

AREA SPECIFIC MATTERS

SETZ – SETTLEMENT ZONE

Issues

GEN-14

Objectives

SETZ-01	To maintain and develop the unique character and separate identity of the District’s smaller settlements, namely Kimbolton, Apiti, Halcombe, Bunnythorpe, Longburn, Sanson, Rongotea, Himatangi Beach and Tangimoana. This distinctive “village” character is different from Palmerston North and Feilding, and results from elements such as:	
	SETZ-01.1	A low density of residential development with larger section sizes and more open space.
	SETZ-01.2	Different <i>road</i> formation standards with less concrete and asphalt and more grass and shrubs.
	SETZ-01.3	Closer access to, and similarities with, the countryside.
SETZ-02	To maintain or enhance the residential amenity within those communities, which includes:	
	SETZ-02.1	A mixture of residential, commercial, service, industrial and community activities is achieved while protecting and enhancing the amenities of the village as a place to live.
	SETZ-02.2	Access to adequate sunlight for residents’ homes and properties, without prolonged shadowing from <i>buildings</i> , trees or structures on other <i>sites</i> .

SETZ-O2.3	Residents are not subjected to fumes, smoke or odour problems.
SETZ-O2.4	A level of aural and visual privacy consistent with small township living, with a quiet neighbourhood at night (NOISE-O2).
SETZ-O2.5	A green, well-treed appearance and open <i>streetscape</i> , with planting on streets and in public places wherever possible, and with ample room for planting on private sections and front <i>yards</i> .
SETZ-O2.6	Most vehicle parking being provided <i>on-site</i> rather than on the street.
SETZ-O2.7	Residents have access to public open space and to recreational and social opportunities, e.g. places of assembly, <i>education facilities</i> and community services. Adequate access is provided to these places for people with disabilities.
SETZ-O2.8	The township generally has a tidy appearance.
SETZ-O2.9	Neighbourhood streets cater for pedestrians and local traffic rather than encouraging through-traffic. Street design promotes traffic safety and recognises that walking and cycling are important methods of transport.
SETZ-O2.10	Problems associated with dogs and other wandering, dangerous or noisy animals are kept to a minimum. Stock droving does not occur through the centre of the village.
SETZ-O2.11	Recognising that some of the villages are <i>sited</i> near broad-impact land uses.
SETZ-O2.12	A high level of amenity and avoidance of those activities that can detract from this including unfinished or derelict <i>buildings</i> , piles of junk and car bodies being stored outside (GEN-O5).
SETZ-O2.13	Buildings and structures in Rongotea South Development Area are located and designed to manage the risk of natural hazards.

Policies

SETZ-P1	To ensure that new and existing development does not adversely affect the character and amenity of the Settlement <i>Zone</i> .
SETZ-P2	To assist in improving the visual appearance of the District’s settlements.
SETZ-P3	To improve traffic safety within the communities, particularly those which have arterial routes running through them.
SETZ-P4	To ensure that the housing density sought in the unsewered townships takes the possible cumulative effect of domestic effluent disposal into account.
SETZ-P5	To ensure that non- <i>residential activities</i> are compatible with the township concerned, and have acceptable impacts in terms of noise, traffic generation, parking requirements, potential danger, and visual appearance.
SETZ-P6	To avoid where possible, or mitigate the adverse visual effects of activities that are inherently unsightly, or are detracting from the visual amenities of the <i>zone</i> .
SETZ-P7	Require development within Rongotea South Development Area to provide appropriate permeable surface areas to minimise the effects of flooding.
SETZ-P8	To manage the risk of stormwater inundation within Rongotea South Development Area by requiring low impact stormwater design solutions and minimum floor levels (if required).
SETZ-P9	To encourage an active street and reserve frontage within Rongotea South Development Area through design controls for yards and fencing.

Rules

NB: Words italicised have a specific definition contained in the Definitions Chapter.

Some of the activities listed below may also require consent from the *Regional Council*.

