

Ruapehu District Plan

Proposed Change No. 1

The following is Rule CM3.3.2 relating to the provision of verandahs on certain streets in the Commercial zone. Proposed Plan Change No. 1 seeks to amend this rule by removing the requirement for verandahs in Taumarunui to be designed without posts. The proposed amendments are identified below. Words to be removed are shown with strikethrough, and words to be amended or added are shown in bold.

CM3.3.2 Verandahs

(a) Every building shall, on its erection or substantial reconstruction, provide a verandah across the front of the building, in the following areas:

(i) Taumarunui

(1) State Highway 4 (Hakiaha Street) between Katarina Street and Turaki Street.

(2) Katarina Street from State Highway 4 (Hakiaha Street) to Miriama Street.

(3) Marae Street from State Highway 4 (Hakiaha Street) to Miriama Street.

(4) Manuaute Street from State Highway 4 (Hakiaha Street) to Miriama Street.

(5) Hikaia Street from State Highway 4 (Hakiaha Street) to Miriama Street.

(6) Turaki Street from State Highway 4 (Hakiaha Street) to Morero Terrace.

(7) Miriama Street from Katarina Street to Hikaia Street on the northern side.

(8) Morero Terrace from Hikaia Street to Turaki Street.

(9) Miriama Street from Lot 5 Blk II DP 20591 to Hikaia Street on the southern side.

(ii) Ohakune

(1) State Highway 49 (Clyde Street) between Arawa Street and Rata Street.

(2) Rata Street, Goldfinch Street and Miro Street from State Highway 49 (Clyde Street) to Ayr Street.

(3) Ayr Street between Rata Street and Miro Street.

(4) Thames Street from Mangawhero Terrace to Miro Street.

(5) Mangawhero Terrace from Thames Street to Tyne Street.

- (6) Tyne Street from Mangawhero Terrace to Rimu Street (this applies to retail premises only).
- (7) 5-9 Rimu Street.
- (iii) Waiouru
 - (1) State Highway 1.
 - (2) Service Stations along State Highway 1 in Waiouru are exempt from the requirement to install a verandah.
- (iv) Raetihi
 - (1) Seddon Street between Duncan Street and State Highway 4.
- (b) The verandah shall meet the following standards:
 - (i) Have a minimum height of 2.4m (measured from the pavement to the underside of the verandah).
 - ~~(ii) Where there is a verandah on an adjoining site, the posts of the new verandah must align with those on the adjoining site (to minimise obstructions within the footpath).~~
 - ~~Note: where there are verandahs on either side of the site, the posts only have to align with those on one side.~~
 - ~~Except in Taumarunui, where verandahs shall be designed without posts.~~
 - (iii) ~~Unless the verandah on the adjoining site extends out to the kerbline, the proposed verandah must be set 0.5m back from the kerbline.~~
 - (iv) Unless the footpath is less than 3.5m wide, the proposed verandah must be at least 3m wide. **Except along Hakiaha Street in Taumarunui, where the verandah must extend over the full footpath to within 0.5m back from the kerbline**
 - (v) Where the footpath is less than 3.5m wide, the verandah must extend out a distance equal to the width of the footpath less 0.5m.

Advice Note:

Please note the Public Places Bylaw also applies, including restrictions on the height of a sign above the footpath.

Relevant Assessment Criteria: CM3.5.1(b).