



RESIDENTIAL ZONE - RULES

RE3.1 Rule Statement

The following rules, shall apply to all land shown as being within the Residential Zone in the District Plan Maps. These rules shall be read in conjunction with all other rules in the Plan and, in particular:

- (a) Māori Land – Rules.
- (b) Transport Infrastructure and Car Parking – Rules.
- (c) Subdivision – Rules.
- (d) Signage – Rules.
- (e) Financial Contributions – Rules.
- (f) Hazardous Substances – Rules.
- (g) Relocated Buildings – Rules.
- (h) Special Activities – Rules.
- (i) Network Utilities – Rules.
- (j) Natural Hazards – Rules.
- (k) Heritage Conservation Area – Rules.
- (l) Heritage – Rules.
- (m) District-Wide Rules.

Consideration shall also be made to all Objectives and Policies which may be relevant to any proposed activity subject to this section, and in particular those outlined in the Residential Zone – Policy section.

Advice Note:

Should any human remains or archaeological items be exposed while undertaking works, all activity shall cease immediately. The New Zealand Historic Places Trust and Kaumatua representing the local Tangata Whenua shall be contacted and work shall not recommence in the affected area until any necessary statutory authorisations or consents have been obtained. The NZ Police shall be contacted also when human remains are exposed.

The line owner should be consulted if a building or structure within 20 metres of any power lines is proposed to ensure that compliance with the New Zealand Code of Compliance for Electrical Safe Distances 34:2001 can be achieved.

RE3.2 Rules

RE3.2.1 Permitted Activities

The following activities are Permitted Activities provided they comply with the General Conditions outlined in Section RE3.3 and the relevant Specific Conditions outlined in Section RE3.4 below.

- (a) Residential Activity.
- (b) Home Enterprise Activity.
- (c) Visitor Accommodation Activity.
- (d) Healthcare Services Activity.
- (e) Residential Care Activity.
- (f) Education Activity.
- (g) Earthworks Activity.
- (h) Club Activity (specifically relates to the Ohakune Club).
- (i) Domestic Scale Renewable Energy Activity.



RE3.2.2 Restricted Discretionary Activities

The following activities are Restricted Discretionary Activities.

In Ohakune, the owners and occupiers of:

- (a) Lot 1 DP 55624 (on the corner of River Road and Old Station Road);
- (b) Lots 34 - 36 DP 29360 and Part Lot 37 DP 29360 on River Road; and
- (c) Lots 1 - 4, 7 - 8 and 10 - 11 DP 63105 (Old Station Road and Kowhai Crescent)

(together "the parent sites") shall be served notice of any application for resource consent in the Kowhai Residential Area unless unconditional written approval has been given by those owners and occupiers prior to Council making its notification decision, provided that:

- (i) should any new lot(s) be created by way of subdivision (or otherwise) of the parent sites; and
- (i) the character, intensity and scale of the land use on the new lot(s) is the same or similar to that which existed on the parent site(s) before 12 September 2014

then the owners and occupiers of the new lot(s) shall also be served notice of any application for resource consent in the Kowhai Residential Area in accordance with this Rule.

Applications will be assessed and conditions imposed only in respect of the subject matter of the Assessment Criteria noted below the General or Specific Condition(s) with which the activity is unable to comply.

- (a) Any activity that is provided for as a Permitted Activity by Rule RE3.2.1 but fails to meet one or two of the General Conditions outlined in Section RE3.3 or the Specific Conditions outlined in Section RE3.4, but specifically excluding:
 - (i) Any activity which does not comply with Condition RE3.3.2 *Density*. Such applications are classed as Non-Complying Activities.
 - (ii) Any activity which does not comply with Condition RE3.4.2 *Visitor Accommodation*. Such applications are classed as Discretionary Activities.
 - (iii) Any Residential Activity which would otherwise be classed as Comprehensive Residential Development. Note: Comprehensive Residential Development is classed as a Discretionary Activity.

RE3.2.3 Discretionary Activities

The following activities are Discretionary Activities.

Applications will be assessed against but not limited to, the relevant Assessment Criteria outlined in Section RE3.5 below.

