



RESIDENTIAL ZONE - POLICY

RE2.1 Introduction

District-wide, the approach taken to development has focused on consolidation of existing urban areas, while still encouraging residential growth within these centres. The intention of this approach is to avoid urban sprawl and to make the best use of existing infrastructure (including roads, water and sewerage), along with community facilities (such as schools, public buildings, swimming pools and clubs). It acknowledges that with most of the townships within the District there are currently reasonably large areas of undeveloped land.

To enable consolidation to occur provision has been made in the Rules for infill development in some areas and for higher density, comprehensive development on larger residential sites. These, more flexible, provisions are not provided for in certain townships where either growth is unlikely to occur and/or where greater emphasis has been placed on retaining the existing character of an area.

(a) Infrastructure

One constraint on growth in some areas is the availability of infrastructure for sewerage disposal and water supply. Stormwater is another area where, within some areas, there is limited capacity and potentially flooding issues.

To ensure the best use of existing infrastructure (thereby delaying costs to the community), the approach taken in the District Plan is to consolidate growth in areas where there is existing infrastructural capacity, before new areas are developed.

(b) Urban Environment

Another key issue is ensuring that the urban environments throughout the District are pleasant places for people to live. As such, greater attention has been paid to design quality with higher density development. While with infill and traditional subdivision, limited design controls have been imposed, for example, in relation to height and yard restrictions. These controls are designed to protect residential amenity and also ensure a level of consistency in design, for example, through consistent front building lines.

There is also limited provision for non-residential uses, such as Bed and Breakfasts, within the Residential Zone. However, these uses are subject to controls which aim to ensure that residential amenity is retained.

Provisions are also included which aim to minimise nuisances such as noise, dust, odour and glare.

(c) Heritage Conservation Areas

Ohakune has an old railway settlement dating back from approximately 1908. This settlement, which is located around Railway Row, Ruapehu Road and Egmont Street is considered to be worthy of protection, and specific provisions address development in these areas (see Heritage Conservation Areas Chapter).

(d) Residential Areas within the District

There are seven residential areas within the District, these are:

- (i) Taumarunui
- (ii) Owhango
- (iii) National Park
- (iv) Raetihi



- (v) Ohakune
- (vi) Rangataua
- (vii) Waiouru

All of these areas have quite distinct characters and the approach taken in the District Plan is aimed at retaining the character of the various townships.

RE2.2 Issue

- (a) Degradation of the quality of the residential environment due to development which is not in character with the area, or does not enhance the character of the area.

RE2.2.1 Objective

- (a) Maintenance and enhancement of the character and amenity of the residential environment.
- (b) Ensure development retains or enhances the distinctive characteristics of the Residential Areas within the District.
- (c) Ensure that subdivisions and development are designed to encourage a safe urban environment.
- (d) A residential environment that is consistent with the character of the surrounding residential and natural environment and provides amenity that enhances the social and cultural wellbeing of the community.

RE2.2.2 Policy

General Character and Amenity

- (a) To maintain and enhance residential character through Conditions guiding the density and development of Residential sites.
- (b) To ensure any development exceeding these Conditions does not detract from the specific character of the area and does not adversely affect the residential amenity of adjoining or neighbouring properties.
- (c) To avoid, remedy or mitigate the effects of unreasonable:
 - (i) Noise.
 - (ii) Dust.
 - (iii) Odour.
 - (iv) Glare.
 - (v) Traffic and Parking.
 on residential amenity values, and the health and safety of people and the community.
- (d) To ensure all dwellings have adequate, private outdoor space.
- (e) To recognise that views of parts of Tongariro National Park and, particularly, the volcanic cones positively contribute to the character of the townships of the District, particularly Ohakune, Waiouru, Raetihi and National Park.
- (f) To provide opportunities for renewable energy and the efficient use of energy in the design and development of housing within the Residential Zone.
- (g) To encourage developers to minimise the volume of waste associated with the development of sites.
- (h) To encourage improvements in air quality within Taumarunui through non-regulatory measures, including the use of home insulation and heating appliances that do not cause air pollution.



