.

*Refer to the policies for District-wide issues*

### 4.5.1 Permitted Activities

The following are permitted activities:

- (a) Any activity listed as a District Wide Permitted Activity in the rules in Section 21.1, and which complies with the relevant standards in those rules and Section 4.5.2, and which is not otherwise specified as a controlled, restricted discretionary, discretionary or non-complying activity under Sections 4.5 or 21.
- (b) Any activity not listed as a District Wide Permitted Activity in the rules in Section 21.1, and which complies with the relevant standards in Section 4.5.2, and which is not otherwise specified as a controlled, restricted discretionary, discretionary or non-complying activity under Sections 4.5 or 21.

*Policy 4.3.5(a)*

*Policy 4.3.5(a)*

### 4.5.2 Standards for Permitted Activities

Permitted activities shall comply with all of the following standards for the Rural Zone:

(a) **Maximum Building Height**

*Policy 4.3.2(d) and 4.3.5(b)*

- (i) 15 metres

(b) **Minimum Building Setback (excluding dwellings)**

*Policy 4.3.2(d) and 4.3.5(b)*

- (i) 10 metres from the front road boundary of sealed roads
- (ii) 25 metres from the front road boundary of unsealed roads
- (iii) 10 metres from all other boundaries
- (iv) 20 metres from any Significant Waterbody listed in [Appendix 1.9](#).
- (v) 5 metres from any other waterbody

Exception:

- (vi) For sites of less than 4,500m<sup>2</sup>, an accessory building may be located up to 1.5 metres from side and rear boundaries.

(c) **Minimum Dwelling Setback**

*Policy 4.3.2(d) and 4.3.5(b)*

- (i) 10 metres from the front road boundary of sealed roads
- (ii) 25 metres from the front road boundary of unsealed roads
- (iii) 25 metres from all other boundaries
- (iv) 20 metres from any Significant Waterbody listed in [Appendix 1.9](#).
- (v) 5 metres from any other waterbody

- (vi) 35 metres from the edge of a plantation forest
- (vii) 150 metres from an effluent distribution area, effluent holding pond or oxidation pond (excluding waste disposal areas associated with domestic septic tanks located on an adjacent site).
- (viii) 500 metres from any intensive farming activity

Policy 4.3.2(d) and 4.3.5(b)

**(d) Number of Dwellings**

- (i) In the Rural (Primary Production) Zone, one dwelling per Certificate of Title under 2 hectares, and two dwellings per Certificate of Title 2 hectares and over.
- (ii) In the Rural (Special) Zone, one dwelling per Certificate of Title.
- (iii) In the Coastal Environment Management Area within the Rural (Primary Production) Zone, one dwelling per Certificate of Title.

Exception:

- (i) The above standard does not apply to papakainga housing.

Policy 4.3.5(a), 4.3.5(b), 4.3.5(c),  
4.3.5(d) and 4.3.8(a)

**(e) Noise Limits**

- (i) The sound level from activities within any site, excluding mobile sources associated with primary production (e.g. tractors, harvesters), shall not exceed the following limits within any measurement time interval in the stated time-frames, when assessed at any point within the notional boundary of any dwelling on any site within the Rural Zone, and at any point within the boundary of any site within the Residential Zone:

<b>Daytime</b>	7.00am – 7.00pm	55dBA L10
<b>Nighttime</b>	7.00pm – 7.00am	45dBA L10
	9.00pm – 7.00am	75dBA Lmax

- (ii) All sound levels shall be measured in accordance with NZS 6801:1999 "*Acoustics – Measurement of Environmental Sound*", and assessed in accordance with NZS 6802:1991 "*Assessment of Environmental Sound*".

Exceptions:

The following devices are excluded from complying with the above maximum sound levels provided they comply with the following standards:

- (i) Bird Scaring Devices

The operation of audible devices (including gas guns, audible avian distress alarms and firearms) for the purpose of bird scaring shall be permitted between sunrise and sunset, provided that:

- (1) A noise limit of 65 dB ASEL shall apply at any point within the notional boundary of any rural dwelling and at any point within the Residential Zone; and
- (2) No more than six audible events shall occur per device in any 60 minute period; and

- (3) Each audible event shall not exceed three sound emissions from any single device within a one-minute period and no such events are permitted during the period between sunset and sunrise the following day; and
- (4) The number of devices shall not exceed one device per four hectares of land in any single land holding, except that in the case of a single land holding less than four hectares in area, one device shall be permitted.
- (5) Provided no device shall be placed in such a manner that in any public place 90 dB ASEL is received from any one noise event.

(ii) Frost Protection Devices

Operation of frost protection devices is a permitted activity, provided that:

- (1) The hours of operation are restricted to the times when danger of frost damage is imminent or for maintenance purposes. The frost protection devices shall be operated only when air temperature 1 metre above the ground is 1°C or below. The thermometer used to measure the air temperature shall be located 1 metre above the ground.
- (2) Operation for maintenance purposes shall be restricted to between the hours of 8.00am and 6.00pm weekdays. Test operation may take place only for emergency maintenance outside these hours.
- (3) A written log shall be maintained, clearly recording the date and length of time the devices are used. A copy of the log shall be made available to the Councils upon request.
- (4) The thermometer used to determine frost danger, shall be independently assessed and calibrated by a suitably qualified technician to ensure that it accurately measures temperature and that the calibration certificate is provided to the Councils prior to the operation of the machine.
- (5) The device shall cease operation when the air temperature reaches 3°C.

(iii) Helicopter Operation, 145 Chester Road, Carterton

Operation of a helicopter landing activity at 145 Chester Road, Carterton, legally described as Lot 1 DP 88190, is a permitted activity, provided that:

- (1) All helicopter activity on the site shall be planned and carried out such that the maximum noise exposure from helicopter arrivals and departures, averaged over a period of not more than 7 consecutive days, does not exceed L<sub>dn</sub> 65 as measured at or beyond the helinoise boundary (as shown on the Planning Maps), when measured using NZS6801:1999 Acoustics –

Measurement of Environmental Sound and subject to (2) below, shall be assessed using the procedures set out in NZS8807:1994 Noise Management and Land Use Planning For Helicopter Landing Areas.

- (2) The following times have been used in assessing the maximum noise exposure:
  - (a) Day = Winter 7am – 10pm NZST
  - (b) Night = Winter 10pm – 7am NZST
  - (c) Day = Summer 5am – 10pm NZDT
  - (d) Night = Summer 10pm – 5am NZDT
- (3) The following helicopter activities are excluded from complying with (1) above:
  - (a) Helicopters landing in an emergency or diverted aircraft;
  - (b) Emergency flights required to rescue people for life threatening situations or to transport patients, human vital organs or medical personnel in a medical emergency;
  - (c) Flights required for the purpose of fire fighting;
  - (d) The operation of unscheduled flights required to meet the needs of a declared national or civil defence emergency;
  - (e) Helicopters owned or operated by or on behalf of the NZ Defence Force or NZ Police.
- (4) The operator shall ensure that the activity be limited to use of a Hughes 500 Model or such other models of helicopter which generates the same or less noise output than a Hughes 500 Model C (with 2 tail blade rotor system).
- (5) The operator shall ensure pilots using the site conduct their flight operations to avoid, except in the case of emergencies, over-flight of dwellings at an altitude of 500 feet (152m) or less above the ground.
- (6) A written log of all aircraft movements shall be kept. A copy of the log shall be made available to the Councils upon request.
- (7) The operator shall require that all pilots using the site, plan routes and fly in accordance with the recommendations of the Helicopter Association International "Fly Neighbourly Guide", February 1993 revision for the relevant aircraft type.

*Policy 4.3.2(a) and 4.3.8(a)*

**(f) Chester Road Helicopters Operation Noise Contours**

- (i) Any new, alterations or additions of a habitable room to a noise sensitive activity within the Outer Air Noise Boundary (50 dBA) as shown on the Planning Maps shall be designed and constructed in compliance with one of the following:

- (1) By production of a design certificate from an appropriately qualified and experienced acoustic engineer, certifying that the design proposed is capable of achieving an external sound insulation level of  $D_nT_w + C_{tr} > 30\text{dB}$  when tested in accordance with ISO 140 – Part 5:1998 Acoustics – Measurement of Sound Insulation in Buildings and of Building Elements Part 5: Field Measurements of Airborne Sound Insulation of Façade Elements and Façade, and that the building is constructed in accordance with this design; or
- (2) Incorporation of the following accepted acoustic design solutions in the building:
  - (a) Standard external cladding with minimum surface density of 8 kilograms per square metre such as brick, concrete, plaster, timber or plastic weatherboard and fibre cement; and
  - (b) Internal wall linings of gypsum plasterboard of at least 12mm thickness or similar density material; and
  - (c) Continuous ceiling linings without cut-outs and of gypsum plasterboard of at least 10mm thickness or similar density material; and
  - (d) Fibrous thermal insulation batts (not polystyrene) in internal wall and ceiling cavities; and
  - (e) Standard roof cladding of steel, tiles, metal tiles or butynol; and
  - (f) Standard external window and door glazing of a minimum 5mm thickness; and
  - (g) Aluminium external joinery fitted with airtight seals throughout; and
  - (h) Room glazing with a total area of no more than 50 percent of the room's total floor area.

**(g) Signs**

- (i) Any permanent sign shall be permitted provided it complies with the following standards:
  - (1) The total face area of all signs (permanent and temporary signs) per site shall be no greater than 5.0m<sup>2</sup>.
  - (2) Any one sign shall not exceed 3.0m<sup>2</sup>.
  - (3) The maximum height of any sign shall not exceed 6.0 metres.
  - (4) The sign must relate to the activity undertaken on the site and be located fully within the site of the activity to which it relates.
  - (5) Where a sign is affixed to a building, the sign shall comply with the maximum height and setback requirements.

*Policy 4.3.2(d)*

*Refer Rule 21.1.14(g) for  
Temporary Signs*

- (6) All signs must comply with the sight distance requirements in [Appendix 5](#).
- (7) No sign shall be located where it conceals the visibility of an existing official traffic sign or traffic-controlling device.
- (8) No sign shall use reflective materials, or be illuminated, flashing or moving.
- (9) No sign shall be affixed to the exterior of any heritage item listed in [Appendix 1.7 Heritage Items](#).
- (10) A sign shall have no more than six words or symbols and no more than 40 characters; and it is to be located so as to provide an unrestricted view to the motorist for a minimum distance of 180 metres.
- (11) The following minimum letter/character height standards for signs in the 70-100 km/hr speed zones shall be:

Speed	Main Message	Property Name	Second Message
70 kph	200 mm	150 mm	100 mm
80 kph	250 mm	175 mm	125 mm
100 kph	300 mm	200 mm	150 mm

Exception:

- (i) Official Traffic Signs are excluded from complying with the above standards provided they comply with the relevant traffic regulations and the Manual of Traffic Signs and Marking (MOTSAM).

Policy 4.3.2(d) and 4.3.5(a)

**(h) Roads, Access, Parking and Loading Areas**

- (i) Compliance with the standards in [Appendix 5 – Requirements For Roads, Access, Parking and Loading](#).

Policy 4.3.5(a), 4.3.5(c), 4.3.5(d)  
and 4.3.8(a)

**(i) Plantation Forestry**

- (i) Plantation forestry shall be permitted provided it complies with the following standards:
  - (1) Planting setback is 20 metres from the centreline of the carriageway of any formed public road;
  - (2) Planting setback is 10 metres from any boundary;
  - (3) Planting setback is 35 metres from any Residential Zone boundary, existing dwelling on an adjoining property under separate ownership, or from a school;
  - (4) Planting setback is 20 metres from a high voltage transmission line.

Policy 4.3.2(d), 4.3.5(a), 4.3.5(c)  
and 4.3.5(d)

**(j) Intensive Farming**

- (i) Intensive farming shall be permitted provided it complies with the following standards:
  - (1) Not within 500 metres of an existing dwelling that is under separate ownership.



- (2) Not within 50 metres of any boundary.
- (3) Not located within the Water Supply Protection Areas shown on the Planning Maps.
- (4) No effluent distribution or effluent holding pond shall be located within 150 metres of an existing dwelling that is under separate ownership.

**(k) Conservation Management**

*Policy 4.3.2(b)*

- (i) In the Rural (Conservation) Zone, any activity, undertaken for the use and management of land for conservation and recreation purposes, including the construction of associated structures and earthworks, shall be permitted.

### 4.5.3 Controlled Activities

The following are Controlled Activities:

**(a) Subdivision in accordance with the District Wide Rules (Part B)**

*Policy 4.3.2(d)*

The matters over which control is reserved are listed in Section 20.1.1.