Permitted Activities (PER)

SITES WITHOUT IDENTIFIED FRONTAGE

The following shall be *permitted activities* within the Settlement Zone, on *sites* without identified frontage shown on the Planning Maps, provided that they comply with SETZ-ST1 - SETZ-ST22:

SETZ-R1	One <i>dwelling</i> unit.
SETZ-R2	<i>Home occupations</i> .
SETZ-R3	Housing for the elderly.
SETZ-R4	<i>Education facilities</i> and day care centres.
SETZ-R5	Places of Assembly with less than 150m ² <i>gross floor area</i> .
SETZ-R6	Reserves, and associated toilets, changing rooms and implement sheds.
SETZ-R7	Grazing, horticulture and orchards.
SETZ-R8	Specialist Services.
SETZ-R9	<i>Accessory buildings</i> , except within 4.5m of a <i>road</i> boundary.
SETZ-R10	Libraries.
SETZ-R11	<i>Signs</i> which comply with SIGN-R1, SIGN-R2, and SIGN-ST1 to SIGN-ST3.

SETZ-R12	Formation of vehicle crossings onto roads. NB: Consent from the <i>road</i> controlling authority is required for vehicle crossings onto Limited Access Roads.
SETZ-R13	<i>Earthworks</i> which comply with EW-R1, EW-R2, and EW-ST1 to EW-ST9.
SETZ-R14	Residential Care Homes.
SITES WITH IDENTIFIED FRONTAGE	
The following shall be <i>permitted activities</i> within the Settlement Zone, on <i>sites</i> with identified frontage shown on the Planning Maps, provided that they comply with SETZ-ST1 - SETZ-ST22.	
SETZ-R15	The activities in SETZ-R1 to SETZ-R14
SETZ-R16	Shops
SETZ-R17	Places of Assembly
SETZ-R18	<i>Offices</i>
SETZ-R19	<i>Commercial Services</i>
SETZ-R20	<i>Light Industry</i>
SETZ-R21	Premises for the sale of boats, caravans, <i>motor vehicles</i> and farm equipment
SETZ-R22	Marae
SETZ-R23	Hospitals and Homes for the Aged
SETZ-R24	Travellers Accommodation
SETZ-R25	<i>Boarding</i> houses
SETZ-R26	Hotels and Taverns

SETZ-R27	Restaurants
SETZ-R28	<i>Service Stations</i>
SETZ-R29	<i>Motor Caravan Sites</i>

Controlled Activities (CON)

The following shall be *controlled activities* within the *Settlement Zone*, provided that they comply with SETZ-ST1 to SETZ-ST22.

SETZ-R30	Two or more <i>dwelling</i> units on the same <i>site</i> .
SETZ-R31	<i>Accessory buildings</i> within 4.5m of a <i>road</i> boundary.
SETZ-R32	<i>Motor Caravan Sites</i> on <i>sites</i> without identified frontage shown on the Planning Maps.

Reservation of Control

The matters over which *Council* has reserved control and in respect of which conditions may be imposed are in SETZ-RC1 to SETZ-RC5.

SETZ-RC1	<i>Relocated buildings</i> – Refer to matters of control provided for in REL-R1.
SETZ-RC2	<i>Accessory Buildings on Front Yards</i> (GRZ-R14 to GRZ-R19, and SETZ-R30 to SETZ-R32)
	SETZ-RC2.1 The design and appearance of the <i>buildings</i> . They should blend harmoniously with the main <i>building</i> in order to maintain the residential character of the neighbourhood.
	SETZ-RC2.2 The construction, materials and painting of exterior surfaces, together with screen planting.
SETZ-RC3	Dwellings on <i>sites</i> under 350m ² , and More than Two Units on a <i>Site</i> (GRZ-R14 to GRZ-R19, and SETZ-R30 to SETZ-R32)