Area Specific Policies

- (i) To recognise the different characteristics of the townships within the District, specifically:
 - (i) To recognise, and where appropriate, protect the historic character of Raetihi.
 - (ii) To ensure development within National Park respects and integrates with the surrounding landscape, notably the Tongariro National Park and Erua Conservation Area and reflects the small scale, low density, tourist focused nature of National Park village.
 - (iii) To retain the village character of Owango and recognise the infrastructural constraints.
 - (iv) To allow for a variety of infill and comprehensive development in other areas, while ensuring the character of the surrounding environment is retained or enhanced.
 - (v) To retain the low density, 'bachy' character of Rangataua and to recognise the infrastructural constraints.
 - (vi) To recognise the character and function of Turoa Village as a small residential scale ski village made up of predominantly holiday homes and ski lodges, surrounded by substantial open space.

Safety

- (j) To encourage the use of Crime Prevention through Environmental Design Principles in new developments.
- (k) To ensure higher density developments are designed to minimise opportunities for crime.

Comprehensive Residential Development

- (l) To encourage and provide for higher density development on larger allotments, to allow for the efficient use of land and infrastructure and provide for greater choice of housing, if the development is designed to:
 - (i) Integrate with, or enhance, the character of the area.
 - (ii) Ensure the amenity of the surrounding area is maintained; including the overlooking of adjoining properties is minimised.
 - (iii) Provide a high standard of residential amenity for residents of the development, including:
 - (1) Ensuring that overlooking between properties is minimised, especially to the rear, while encouraging passive surveillance of public areas.
 - (2) Ensuring adequate private and communal open space is provided.
 - (iv) Ensure the development is designed to provide good connectivity between:
 - (1) The development and the existing road network for all users (e.g., pedestrians, cyclists, the disabled, and those in vehicles).
 - (2) Any adjoining walking and cycling tracks.
 - (3) The development and any adjoining future urban development.
- (m) To generally allow comprehensive residential development with the Kowhai Residential Area provided that it meets the performance conditions in RE3.4.7 and is in general accordance with the Kowhai Residential Area Plan (see Appendix 11).

RE2.2.3 Explanation of Policies

These policies include general policies on character and amenity. Along with area specific policies for Raetihi, National Park and Owango, which are reflected in the more restrictive subdivision provisions for these areas.

Emphasis has also been placed on encouraging greater consideration of safety in relation to new developments. Finally, the policies encourage Comprehensive Residential Development of larger sites, but only where the design respects the surrounding environment.



- (a) Taumarunui
Taumarunui is the largest township within the District. The approach taken to subdivision and development is to allow for both infill development and comprehensive residential development on larger sites.
- (b) Owhango
Owhango is a small settlement located between National Park and Taumarunui (bisected by State Highway 4 and the Railway Line). A small commercial area is located along the State Highway. The Tongariro Forest Conservation Area is located to the east. The settlement has a strong village character.

Infrastructure is a major constraint on any future development within Owhango. At present, there is a public water supply. However, sewage is disposed of to septic tanks. As such, the provisions for Owhango only allow for the subdivision of larger allotments and no provision is made for Comprehensive Residential Development.

- (c) National Park
National Park is a small settlement set between the Tongariro National Park and Erua Conservation Area. The township is bound by State Highway 4 to the east and the North Island Main Trunk Line to the west.

The township is heavily reliant on tourism associated with the ski areas and other outdoor activities. The character of the area is strongly influenced by views of Mt Ruapehu and the surrounding landscape.

To ensure the character is retained, the provisions for National Park only allow for the subdivision of larger allotments. However, provision has been made for Comprehensive Residential Development.

- (d) Raetihi
Raetihi has a strong historic character, with a traditional street pattern of wide roads, tree-lined streets and large sections. There are also a large number of character homes. In addition, the town is set within an attractive rural setting with views of Mt Ruapehu. The town also has good community facilities, good infrastructural capacity and affordable housing, but is presently in need of economic development.