**(b) Any activity involving relocating a dwelling or other principal building**

*Policy 4.3.2(d)*

The matters over which control is reserved are:

- (i) Siting, design, and exterior condition
- (ii) Screening and landscape treatment
- (iii) Bonds
- (iv) Transportation route.

**Assessment Criteria**

Controlled activities will be assessed against the relevant assessment criteria set out in Section 22.

**Notification and Service of Applications**

An application for resource consent for controlled activities made under this rule need not be notified; and need not be served on affected persons.

### 4.5.4 Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

**(a) Any bird-scaring device that is not operated in accordance with the standards for permitted activities (4.5.2(e)).**

*Policy 4.3.2(d), 4.3.5(a), 4.3.5(c) and 4.3.5(d)*

Discretion is restricted to the following matters:

- (i) Restrictions on the operation of the device, including hours and circumstances of operation and setback distances
- (ii) Noise mitigation measures
- (iii) Bonds.

**(b) Any frost protection device that is not operated in accordance with the standards for permitted activities (4.5.2(e)).**

*Policy 4.3.2(d), 4.3.5(a), 4.3.5(c) and 4.3.5(d)*

Discretion is restricted to the following matters:

- (i) Restrictions on the operation of the device, including hours and circumstances of operation and setback distances
- (ii) Noise mitigation measures
- (iii) Bonds.

*Policy 4.3.2(d) and 4.3.5(b)*

- (c) **Any building that is not associated with primary production or residential activities, including but not limited to, any building for visitor accommodation (other than homestays), entertainment, industrial, retail, recreation or training, and is not otherwise listed as a controlled, restricted discretionary or discretionary activity.**

Discretion is restricted to the following matters:

- (i) Siting of any building
- (ii) Design and location of the access
- (iii) Location, size and effects of any signage
- (iv) Amenity and visual effects
- (v) Landscaping and screening
- (vi) Noise generated by the activity
- (vii) Changes in the type and amount of traffic

*Policy 4.3.2(d)*

- (d) **Any motorised outdoor recreation activity.**

Discretion is restricted to the following matters:

- (i) Hours of operation
- (ii) Frequency of the activity
- (iii) Level and frequency of the noise generated
- (iv) Changes in the type and amount of traffic
- (v) Location.

*Policy 4.3.2(d), 4.3.5(a),  
4.3.5(b), 4.3.5(c) and 4.3.8(a)*

- (e) **Any activity that does not meet one or more of the standards for permitted or controlled activities.**

Discretion is restricted to the following matters:

- (i) Avoiding, remedying or mitigating of any effects deriving from non-compliance with the particular standard(s) that is not met.

#### **Assessment Criteria**

Restricted Discretionary activities will be assessed against the relevant assessment criteria set out in Section 22.

### **4.5.5 Discretionary Activities**

The following are Discretionary Activities:

*Policy 4.3.2(d)*

- (a) **Any activity listed in the Schedule of Primary Industry ([Appendix 4](#)).**
- (b) **Any other activity that is not a permitted, controlled or a restricted discretionary activity, is a discretionary activity.**

*Policy 4.3.2(d), 4.3.5(a), 4.3.5(b)  
and 4.3.5(c)*

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**Assessment Criteria**

Discretionary activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 22.

**4.5.6 Non-Complying Activities**

The following are Non-Complying Activities:

- (a) Any new noise sensitive activity located within the Inner Air Noise Boundary (65 dBA) as shown on the Planning Maps for the operation of the helicopter landing activity at 145 Chester Road, Carterton, legally described as Lot 1 DP 88190.

*Policy 4.3.2(d) and 4.3.8(a)*

**Assessment Criteria**

Non-complying activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 22.



## 5 RESIDENTIAL ZONE

### 5.1 Introduction

The Wairarapa contains a variety of residential areas, including those within the main urban communities of Masterton, Carterton, Featherston, Martinborough and Greytown, and as well as smaller coastal and rural settlements. While each community is distinctive in size, setting and character, the fundamental elements of the residential areas are similar enough to be managed under a single environmental zone:

- A degree of consistency in the density, size and scale of buildings with a reasonable amount of private open space;
- A adequate ratio of private to public open space and accessibility to such open space;
- Attractive streetscapes;
- A adequate degree of privacy; access to sunlight; low levels of noise, vibration, odour, and dust; and
- A safe and functional road network for traffic and pedestrians.

Residents seek to maintain and enjoy this widely recognised residential amenity.

The residential environment can accommodate a range of appropriate 'non-residential' activities without any significant loss of amenity, including schools, small-scale retail and professional services, and home occupations.

However, while many of these supporting activities are generally acceptable within the residential environment, they can create adverse effects if their scale and intensity of use create more than minor adverse effects on amenity values and residential character of neighbourhoods and settlements.

Conversely, even residential development can adversely effect the residential environment if it is of an inappropriate scale or density.

Residential character and amenity will change over time, so as to meet a wide range of urban residential lifestyles. A growing aged population, and a demand for lower maintenance properties has resulted in infill and higher density housing in some areas of the Wairarapa, such as inner parts of the Masterton. Retirement villages and housing complexes for the elderly are also more popular. These more intensive forms of residential development need good design to ensure they fit well with the residential character.

In other parts of the Wairarapa, holiday and weekend homes represent an increasing proportion of residential areas: indeed, in Martinborough large developments of such uses have been established or proposed: again, good design is required to ensure they maintain the character of the towns.

### 5.2 Significant Resource Management Issues

1. Higher density residential development, and inappropriate building design, scale, bulk and site layout may conflict with the local residential character and amenity values, particularly in areas with historic heritage values and/or a strong cohesive sense of character.

2. New structures can have adverse effects on the amenity values of adjoining residential properties, particularly with regard to openness, sunlight access and overshadowing.
3. Relocated buildings can create ongoing adverse visual effects on a neighbourhood without adequate screening, landscaping or finishing.
4. The need to provide for a wide range of residential lifestyle choices, including more intensive forms of residential development, in a way that protects the amenity values and character of the residential neighbourhoods.
5. The design and layout of new comprehensive residential development may not provide an appropriate basis for an evolving sense of coherent character and amenity values, including appropriate connections to the existing urban area.
6. Non-residential activities that are necessary to support and service residential neighbourhoods may generate adverse effects, out of keeping with the accepted amenity values and character of the residential environment.
7. Non-residential activities that are not generally an accepted part of the residential environment may create adverse effects, including a cumulative change in character and land use.

### 5.3 Objective, Policies and Methods

#### 5.3.1 Objective Res1 – Residential Amenity Values and Character

To maintain and enhance the character and amenity values of Wairarapa's residential areas, having due regard to the particular characteristics of each neighbourhood, and the need to provide for a diversity of residential lifestyles and non-residential services and activities.

#### 5.3.2 Res1 Policies

*Implemented through Method  
5.3.4(a), 5.3.4(b) and 5.3.4(c)*

- (a) Manage the Wairarapa's residential area under a single overall framework to provide for a wide range of lifestyles in a manner that is consistent with maintaining and enhancing an acceptable level of residential character and amenity values.

*Implemented through Method  
5.3.4(a), 5.3.4(b), 5.3.4(c) and  
5.3.4(h)*

- (b) To provide residents with an acceptable level of certainty through environmental controls imposed on development and land use in the Residential Zone.

*Implemented through Method  
5.3.4(a), 5.3.4(b), 5.3.4(c) and  
5.3.4(e)*

- (c) Apply specific management requirements as necessary to maintain and enhance the special character and amenity values of those residential areas with differing characters.

*Implemented through Method  
5.3.4(d)*

- (d) Require comprehensive residential developments to be designed and developed to a high environmental standard through a specific management framework.

*Implemented through Method  
5.3.4(a), 5.3.4(b), 5.3.4(c) and  
5.3.4(f)*

- (e) Promote variety and innovation in residential development to meet the diverse needs of current and future generations, including opportunities to use renewable energy in housing design and siting.

- |   |   |
|---|---|
| <b>(f) Enable a wide range of residential based business and activities in keeping with the relative amenity values and character of residential neighbourhoods.</b>  | <i>Implemented through Method 5.3.4(a), 5.3.4(b) and 5.3.4(c)</i> |
| <b>(g) Protect the character and amenity of the Residential Zone from the potential adverse effects of relocated buildings.</b>   | <i>Implemented through Method 5.3.4(a), 5.3.4(b) and 5.3.4(c)</i> |
| <b>(h) Provide for existing local shopping areas and other supporting services such as schools, and ensure any change or expansion in these areas do not adversely affect the qualities of the residential environment.</b> | <i>Implemented through Method 5.3.4(b) and 5.3.4(c)</i>           |
| <b>(i) Manage non-residential activities that are not generally accepted within a residential area to avoid, remedy or mitigate adverse effects on residential character and amenity values.</b>                            | <i>Implemented through Method 5.3.4(b) and 5.3.4(c)</i>           |

### 5.3.3 Explanation

The focus of the management of the Wairarapa's residential environments is to provide for the ongoing use and development of residential areas in a way that will maintain a generally acceptable level of amenity values and to protect the residential character of each neighbourhood. This can be achieved under a single management framework (the Residential Zone) that recognises and provides for the common environmental elements of Wairarapa's residential neighbourhoods – for example, building scale, sunlight access, streetscape views, and noise levels.

To maintain and enhance an acceptable level of residential amenity values and character, minimum environmental standards specifying requirements for site development and land use can provide a consistent approach throughout the Wairarapa, with such variations as necessary to recognise important differences in environmental characteristics and qualities. Such standards should not prevent innovation and diversity in design or lifestyles, provided the external effects are acceptable within the residential context.

The management framework should also seek to afford residents with a strong level of certainty about the nature of land uses that can occur within the residential environment, by limiting permitted activities to residential uses, as well as those activities that are commonly associated with residential neighbourhoods and that provide important economic, social and cultural services – for example, parks and reserves, local shops, and home occupations.

The Zone should also set some standards to ensure the scale and intensity of these supporting activities is appropriate and is likely to be no more than minor – for example, if a residential business grows to such a level and intensity of use that it adversely affects the local amenity values and character. If an activity cannot meet one or more of the minimum environmental standards, its potential effects may be more than minor.

Threats to the character and amenity of the residential environment include incompatible activities, and buildings and structures of an inappropriate scale, location or density. Controls are also necessary to maintain enough daylight and privacy in dwellings, with their outlooks not unduly dominated by bulky buildings, with adequate setbacks from neighbours and streets, and with an acceptable provision of open space (private and public). The effects of vehicle access, movement and manoeuvrability, noise emissions, artificial

light levels and signage may also need to be controlled to address potential effects on safety and residential amenity.

Initiatives to promote more sustainable residential development and building design would have significant cumulative benefits for the Wairarapa and the nation as a whole. While aspects are outside the district plan to pursue, Plan policies should not limit and preferably encourage opportunities to use more renewable sources of energy, such as through solar access in the layout, siting and design of houses.

The visual effects of relocatable buildings can potentially degrade the amenity values of localities, particularly if the condition of relocated buildings and the site are not promptly brought back into acceptable standard. It therefore may be appropriate to impose basic requirements so the building does not detract from an area's visual amenity.

Comprehensive residential developments, such as retirement villages and special tourist accommodation complexes, should be managed in a way that provides for separate yet compatible character with existing residential neighbourhoods – this may require specific area definition and subdivision/development controls to provide certainty.

Large-scale greenfield residential developments may also need specific treatment to ensure that any cumulative effects are addressed comprehensively, that any outstanding attributes are protected and that the development connects with existing urban areas in a coherent manner.

Local shopping areas occur within many parts of the Residential Zone. These facilities provide a valuable function to the community, servicing the needs of local residents, but any further expansion needs to be controlled to ensure any adverse effects are avoided or mitigated. Other small-scale residential businesses and services also support the functioning of the Wairarapa's residential neighbourhoods, including schools, medical centres, home businesses and child care facilities. Environmental standards can be applied as thresholds to indicate the scale, intensity and character beyond which may not be acceptable within a residential context.

Non-residential activities that may not be generally acceptable within the residential area need rigorous control to determine whether the adverse effects can be satisfactorily avoided, remedied or mitigated.