	SETZ-RC3.1	Separation and design of houses for visual and aural privacy, including screening, the bulk of proposed <i>buildings</i> in relation to neighbouring properties, and the location of open space and glazing.
	SETZ-RC3.2	Arrangement of <i>yard</i> space, including the use of zero lot lines, common open space and room for trees and landscaping.
	SETZ-RC3.3	The orientation, roof pitch and style, and footprint of the <i>dwelling</i> units, in terms of promoting a difference from other dwellings existing or proposed nearby.
<p>The illustrations in Figure 43 below show the type of development which would <u>not</u> be appropriate:</p>		
<p>Figure 43 – Examples of inappropriate development</p>		
SETZ-RC4	Multiple Dwellings on Parcels of Māori Land (GRUZ-R30)	
	SETZ-RC4.1	Adequate disposal of domestic effluent, including the standard and method of disposal.
	SETZ-RC4.2	The extent to which the proposal complies with the Plan’s requirements for other dwellings in the General Rural zone.
SETZ-RC5	<i>Motor Caravan Sites (SETZ-R32)</i>	
	SETZ-RC5.1	Location and screening of motor caravan parking.

Standards for Permitted and Controlled Activities

Dwelling units and housing for the elderly

The permitted and controlled *residential activities* listed in SETZ-R1 to SETZ-R32 and *accessory buildings* shall comply with the following standards:

SETZ-ST1	Density control			
	SETZ-ST1.1	Maximum density - 1 <i>dwelling</i> unit per 500m ² <i>net site area</i> in sewered areas.		
	SETZ-ST1.2	Maximum density - 1 <i>dwelling</i> unit per 800m ² <i>net site area</i> in unsewered areas.		
	SETZ-ST1.3	Maximum <i>site coverage</i> - 35%.		
		Note: Where garage accommodation is not shown as part of the proposed site development an allowance of 18m ² per dwelling unit shall be made in calculating site coverage.		
SETZ-ST1.4	<i>Rongotea South Development Area</i>			
		Area A	Area B	Area C
	Maximum Density	1 dwelling unit per 500m ²	1 dwelling unit per 750-1000m ²	1 dwelling unit per 1500m ²
	Building coverage	40%	35%	25%
	Permeable area	45%	50%	65%
SETZ-ST2	Building Envelope			
	SETZ-ST2.1	Maximum <i>Height</i> - 9m		
	SETZ-ST2.2	No part of any <i>building</i> shall exceed a <i>height</i> equal to 3m plus three quarters of the shortest horizontal distance between that part of the <i>building</i> and the nearest <i>site</i> boundary (Figure 44).		