In Ohakune, the owners and occupiers of:

- (i) Lot 1 DP 55624 (on the corner of River Road and Old Station Road);
- (ii) Lots 34 - 36 DP 29360 and Part Lot 37 DP 29360 on River Road; and
- (iii) Lots 1 - 4, 7 - 8 and 10 - 11 DP 63105 (Old Station Road and Kowhai Crescent)

(together "the parent sites") shall be served notice of any application for resource consent in the Kowhai Residential Area unless unconditional written approval has been given by those owners and occupiers prior to Council making its notification decision, provided that:



- (iv) should any new lot(s) be created by way of subdivision (or otherwise) of the parent sites; and
- (v) the character, intensity and scale of the land use on the new lot(s) is the same or similar to that which existed on the parent site(s) before 12 September 2014

then the owners and occupiers of the new lot(s) shall also be served notice of any application for resource consent in the Kowhai Residential Area in accordance with this Rule.

- (a) Any activity that is provided for as a Permitted Activity by Rule RE3.2.1 but fails to meet three or more of the General Conditions outlined in Section RE3.3 or the Specific Conditions outlined in Section RE3.4, but specifically excluding:
 - (i) Any activity which does not comply with Condition RE3.3.2 *Density*. Such applications are classed as Non-Complying Activities.
- (b) Visitor Accommodation Activity not classed as a Permitted Activity.
Relevant Objectives and Policies RE2.2, RE2.3, and RE2.5.
- (c) Commercial Activity.
Relevant Objectives and Policies RE2.2, RE2.3, and RE2.5.
- (d) Recreation and Community Activity.
Relevant Objectives and Policies RE2.2, RE2.3, and RE2.5.
- (e) Service Station Activity.
Relevant Objectives and Policies RE2.2, RE2.3, and RE2.5.
- (f) Comprehensive Residential Development Activity that complies with the Specific Conditions outlined in Section RE3.4.7.
Relevant Objectives and Policies RE2.2, RE2.3 and Assessment Criteria RE3.5.1(b).
- (g) Fire Stations
Relevant Assessment Criteria: RE2.2 and RE2.5.

Advice Note:

In Ohakune, no complaint covenants apply to all sites located in the Kowhai Residential Area to the west of Mangawhero Stream. Prospective purchasers should inform themselves of the content and effect of those covenants.

RE3.2.4 Non-Complying Activities

The following activities are Non-Complying Activities:

In Ohakune, the owners and occupiers of:

- (i) Lot 1 DP 55624 (on the corner of River Road and Old Station Road);
- (ii) Lots 34 - 36 DP 29360 and Part Lot 37 DP 29360 on River Road; and
- (iii) Lots 1 – 4, 7 - 8 and 10 - 11 DP 63105 (Old Station Road and Kowhai Crescent)

(together “the parent sites”) shall be served notice of any application for resource consent in the Kowhai Residential Area unless unconditional written approval has been given by those owners and occupiers prior to Council making its notification decision, provided that:



- (iv) should any new lot(s) be created by way of subdivision (or otherwise) of the parent sites; and
- (v) the character, intensity and scale of the land use on the new lot(s) is the same or similar to that which existed on the parent site(s) before 12 September 2014

then the owners and occupiers of the new lot(s) shall also be served notice of any application for resource consent in the Kowhai Residential Area in accordance with this Rule.

Applications will be assessed against, but not limited to, the relevant Assessment Criteria outlined in Section RE3.5.

- (a) Any activity not provided for within Rules RE3.2.1, RE3.2.2 and RE3.2.3.
- (b) Any activity that does not comply with Condition RE3.3.2 Density (excluding Comprehensive Residential Development).
- (c) Forestry Activities.

RE3.3 General Conditions

Compliance with the following General Conditions is required for all Permitted Activities as outlined in Rule RE3.2.1 above.

Advice Note: National Park

In National Park, the voluntary incorporation of Alpine Design Features in new buildings is encouraged (Appendix 9 for guidance).

RE3.3.1 Coverage

- (a) The maximum coverage of net site area by buildings shall be 35% or 150m² whichever is the greater.

Relevant Assessment Criteria: RE3.5.1(a) (ii), (iii), (iv), (v), (x), and (xv).