#### **5.3.4 Methods to Implement Residential Zone Policies**

- (a) Specifically identify permitted land uses within the Residential Zone, supported by such environmental standards as necessary to protect the character, amenity values and function of the Zone.**
- (b) The resource consent process to assess potential adverse environmental effects of activities that are not permitted, either because of non-compliance with environmental standards or because of the nature of the non-residential land uses.**
- (c) Use of conditions on resource consents to control the effects of activities to acceptable levels.**
- (d) Identify areas of comprehensive residential developments and provide a management framework through specific rules designed to maintain and enhance the residential character and amenity values in the development area and the adjoining area.**



- (e) For large-scale greenfields development, use a structure plan approach to identifying appropriate roading and infrastructure connections, the management of environmental attributes (for example, streams) and connectivity with existing urban areas.
- (f) Education, guidance and information about environmental standards and sustainable residential design.
- (g) Financial contributions for the provision and upgrading of roads, infrastructure and reserves.
- (h) Compliance with New Zealand Standard 4404: 2004 *Land Development and Subdivision Engineering* to ensure a suitable standard of infrastructure and development, except where other forms of development can achieve environmentally satisfactory outcomes.
- (i) Allocation of funds through Strategic and Long Term Council Community Plan (LTCCP) processes for projects or initiatives to support the policies.
- (j) The use of powers and functions under other legislation, including Council bylaws, as necessary to support or supplement Res1 policies.

### 5.3.5 Principal Reasons for Adoption

People living in the Residential Zone expect the amenity values and the character of development in their neighbourhoods to be appropriate for residential living. They also expect a certain level of certainty in the nature and character of the area in which they live. Therefore, a specified list of permitted activities have been set, supported by appropriate environmental standards, which establish a baseline for protecting these expectations, while also enabling a range of activities and building forms to occur without undue impediment. The minimum standards apply to both residential and non-residential activities.

Activities that cannot meet these standards, or which are the types of non-residential activities not generally found in residential neighbourhoods, would require resource consent, which provides a process for assessing the environmental effects of the proposal, and whether there are measures that can be applied to avoid, remedy or mitigate any adverse effects.

Variations in the environmental standards for the Wairarapa's Residential Zone apply in those areas that have a specific residential character that is either being developed or protected.

For new large-scale residential developments, structure planning is an effective way of requiring comprehensive planning of roading, infrastructure, layout and connectivity, as well as addressing the environmental attributes of sites, such as streams, remnant bush, topographical features and natural hazards.

There is a range of non-RMA methods available to promote a good standard of residential design and development, particularly through the use of Codes and Guidelines, and through council funded initiatives for community and residential amenities. Financial contributions from residential development will be used in the upgrading and expansion of the Districts' roads, reserves and other civic amenities and facilities.

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## **5.4 Anticipated Environmental Outcomes**

- (a) A diversity of residential environments, providing for the living needs of Wairarapa's residents.
- (b) Residential neighbourhoods supported by a good range of services, facilities and amenities that enhance their character and environmental quality.
- (c) Residential environments where the scale, character and amenity of new development is appropriate for the particular neighbourhood.
- (d) Comprehensive residential developments that have a high standard of character and amenity values.
- (e) Protection of residential amenity values from environmental pollutants such as excessive dust and noise.
- (f) Greater use of renewable energy sources, particularly through passive solar design.

## 5.5 Residential Zone – Rules & Standards

### 5.5.1 Permitted Activities

The following are Permitted Activities:

- (a) Residential buildings and activities;
- (b) Homestays;
- (c) Papakainga housing;
- (d) The following non-residential activities:
  - (i) Residential business
  - (ii) Reserves and recreational activities
  - (iii) Healthcare activities
  - (iv) Community amenity facilities
  - (v) Education and child care facilities
  - (vi) Temporary Activities that comply with the standards under Rule [21.1.14](#).
- (e) Any activity listed as a District Wide Permitted Activity in the rules in Section 21.1, and which is not otherwise specified as a controlled, restricted discretionary, discretionary or non-complying activity under Sections 5.5 or 21.1;

*Policy 5.3.2(f)*

### 5.5.2 Standards for Permitted Activities

Permitted activities shall comply with all of the following standards for the Residential Zone:

- (a) **Maximum Building Height**
  - (i) 10 metres
  - (ii) 7 metres for coastal settlements (Castlepoint, Riversdale, Lake Ferry, Whangaimoana, Whatarangi, Ngawi, Mangatoetoe)
- (b) **Maximum Height to Boundary**
  - (i) 3 metres height at the boundary with a 45-degree recession plane
- (c) **Minimum Building Setback**
  - (i) 5 metres from the front boundary
  - (ii) 1.5 metres from all other boundaries, except that there shall be one setback of at least 3 metres from one side boundary
  - (iii) 0 metres for common wall boundaries

*Policy 5.3.2(b) and 5.3.2(e)*

*Policy 5.3.2(b) and 5.3.2(e)*

*Policy 5.3.2(b) and 5.3.2(e)*

Exceptions:

- (i) An accessory building may be located within any part of the above building setbacks for side and rear boundaries, provided:
  - (1) The building does not cover more than 25% of the total yard requirements along any one boundary; and

- (2) The building is not located between an existing building and the front boundary; and
- (3) The building does not encroach the minimum front yard setback.

- (ii) Part of a dwelling may be located within the required 3 metre setback from one side boundary, provided the total length of all parts of the building within the 3 metre setback is no longer than 9m in length, and that no part of the building encroaches the minimum front yard building setback of 5 metres.
- (iii) Eaves, porches, balconies and decks or other minor features may occupy any part of a required setback, other than the front yard setback, provided they do not encroach by more than 25% of the relevant setback distance and do not, except for eaves, exceed 2m in length.

Policy 5.3.2(b) and 5.3.2(e)

**(d) Maximum Fence Height**

- (i) 1.8 metres for fences, walls and screens, except at road intersections of Strategic Arterial roads identified on the Roding Hierarchy on the Planning Maps, no obstruction exceeding 1.0 metre in height is permitted within a 6.0 metres by 6.0 metres triangle measured from a boundary intersection point (Refer [Figure 32.1](#) in Appendix 5).

Policy 5.3.2(b) and 5.3.2(e)

**(e) Number of Dwellings**

- (i) The total number of dwellings per site shall be limited to that which enables each dwelling to meet the minimum lot area subdivision requirements for that site (Rule 20.1.2).

Policy 5.3.2(b)

**(f) Noise Limits**

- (i) The sound level from activities within any site in the Residential Zone, shall not exceed the following limits within any measurement time interval in the stated time-frames when assessed at any point within the boundary of any site in the Residential Zone:

<b>Daytime</b>	7.00am – 7.00pm	55dBA L10
<b>Nighttime</b>	7.00pm – 7.00am	45dBA L10
	9.00pm – 7.00am	75dBA Lmax

- (ii) All sound levels shall be measured in accordance with NZS 6801:1999 “Acoustics - Measurement of Environmental Sound”, and assessed in accordance with NZS 6802:1991 “Assessment of Environmental Sound”.

Policy 5.3.2(b)

**(g) Signs**

- (i) Any permanent sign shall be permitted provided it complies with the following standards:
  - (1) One sign per site, with a total face area of no more than 0.5m<sup>2</sup>.
  - (2) The sign must relate to the activity undertaken on the site and be located fully within the site of the activity to which it relates.

- (3) Where a sign is affixed to a building, the sign shall comply with the maximum height and setback requirements.
- (4) All signs must comply with the sight distance requirements in [Appendix 5](#).
- (5) No sign shall be located where it conceals the visibility of an existing official sign or traffic-controlling device.
- (6) No sign shall use reflective materials, or be illuminated, flashing or moving.
- (7) No sign shall be affixed to the exterior of any heritage item listed in [Appendix 1.7 Heritage Items](#).

Exception:

- (ii) Official Traffic Signs are excluded from complying with the above standards provided they comply with the relevant traffic regulations and the Manual of Traffic Signs and Marking (MOTSAM).

**(h) Roads, Access, Parking and Loading Areas**

*Policy 5.3.2(b)*

- (i) Compliance with the standards in [Appendix 5 Requirements for Roads, Access, Parking and Loading](#).
- (ii) One vehicle access point per frontage.
- (iii) No contiguous carparking area containing five or more parking spaces, including access and manoeuvring areas.

**(i) Non-Residential Activities**

*Policy 5.3.2(b) and 5.3.2(i)*

In addition to the other standards for permitted activities in the Residential Zone, permitted non-residential activities shall comply with the following standards:

- (i) Any outdoor storage area or area containing more than four parking spaces shall be screened by fencing, planting or other treatment so it will not be visible from any public road, public open space, or dwelling on an adjoining property.
- (ii) No more than 2 persons (fulltime equivalent) who reside off the premises may be employed in the activity.

### 5.5.3 Controlled Activities

The following are Controlled Activities:

**(a) Subdivision in accordance with the district wide rules (Part B)**

*Policy 5.3.2(b) and 5.3.2(e)*

The matters over which control is reserved are listed in Section 20.1.1.

**(b) Any activity involving relocating a dwelling or other building over 10m<sup>2</sup>.**

*Policy 5.3.2(b) and 5.3.2(g)*

The matters over which control is reserved are:

- (i) Siting, design, and exterior condition
- (ii) Screening and landscape treatment
- (iii) Bonds

Policy 5.3.2(b), 5.3.2(c) and  
5.3.2(d)

- (iv) Transportation route.
- (c) **Within the Greytown Villas Character Area, any retirement villas, relocated buildings, buildings and land for advanced residential health care, recreational facilities, grounds maintenance and ancillary activities.**

The matters over which control is reserved are:

- (i) The design and appearance of relocated buildings and for buildings for advanced residential health care and/or recreational facilities
- (ii) The location of buildings with respect to site boundaries and each other
- (iii) The provision of outdoor living courts, service courts, access and parking
- (iv) Landscaping and site development
- (v) Staging of development
- (vi) Financial contributions.

Policy 5.3.2(b), 5.3.2(c) and  
5.3.2(d)

- (d) **Within the Jellicoe Residential Character Area, any private clubrooms, grounds maintenance, recreational facilities and a conference venue.**

The matters over which control is reserved are:

- (i) Standard and location of access
- (ii) Parking
- (iii) Design and appearance of new buildings

#### **Assessment Criteria**

Controlled activities will to be assessed against the relevant assessment criteria set out in Section 22.

#### **Notification and Service of Applications**

An application for resource consent for controlled activities made under this rule need not be notified; and need not be served on affected persons.

### **5.5.4 Standards for Controlled Activities**

Policy 5.3.2(b), 5.3.2(c) and  
5.3.2(d)

#### **(a) Greytown Villas Character Area**

- (i) All buildings within the Greytown Villas Character Area shall comply with all Residential Zone and District-wide permitted activity standards, except where the following applies:
  - (1) The total number of buildings (including stand-alone and duplex units, and advanced residential care facilities) shall not exceed 100 structures. Advanced residential care facilities shall be constructed only within Stage 4 of the Indicative Concept Plan for Greytown Villas (Refer [Appendix 9](#)).
  - (2) Buildings within the Greytown Villas Character Area shall be subject to the following standards:

- 
- (a) Minimum building setback to West Street is 6.0 metres.
    - (b) Minimum building setback at the boundary of the Greytown Villas Character Area is 3.0 metres.
    - (c) Minimum separation distances between buildings is 3.0 metres.
    - (d) No new building shall exceed 10 metres in height above ground level, and no building shall exceed a height of 3.0 metres plus three quarters of the shortest horizontal distance between that part of the building and the nearest site boundary.
  - (3) No outdoor fence, wall or screen shall exceed 1.8 metres in height.
  - (4) The overall building coverage shall not exceed 35% except in Stage 4, which shall not exceed 40%.
  - (5) Each residential unit (except for advanced residential care facilities) shall have an exclusive outdoor living court of at least 30m<sup>2</sup>.
  - (6) Buildings requiring wastewater disposal shall be connected to the reticulated sewerage system.
  - (7) Stormwater from buildings and hard surfaces shall be disposed of within the Greytown Villas Character Area or piped to an approved outfall without affecting adjoining properties.
  - (ii) All private roads within the Greytown Villas Character Area shall comply with the following standards:
    - (1) Minimum width of formation
      - (a) 6.0 metres for main internal roads
      - (b) 5.0 metres for small cul-de-sacs
    - (2) Shall be located as generally shown in the Indicative Concept Plan in [Appendix 9](#).
  - (iii) All screening and landscape treatment within the Greytown Villas Character Area shall comply with the following standards:
    - (1) Any commercial storage, parking, loading, manoeuvring or service area adjoining and visible from any site zoned Residential or any public place shall be screened from that area. The screening shall be no less than 1.8m in height, comprising either a densely planted buffer of at least 2m width or a solid fence or wall.
    - (2) The Character Area shall be landscaped as follows:

- (a) Not less than 20% of the space between the road frontage boundary and the front of the principal building shall be planted; and
  - (b) Not less than 10% of the space between the boundary of any adjoining site zoned Residential and the principal building shall be planted and
  - (c) Not less than 20% of the site, or the part of the site directly associated with the use or development shall be laid out in lawn and garden.
- (3) Roads and buildings shall not encroach within 10 metres (the assumed maximum tree root area) of the protected matai and totara trees within the Greytown Villas Character Area, except no more than 50% of the assumed root area of any individual tree and no more than 20% of the overall assumed root area of all the protected matai and totara trees shall be affected.