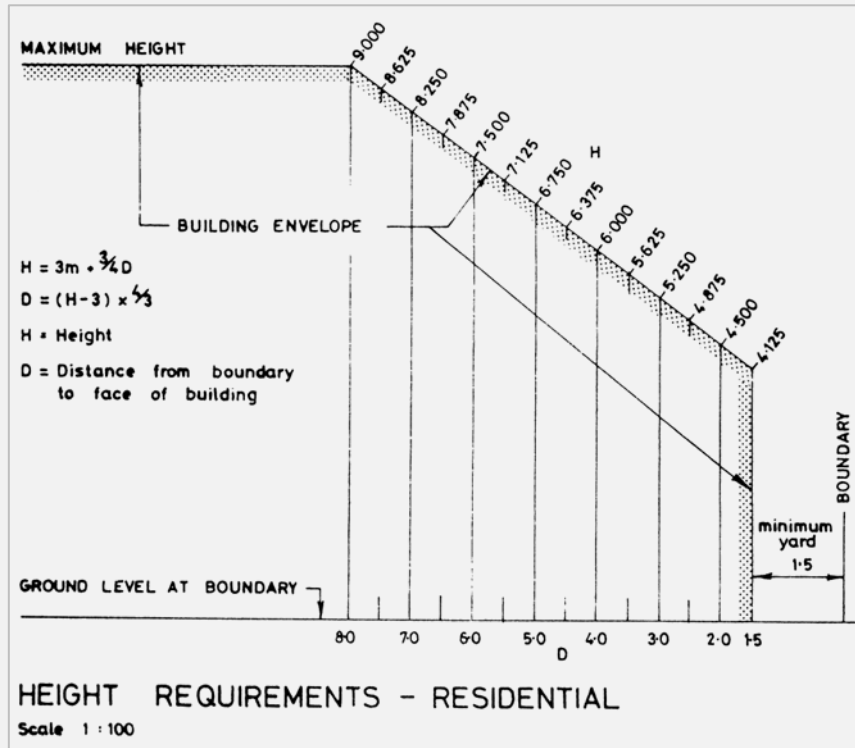


Figure 44 – Height requirements

<p>SETZ-ST2.3</p>	<p>Except that the following parts of a <i>building</i> may penetrate beyond the <i>building</i> envelope produced by SETZ-ST2.1 and SETZ-ST2.2 above:</p>
<p>SETZ-ST2.3.a</p>	<p>The eaves, or overhang in the case of a gable end, up to 0.6m</p>
<p>SETZ-ST2.3.b</p>	<p>Those parts of <i>buildings</i> excluded from the definition of <i>height</i> (Definitions Chapter).</p>
<p>SETZ-ST2.3.c</p>	<p>The upper portion of any roof or gable end, if the total area of that part of the <i>building</i> above the <i>building</i> envelope does not exceed 25% of the area produced by the total width of that part of the <i>building</i> (Shown as b on Figure 45), multiplied by the distance between the <i>building</i> envelope and the ridge (shown as a on Figure 45)</p>

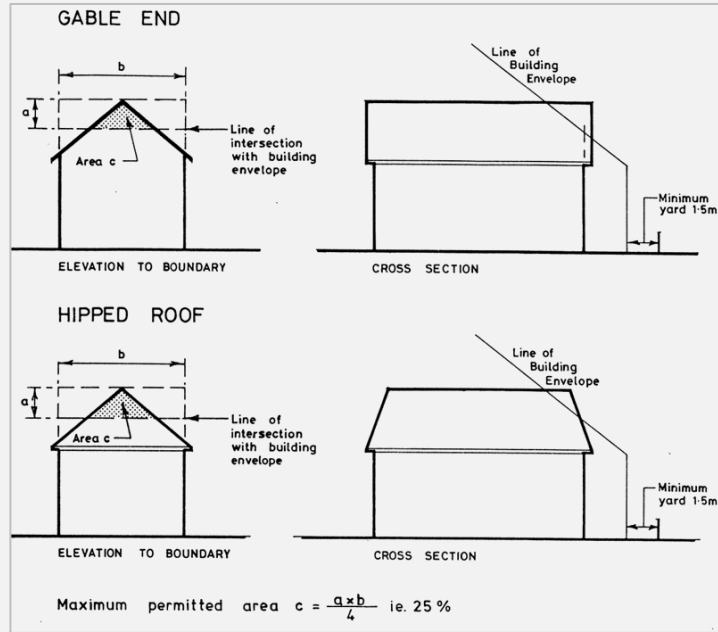


Figure 45 - Building envelope protrusions

SETZ-ST3

Yards

SETZ-ST3.1	Front yards
SETZ-ST3.1.a	1.2m for <i>accessory buildings</i> within 4.5m of a <i>road</i> boundary, provided that not more than 30% of the <i>road</i> frontage shall be occupied by the <i>building</i> .
SETZ-ST3.1.b	4.5m for other <i>buildings</i> .
SETZ-ST3.2	Side Yards - 3m and 1.5m provided that in respect of <i>sites</i> where vehicular access to the rear is provided elsewhere or garaging is built as part of the <i>dwelling</i> unit the 3m <i>yard</i> may be reduced to 1.5m. <i>Side yards</i> for <i>accessory buildings</i> shall be 1m.
SETZ-ST3.3	Rear Yards - 3m for dwellings, 1m for <i>accessory buildings</i> .
SETZ-ST3.4	Yards for rear sites - 3m for dwellings, 1m for <i>accessory buildings</i> .
SETZ-ST3.5	<i>Buildings</i> shall be kept at least 5m clear of the top edge of any public drain or watercourse.