RE3.3.2 Residential Density

In Taumarunui, Ohakune and Waiouru

- (a) The maximum density on any one site shall be one dwelling or the equivalent per 450m² of net site area.

Except:

- (i) One dwelling may be erected on any site existing on 15 December 2011 that is less than 450m² in net site area.
- (ii) In this context "existing sites" includes sites approved under Section 11 of the Act where Council's subdivision consent has not lapsed.

In National Park, Rangataua, and Raetihi

- (b) The maximum density on any one site shall be one dwelling or the equivalent per 600m² of net site area.

Except:

- (i) One dwelling may be erected on any site existing on 15 December 2011 that is less than 600m² in net site area.
- (ii) In this context "existing sites" includes sites approved under Section 11 of the Act where Council's subdivision consent has not lapsed.

In Owhango

- (c) The maximum number of dwellings per site shall be one.



Except:

- (i) One dwelling may be erected on any site existing on 15 December 2011 that is less than 600m² in net site area.
- (ii) In this context “existing sites” includes sites approved under Section 11 of the Act where Council’s subdivision consent has not lapsed.

Relevant Assessment Criteria RE3.5.1(a)(i) and (ii)

RE3.3.3 Height

- (a) The maximum height of any building or part of a building shall be 7.5m or 2m plus the horizontal distance from the nearest site boundary, whichever is less.

Advice Note:

A pitched roof, particularly for a 1.5 or 2 storey building with a pitch of over 30° would support maintaining existing amenity values.

Relevant Assessment Criteria: RE3.5.1(a) (i), (ii), (v), (x), (xv), and (xix).

RE3.3.4 Fence and Wall Height for National Park

- (a) The maximum height of any:
 - (i) front boundary fence or wall; and
 - (ii) any side boundary fence or wall located in front of the dwelling on front sections shall not exceed:
 - (1) 1.2m in height, or
 - (2) 1.6m in height where any fencing above 1.2m in height is visually permeable (that being 50% of the area is not obscured by fencing materials).

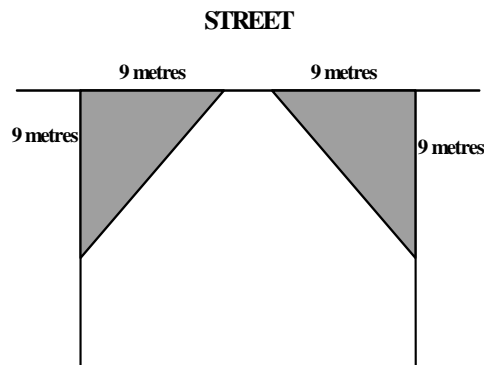
Relevant Assessment Criteria: RE3.5.1(a)(xvi)

RE3.3.5 Yards

- (a) The minimum yards provided on any site shall be:
 - (i) Front: 3.0m
 - (ii) Side: 1.5m
 - (iii) Rear: 3.0m (see Advice Note below)
- (b) Exceptions:
 - (1) One accessory building:
 - (A) Side: 1.0m
 - (B) Rear: 1.5mWhere the accessory building is less than 10m², and has a maximum dimension (width or length) of 4.0m.
 - (2) On any site existing on 15 December 2011 that is less than 500m² in net site area, which was previously within the Residential High Zone of the Ruapehu District Plan made Operative on 8 May 2000, the following conditions apply to yards:
 - (A) Front: The front yard requirement shall be determined by joining a line from a point 9m along the street boundary to a point 9m along the respective side boundary where no building will be permitted (see Figure 1 below).
 - (B) Side: One side yard of 1m
 - (C) Rear: 0m (see Advice Note below)
 - (D) In this context “existing sites” includes sites approved under Section 11 of the Act where the Council’s subdivision consent has not lapsed.



Figure 1

**Advice Note:**

Where a site is classed as a rear site, the rear yard setback is applicable along all boundaries (see definition of Yard for further clarification)

Relevant Assessment Criteria: RE3.5.1(a) (i), (ii), (vii), (x), and (xvi).