*Policy 5.3.2(b), 5.3.2(c) and 5.3.2(d)*

**(b) Jellicoe Residential Character Area**

- (i) All buildings within the Jellicoe Residential Character Area shall comply with all Residential Zone and District-wide permitted activity standards, except where the following applies:
  - (1) Buildings within the Jellicoe Residential Character Area shall be subject to the following standards:
    - (a) The location of buildings and ancillary facilities shall be generally as set out in the Structure Plan in [Appendix 10](#).
    - (b) A residential building on a “Cottage Lot” and a “Large Lot” shall be setback at least 4 metres from three of the boundaries of the lot in which it is located, provided that this shall not apply to the one bedroom units as identified on the Structure Plan in [Appendix 10](#).
    - (c) No building shall be sited within 10 metres of any boundary of the Jellicoe Residential Character Area.
    - (d) The maximum height to boundary requirement (Rule 5.5.2(b)) does not apply to the shared boundary of a “one-bedroom unit” on any of the “Townhouse Lots” as shown on the Structure Plan in [Appendix 10](#).
    - (e) The overall building coverage shall not exceed 25%, and within individual dwelling unit sites on “Cottage Lots” and “Large Lots” shall not exceed 35%, and within individual dwelling unit sites on “Townhouse Lots” shall not exceed 80%.
- (ii) All private roads within the Jellicoe Residential Character Area shall comply with the following standards:
  - (1) Minimum width of formation



- (a) 6.0 metres for main internal roads
    - (b) 5.0 metres for small cul-de-sacs
  - (2) Shall be located as generally shown in the Indicative Concept Plan in [Appendix 10](#).
- (iii) All screening and landscape treatment within the Jellicoe Residential Character Area shall comply with the following standards:
  - (1) Any commercial storage, parking, loading, manoeuvring or service area adjoining and visible from any site zoned Residential or any public place shall be screened from that area. The screening shall be no less than 1.8m in height, comprising either a densely planted buffer of at least 2m width or a solid fence or wall.
  - (2) The Character Area shall be landscaped as follows:
    - (a) Not less than 20% of the space between the road frontage boundary and the front of the principal building shall be planted; and
    - (b) Not less than 10% of the space between the boundary of any adjoining site zoned Residential and the principal building shall be planted and
    - (c) Not less than 20% of the site, or the part of the site directly associated with the use or development shall be laid out in lawn and garden.
  - (iv) The developer shall provide to the Council advice from a suitably experienced acoustic consultant acceptable to the Council, either confirming that the present proposals of the developer are adequate to prevent noise from the adjoining agricultural contracting and engineering business significantly affecting the residents of the development, or recommending what further steps are required by the developer to achieve that level of protection. If required by the Council, the developer shall take all steps necessary to give effect to such recommendations.

### 5.5.5 Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

- (a) **Any permitted or controlled activity that does not meet one or more of the standards for permitted or controlled activities.**

*Policy 5.3.2(b) and 5.3.2(i)*

Discretion is restricted to the following matters:

- (i) Avoiding, remedying or mitigating of any effects deriving from non-compliance with the particular standard(s), that is not met.

#### Assessment Criteria

Restricted Discretionary activities will be assessed against the relevant assessment criteria set out in Section 22.

### 5.5.6 Discretionary Activities

The following are Discretionary Activities:

*Policy 5.3.2(b) and 5.3.2(i)*

- (a) Any other activity that is not a permitted, controlled, restricted discretionary or a non-complying activity is a discretionary activity.

#### Assessment Criteria

Discretionary activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 22.

### 5.5.7 Non-Complying Activities

The following are Non-Complying Activities:

*Policy 5.3.2(b) and 5.3.2(i)*

- (a) Any activity listed in the Schedule of Primary Industry ([Appendix 4](#)).

#### Assessment Criteria

Non-complying activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 22.

## 6 COMMERCIAL ZONE

### 6.1 Introduction

The Commercial Zone covers the business and retail areas in the towns of the Wairarapa. Although the commercial areas differ in size and complexity from town to town, they serve similar purposes and have similar elements, and have a cohesive and distinctive environmental character.

The Commercial Zone is a significant economic and community resource in the Wairarapa. It is essential that the Commercial Zone provide for continued development to accommodate changes in the economy, and in the nature and form of commercial activities.

Commercial areas need to be effective business environments. They need to be accessible and attractive to customers and workers, economically vibrant and well serviced for goods delivery and parking.

The Commercial Zone is densely developed compared with the other zones. Commercial centres also attract large numbers of customers and workers and, therefore, have high demands for vehicle access, on-site parking and the provision of infrastructure such as public parking, civic amenity facilities and stormwater disposal.

There are two distinct types of environment within the zone: pedestrian-oriented and vehicle-oriented commercial areas. Pedestrian-oriented commercial environments are focused on providing customers a range of shops and services accessible by foot, usually protected by verandahs. These pedestrian areas are located in the five town centres, as well as a number of smaller neighbourhood shopping centres.

The Wairarapa's town centres are the historic heart of urban settlement, and contain many buildings and sites of heritage value. Indeed the collective heritage values of Featherston, Greytown and Martinborough are significant assets to the Wairarapa. While there may be street parking in the town centres, it is often supplemented with public parking areas that service businesses in their immediate locality, particularly in the larger towns.

Elsewhere, the Commercial Zone is less densely developed and is dominated by the need for vehicle access and parking. Often the activities are larger in scale, such as bulk retailing, warehouses and servicing depots, which require large lots and onsite car parking, as well as high visible presence on the street.

The differentiation between the pedestrian and vehicle oriented parts of the Commercial Zone recognises a functional division that has important implications for environmental management. The pedestrian precincts need to be 'people friendly' with safe, easy pedestrian movement and a level of amenity that encourages people to use and enjoy the precincts. Pedestrian precincts benefit from compact and cohesive building forms and parking sited away from key pedestrian routes. The vehicle-oriented areas do not have or require the same level of connected building form, but they rely on large areas of on-site parking, often for large single premises, with good vehicle access. The amenity values and character of these two different areas within the Commercial Zone therefore differ.

In Carterton, high-density retail development in the core part of the town centre comprises shops built closely along the footpath with large display

windows and characteristic parapet shapes and forms. This form provides visual and physical continuity. Removal and replacement of the existing buildings could potentially result in the loss of streetscape, through the removal of critical design elements such as parapets, facades, and verandahs. Signs that are not complementary to the character of the area can also erode the existing character. Some new buildings and alterations to building frontages have not been in keeping with the character of the area in terms of scale and design and the visual cohesion of the Carterton town centre has been compromised as a result.

Each of the commercial centres in South Wairarapa – Greytown, Featherston and Martinborough – has a special character that is largely derived from their historic heritage, where the architectural and aesthetic values are particularly important to retain and enhance in the management of these town centres.

Masterton, as the largest urban area in the Wairarapa, has several small suburban shopping centres in addition to the large central commercial zone. The town centre, centred on Queen Street, is largely contained within two major arterial streets (Chapel and Dixon), and most recent retail development has been well accommodated within this area, with adequate capacity for further development.

The smaller neighbourhood shopping centres do not have the development pressures facing the town centres, but, given the residential context in which they are generally located, further development needs careful management to minimise adverse effects on residential amenity values and character.

## 6.2 Significant Resource Management Issues

1. Maintenance of the viability and vibrancy of Wairarapa's town centres from out-of-centre commercial development.
2. Commercial activities and development located close to residential areas can adversely affect the character and amenity of the neighbouring residential areas.
3. The expansion of commercial activities into residential areas, thereby permanently changing the character and amenity values, particularly for those dwellings in the immediate vicinity.
4. Commercial development along busy traffic corridors can adversely affect the safety and efficiency of those routes.
5. Protecting the safety and amenity values of those parts of the Commercial zone that are largely dependent on pedestrian access particularly comparison retail areas in town centres.
6. The requirements of commercial development and land use can adversely affect the amenity values of the town centres. In particular, the advertising and branding requirements of commercial activities can detract from the overall character and amenity values of commercial areas.
7. Providing for the parking needs of commercial areas in a way that does not detract from the local character and amenity values, and protects the safety and efficiency of the roading network.

## 6.3 Objectives, Policies and Methods

### 6.3.1 Objective Com1 – Character and Amenity Values

To maintain and enhance the character and amenity values of the Commercial Zone in a manner that enables its commercial functions to provide for the wellbeing of the Wairarapa.

#### 6.3.2 Policies Com1

- (a) Maintain and enhance the function, character and amenity of the Commercial Zone by controlling the bulk, location and nature of activities and buildings to achieve appropriate levels of scale, density and environmental effects.
- (b) Encourage a wide range of appropriate activities within the Commercial Zone while ensuring any adverse effects are avoided, remedied or mitigated.

*Implemented through Method  
6.3.19(a), 6.3.19(f), 6.3.19(h)  
and 6.3.19(j)*

*Implemented through Method  
6.3.19(a), 6.3.19(f), 6.3.19(h)  
and 6.3.19(j)*

#### 6.3.3 Explanation

Over time the commercial areas have established a typical scale of development and level of environmental effects through compliance with past planning controls, and significant public and private investment. The resulting character and level of amenity are valued.

To maintain and enhance the zone's attributes and purpose, minimum performance standards have been specified. These standards reflect past practice and the normal range of activities that occur within the Commercial Zone. They also provide for change so that more effective use can occur where appropriate. The standards will allow activities to occur where the effects are likely to be no more than minor. If an activity fails to meet one or more minimum standard, its potential effects may be more than minor, and an assessment of environmental effects will be required through the resource consent process.

The function, character and amenity of the Commercial Zone can be adversely affected by inappropriate scale, location and density of activities, buildings and structures. Some controls and design guidance may be necessary to protect the general amenity values and efficient functioning of the town centres.

### 6.3.4 Objective Com2 – Efficient Vehicle & Pedestrian Movement

To ensure efficient pedestrian flows, traffic movement and parking within the Commercial Zone.

#### 6.3.5 Com2 Policies

- (a) Protect the efficient functioning and safety of activities in the Commercial Zone by providing for adequate parking, loading, manoeuvring space and access, while maintaining a predominance of building over parking areas in town centres, and enhancing pedestrian safety and convenience where appropriate.

*Implemented through Method  
6.3.19(a), 6.3.19(f), 6.3.19(h)  
and 6.3.19(l)*

*Implemented through Method  
6.3.19(a), 6.3.19(f), 6.3.19(h),  
6.3.19(j), 6.3.19(k) and 6.3.19(l)*

(b) **Allow for flexibility when addressing parking provision within the Commercial Zone, such as alternative sites and multi-use vehicle parks.**

*Implemented through Method  
6.3.19(a), 6.3.19(f), 6.3.19(h)  
and 6.3.19(l)*

(c) **Ensure all development is safely accessible from the roading network, without compromising the safe and efficient operation of the network.**

### 6.3.6 Explanation

Traffic and pedestrian flows are imperative to the efficient functioning of the Commercial Zone, due to the large numbers of vehicles and people that come into the zone. Poorly sited vehicle crossings, excessive vehicle trips from service lanes or inadequate on-site parking can potentially disrupt traffic and pedestrian flows and increase congestion and conflict. These effects may compromise the zone's function and amenity, as could the effects of an inordinate amount of parking and other space dedicated to vehicles within the Wairarapa's town centres.

Due to access and site limitations, it is sometimes difficult to provide the necessary on-site vehicle parking for new developments. In such circumstances, provision for alternative parking arrangements should be made, such as a central parking area for multi activities.

It is also important that all development has suitable access, to protect the safety of pedestrians, of users of the access, as well as other road users.

### 6.3.7 Objective Com3 – Interzone Management

**To protect the amenity values of any adjoining Residential Zone from the adverse effects of activities within the Commercial Zone.**

### 6.3.8 Com3 Policies

*Implemented through Method  
6.3.19(a), 6.3.19(f) and 6.3.19(h)*

(a) **Control the effects of activities as necessary to ensure the scale of development and levels of environmental effects emanating from the Commercial Zone do not adversely affect the amenity values and character of the adjacent Residential Zone.**

*Implemented through Method  
6.3.19(a), 6.3.19(f) and 6.3.19(h)*

(b) **Limit the expansion of commercial activities into residential neighbourhoods unless there is a demonstrated shortfall of appropriate commercial land and such expansion is achieved in a manner that protects the viability of existing retail centres.**

### 6.3.9 Explanation

Activities within the Commercial Zone may generate effects that are unacceptable in other zones. For instance, the acceptable levels of noise or artificial light in a shopping centre will often exceed what is acceptable in the Residential Zone. Consequently, controls are needed at the interface between these zones to minimise potential conflict. These controls may relate to compatible bulk, setback and design of structures, effective visual screening, building setbacks and more restrictive noise limits than the Commercial Zone standards would generally require.

