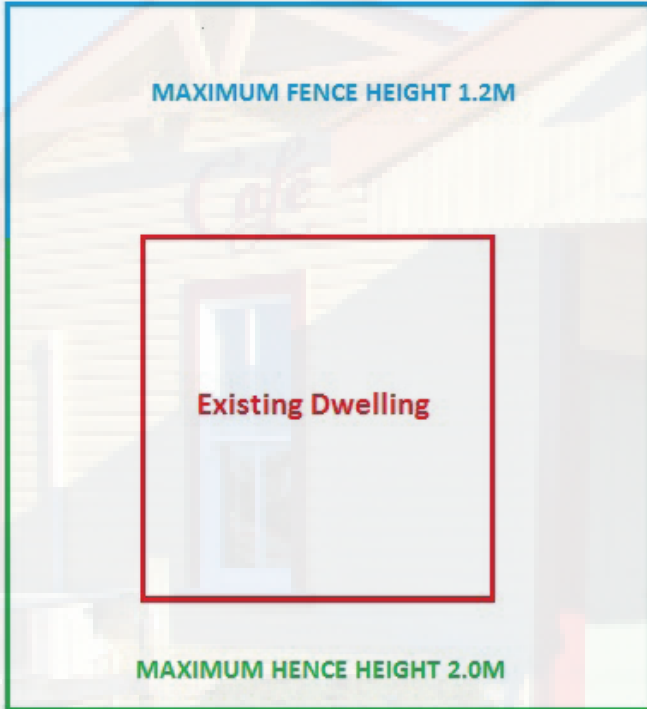


Fencing

The maximum height of a fence on the front boundary is 1.2m.

The maximum height of a fence along the side boundaries is 1.2m until it reaches the front point of the building, after which the maximum fence height is 2m without needing consent.



New Dwellings

All new dwellings in a Heritage Conservation Area require consent.

The site, design and appearance of the proposed dwelling must be compatible with the character of the surrounding area and comply with all general conditions outlined in this brochure.

Where to find the District Plan

You can find the schedule of Conservation Areas under Appendix 5 on Council's website at <http://www.ruapehudc.govt.nz/our-services/district-plan-and-resource-consents/districtplan/Pages/default.aspx>



A Guide to

Heritage Conservation Areas: Protection

(Relating to Resource Consents)



Ruapehu District Council
Private Bag 1001, Taumarunui, 3946
59-63 Huia Street, Taumarunui 3920

Phone (24 Hours) 07 895 8188 Taumarunui
06 385 8364 Ohakune
06 385 4447 Raetihi
Fax 07 895 3256
Email info@ruapehudc.govt.nz
Website www.ruapehudc.govt.nz
Facebook [ruapehudc](https://www.facebook.com/ruapehudc)



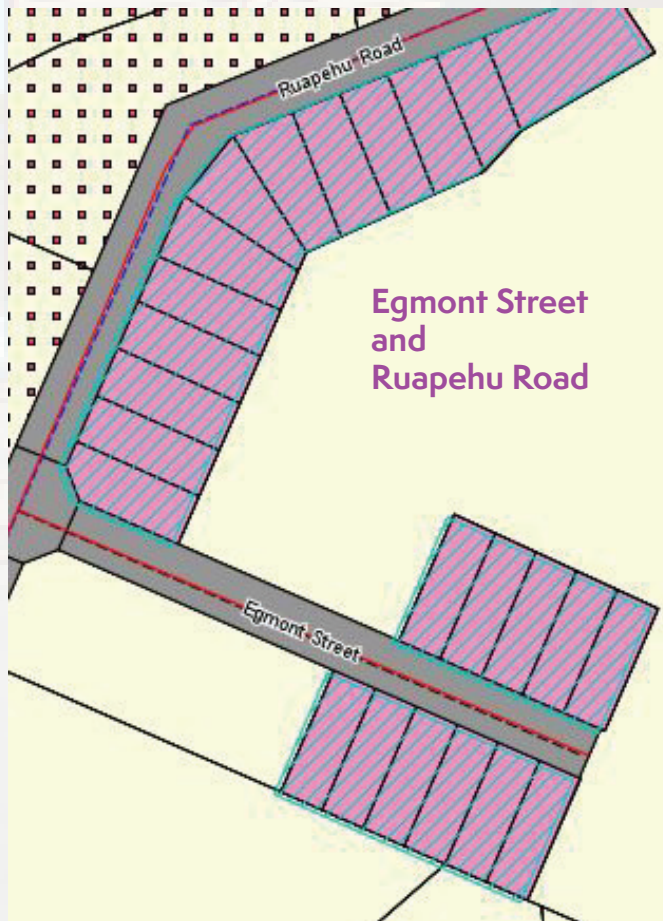
Ohakune Rail Character Area is a key part of Ohakune's and our District's history. Maintaining how these cottages have looked for the past 100 years is essential.

For this reason, restrictions have been put in place to protect the heritage values and characteristics of the cottages while still enabling appropriate development.

Any breaches to these Rules will likely require Resource Consent.

Houses within the Heritage Conservation Area (HCA)

- All houses on Egmont Street.
- Railway Row houses from Nos 1 – 37 (excluding No 36).
- Ruapehu Road houses from Nos 100 - 126.



What are the restrictions to work on buildings in the HCA?

- Maintenance and repairs must be of the same or similar material, texture, form and design as the original.
- No addition can be added to the side of the building without consent.
- One accessory building is permitted at rear only. Contact Council for specific conditions.
- Relocating any building.
- Buildings may not be demolished without resource consent.
- If you want to do something outside these restrictions, you must contact Council, as it will likely require resource consent and could require Building Consent.

Maximum Building Height

| Area | Max Height |
|---------------|------------|
| Ruapehu Road | 4.5m |
| Egmont Street | 4.5m |
| Railway Row | 5m |

OR the distance from the nearest boundary plus 2 metres (whichever is less)

Note: All heritage buildings must be single storey only.



Density

To help maintain the Conservation Areas characteristics in line with surrounding railway cottages, each dwelling must remain within a minimum site area as per the table below.

| Area | Min Net Site Area |
|---------------|-------------------|
| Ruapehu Road | 700m ² |
| Egmont Street | 700m ² |
| Railway Row | 450m ² |

Accessory Buildings

Each property can have one accessory building at the rear. It can have a maximum floor space of 45m² and must follow the same character as the house.



Front Boundaries

| Area | Distance from Front Boundary |
|-----------------------------|------------------------------|
| Ruapehu Road | 10m |
| Egmont Street Northern Side | 6m |
| Egmont Street Southern Side | 10m |
| Railway Row Northern Side | 4m |
| Railway Row Southern Side | 6.5m |

A front porch may extend 2m into the front yard on Ruapehu Road, Egmont Street and houses on the southern side of Railway Row.