RE3.3.6 Open Space

- (a) In association with every dwelling for a Residential Activity there shall be a minimum of 50m² of outdoor living space per dwelling being able to accommodate a 5m diameter circle situated adjacent to the principal living area of the dwelling.
- (b) Any open space provided may be established inclusive of the yard requirements but exclusive of any access space.
- (c) In addition to the above, in association with every dwelling there shall be a 5m² service court (minimum) that is able to accommodate a 2m diameter circle for the storage of rubbish and recycling and service purposes.

Except:

- (1) On any site existing on 15 December 2011 that is less than 450m² in net site area, the following conditions apply to open space:
 - (i) In association with every dwelling for a Residential Activity there shall be a minimum of 40m² of outdoor living space per dwelling being able to accommodate a 3m diameter circle situated adjacent to the principal living area of the dwelling.
 - (ii) Any open space provided may be established inclusive of the yard requirements but exclusive of any access space.
 - (iii) In addition to the above, in association with every dwelling there shall be a 5m² service court (minimum) per dwelling that is able to accommodate a 2 metre diameter circle for storage of rubbish and recycling and service purposes.
- (2) In this context "existing sites" includes sites approved under Section 11 of the Act where the Council's subdivision consent has not lapsed.

Relevant Assessment Criteria: RE3.5.1(a) (iv), (v), (vi) and (xvi).

RE3.3.7 Noise

- (a) The L_{eq} noise level and maximum noise level (L_{max}) arising from any activity, with the exception of fire stations, measured at the boundary of any residentially zoned site or within the boundary of any residentially zoned site other than the site generating the noise shall not exceed the following limits:
 - (i) Daily 7.00am to 8.00pm inclusive – 50 dBL_{Aeq} (15 min);
 - (ii) All other times - 40 dBL_{Aeq} (15 min);
 - (iii) 8.00pm to 7.00am: maximum noise 65dB L_{AFmax}



- (b) The L_{eq} noise level and maximum noise level (L_{max}) arising from fire stations measured at the boundary of any site shall not exceed the following limits:
 - (i) Monday to Saturday 7.00am to 10.00pm inclusive - $50dB_{L_{Aeq}} (15 min)$;
 - (ii) All other times and on public holidays - $45 dB_{L_{Aeq}} (15 min)$;
 - (iii) 10.00pm to 7.00am and on public holidays: maximum noise $65dB_{L_{AFmax}}$
 - (c) Fire appliance sirens and call-out sirens for volunteer brigades shall not be subject to the noise limits outlined above, subject to the best practicable option always being adopted to minimise noise levels.
 - (d) Measurement and assessment of noise levels shall be in accordance with New Zealand Standards NZS 6801:2008 Acoustics – Measurement of Environmental Sound and NZS 6802:2008 Acoustics – Environmental Noise
- Relevant Assessment Criteria: RE3.5.1(a) (vii), (viii), (x) and (xvi).

RE3.3.7A Noise – Kowhai Residential Area - Ohakune

In the Kowhai Residential Area, dwellings and visitor accommodation shall be designed and constructed so that the following internal noise limits shall not be exceeded:

- (a) Bedrooms and sleeping areas: $30dBA L_{eq}$
- (b) All other habitable rooms: $40dBA L_{eq}$

RE3.3.8 Screening – Non Residential Activities

- (a) All storage and service areas shall be screened from view from adjoining sites.
- Relevant Assessment Criteria: RE3.5.1(a)(x) and (xi).

RE3.3.9 Lighting and Glare

- (a) The spill of light onto any site shall not exceed 3 lux (horizontal and vertical) when measured at or within the boundary of any other site.
 - (b) Street lights are exempt from the requirements of this Condition.
- Relevant Assessment Criteria: RE3.5.1(a)(x), (xii), (xvi).

RE3.3.10 Transportation

- (a) All activities shall demonstrate compliance with the relevant provisions of the “Transport Infrastructure and Car Parking - Rules” section of the District Plan.
- Relevant Assessment Criteria: Refer “Transport Infrastructure and Car Parking - Rules” section.

RE3.3.11 Dust

- (a) Activities must not create a dust nuisance. A dust nuisance will occur if:
 - (i) There is visible evidence of suspended solids in the air beyond the site boundary; and/or
 - (ii) There is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure on a neighbouring site or water.