	SETZ-ST3.6	Rongotea South Development Area
	SETZ-ST3.6.a	Front opening garage – 6m
	SETZ-ST3.6.b	<i>Accessory buildings</i> – 3 metres from the boundary with any road unless it is a garage or carport facing the road and having direct access from the road, in which case the minimum separation distance shall be 6 metres.
SETZ-ST4	Outdoor Living Courts	
	SETZ-ST4.1	Every ground floor <i>dwelling</i> unit shall be provided with an outdoor <i>living court</i> . Such courts shall be:
	SETZ-ST4.1.a	At least 36m ² in area.
	SETZ-ST4.1.b	Capable of containing a circle 6m in diameter.
	SETZ-ST4.1.c	Located adjacent to the <i>main living area</i> of the <i>dwelling</i> .
	SETZ-ST4.1.d	Oriented east, north or west of the <i>dwelling</i> .
	SETZ-ST4.1.e	For the exclusive use of the <i>dwelling</i> unit and free of access to other units, driveways, manoeuvring areas, parking spaces and <i>accessory buildings</i> .
SETZ-ST4.2	In the case of <i>dwelling</i> units exclusively above ground floor level at least 36m ² of land on the <i>site</i> shall be set aside for outdoor living associated with each unit.	
SETZ-ST5	Outdoor Service Courts	
	SETZ-ST5.1	Each <i>dwelling</i> unit shall have an outdoor <i>service court</i> adjoining either the unit or its outdoor <i>living court</i> . <i>Service courts</i> shall be at least 20m ² in area, of least width 3m, and free of driveways and manoeuvring areas.

	SETZ-ST5.2	Part of the <i>service court</i> may be combined with the <i>service court</i> of other <i>dwelling</i> units on the <i>site</i> , if a more useful service area will result.
SETZ-ST6	Parking – Refer to TR-ST3	
SETZ-ST7	Visibility at Railway Crossings - Compliance with TR-ST1, and TR-APP5	
SETZ-ST8	Visual Amenities - No activity shall involve keeping more than one <i>derelict vehicle</i> within view of neighbouring properties or a public place.	
SETZ-ST9	Proximity of Driveways and Garaging - No <i>habitable room</i> shall be closer than 1.5m to a right-of-way, driveway, garage, or similar area intended to carry or house vehicles associated with another <i>dwelling</i> .	
SETZ-ST10	Access - Compliance with TR-ST1.	
SETZ-ST11	Glare - Compliance with TR-ST2.	
SETZ-ST12	Fences within the Rongotea South Development Area – Compliance with GRZ-MAE-R3.	

Non-Residential Activities

The permitted and controlled *non-residential activities* specified above (including *home occupations*) shall comply with the following standards:

SETZ-ST13	Yards	
	SETZ-ST13.1	<i>Sites</i> with identified frontages shown on the Planning Maps - 3m from any <i>site</i> without identified frontage.
	SETZ-ST13.2	<i>Sites</i> with other frontages – <ul style="list-style-type: none"> • front <i>yard</i> 4.5m, • all other <i>yards</i> 3m.
	SETZ-ST13.3	<i>Buildings</i> shall be kept at least 5m clear of the top edge of any public drain or watercourse.