The current area of commercially zoned land within the Wairarapa is considered to meet the current and likely foreseeable demand for commercial development. This recognises that much new development will be in the form of the redevelopment of existing properties within the Zone. It is preferable to limit any commercial expansion into the Wairarapa's residential and rural areas, as this affects the character and amenity values of those areas.

### 6.3.10 Objective Com4 – Masterton Town Centre

**To provide for Masterton's Town Centre as the principal retail and servicing focus of the Wairarapa while maintaining and enhancing its characteristics and amenity values.**

### 6.3.11 Com4 Policies

- |   |   |
|---|---|
| (a) Recognise and protect the pedestrian environment of Masterton's Town Centre by controlling the provision and form of verandahs, the amount of display windows on shop frontages and limiting vehicle access across pedestrian routes. | <i>Implemented through Method 6.3.19(a), 6.3.19(b), 6.3.19(f), 6.3.19(g), 6.3.19(h) and 6.3.19(j)</i> |
| (b) Protect the retail viability and vibrancy of the Town Centre by controlling out of town centre large-scale retail development.  | <i>Implemented through Method 6.3.19(a), 6.3.19(f) and 6.3.19(h)</i>                                  |
| (c) Promote cohesive intensive forms of development within the town centre that provide a pedestrian focus on Queen Street, with vehicle servicing, parking and access on to other streets.   | <i>Implemented through Method 6.3.19(a), 6.3.19(f) and 6.3.19(h)</i>                                  |
| (d) Provide for large-scale vehicle oriented activities outside the pedestrian focused parts of Masterton's town centre.  | <i>Implemented through Method 6.3.19(a), 6.3.19(f) and 6.3.19(h)</i>                                  |

### 6.3.12 Explanation

The Masterton town centre is the principal central business district in the Wairarapa, providing a wide range of commercial, business administration and other related services to the wider Wairarapa.

The main commercial area is based on the town centre, along Queen Street and some side streets. The main shopping core of the town centre is focused on meeting the convenience and comfort of pedestrians, with verandahs to provide shelter/shade, active shop fronts, coherent and continuous façades and few conflict points with vehicle accessways. The environmental quality of Masterton's Town Centre can be best protected by ensuring that vehicle-oriented activities are located outside the Pedestrian Precinct, and maintaining or enhancing the pedestrian-friendly qualities of the Precinct.

While Masterton's town centre has a mixed form of architectural character, in general, all forms of new building design should be of a high quality that enhances the cohesive character and the urban environment.

To protect the ongoing viability of Masterton's commercial heart, some control on the scale of new retail activity outside the Commercial Zone (particularly in the Industrial Zone) is required to manage the potential adverse distributional effects of large-scale retailing activities on the vitality of the town centre. Within the pedestrian core of Masterton's town centre itself, the multiple ownership of many small property-holdings effectively ensures that large-scale vehicle oriented retailing activities locate elsewhere within the Commercial Zone.

*Refer to Industrial Zone Policy 7.3.2(h)*

**6.3.13 Objective Com5 – Carterton Town Centre**

**To maintain and enhance the character and amenity values of Carterton's Town Centre through new and innovative design that complements the surrounding streetscape while providing for diversity in building form, use and appearance.**

**6.3.14 Com5 Policies**

*Implemented through Method  
6.3.19(c)*

- (a) Identify the Carterton Town Centre as a separate part of the Commercial Zone requiring building design management.

*Implemented through Method  
6.3.19(a), 6.3.19(c), 6.3.19(d)  
6.3.19(f) and 6.3.19(h)*

- (b) Apply specific design criteria to new buildings and alterations or additions to existing building frontages to ensure they are in keeping with the character of the Town Centre.

*Implemented through Method  
6.3.19(c) and 6.3.19(d)*

- (c) Encourage development that is in keeping with the character of the Town Centre by providing design guidance on appropriate bulk, form and appearance.

**6.3.15 Explanation**

Carterton's Commercial Zone comprises a core based around the shopping area within the town centre with a traditional fringe commercial activities such as car sales, and commercial services.

Although much modified, the character and amenity of Carterton's town centre is influenced by a number of buildings with distinctive design elements that collectively form a special character. These design elements include parapet walls with traditional stepped and symmetrical shapes, verandahs following traditional forms (angled, curved and bullnose), and facades and entranceways at the traditional setback. This character should be enhanced to produce a high environmental quality, building on the significant public investment that has been made within the town centre.

The basic elements of this character can be enhanced through controls on design. In addition, guidance should help developers and property owners to undertake new building, or building alterations and additions, in such a way that the integrity and amenity value of the town centre is maintained.

The design guideline provides guidance without being excessively prescriptive. The guideline provides for certainty for owners/developers, and reassures the community that the significant character features and values of the area will be maintained.

**6.3.16 Objective Com6 – South Wairarapa Town Centres**

**To ensure the special characteristics and historic heritage values of the town centres of Featherston, Greytown, and Martinborough are maintained and enhanced in a manner that enables their efficient commercial functioning.**

**6.3.17 Com6 Policies**

*Implemented through Method  
6.3.19(b)*

- (a) Recognise the town centres of Featherston, Greytown, and Martinborough as Historic Heritage Precincts.

*Implemented through Method  
6.3.19(a), 6.3.19(e), 6.3.19(f)  
and 6.3.19(h)*

- (b) Maintain and enhance the character of the Featherston, Greytown, and Martinborough town centres by controlling new



development in a manner that is keeping with their historic heritage values.

- (c) **Avoid new development that is out of character with the historic heritage values of the Featherston, Greytown and Martinborough Town Centres.**
- (d) **Promote a pleasant pedestrian-oriented retail environment.**

*Implemented through Method  
6.3.19(a), 6.3.19(e), 6.3.19(f)  
and 6.3.19(h)*

*Implemented through Method  
6.3.19(a), 6.3.19(e), 6.3.19(f),  
6.3.19(h) and 6.3.19(m)*

### 6.3.18 Explanation

The central business districts of Greytown, Featherston and Martinborough contain a wide range of buildings with historic heritage values – collectively these warrant being identified and managed as Historic Heritage Precincts to protect and enhance these values. The scale and character of historic features, such as shop frontages, contribute to the appeal of these town centres as pedestrian areas, helping them to be attractive centres to visit and patronise.

New buildings should neither mimic nor detract from the historic styles of their neighbours. The building styles vary considerably in age, character and form throughout each of the town centres – new buildings or changes to existing buildings need to be designed in reference to their immediate context, drawing on their elements to promote coherence in building form.

They also need to ensure that the pedestrian environment is appropriately provided for, whether this occurs by using verandahs or by some other form of treatment where verandahs may not be appropriate (for example, on some historic bank buildings where verandahs could degrade the architectural values).

### 6.3.19 Methods to Implement the Commercial Zone Policies

- (a) **Development standards for permitted activities to protect the character, amenity, and function of the Commercial Zone.**
- (b) **Identification of the Pedestrian and Historic Heritage Precincts in the commercial areas, and apply specific development standards as appropriate to the form, character and amenity values of each area.**
- (c) **Define the Carterton Character Area over Carterton's central town centre on the District Plan maps, with corresponding rules to maintain and enhance the character and amenity values of the area.**
- (d) **Apply Design Guidelines for building frontages within the Carterton Character Area to ensure alterations and additions to facades and the erection of new buildings are consistent with the scale and amenity values of the streetscape.**
- (e) **Apply Design Guidelines within the Historic Heritage Precincts in Martinborough, Featherston and Greytown to ensure new buildings and additions and alterations to existing buildings are in harmony with the townscape of these areas.**
- (f) **Assessment of environmental effects through the resource consent process for activities that do not comply with development standards.**

- (g) Apply, through resource consent process, a design guide on building form and design where there is a need for a site specific and flexible approach.
- (h) Conditions on resource consents, including consent notices and covenants on Certificates of Title, to control the effects of activities.
- (i) Education and information about the environmental standards, values, and amenity associated with the Commercial Zone.
- (j) Working with business interests and their advisers in obtaining appropriate building design and layout in accordance with the relevant objectives and policies of the Commercial Zone.
- (k) Financial contributions for roads, reserves and infrastructure.
- (l) Compliance with New Zealand Standard 4404: 2004 *Land Development and Subdivision Engineering* to ensure a suitable standard of infrastructure.
- (m) Allocation of funds through the Strategic and Long Term Council Community Plan (LTCCP) processes for projects or initiatives to support the policies.
- (n) Other legislation and Council bylaws as appropriate.

### 6.3.20 Principal Reasons for Adoption

A typical scale and character of development and level of environmental effects has established over time within the Commercial Zone through considerable investment of both private and public funds. The resulting character, level of amenity and functioning is now expected and valued within the zone.

Therefore, a series of permitted activity standards have been set, which establish a baseline for protecting these expectations, while also enabling a range of existing and potential new activities to occur without undue impediment. Failure to meet one or more of the standards will necessitate a resource consent, at which time an assessment of environmental effects will be required.

The approach recognises that changes will occur over time as market forces and the nature of commercial activity change. The character, amenity, vitality and function of the Commercial Zone will be protected while allowing for a range of activities to occur.

The specific provisions for the identified Pedestrian Precincts, Carterton Character Area and Historic Heritage Precincts have been adopted to ensure their special qualities are maintained or enhanced when development takes place.

The Carterton Character Area is also supported by a Design Guide, which provides guidance to developers/owners when undertaking alterations or additions to building frontages and when erecting new buildings. Its purpose is to suggest principles around which development can occur without stifling innovation or creativity.

## **6.4 Anticipated Environmental Outcomes**

- (a) Environments where the scale, amenity and character of development enables a wide variety of commercial activities and development.**
- (b) Retail environments that are attractive and pedestrian-friendly.**
- (c) A safe and convenient Commercial Zone for the movement of people and goods, with minimal conflict between vehicles and pedestrians.**
- (d) Protection of the amenity in adjacent zones from the adverse effects of activities and development in the Commercial Zone.**
- (e) Protection of the wider environment and community from the adverse effects of environmental pollution, such as dust, noise and stormwater.**
- (f) Attractive town centres where protected historic character and well-designed new development has added to the vitality and distinctive amenity of each town.**



## 6.5 Commercial Zone – Rules & Standards

### 6.5.1 Permitted Activities

The following are Permitted Activities:

- (a) Any activity listed as a District Wide Permitted Activity in the rules in Section 21.1, and which complies with the relevant standards in those rules and Section 6.5.2, and which is not otherwise specified as a controlled, restricted discretionary, discretionary or non-complying activity under Sections 6.5 or 21.
- (b) Any activity not listed as a District Wide Permitted Activity in the rules in Section 21.1, and which complies with the relevant standards in Section 6.5.2, and which is not otherwise specified as a controlled, restricted discretionary, discretionary or non-complying activity under Sections 6.5 or 21.

*Policy 6.3.2(a) and 6.3.2(b)*

### 6.5.2 Standards for Permitted Activities

Permitted activities shall comply with all of the following standards for the Commercial Zone.

(a) **Maximum Building Height**

*Policy 6.3.2(a)*

- (i) 15 metres

(b) **Maximum Height to Boundary**

*Policy 6.3.2(a) and 6.3.8(a)*

- (i) For sites adjoining the Residential Zone, the building shall meet the height recession requirement for the Residential Zone in relation to the relevant boundary. This shall not apply to road boundaries.

(c) **Minimum Building Setback**

*Policy 6.3.2(a) and 6.3.8(a)*

- (i) 3 metres from any boundary with the Residential Zone or Rural Zone

(d) **Maximum Fence Height**

*Policy 6.3.2(a) and 6.3.8(a)*

- (i) 1.8 metres for fences, walls and screens on any boundary with the Residential Zone or Rural Zone, except at road intersections of Strategic Arterial roads identified on the Roding Hierarchy on the Planning Maps, no obstruction exceeding 1.0 metre in height is permitted within a 6.0 metres by 6.0 metres triangle measured from a boundary intersection point (Refer to [Figure 32.1](#) in Appendix 5).

(e) **Noise Limits**

*Policy 6.3.2(a) and 6.3.8(a)*

- (i) The sound level from activities within any site in the Commercial Zone shall not exceed the following limits within any measurement time interval in the stated time frames when assessed at any point within the notional boundary of any dwelling on any site within the Rural zone, and at any point within the boundary of a site in a Residential Zone:

<b>Daytime</b>	7.00am – 7.00pm	55dBA L10
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Nighttime	7.00pm – 7.00am	45dBA L10
	9.00pm – 7.00am	75dBA Lmax

- (ii) All sound levels shall be measured in accordance with NZS 6801:1999 “Acoustics – Measurement of Environmental Sound”, and assessed in accordance with NZS 6802:1991 “Assessment of Environmental Sound”.