Dust nuisance will be determined by a Council Officer, taking into account the frequency, intensity, duration, nature and location of the dust nuisance and any previously validated dust complaints relating to the same site.

Relevant Assessment Criteria: RE3.5.1(a)(x) and (xvi).



RE3.3.12 Windows in Dwellings

- (a) All dwellings on sites adjoining the street shall have a clear glass window (or windows) of at least 2m² facing the street. Houses on corner sites must have glazing on both facades facing the street, but can reduce the amount of glazing to 1m² on one of the facades.

The window/s must be associated with the house and not with garages.

Relevant Assessment Criteria: RE3.5.1(a)(xv).

Advice Note:

If it is possible that archaeological sites may be affected by the proposed work then the site is subject to a consenting process under the Historic Places Act 1993.

Evidence of archaeological sites may include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Māori and European origin or human burials.

If any activity associated with this proposal, such as earthworks, fencing or landscaping may modify, damage or destroy any archaeological site(s) an authority (consent) from the New Zealand Historic Places Trust must be obtained for the work prior to commencement. It is an offence to modify, damage or destroy a site for any purpose without an authority. The Historic Places Act 1993 contains penalties for unauthorised site damage. The applicant is advised to contact the New Zealand Historic Places Trust for further information.

RE3.3.13 Kowhai Residential Area

In the Kowhai Residential Area the provision of:

- (a) A 10m wide planted landscape strip along the boundary of the site with River Road to be planted with species that will achieve a height of 6m; and
 (b) A 15m building setback from the boundary of the site with River Road;
 (c) An acoustic barrier on the western boundary of the Area of a minimum height of 3 metres constructed of permanent materials.

RE3.4 Specific Conditions

The following Specific Conditions shall apply to the Permitted, Restricted Discretionary and Discretionary Activities specified below. Where these Specific Conditions differ from the requirements of the General Conditions in Section RE3.3 above, the Specific Condition shall be applicable. For purposes of clarification, the General Conditions do not apply to RE3.4.7 Comprehensive Residential Development in terms of determining Activity Status.

RE3.4.1 Home Enterprise Activities

- (a) Transport
 (i) The home enterprise shall involve no trips by a heavy motor vehicle.
 (ii) No more than five inwards and five outwards trips per day shall be generated by any motor vehicle (or motor vehicles) for the purpose of transporting raw materials and finished goods, customer visits, or providing a service from the site.

Relevant Assessment Criteria: RE3.5.1(a)(vii), (x), (xiii), (xvi) and (xxi).



RE3.4.2 Visitor Accommodation Activities

- (a) Scale
 - (i) Accommodation shall not be provided for more than ten guests at any one time.
- (b) Coverage
 - (i) Maximum building coverage shall not exceed 35% of the net site area.

Except

- (a) In relation to (a) Scale and (b) Coverage:
Club Lodges located within Turoa Alpine Village (being the sites and roads off Turoa Drive, Ohakune, excluding Snowmass Drive and the streets accessed off Snowmass Drive) shall:
 - (i) Provide for no more than 20 guests at any one time; and
 - (ii) Have a maximum building coverage not exceeding 50% of the net site area.

Relevant Assessment Criteria: RE3.5.1(a) and RE2.2, RE2.3, and RE2.5.

Advice Note:

Visitor Accommodation Activities must also comply with the requirements of the Building Code and the Fire Service Amendment Act. Council's Building Control Team can provide information on the Building Code Requirements, and the New Zealand Fire Service can provide information on the requirements of the Fire Service Amendment Act.

RE3.4.3 Healthcare Services Activities

- (a) Scale
 - (i) No more than one healthcare practitioner and assistants shall be accommodated on any one site.
 - (ii) Excludes medical laboratories.

Relevant Assessment Criteria: RE3.5.1(a)(iii), (vii), (viii), (ix), (x), (xiii), and (xvi).

RE3.4.4 Residential Care Activities

- (a) Scale
 - (i) Any residential care activity shall not provide more than ten beds for occupants and staff.

Relevant Assessment Criteria: RE3.5.1(a)(iii), (vii), (viii), (ix), (x), (xiii), and (xvi).

