

URBAN SETTLEMENT ZONE

Within the Ruapehu District there are a number of small urban forms that, for differing reasons, do not require the management typical of the larger urban settlements.

Those settlements that will be included in an urban settlement zone include the townships of Piriaka, Kakahi, Raurimu, Pipiriki and parts of Ohura.

In particular, with respect to Pipiriki, the tangata whenua, through the Iwi Liaison Working Party, have identified that they do not believe that Pipiriki can sustain significant additional development, and signalled their aversion to large multi-storied type tourist accommodation. The Council accepts this view.

US 1.0 ISSUES

- (a) **The continued development of small townships adversely affecting their character and/or culminating in the requirement for additional community services including sewage, water, stormwater, roading, footpaths and lighting.**

US 1.1 OUTCOMES

- (a) **Consolidated development promoting a quality environment.**

US 1.2 OBJECTIVE

- (a) **Consolidated areas of urban development enabling people and the community to provide for their health and safety while avoiding the need for new, or the expansion including upgrading of existing, community services.**

US 1.3 POLICIES

- (a) **To ensure any development with the Urban Settlement Zone does not adversely affect the character, intensity and scale of the township.**
- (b) **To require all development is adequately serviced with respect to sewage and potable water.**
- (c) **To consolidate urban settlements and avoid fragmentation of properties through limiting the opportunities for subdivision.**

Explanation of Policies

These policies seek to recognise the existence of small urban areas within the District. They promote an environment whereby these areas can continue to exist without creating a demand for additional facilities or services normally associated with larger urban areas. The policies seek to maintain the existing intensity and scale of these towns through consolidation. This approach is also followed through in the subdivision chapter of this Plan. Finally, the policies seek to retain the character of the townships.

US 2.0 METHODS

- (1) To require adequate servicing of development for stormwater and sewage disposal through the Council's power under the Building Act 1991.
- (2) To implement Policy US1.3(c) through the subdivision provisions in this Plan when determining any subdivision consent application in the Urban Settlement Zone.

US 3.0 RULES

US 3.1 Permitted Activities

- (a) Residential Activity
- (b) Education Activity
- (c) Commercial Activity
- (d) Tourist Accommodation Activity
- (e) Healthcare Services Activity
- (f) Hospital Activity
- (g) Earthworks Activity

US 3.2 Discretionary Activities (Restricted)

- (a) Any permitted activity specified in Rule US 3.1 which cannot meet all the relevant conditions for permitted activities.
- (b) Rural Activity

US 3.3 Discretionary Activities

- (a) Recreation and Community Activity

US 3.4 Non-Complying Activities

- (a) Any land use or activity not specifically referred to in Rules US 3.1, US 3.2 and US 3.3.

US 3.5 Conditions For Permitted Activities

For Residential Activities, compliance with the following conditions is required for the activity to be a permitted activity:

- (1) Coverage
The maximum coverage of a net site area by buildings shall be 30%.
- (2) Density
The maximum number of dwelling units or the equivalent per site shall be one.
- (3) Height
The maximum height of any building, or part of a building shall be 7.5 metres, or 2.0 metres plus the horizontal distance from the nearest boundary, whichever is less.
- (4) Yards
 - (a) The minimum yards provided on any site shall be:

Front 4.5 metres
Side 1.0 metre
Rear 3.0 metres

Except:

- (b) The minimum front yard provided on any site within the Ohura Township fronting Ohura Road between Hihi Street and Kaka Street shall be 0 metres only where the front boundary is determined in relation to Ohura Road.
- (5) Screening
- All storage and service areas shall be screened from view from adjoining sites zoned Urban Settlement.
- (6) Noise
- (a) All activities shall be so conducted as to ensure that the following noise levels are not exceeded at, or within, the boundary of any site, other than the site the noise is emanating from:
- (i) Average maximum noise level not to be exceeded:
- 07:00am to 10:00pm Monday to Saturday inclusive - 55dBA L_{10}
All other times and on public holidays - 45dBA L_{10}
- (ii) Maximum noise level of 75dBA L_{max} shall not be exceeded between 10:00pm and 07:00am.
- (b) Subject to the express provision of this rule, noise levels shall be measured and assessed in accordance with New Zealand Standards NZS 6801:1991 "Measurement of Sound" and NZS 6802:1991 "Assessment of Environmental Sound".

For Education Activities, compliance with the following conditions is required for the activity to be a permitted activity:

- (7) Scale
- No education activity shall provide for more than 10 pupils at any one time.
- (8) Integration
- All permitted activity conditions for a Residential Activity shall apply to an Education Activity as if the words "Education Activity" were substituted for "Residential Activity".

For Commercial Activities, compliance with the following conditions is required for the activity to be a permitted activity:

- (9) Scale
- The maximum gross retail floor area shall be 75m².
- (10) Integration
- All permitted activity conditions for a Residential Activity shall apply to a Commercial Activity as if the words "Commercial Activity" were substituted for "Residential Activity".