To retain the historic character of Raetihi and to encourage rejuvenation of the existing housing stock, provision has only been made for the subdivision of larger allotments. However, provision has been made for Comprehensive Residential Development.

- (e) Ohakune
Ohakune is the second largest town within the District. Ohakune is heavily reliant on tourism and there has been ongoing demand for holiday homes in the area. This demand is anticipated to continue over the next decade.

- (f) Rangataua
Rangataua is a small settlement to the east of Ohakune, originally developed around the railways. Much of the housing within Rangataua is used as holiday homes and the character of the township reflects this.



- (g) **Waiouru**
Waiouru is dominated by the Army Camp. State Highway 1 also runs through the centre of the township and the national Main Trunk Railway Line is located to the west.

Most of the residentially zoned land falls within the Army designation. However, there are a small number of residentially zoned properties outside of the designation.

It is not anticipated that there will be significant residential development in Waiouru over the next decade. However, the provisions allow for subdivision and Comprehensive Residential Development.

- (h) **Waste**
The Policy encourages the minimisation of waste when a site is subsequently developed. Council has undertaken a target of Zero Waste by 2016 in its Waste Minimisation Policy. Waste associated with construction is relatively high, and any measures taken to minimise or recycle this waste will help to achieve this target.
- (i) **Crime Prevention through Environmental Design**
Policies (j) and (k) relate to Crime Prevention through Environmental Design Principles (CPTED). These CPTED principles are based on the concept that the proper design and effective use of the built environment can reduce crime, reduce the fear of crime and improve the quality of life. The three most common built environment strategies are:
 - (i) Strategic oversight, for example, designing streets to increase pedestrian and bicycle traffic; placing windows to overlook footpaths and parking lots; use of low fencing, and ensuring appropriate lighting.
 - (ii) Natural access control, for example, planting thorny bushes beneath ground level windows
 - (iii) Open invitations to public use, for example, putting public seating in public areas and encouraging the use of public spaces.
- (j) **Air Quality**
Monitoring of air quality in 2001 and 2003 by Horizons identified air quality as an issue within Taumarunui. The primary cause of this issue appears to be from home heating appliances, especially wood burners. Providing information about the air quality issue and appropriate household solutions such as insulation, may support change over the life of the Plan.

RE2.3 Issue

- (a) Development placing additional pressure on infrastructural capacity.

RE2.3.1 Objective

- (a) To reduce the impact of new development on infrastructure within the District.

RE2.3.2 Policy

- (a) To ensure that all development is capable of being adequately serviced with respect to sewage, water, stormwater, and parking.
- (b) To require that all development manages stormwater in a way that avoids, remedies or mitigates the risk of flooding.



- (c) To encourage developments to incorporate measures to minimise the amount of stormwater flowing off new sites, for example, the retention of permeable surfaces, swales, retention ponds, etc.
- (d) To encourage new developments to be designed to minimise water usage.
- (e) To ensure subdivisions and developments requiring resource consent are designed to create a safe and accessible environment for all users.

RE2.3.3 Explanation of Policies

Overall, these policies aim to ensure that new developments are adequately serviced in terms of water, sewage, stormwater and roading (for all users). The goal is to allow for continued growth while minimising the cost to the community and on the environment.

It is worth noting that the Regional Council has modelled flood risks for Taumarunui and Ohakune. This information will subsequently be incorporated in the District Plan through a Plan change, which is likely to address both flood mitigation measures, for example, minimum floor levels for new dwellings and other measures to minimise the amount of stormwater flowing off sites.

Policy (d) also encourages new developments to incorporate measures to minimise water usage. This may include relatively simple measures such as the installation of water efficient appliances, eg, low flow shower heads, and dual flush toilets, or through designing gardens which will require little watering in summer. It is worth noting that this is an action Council will encourage but is not a requirement.

Residential growth places additional pressure on the public water supply. Minimising this pressure will avoid or delay the costs of upgrades in the future.