RE3.4.5 Education Activities

- (a) Scale
 - (i) No education activity shall provide for more than ten pupils at any one time.
- (b) Screening
 - (i) All storage, service and parking areas shall be screened from view from adjoining sites.

Relevant Assessment Criteria: RE3.5.1(a)(iii), (vii), (viii), (ix), (x), (xiii), and (xvi).

RE3.4.6 Earthworks Activities

- (a) Noise
 - (i) Noise from earthworks shall comply with Condition RE3.3.7.
 - (ii) Earthworks shall only occur between 7:00am and 8:00pm Monday to Saturday inclusive, excluding public holidays.
- (b) Appearance
 - (i) All earthworks sites shall be kept tidy and shall be reinstated as soon as practically possible so as to avoid a prolonged visual change in the character of the area.



- (c) Separation
 - (i) No earthworks activity, including stockpiling, shall occur within 20m of the banks of a waterway.
- (d) Volume
 - (i) No more than 100m³ of material measured in its non-compacted form, within one certificate of title, shall be removed from the site or shall be relocated on the site, in any calendar year unless the earthworks are identified in and provided for through an approved subdivision or land use consent.
- (e) Height of Cut or Fill
 - (i) No earthworks shall exceed a cut or fill height of 1.5m; and
 - (ii) No earthworks within a yard setback shall exceed a cut or fill height of 0.5m.
- (f) Vegetation Removal
 - (i) Where vegetation clearance occurs in association with earthworks, exposed areas shall be re-vegetated within six months of the earthworks being completed.
- (g) Standard
 - (i) All earthworks shall comply with the requirements of NZS 4431:1989 "Code of Practice for earth fill for residential development".

Advice Note:

The New Zealand Electrical Code of Practice provides for statutory safe separation distances from electrical lines. The code sets out the minimum separation distances for excavation and construction near conductors and their support structures (towers and poles). The primary purpose of these distances is to protect persons and property from harm caused by electrical hazards, such as flashovers.

Any person undertaking earthworks must comply with the requirements of the New Zealand Electrical Code of Practice (NZECP) 34:2001 or any subsequent amendment.

Consent may be required from the Regional Council for earthworks and/or vegetation clearance.

Relevant Assessment Criteria: RE3.5.1(a) (viii), (ix), (x), (xiv) and (xvii).

RE3.4.7 Comprehensive Residential Development

Within Taumarunui, National Park, Raetihi, Ohakune, Rangataua or Waiouru, development shall comply with the following Conditions:

- (a) The minimum net site area for any Comprehensive Residential Development shall be 2000m².
- (b) A minimum of four residential dwellings on any one site.
- (c) The average net site area for each dwelling (or in the case of a unit title or cross lease development the net area which is available for the exclusive use of the occupants of the dwelling) shall be at least 300m², excluding the Kowhai Residential Area where there shall be no average net site area.
- (d) The minimum net site area for each dwelling (or in the case of a unit title or cross lease development the net area which is available for the exclusive use of the occupants of the dwelling) shall be 250m².
- (e) Each ground floor dwelling within a Comprehensive Residential Development shall be provided with a private outdoor living space of a minimum of 40m² being able to accommodate a 4m diameter circle situated adjacent to one of the main living areas of the dwelling on the northern, eastern, or western side of the property.
- (f) Each upper level dwelling within a Comprehensive Residential Development without a living area on the ground floor shall be provided with a private outdoor living space, such as a deck, terrace or balcony of a minimum of 10m² being able to accommodate a 2.5m diameter circle situated adjacent to one of the main living areas of the upper level dwelling.
- (g) Any Outdoor Living space provided must be established exclusive of any access space.



- (h) A Communal Open Space shall be provided with a minimum area equal to the required area of Open Space areas as follows: (e.g. 4 x 40m² = 160m²)

Location	4-10 Units	11-20 Units	21+ Units
All areas except as provided below.	40m ² per unit	30m ² per unit	25m ² per unit
Kowhai Residential Area	25m ² per unit	25m ² per unit	25m ² per unit

Any communal outdoor living area shall be provided in addition to, not in substitution of, the required private outdoor living space for each dwelling.

