



URBAN SETTLEMENT ZONE - POLICY

US2.1 Introduction

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

These settlements included in the Urban Settlement Zone consist of the following areas: Piriaka, Kakahi, Raurimu, Pipiriki, parts of Ohura and a portion of Marsack Road in Taumarunui.

It is not anticipated that there will be any significant growth within or surrounding these areas, except on existing, undeveloped allotments within the townships.

This is due to a number of reasons, including:

- (a) Retention of character and community feel.
- (b) Limited infrastructural facilities.
- (c) Avoiding unplanned and sprawling development.

US2.2 Issue

- (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

US2.2.1 Objective

- (a) To allow for a variety of uses within the Urban Settlement Zone to support the existing community, where these do not place undue pressure on existing infrastructure or detract from the character of the area.
- (b) Retention of the character and amenity of Urban Settlements.

US2.2.2 Policies

- (a) To ensure any development with the Urban Settlement Zone retains the character, intensity and scale of the township.
- (b) To require all development is adequately serviced with respect to sewage, potable water and stormwater disposal.
- (c) To ensure adequate and safe access is provided to all developments.
- (d) To provide for a variety of uses within the Urban Settlement Zone, while ensuring development does not adversely affect residential amenity.
- (e) To recognise the critical importance of fire stations to the safety of local communities, while balancing this against the potential effects on neighbouring properties.

US2.2.3 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.