	SETZ-ST13.4	Motor Caravans/campervans/caravans on <i>Motor Caravan Sites</i> without identified frontage shown on the Planning Maps shall not be parked within 20m of any boundary of the <i>site</i> .
SETZ-ST14	Site Coverage	
	SETZ-ST14.1	On <i>sites</i> with identified frontage shown on the Planning Maps - 75%
	SETZ-ST14.2	Other <i>sites</i> - 35%
SETZ-ST15	Height	
	SETZ-ST15.1	Maximum <i>height</i> 9m.
	SETZ-ST15.2	No <i>building</i> shall exceed a <i>height</i> equal to 3m plus three quarters of the shortest horizontal distance between that part of the <i>building</i> and the nearest <i>site</i> boundary (Figure 44 above).
SETZ-ST16	Parking - Compliance with TR-ST3.	
SETZ-ST17	Visibility at Railway Crossings - Compliance with TR-ST1 and TR-APP5.	
SETZ-ST18	Access - Compliance with TR-R2 and TR-APP5.	
SETZ-ST19	Noise - Compliance with NOISE-ST1 to NOISE-ST4.	
SETZ-ST20	Visual Amenities - No activity shall involve storing more than one <i>derelict vehicle</i> within view of neighbouring properties or a public place.	
SETZ-ST21	Glare - Compliance with TR-ST2.	
SETZ-ST22	Signs - Compliance with SIGN-R1, SIGN-R2, and SIGN-ST1 to SIGN-ST3.	

Restricted Discretionary Activities (RDIS)

SETZ-R33

Any *permitted or controlled activity* specified above which does not comply with any of the relevant standards in SETZ-ST1 to SETZ-ST22 shall be a *restricted discretionary activity*.

Matters of Discretion (MD):

The matters set out in SETZ-MD1 to SETZ-MD2 will be taken into account in assessing *restricted discretionary activities*.

SETZ-MD1

In assessing applications for *restricted discretionary activities* Council has reserved its control over matters related to the effect of allowing non-compliance with the particular performance standard (or standards) which the proposal has failed to meet. Conditions may be imposed to avoid, remedy or mitigate the effects of non-compliance.

SETZ-MD2

In assessing applications which have become *restricted discretionary activities* due to non-compliance with the Plan’s performance standards, but which otherwise would have been *controlled activities*, Council has also reserved its control over the matters in GEN-RC1 to GEN-RC5 which relate to that type of *controlled activity*.

Discretionary Activities (DIS)

NO IDENTIFIED FRONTAGE

The following shall be *discretionary activities* in the Settlement Zone on sites which do not have identified frontage shown on the Planning Maps:

SETZ-R34

Places of Assembly with 150m² *gross floor area* or more

SETZ-R35

Marae

SETZ-R36	Hospitals and Homes for the Aged
SETZ-R37	Travellers' Accommodation
SETZ-R38	<i>Boarding Houses</i>
SETZ-R39	Hotels and Taverns
SETZ-R40	Shops
SETZ-R41	<i>Offices</i>
SETZ-R42	<i>Commercial Services</i>
SETZ-R43	<i>Light Industry</i>
SETZ-R44	<i>Service Stations</i>
SETZ-R45	Restaurants
SETZ-R46	<i>Dwelling</i> units and residential accommodation not otherwise permitted by SETZ-R1 to SETZ-R33.

IDENTIFIED FRONTAGE

The following shall be discretionary activities in the Settlement *Zone* on *sites* which have identified frontage shown on the Planning Maps:

SETZ-R47	Panel-beating, Fibre-glassing and Spray-painting.
SETZ-R48	<i>Dwelling</i> units and residential accommodation not otherwise permitted by SETZ-R1 to SETZ-R33.

Assessment Criteria:

The matters set out in GEN-AC1 to GEN-AC25 will be taken into account in assessing *discretionary activities*.

Non-Complying Activities (NC)

SETZ-R49

Any activity which is not categorised by this chapter as being a *permitted*, *controlled*, *restricted discretionary*, or *discretionary* shall be a *non-complying activity*.

Explanation

The above objectives and policies are justified by *the Act's* statements about amenity values and social and environmental matters. The Plan's policies and rules should also of course reflect the community's aspirations.