For Tourist Accommodation Activities, compliance with the following conditions is required for the activity to be a permitted activity:

(11) Scale

Accommodation shall not be provided for more than 10 people at any one time.

(12) Integration

All permitted activity conditions for a Residential Activity shall apply to a Tourist Accommodation Activity as if the words "Tourist Accommodation Activity" were substituted for "Residential Activity".

For Healthcare Services Activities, compliance with the following conditions is required for the activity to be a permitted activity:

(13) Scale

No more than one healthcare practitioner shall be accommodated on any site.

(14) Integration

All permitted activity conditions for a Residential Activity shall apply to a Healthcare Services Activity as though the words "Healthcare Services Activity" were substituted for "Residential Activity".

For Hospital Activities, compliance with the following conditions is required for the activity to be a permitted activity:

(15) Scale

(a) Any hospital shall not provide for more than 10 beds for patients.

(b) No outpatient services are to be provided.

(16) Integration

All permitted activity conditions for a Residential Activity shall apply to a Hospital Activity as if the words "Hospital Activity" were substituted for "Residential Activity".

For Earthworks Activities, compliance with the following conditions is required for the activity to be a permitted activity:

(17) Hours of Operation

Earthworks Activities shall only occur between 08:00am and 06:00pm Monday to Saturday inclusive, excluding public holidays.

(18) Volume

No more than 50m³ of material measured in its non-compacted form shall be removed from the site or shall be relocated on the site, in any calendar year.

(19) Appearance and Stability

All earthwork sites shall be kept tidy and reinstated as soon as practicality possible so as to avoid a prolonged visual change in the character of the area.

(20) Standards

All earthworks shall comply with the requirements of NZS 4431:1989 “Code of Practice for earth fill for residential development”.

US 3.6 Standards and Terms for Discretionary Activities (Restricted)

For Rural Activities, compliance with the following standards and terms is required for the activity to be a Discretionary Activity (Restricted):

- (a) The rural activity shall not include forestry.
- (b) The rural activity shall not involve the collection or treatment of waste, including animal effluent.
- (c) The rural activity shall comply with Rule US3.5(1), (2), (3), (4)(a) and (b), (5) and 6(a) and 6(b)

US 3.7 Matters over which the Council has Restricted the Exercise of its Discretion for Rural Activities which are Discretionary Activities (Restricted)

- (a) Noise
- (b) Amenity Values
- (c) Health and Safety

US 3.8 Standards and Terms for Discretionary Activities (Restricted)

For all other Discretionary Activities (Restricted) compliance with the following standards and terms is required for an activity to be a Discretionary Activity (Restricted):

None.

US 3.9 Matters over which the Council has Restricted the Exercise of its Discretion for all other Discretionary Activities (Restricted)

Any actual and potential effects on the environment of the activity due to the non-compliance of the activity with the permitted activity conditions, specifically including cumulative effects which may arise over time or in combination with other effects, but for the purposes of clarification, excluding those actual and potential effects on the environment that would result if the activity complied with all the permitted activity conditions.

Principal Reasons for Adopting the Objectives, Policies and Methods

The Council recognises the existence of small urban areas in the District.

Provided adverse environmental effects are avoided there is no reason why a range of activities should not occur within these areas. Different types of activities of a certain scale will produce environmental effects that are compatible with the development in urban settlement areas.

Increased development density and the spread of these townships could result in greater pressure on the Council to provide additional services, such as water and sewerage reticulation, to these areas. It is noted that Pipiriki is presently serviced for reticulated sewerage but this system has proven to be ineffective. Presently, it is not economic to provide additional services. In general

these townships are located within close proximity to other townships where services are provided by the Council. It is not presently considered to be sustainable to allow these townships to develop to a level where servicing is required. Therefore, any further spread will be limited.

Rural activities have been provided for as discretionary activities (restricted) to provide an opportunity for the community to assess any new activities in an urban area. This in no way lessens existing use rights provided for in the Act.

The objectives and policies identify that the consolidation of areas zoned Urban Settlement is necessary to achieve the purpose of the Act. Rules have been used to provide for a range of development opportunities that are not contrary to the objectives and policies. The activities provided for will retain the character of the townships and maintain the quality of the environment.

A strong link has been provided between the objectives, policies, rules and methods in the Urban Settlement Zone and the subdivision chapter. This is necessary to promote the integrated management of activities. The subdivision provisions reflect the objectives and policies of the Urban Settlement Zone.

With regard to Pipiriki, the tangata whenua have stated they do not wish to see significant additional development in this township.

US 4.0 CROSS REFERENCES

As a guide only, any person referring to the above should also refer to the parts of the District Plan addressing the following issues:

- Information Requirements
- District Rules
- Transportation
- Subdivision
- Signs
- Financial Contributions
- Hazardous Substances
- Indigenous Vegetation and Habitats of Indigenous Fauna
- Riparian Management and Public Access
- Relocatable Buildings
- Utilities
- Natural Hazards
- Heritage

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