Policy 6.3.2(a) and 6.3.8(a)

**(f) Signs**

- (i) Any permanent sign shall be permitted provided it complies with the following standards:
- (1) The total face area of all signs (permanent and temporary) per site shall be no greater than 5.0m<sup>2</sup> except for vehicle oriented activities, which shall comply with the following:
    - (a) No more than one free-standing sign, up to 7.5m in height and 6m<sup>2</sup> in area (all faces) per site;
    - (b) No more than one “price board” and one “services board” per site, each up to 3m in height;
    - (c) Illuminated signs shall be no more than 2m<sup>2</sup> in total face area.
  - (2) Signs shall not face an adjoining site within the Residential Zone;
  - (3) The sign must be located fully within the site of which it is located.
  - (4) Where a sign is affixed to a building, the sign shall comply with the maximum height and setback requirements.
  - (5) All signs must comply with the sight distance requirements in [Appendix 5](#).
  - (6) No sign shall be located where it conceals the visibility of an existing official sign or traffic-controlling device.
  - (7) Any illuminated sign visible from the Residential Zone shall not be lit unless the premises are open for business.
  - (8) No sign shall be affixed to the exterior of any heritage item listed in [Appendix 1.7 Heritage Items](#).

Exception:

- (ii) Official Traffic Signs are excluded from complying with the above standards provided they comply with the relevant traffic regulations and the Manual of Traffic Signs and Marking (MOTSAM).

Policy 6.3.2(a), 6.3.5(a), 6.3.5(b) and 6.3.5(c)

**(g) Roads, Access, Parking and Loading Areas**

- (i) Compliance with the standards in [Appendix 5 Requirements for Roads, Access, Parking and Loading](#).
- (ii) One vehicle access point per frontage.

**(h) Landscape and Screening**

*Policy 6.3.2(a) and 6.3.8(a)*

- (i) Effective screening from any site zoned Residential that is adjoining or opposite (across a road), the screening shall be no less than 1.8m in height, comprising either a densely planted buffer of at least 2m width or a solid fence or wall.
- (ii) Any outdoor storage or vehicle parking or servicing area of more than 10m<sup>2</sup> that is visible from a site zoned Residential or from a formed public road shall be effectively screened from that site/road in accordance with the methods set out above.

**(i) Activities within a Pedestrian Precinct**

*Policy 6.3.2(a), 6.3.5(a),  
6.3.11(a) and 6.3.11(c)*

- (i) In addition to the above standards, any activity within a Pedestrian Precinct shall meet the following standards:
  - (1) Shop Frontage
    - (a) Ground floor display windows shall be provided at a ratio of not less than 1:1 (display window: non-display façade area) up to 3 metres above ground level on frontages.
  - (2) Verandahs
    - (a) Each building shall have a verandah extending the full length of the frontage, and shall adjoin existing verandahs on adjacent buildings.
    - (b) Verandahs shall be 3 metres in width or 300 mm back from the kerbline, whichever is the lesser.
    - (c) Verandahs shall be not less than 2.5 metres above the footpath.
  - (3) Vehicle Crossings
    - (a) No new vehicle crossings may be constructed

*Note: The Historic Heritage Precinct standards in the District Wide Rules (Rule 21.1.3) also apply to the town centres of Greytown, Featherston and Martinborough.*

**6.5.3 Controlled Activities**

**The following are Controlled Activities:**

**(a) Subdivision in accordance with the District Wide rules (Part B)**

*Policy 6.3.2(a) and 6.3.8(a)*

The matters over which control is reserved are listed in Section 20.1.1.

**(b) Any activity involving relocating a dwelling or other principal building**

*Policy 6.3.2(a) and 6.3.8(a)*

The matters over which control is reserved are:

- (i) Siting, design, and exterior condition
- (ii) Screening and landscape treatment
- (iii) Bonds
- (iv) Transportation route.

*Policy 6.3.14(b) and 6.3.14(c)*

- (c) In the Carterton Character Area, any construction, alteration or addition to building frontages, or demolition of building frontages (provided demolition is accompanied by construction of new frontages).

The matters over which control is reserved are:

- (i) Design and appearance
- (ii) Effects on the amenity values of the Carterton Character Area

#### **Assessment Criteria**

Controlled activities will be assessed against the relevant assessment criteria set out in Section 22.

#### **Notification and Service of Applications**

An application for resource consent for controlled activities made under this rule need not be notified; and need not be served on affected persons.

### **6.5.4 Standards for Controlled Activities**

*Policy 6.3.14(b) and 6.3.14(c)*

#### **(a) Carterton Character Area**

- (i) In the Carterton Character Area, all buildings shall comply with all Commercial Zone and District-wide permitted activity standards, except where the following applies:
  - (1) Parapet walls must be provided on both single and two storey buildings and must follow traditional stepped and symmetrical shapes.
  - (2) Building facades must include an entrance from High Street.
  - (3) Traditional setbacks must be maintained.
  - (4) Windowsill heights must be consistent with traditional or heritage buildings.
  - (5) Glazed areas shall not to be less than 60% of the frontage surface.
  - (6) Security grills, roller doors and sliding doors must be retractable or removable and not be an obtrusive feature of the façade.
  - (7) Verandahs are required on all new building frontages and are to follow traditional forms (angled, curved, bullnose).
  - (8) Verandahs must include posts set close to the street edge. The spacing of posts must be designed to complement existing spacing and rhythm.
  - (9) The underside of verandahs shall not be lined.
  - (10) Under verandah lighting must be provided and shall be sympathetic in scale and design to traditional or heritage qualities.



- (11) No individual sign shall exceed 2m<sup>2</sup> in area (all faces). Total signage on any one building shall not exceed 4m<sup>2</sup> in area.
- (12) No sign shall be illuminated by any means other than directional lighting.
- (13) Signs shall be located above verandahs but within the parapet height, or suspended within verandahs.
- (14) All signs must be sympathetic in scale, colour and design to adjacent traditional or heritage qualities.
- (15) All signs shall be constructed in a neat and durable manner and from traditional materials.

### 6.5.5 Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

- (a) **In the Carterton Character Area, any construction of, alteration or addition to building frontages, or demolition of building frontages (provided demolition is accompanied by construction of new frontages), that does not comply with any of the standards for a controlled activity.**

*Policy 6.3.14(b) and 6.3.14(c)*

Discretion is restricted to the following matters:

- (i) Design and appearance
- (ii) Effects on the amenity values of the Carterton Character Area.

- (b) **Any permitted or controlled activity that does not meet one or more of the standards for permitted or controlled activities.**

*Policy 6.3.2(a) and 6.3.8(a)*

Discretion is restricted to the following matters:

- (i) Avoiding, remedying or mitigating of any effects deriving from non-compliance with the particular standard(s) that is not met.

#### Assessment Criteria

Restricted Discretionary activities are to be assessed against the relevant assessment criteria set out in Section 22.

### 6.5.6 Discretionary Activities

The following are Discretionary Activities:

- (a) **Any new residential unit at ground level, with frontage onto road.**
- (b) **Any activity listed in the Schedule of Primary Industry ([Appendix 4](#)).**
- (c) **Any other activity that is not a permitted, controlled or a restricted discretionary activity.**

*Policy 6.3.2(a) and 6.3.8(a)*

*Policy 6.3.2(a) and 6.3.8(a)*

*Policy 6.3.2(a) and 6.3.8(a)*

#### Assessment Criteria

Discretionary activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 22.



## 7 INDUSTRIAL ZONE

### 7.1 Introduction

The Wairarapa contains a number of industrial areas, which are managed under a single Industrial Zone. Some of the industrial activities contained within the Zone are large-scale enterprises, employing many people and generating significant income for the area. Other activities are small scale, often located on small parcels of land, scattered within the towns.

The industrial activities contained within the Zone are an important resource for the Wairarapa, and consequentially for its social and economic wellbeing. The greenfields opportunities within the Industrial Zone (i.e., land zoned but not yet used for industrial purposes) also represent a significant potential for further development and growth in the Wairarapa.

Industrial activities can potentially create significant adverse effects on the immediate and wider environment. This is due in part to the nature of the processes and operations involved, as well as the impacts on the transport and service infrastructure, and the scale and utilitarian nature of the industrial buildings.

For example, industrial activities may generate high traffic volumes of both heavy and light vehicles, occupy large sites where much of the area is covered by structures or impervious surfaces, need large utilitarian buildings, and use expansive outdoor storage areas.

Some industrial activities generate high levels of noise, odour and dust. While such activities must also meet regional council requirements for discharges into the environment, it is preferable these activities are buffered by distance from potentially sensitive uses, particularly residential areas.

Preferably, industrial activities should be clustered within defined areas where they may operate and generate comparable effects relatively unhindered. Therefore, the Industrial Zone is separated as much as practicable from sensitive activities in other zones to protect the amenity in those zones. However, minimum levels of amenity should still be maintained within existing developed parts of the Industrial Zone, particularly those within the towns. Amenity values can be protected by noise standards, odour controls, screening, setback distances and other techniques, particularly in reference to visibility from major public arterial routes and from residential areas.

Most of the Industrial Zone is contained within the urban environment, with many industrial areas forming an integral part of Wairarapa's towns. However, there are a few large sites located in the rural environment. In particular, the industrial area at Waingawa, west of the State Highway 2 Bridge over the Waingawa River, is the Wairarapa's principal heavy industrial area, where large industrial activities have been co-located to concentrate the adverse effects and to take advantage of excellent road and rail accessibility, and labour market and services provided by the nearby towns. This area is a logical centre for further growth in large-scale industrial development, and therefore requires a certain amount of appropriately zoned greenfields land.

## 7.2 Significant Resource Management Issues

1. The effects of traffic generated by industrial activities, particularly heavy vehicles, can adversely affect the safe and efficient functioning of the road network, as well as the amenity values of neighbouring areas.
2. Where industry establishes in isolated pockets, and in close proximity to more sensitive land uses, the potential for conflict with residential or rural amenity values is increased.
3. The visual effects of industrial buildings, plant and other structures, including outdoor storage, can significantly degrade the amenity values and character of an area, particularly near residential neighbourhoods or along major public arterial roads, such as State Highway 2.
4. There is a need to provide for future industrial development in locations that are adequately serviced and where environmental management costs can be minimised.

## 7.3 Objectives, Policies and Methods

### 7.3.1 Objective Ind1 – Provision for Industrial Activities

To provide for a wide range of activities within the Industrial Zone that can function efficiently within acceptable levels of environmental quality and amenity.

### 7.3.2 Ind1Policies

*Implemented through Method  
7.3.10(a) and 7.3.10(d)*

*Implemented through Method  
7.3.10(a), 7.3.10(g) and  
7.3.10(h)*

*Implemented through Method  
7.3.10(a), 7.3.10(g) and  
7.3.10(h)*

*Implemented through Method  
7.3.10(a), 7.3.10(b), 7.3.10(g)  
and 7.3.10(h)*

*Implemented through Method  
7.3.10(a), 7.3.10(g) and  
7.3.10(h)*

*Implemented through Method  
7.3.10(a), 7.3.10(g) and  
7.3.10(h)*

*Implemented through Method  
7.3.10(a), 7.3.10(g) and  
7.3.10(h)*

*Implemented through Method  
7.3.10(a), 7.3.10(e), 7.3.10(g)  
and 7.3.10(h)*

- (a) Provide adequate serviced land resources for the existing and future industrial development needs of the Wairarapa.
- (b) Enable a wide range of activities, including activities with adverse effects that may not otherwise be appropriate in other zones.
- (c) Impose sufficient controls over industrial activities, including structures, to avoid, remedy or mitigate any external adverse effects, particularly on residential and rural areas.
- (d) Discourage activities that could be unduly sensitive to the effects of industrial activities to be located within, or in close proximity to, the Industrial Zone.
- (e) Control industrial activities, including primary processing industries, which may have significant external environmental effects.
- (f) Over the long-term, promote sporadic industrial activities in primarily residential areas to relocate to areas in which there are minimal environmental management controls necessary.
- (g) Manage the visual effects of industrial activities on major arterial roads and within close proximity to Residential or Rural Zones.
- (h) Manage the distributional effects of retailing within the Industrial Zone to maintain the viability of the Wairarapa town centres.

### 7.3.3 Explanation

Industrial activities within the Industrial Zone range from large-scale manufacturing and processing plants, to small service providers and wholesalers. The environmental effects from such a wide range of activities can similarly vary considerably.