A common theme for the smaller settlements is that their village character is valued. Residents have chosen not to live in a large town. Himatangi Beach and Tangimoana in particular are viewed as places of retreat. Residents want a bit of space around them and like the quality of life, which is difficult to define but includes having "nice people" in the community. Each settlement should develop in ways which don't compromise the character which people value. The Plan's policies for outward spread of each township are set out in SUB-O8, SUB-P24 to SUB-P27. This is complemented by a provision for possible development of rural house allotments (down to 4000m² in size) as a *discretionary activity* around the perimeter of most of the Villages. (SUB-P6)

In the unsewered townships (Apiti, Himatangi Beach and Tangimoana) the maximum density of houses is limited by the need to dispose of septic tank effluent in an environmentally-acceptable way. The use of new and improved disposal systems in the future could have an impact on what density is considered appropriate. The sewerage villages (Sansons, Rongotea, Longburn, Bunnythorpe, Cheltenham, Kimbolton and Halcombe) do not have this constraint. A larger *site area per dwelling* has still been set in these townships compared to Feilding, to reflect the more rural ambience which is being sought in these places.

Quite a wide range of non-residential uses are provided for in the Settlement zones, particularly in the established "village centres" which have been marked with "identified frontage" on the Planning Maps. This level of flexibility reflects the service nature of the District's townships and the impracticality of having a number of "spot" zones.

Some of the Villages are located close to broad-impact land uses such as industrial plants or airfields, and this has an impact on the level of amenities which those townships have. *Council* will aim to provide information through the Plan to make land users aware of these effects, e.g. the noise contours around Ohakea Air Base shown on Figure 46.

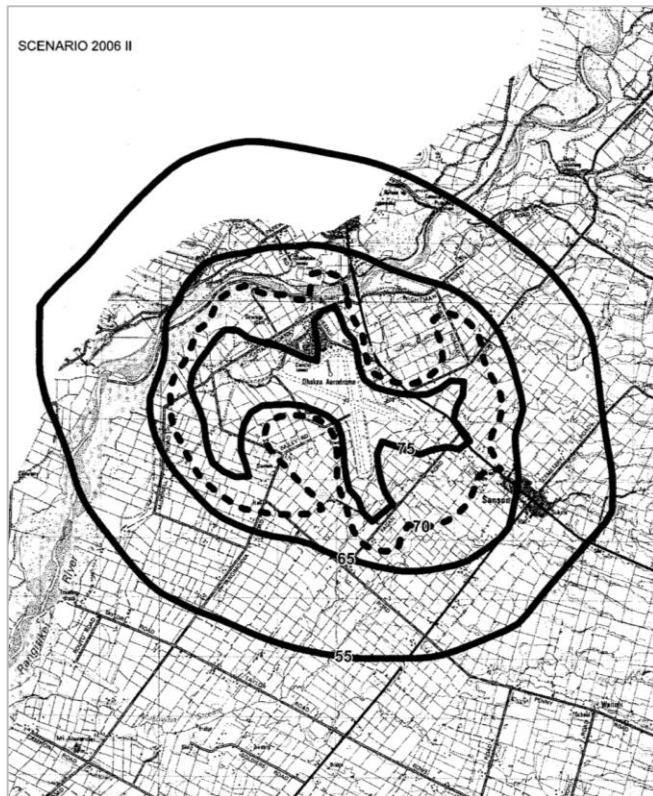


Figure 46 - Ohakea Airbase - Calculated Noise Contours (dBA Ldn)

Methods

District Plan Methods

- SETZ-R1 to SETZ-R49.
- Abatement notices and enforcement orders.
- Plan rules setting the maximum density of development in each township (SETZ-ST1) and defining any limitations to its future growth.

Other Methods

- Settlement beautification projects to improve the appearance of the townships.
- Roading works and traffic management measures to improve traffic safety within the communities.
- Different construction standards for vehicle crossings, kerb and channel, right-of-way formation etc. in the villages, as compared to Feilding.

- Animal control bylaws.