Advice Note:

Policies relating to access are set out in the Transport and Subdivision Chapters.

Also see subdivision policies in relation to stormwater issues associated with the Miro Street catchment.

RE2.4 Issue

- (a) Fragmentation of residential areas caused by unplanned expansion promoting unsustainable infrastructural requirements and lack of urban continuity.

RE2.4.1 Objective

- (a) Residential development occurs within established residential areas and in new areas of the Residential Zone that are able to be efficiently serviced with infrastructure and are appropriate in terms of connectivity and urban form.
- (b) To create an urban road system that provides for the safe, efficient and strategic movement of traffic within residential areas.

RE2.4.2 Policy

- (a) To promote the full utilisation of residential development opportunities within existing residential areas that achieve a high quality consolidated residential environment.
- (b) To require appropriate roading, pedestrian and cycling connections within and between land being subdivided to ensure towns are well connected.



RE2.4.3 Explanation of Policies

This Policy seeks to promote the full utilisation of opportunities for residential development within existing residential areas, while ensuring that the quality of individual towns is retained. Policy guidance on character and density is provided in Section RE2.2.

RE2.5 Issue

- (a) Non-residential uses can affect the character and amenity values of residential environments.

RE2.5.1 Objective

- (a) Allow for limited non-residential uses where there is no significant impact on residential character or amenity.

RE2.5.2 Policy

- (a) To provide for Club Lodges within Turoa Village where the open, alpine character of Turoa Village is maintained, large areas of hard surfacing are avoided or mitigated and amenity values of the surrounding area are not adversely affected.
- (b) To provide for limited non-residential activities within the Residential Zone, where these activities do not adversely affect residential character and amenity, especially in relation to car parking, noise, and visual appearance.
- (c) To avoid commercial activities locating within the Residential Zone, except for small scale convenience shops and services.
- (d) To recognise the critical importance of fire stations to the safety of local communities, while balancing this against the potential effects on neighbouring properties and the identified need for the fire station to locate in the Residential Zone as opposed to the Commercial or Industrial Zone.

RE2.5.3 Explanation of Policies

These policies recognise that there are a number of non-residential uses which may locate within the Residential Zone, for example, schools, churches, home enterprises, small scale tourist accommodation, and small scale shops. However, Policy (b) recognises that these activities can detract from general residential character and amenity and, as such, some level of control is required. In addition, Policy (c) clarifies that only small scale convenience shops are anticipated within the Residential Zone, both to protect residential amenity, but also to ensure that commercial activities outside of the Commercial Zone do not undermine the Commercial Zone.

RE2.6 Issue

- (a) The location of incompatible or sensitive land uses, adjacent to lawfully established activities can adversely affect the operation and viability of existing activities.
- (b) Encroachment of development and land use activities on existing infrastructure and network utilities.
- (c) Managing the adverse effects of development and activities on the National Grid (infrastructure and network utilities).

**RE2.6.1 Objective**

- (a) To avoid, remedy or mitigate the potential for lawfully established activities to be adversely affected by the introduction of sensitive or incompatible activities adjacent to them.
- (b) Ensure that existing infrastructure corridors are taken into account in all resource management decision-making and any incompatible use or activity affecting those corridors is avoided, remedied or mitigated.

RE2.6.2 Policy

- (a) To ensure that lawfully established activities associated with regionally and nationally significant infrastructure are not compromised by the proximity or design of encroaching activities.
- (b) The reverse sensitivity effects generated by land development within electricity transmission corridors shall be managed in order to avoid, remedy or mitigate the adverse effects on both the safe, secure and efficient use and development of the transmission network and the safety and amenity values of the community.
- (c) To ensure that all Residential and Visitor Accommodation development in the Kowhai Residential Area in Ohakune (see Planning Map 13) is designed, and subsequent development built, to ensure that the effects of lawfully established activities from the nearby Industrial and Rural Zone is mitigated to a level that is appropriate for residential amenity.

RE2.6.3 Explanation of Policies

This Policy stream recognises potential reverse sensitivity issues.