The importance of these activities to the wellbeing of the Wairarapa makes it critical to ensure that there is an adequate supply of industrially zoned land, not only to provide the certainty for existing activities to operate and expand in confidence, but also to provide suitably located and serviced land for future new activities to establish. Zoning also provides certainty to the wider community about the location of industrial activities and where the character of environmental effects may be expected to differ.

In general, it is appropriate to manage these activities under a single environmental zone, as most of the potential adverse environmental effects can be managed by consistent development and performance standards. These standards seek to provide for an acceptable level of amenity values within the Zone.

Separate standards are often required to minimise adverse effects of industrial activities on the amenity values of properties located outside the Industrial Zone, particularly in the Residential and Rural Zones.

Non-conformance with development or performance standards indicates that an activity may have unacceptable adverse effects: the resource consent process can therefore address and ascertain whether there are appropriate mitigation measures that could be imposed to avoid, remedy or mitigate any adverse effects to acceptable levels.

It should be noted that compliance with the standards in the Plan does not preclude compliance with Wellington Regional Council requirements (particularly discharge to air, water or land).

Some activities may be unsuitable in the Industrial Zone environment. In particular, residential activities within the Industrial Zone may compromise the function of adjacent industrial activities if they have to modify their operations to protect residential amenity values.

Industry with potential significant adverse environmental effects, such as could occur in primary processing facilities, are controlled separately to ensure that, cumulatively, the site is environmentally suitable for the proposed activity, and that adequate mitigation measures have been thoroughly identified.

The visual effects of industrial activities also need to be managed to maintain acceptable levels of amenity values, particularly if visible from residential or rural areas. Industrial development can also degrade the streetscape of major traffic routes in the Wairarapa, but the streetscape can be maintained and enhanced by careful siting and design of buildings, and effective screening and landscaping.

Uncontrolled retailing within the Industrial Zone may result in unintended distributional effects that could undermine the viability of the established retail areas within the town centres of the Wairarapa. Therefore some controls on the scale of retail activity in the Zone are appropriate to ensure that there are no significant negative effects arising from such activity.

**7.3.4 Objective Ind2 – Effects on Road Network and Infrastructure**

**To maintain the safe and efficient functioning of the roading network from the adverse effects of industrial activities within the Zone, and to ensure industrial land can be adequately and economically serviced by public infrastructure.**

**7.3.5 Ind2 Policy**

*Implemented through Method  
7.3.10(a), 7.3.10(g) and  
7.3.10(h)*

- (a) **Impose standards for new vehicle access and parking to avoid, remedy or mitigate any adverse effects on the safe and efficient functioning of the roading network.**

*Implemented through Method  
7.3.10(a), 7.3.10(c), 7.3.10(g)  
and 7.3.10(h)*

- (b) **Restrict access from future industrial development along key arterial roads, and promote the use of appropriate side roads with adequate capacity and connections to the road network.**

*Implemented through Method  
7.3.10(a), 7.3.10(g), 7.3.10(h)  
and 7.3.10(k)*

- (c) **To ensure new industrial development is adequately serviced by reticulated public water supply and wastewater (including trade waste).**

*Implemented through Method  
7.3.10(a), 7.3.10(d), 7.3.10(g)  
and 7.3.10(h)*

- (d) **For large areas of potential greenfields industrial development, provide a firm indication for future roading requirements, access limitations, and the protection of environmental assets.**

**7.3.6 Explanation**

Large traffic volumes are a necessary part of the functioning of the Industrial Zone. Industrial activities should be located on roads with sufficient capacity to accommodate such traffic and without unreasonably adversely affecting the amenity values of nearby residential neighbourhoods. It is important sufficient on-site parking and safe access is provided for each activity, to ensure vehicle movements do not adversely affect the road network or surrounding activities.

However, on main arterial routes such as State Highway 2 and the Masterton Heavy Vehicle Bypass, new access directly onto the roads should be limited, with alternative access provided through other roads if suitable (in terms of capacity, connections to the road network and amenity values).

Industrial activities can place large demands on water supply and the disposal of wastewater. Industrial areas therefore need to be supplied with adequate reticulated services that can supply the anticipated need of industry. Financial contributions through the resource consent process for subdivision would facilitate the funding of such services, as would resource consent for primary processing activities which often place heavy demands on water supply and wastewater disposal.

Where there are large areas zoned for future industrial development, it is appropriate to require that the future structure of that development be identified prior to development occurring: for example, internal roading, any limitations on access to State Highways, and the protection of resources with environmental values such as wetlands and stream margins. For an area in multiple ownerships, such as Waingawa, the District Plan should provide an overall development framework through Structure Plans. In areas under single land ownership, a concept development plan prepared by the developer would be required.

### 7.3.7 Objective Ind3 – Opaki Industrial Area

To provide for the efficient use and development of the Opaki Industrial Area in a manner that maintains and enhances the special amenity values of the vicinity, including those of the residences that overlook the area.

### 7.3.8 Ind3 Policies

- (a) **Maintain the qualities of the Opaki Special Management Area by ensuring activities are consistent with the special amenity values of the area, including the high visual quality at the northern entrance to Masterton.**
- (b) **Provide a management framework for secondary industry in order to ensure that the development of the area occurs in accordance with the appropriate environmental standards.**
- (c) **Ensure the effects of residential and rural development are compatible with the existing and future uses of the area by providing for them as discretionary activities.**
- (d) **Maintain the qualities of the area by restricting all industrial activities with the potential to create significant adverse effects.**

*Implemented through Method 7.3.10(a), 7.3.10(f), 7.3.10(g) and 7.3.10(h)*

*Implemented through Method 7.3.10(a), 7.3.10(f), 7.3.10(g) and 7.3.10(h)*

*Implemented through Method 7.3.10(a), 7.3.10(f), 7.3.10(g) and 7.3.10(h)*

*Implemented through Method 7.3.10(a), 7.3.10(f), 7.3.10(g) and 7.3.10(h)*

### 7.3.9 Explanation

The Opaki Special Management Area is an area of 5.9 hectares of land located on Opaki Road (State Highway 2) on the northern outskirts of the Masterton Urban Area. The area is an attractive northern entrance to Masterton, with a dense planting of mature trees.

This management area contains a long-established industrial use in the southern part, with the remainder of the site as yet undeveloped. Existing and potential future residential areas are located to the east, south and west. A system of connected reserves is being developed in the vicinity. The provisions of the Special Management Area recognise the special amenity values of the environment, particularly the treed landscape. It also recognises that, unlike other industrial areas, this area is overlooked by a number of residential properties that are located on a ridge to the east of the site.

Residential or secondary industrial development within the Opaki Special Management Area has to be consistent with the special qualities of the area, and must occur in a manner that maintains and enhances the special amenity values of this area. This policy requires a more prescriptive approach; through both development standards applying to new buildings and facilities, and the resource consent process to address more qualitative effects.

### 7.3.10 Methods to Implement the Industrial Zone Policies

- (a) **Development and performance standards for permitted activities to protect the function of the Industrial Zone and to establish an acceptable level of amenity values.**
- (b) **Controls to limit new residential units from establishing within the Industrial Zone.**
- (c) **Controls on new development located on key public roads, limiting further access.**

- (d) Use of structure plans and concept development plans to establish an appropriate development framework for greenfields development.
- (e) Controls on the scale of retailing activity to minimise the adverse distributional effects on the viability and functioning of town centres.
- (f) Controls on new development within the Opaki Special Management Area to protect the area's special amenity values.
- (g) Assessment of environmental effects through the resource consent process for activities that do not comply with the performance standards.
- (h) Conditions on resource consents, including consent notices on Certificates of Title, to control the effects of activities.
- (i) Education and information about environmental standards associated with the Industrial Zone.
- (j) Financial contributions.
- (k) Compliance with NZ Standard 4404: 2004 *Land Development and Subdivision Engineering* to ensure a suitable standard of infrastructure.
- (l) Allocation of funds through the Strategic and Long Term Council Community Plan (LTCCP) processes for projects and initiatives to support the policies.
- (m) Other legislation and Council bylaws.

### 7.3.11 Principal Reasons for Adoption

Industrial activities typically generate environmental effects that would not be acceptable in other environmental zones, such as a higher level of noise emissions, heavy vehicle movements and the visual effects of buildings, plant and signs. However, a minimum level of amenity values is required for industrial areas, particularly those areas along major public arterial roads, to ensure an acceptable level of visual amenity is maintained, the safety and efficiency of the road network is maintained, and the amenity values of residential properties are not unreasonably compromised by industrial emissions.

Therefore, a series of permitted activity standards have been set, which establish a baseline for protecting these expectations, while also enabling a range of existing and potential new activities to occur without undue impediment. Failure to meet one or more of the standards will necessitate resource consent, at which time an assessment of environmental effects will be required.

A standards-based approach recognises that changes will occur in the zone over time as market forces and industry practices change. Conformance with such standards should ensure that the character, amenity, vitality and function of the Industrial Zone would be maintained and enhanced, while allowing for a range of activities to occur. It should also provide a generally acceptable level of amenity for adjacent properties outside the Industrial Zone, particularly within the Residential Zone.



The Opaki Special Management Area is managed as a separate area within the Industrial Zone to ensure activities and development are controlled so that the special qualities of the vicinity are maintained and enhanced. In particular, controls are required to ensure that developments are designed and constructed with respect to their impact on the character and amenity values of the Opaki Special Management Area, having regard to its gateway location to northern Masterton, the amenity provided by the existing planting in the area, and the proximity of residences on the hills overlooking the Area.

Outside controls imposed through the district plan, there are a range of other methods that can be applied to support the objectives and policies for the Industrial Zone. In particular, the Councils will work with the sector to promote good design and environmental outcomes. The Councils will also be active in planning for and investing in infrastructure and services as necessary.

## **7.4 Anticipated Environmental Outcomes**

- (a) **An internal level of environmental quality within the Zone that is of a scale, amenity and character that the community generally accepts.**
- (b) **The screening of industrial activities from major public roads so that new development does not create adverse impacts in terms of building scale, overshadowing or obtrusive features in the landscape.**
- (c) **Maintenance of amenity values in adjoining zones from the adverse effects of activities within the Industrial Zone.**
- (d) **The amenity values of the wider environment are protected from the adverse effects of emissions from activities, such as dust and noise.**
- (e) **The road network and servicing infrastructure has adequate capacity and connections to safely and efficiently function while supporting the needs of industrial activities.**
- (f) **Provision for some retailing in association with industrial activities or at a scale or location which protects the ongoing viability and functioning of the Wairarapa town centres.**
- (g) **The various activities in the Opaki Special Management Area can develop and/or operate effectively in a manner that maintains the characteristics of the vicinity, particularly the scale and special character of the vicinity.**
- (h) **The provision of buffer areas, landscape treatment, tree planting other features that maintains the level of amenity and special character of the Opaki Special Management Area, and protects residential properties from any adverse effects of activities.**
- (i) **Over the long-term, a reduction in the amount of scattered small pockets of industrial activities within or close to residential areas.**



## 7.5 Industrial Zone – Rules & Standards

### 7.5.1 Permitted Activities

The following are Permitted Activities:

- (a) Any activity listed as a District Wide Permitted Activity in the rules in Section 21.1, and which complies with the relevant standards in those rules and Section 7.5.2, and which is not otherwise specified as a controlled, restricted discretionary, discretionary or non-complying activity under Sections 7.5 or 21. *Policy 7.3.2(b)*
- (b) Any activity not listed as a District Wide Permitted Activity in the rules in Section 21.1, and which complies with the relevant standards in Section 7.5.2, and which is not otherwise specified as a controlled, restricted discretionary, discretionary or non-complying activity under Sections 7.5 or 21. *Policy 7.3.2(b)*
- (c) Except that in the Opaki Special Management Area, where permitted activities shall be limited to the following provided they comply with the standards specified in Rule 7.5.3. *Policy 7.3.8(a)*
  - (i) Secondary industry, except any industry listed in Rule 7.5.7(b)(ii) as a non-complying activity
  - (ii) Reserves and recreational facilities
  - (iii) Community amenity facilities
  - (iv) Parking areas

### 7.5.2 Standards for Permitted Activities

Permitted activities shall comply with all of the following standards for the Industrial Zone, **except** for those within the Opaki Special Management Area that are subject to the standards in Rule 7.5.3:

- (a) **Maximum Building Height** *Policy 7.3.2(c)*
  - (i) 15 metres
- (b) **Maximum Height to Boundary** *Policy 7.3.2(c) and 7.3.2(g)*
  - (i) For sites adjoining the Residential Zone, the building shall meet the height recession requirement for the Residential Zone in relation to the relevant boundary. This shall not apply to road boundaries.
- (c) **Minimum Building Setback** *Policy 7.3.2(c) and 7.3.2(g)*
  - (i) 5 metres from the front boundary
  - (ii) 5 metres from all boundaries adjoining another zone
- (d) **Maximum Fence Height** *Policy 7.3.2(c) and 7.3.2(g)*
  - (i) 1.8 metres for fences, walls and screens on any boundary with the Residential Zone or Rural Zone, except at road intersections of Strategic Arterial roads identified on the Roding Hierarchy on the Planning Maps, no obstruction exceeding 1.0 metre in height is permitted within a 6.0 metres

by 6.0 metres triangle measured from a boundary intersection point (Refer [Figure 32.1](#) in Appendix 5).

Policy 7.3.2(c) and 7.3.2(g)

**(e) Noise Limits**

- (i) The sound level from activities within any site in the Industrial Zone shall not exceed the following limits within any measurement time interval in the stated time frames when assessed at any point within the notional boundary of any dwelling on any site within the Rural Zone, or at any point within the boundary of any site in a Residential Zone:

<b>Daytime</b>	7.00am – 7.00pm	55dBA L10
<b>Nighttime</b>	7.00pm – 7.00am	45dBA L10
	9.00pm – 7.00am	75dBA Lmax

- (ii) All sound levels shall be measured in accordance with NZS 6801:1999 “Acoustics – Measurement of Environmental Sound”, and assessed in accordance with NZS 6802:1991 “Assessment of Environmental Sound”.

Policy 7.3.2(c) and 7.3.2(g)

**(f) Signs**

- (i) Any permanent sign shall be permitted provided it complies with the following standards:
- (1) The sign must be located fully within the site of which it is located.
  - (2) No more than one free-standing sign, up to 7.5m in height and 6m<sup>2</sup> in area (all faces) per site;
  - (3) No sign is to face an adjoining or opposite (across a road) site zoned Rural, Residential or Commercial.
  - (4) Where a sign is affixed to a building, the sign shall comply with the maximum height and setback requirements.
  - (5) All signs must comply with the sight distance requirements in [Appendix 5](#).
  - (6) No sign shall be located where it conceals the visibility of an existing official sign or traffic-controlling device.
  - (7) No sign shall be affixed to the exterior of any heritage item listed in [Appendix 1.7 Heritage Items](#).

Exception:

- (ii) Official Traffic Signs are excluded from complying with the above standards provided they comply with the relevant traffic regulations and the Manual of Traffic Signs and Marking (MOTSAM).

Policy 7.3.2(c) and 7.3.5(a)

**(g) Roads, Access, Parking and Loading Areas**

- (i) Compliance with the standards in [Appendix 5 Requirements for Roads, Access, Parking and Loading](#).
- (ii) One vehicle access point per frontage.

**(h) Landscape and Screening**

*Policy 7.3.2(c) and 7.3.2(g)*

- (i) An industrial activity shall provide effective screening from any site zoned Residential, Rural or Commercial that is adjoining or opposite (across a road). The screening shall be no less than 1.8m in height, comprising either a densely planted buffer of at least 2m width or a solid fence or wall.
- (ii) Any outdoor storage or vehicle parking or servicing area of more than 10m<sup>2</sup> that is visible from a site zoned Residential, Rural or Commercial, or from a formed public road, shall be effectively screened from that site/road in accordance with the methods set out above.

**(i) Retail Activities**

*Policy 7.3.2(h)*

- (i) For any retail activity not associated with the retailing of products assembled or manufactured on the same premises, the maximum cumulative area of gross retail floor space is 2,000m<sup>2</sup> on any site.

**7.5.3 Standards for Permitted Activities in the Opaki Special Management Area**

Within the Opaki Special Management Area, all permitted activities shall comply with all Industrial Zone and District-wide permitted activity standards, except where the following applies:

(Under this rule, Area A refers to the southern part of the Area, described as Part Lot 1, DP 10433 and Lot 5, DP 1135, while Area B refers to the northern part of the Area, described as Lots 1 to 9, DP 19430).

**(a) Development Standards**

*Policy 7.3.8(a)*

- (i) **Maximum Height**

The maximum height of any building or structure shall not exceed:

  - (1) Within 25 metres of the boundary of State Highway 2, a height of 146 metres above mean sea level, Wellington Datum 1953;
  - (2) For the balance of the area, a height of 148 metres above mean sea level, Wellington Datum 1953.

(Note: These levels represent a height of approximately 9 metres and 11 metres respectively above the road level of State Highway 2 at the southern boundary).
- (ii) **Site Coverage**
  - (1) For Area A, the maximum site coverage of buildings shall be 50%.
  - (2) For Area B, the maximum site coverage of buildings shall be 40%.
- (iii) **Building Bulk**
  - (1) For Area B, no building shall exceed a volume of 30,000 cubic metres.

Policy 7.3.8(a)

- (iv) Building Setback
  - (1) For Area B, all buildings shall be set back a minimum distance of 15 metres from the front boundary with State Highway 2.
- (v) Signs
  - (1) No signs on the site shall be displayed so as to be visible from the south and east of the site, including any signs painted or mounted on a roof.
- (b) Building Design**
  - (i) Eaves
    - (1) All buildings shall have eaves, of at least 600mm width.
  - (ii) Building colour
    - (1) The external building colour of any cladding, including roofs, shall be limited to the following British Standard paint colours:
      - (a) 08B17, 09B19, 08B21, 08B23, 08B25, 08B27, 08B29; or 10B17, 10B19, 10B21, 10B23, 10B25, 10B27, 10B29; or 12B19, 12B21, 12B23, 12B25, 12B27, 12B29.
  - (iii) Roofs
    - (1) All roofs shall have slopes of at least 10 degrees.
    - (2) Where the gable roof slope exceeds 30 degrees, the ends of the gable, above the main external wall, shall be covered by either:
    - (3) A cladding that is different to the cladding used for the main external wall which provides contrasting lines, texture, patterns or colour, or
    - (4) A surface material attached to the cladding, such as latticework or false windows.
  - (iv) Cladding
    - (1) For any continuous surface area of external wall of more than 200m<sup>2</sup> surface area, that is unbroken by recesses, setbacks or changes in aspect, no more than 75% of that area of façade (excluding basement or foundation walls) may be clad with the same material, unless at least 25% of the wall/façade is either:
      - (a) Clad with the same material but with a different orientation that provides contrasting lines or patterns; or
      - (b) Is of a different colour to the rest of the façade; or
      - (c) Is covered by a surface structure such as trellising or other surface feature.
- (c) Screening and Landscape Treatment**

Policy 7.3.8(a)

Screening and landscape treatment shall be provided in the Opaki Special Management Area to comply with Rule 7.5.2(h) as well as the following standards:

(i) Planted Areas

- (1) No less than 15% of Area A shall be landscaped with either gardens and/or lawn, which may include any area of planting required under (ii) below.

(Note: the removal or destruction of any tree(s) listed in [Appendix 1.4](#), Schedule of Protected trees in the Opaki Special Management Area, is a restricted discretionary activity under Rule 21.3.3)

- (2) No less than 25% of Area B shall be landscaped with plantings and lawn, which may include any area of planting along boundaries required under (ii) below.

(ii) Boundary Planting

Subject to all requirements of this Plan relating to access sightlines and planting restrictions:

- (1) In Area A, there shall be an area of at least 4.5 metres in width along any boundary with State Highway 2 that shall be planted, with at 50% of that area planted in species that will reach a height of at least 5 metres on maturity, except that this shall not apply to accessways.
- (2) In Area B, there shall be an area landscaped with planting and lawn along the front boundary with State Highway 2, with a minimum depth of 15 metres. At least 50% of this area shall be planted and, within that 50%, at least 50% in area shall be planted with species that will reach a height of at least 5 metres on maturity.
- (3) In Area B, no less than 40% of the length of any external boundary of the Opaki Special Management Area, other than with State Highway 2, shall be planted to a minimum width of 4.5 metres.

(d) Operational Standards

*Policy 7.3.8(a)*

- (i) Noise: (generated within the Opaki Special Management Area and received outside the site)

- (1) No activity may generate noise that exceeds the following limits when measured at any point within any site outside the Opaki Special Management Area but noise is generated within the Area:

(a) At all times 75dBA (L10);

(b) Notwithstanding (a) above, no activity on the site shall be permitted which results in a sound level being received at any point within the notional boundary of any dwelling on any site within the Rural Zone, and at any point within the boundary of a site within a Residential Zone in excess of that specified below:

<b>Daytime</b>	7.00am – 7.00pm	55dBA L10
<b>Nighttime</b>	7.00pm – 6.00am	45dBA L10
	7.00pm – 7.00am	75dBA Lmax
	6.00am – 7.00am	50dBA (L10), except Sundays, which shall be 45dBA (L10)

- (c) All sound levels shall be measured in accordance with NZS 6801:1999 “*Acoustics – Measurement of Environmental Sound*”, and assessed in accordance with NZS 6802:1991 “*Assessment of Environmental Sound*”.

#### 7.5.4 Controlled Activities

The following are Controlled Activities:

Policy 7.3.2(c) and 7.3.2(g)

**(a) Subdivision in accordance with the District Wide Rules (Part B)**

The matters over which control is reserved are listed in Section 20.1.1.

Policy 7.3.2(c) and 7.3.2(g)

**(b) Any activity involving relocating a principal building**

The matters over which control is reserved are:

- (i) Siting, design, and exterior condition
- (ii) Screening and landscape treatment
- (iii) Bonds
- (iv) Transportation route.

Policy 7.3.2(c), 7.3.2(g) and  
7.3.5(d)

**(c) Any activity within the Waingawa Industrial Area that is consistent with the Waingawa Industrial Area Structure Plan in [Appendix 12](#) and an approved Development Concept Plan.**

The matters over which control is reserved are:

- (i) Screening, planting and landscape treatment
- (ii) The siting, external appearance and design, likely to be visible from a public road
- (iii) Rooding, access and parking
- (iv) Protection of natural areas and notable trees
- (v) Noise, dust and odour management.

#### Assessment Criteria

Controlled activities will be assessed under the relevant assessment criteria set out in Section 22.

#### Notification and Service of Applications

An application for resource consent for controlled activities made under this rule need not be notified; and need not be served on affected persons.



### 7.5.5 Restricted Discretionary Activities

The following are Restricted Discretionary Activities:

- (a) **Any permitted or controlled activity that does not meet one or more of the standards for permitted or controlled activities.**

*Policy 7.3.2(c) and 7.3.2(g)*

Discretion is restricted to the following matters:

- (i) Avoiding, remedying or mitigating of any effects deriving from non-compliance with the particular standard(s) that is not met.

#### Assessment Criteria

Restricted Discretionary activities will be assessed against the relevant assessment criteria set out in Section 22.

### 7.5.6 Discretionary Activities

The following are Discretionary Activities:

- (a) **Except for the Opaki Special Management Area, the following are discretionary activities**

*Policy 7.3.2(c), 7.3.2(d) and 7.3.2(e)*

- (i) Any activity listed in the Schedule of Primary Industry in [Appendix 4](#).
- (ii) Any residential unit.
- (iii) Any activity within the Waingawa Industrial Area that is not consistent with the Waingawa Industrial Area Structure Plan in [Appendix 12](#), and does not have an approved Development Concept Plan under 21.4(l).
- (iv) Any activity that is not a permitted, controlled activity, restricted discretionary or non-complying activity is a discretionary activity.

- (b) **In the Opaki Special Management Area**

*Policy 7.3.8(a), 7.3.8(b) and 7.3.8(d)*

- (i) Any activity that is a permitted activity in the Rural or Residential Zones.
- (ii) The removal or destruction of any tree(s) listed in [Appendix 1.4](#) Schedule of Protected Trees in the Opaki Special Management Area.
- (iii) Any activity that is not listed as a permitted, restricted discretionary, or non-complying activity.

#### Assessment Criteria

Discretionary activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 22.

### 7.5.7 Non-Complying Activities

The following are Non-Complying Activities:

- (a) **Except for the Opaki Special Management Area, the following are non-complying activities**

*Policy 7.3.2(c), 7.3.2(d) and 7.3.2(e)*

Policy 7.3.8(a), 7.3.8(b) and  
7.3.8(d)

- (i) Any activity within the Waingawa Industrial Area that is not consistent with an approved Development Concept Plan under 21.4(l).

**(b) In the Opaki Special Management Area**

- (i) Primary industries as listed in [Appendix 4](#), Schedule of Primary Industries.
- (ii) Except as ancillary to permitted activities, any industry listed in [Appendix 4](#), Schedule of Other Industries in the Opaki Special Management Area.

**Assessment Criteria**

Non-complying activities will be assessed against, but not limited to, the relevant assessment criteria set out in Section 22.