- (i) Each ground floor dwelling shall have a minimum of 5m² of open space per dwelling that is able to accommodate a 2m diameter circle for storage and service purposes.
- (j) The maximum fence height to the front of dwellings shall be either:
- (i) 1.2m, or
 - (ii) 1.6m in height where any fencing above 1.2m in height is visually permeable (that being 50% of the area is not obscured by fencing materials)
- (k) Each upper level dwelling shall have a minimum of 5m² of open space per dwelling located on the ground floor that is able to accommodate a 2m diameter circle for storage and service purposes to which outdoor access will be provided.
- (l) In the Kowhai Residential Area the provision of:
- (a) A 10m wide planted landscape strip along the boundary of the site with River Road to be planted with species that will achieve a height of 6m; and
 - (b) A 15m building setback from the boundary of the site with River Road;
 - (c) An acoustic barrier on the western boundary of the Area of a minimum height of 3 metres constructed of permanent materials.

Advice Note:

Comprehensive Residential Development is not provided for in Owhango.

Relevant Assessment Criteria: RE3.5.1(b) (i) - (iii).

RE3.4.8 Club Activities (these rules relate specifically to the Ohakune Club, Section 3 Ohakune Village Settlement)

- (a) Extensions to the existing building:
- (i) 5m from the existing north eastern façade.
 - (i) 3m on all other facades.

The 'existing building' is taken to mean the footprint of the building as at 15 December 2011.

Relevant Assessment Criteria: RE3.5.1(a)

RE3.4.9 Development within a Heritage Conservation Area

- (a) All development within the Railway Row, Ruapehu Road, and Egmont Street Heritage Conservation Areas must comply with the rules and conditions in the Heritage Conservation Area Chapter.

Relevant Assessment Criteria: Refer to Heritage Conservation Area Chapter.

RE3.4.10 Domestic Scale Renewable Energy Activities

- (a) Shall not exceed the height limit for the Zone by more than 3m.
- (b) Limited to one mini wind turbine per site.



- (c) No turbine shall have a generating capacity of more than 10kW.
 Relevant Assessment Criteria: RE3.5.1(a)(viii) and (xvii)

RE3.5 Assessment Criteria

RE3.5.1 Restricted Discretionary, Discretionary and Non-Complying Activities

Restricted Discretionary Activities will be assessed only in respect of the Relevant Assessment Criteria applicable to the Conditions with which the activity was unable to comply. Discretionary and Non-Complying Activities will be assessed against, but not limited to, the assessment criteria below.

Reference to relevant assessment criteria in other sections of the District Plan may be required as stated for the General and Specific Conditions above.

- (a) General
- (i) Whether the amenity, privacy and access to daylight will be maintained by preventing tall and/or obtrusive buildings and structures from being located close to boundaries.
 - (ii) Whether residential developments will maintain a high standard of amenity and privacy for residents.
 - (iii) The extent to which the intensity of occupancy of the site has an adverse effect on the character and amenity of the residential environment.
 - (iv) Whether sufficient open space has been provided as part of the development in order to provide sufficient on-site amenity and to manage stormwater disposal.
 - (v) Whether the intensity of the development is compatible with surrounding activity and takes account of amenity, sense of place and infrastructural capacity.
 - (vi) Whether there is adjoining open space (such as a public park or reserve) that can be practically used by the unit, thereby reducing the need to provide open space within the site.
 - (vii) Whether potential conflicts between adjoining land uses will be avoided by buildings and/or activities being sufficiently separated from one another.
 - (viii) Whether the activity or development will generate noise levels to an unreasonable degree that is inconsistent with the character of the existing environment. Alongside this, consideration will also be given to whether the noise is essential (for example, fire sirens), and whether the noise is temporary in nature, or consistent.
 - (ix) The extent to which the location of the proposed activity will mitigate adverse noise effects.
 - (x) Whether remediation and/or mitigation measures such as landscaping will be undertaken and the effectiveness of such measures.
 - (xi) The extent to which storage areas are visible to the public.
 - (xii) The extent to which the location of the proposed activity will mitigate adverse glare effects.
 - (xiii) The extent to which a home enterprise, visitor accommodation, health care service, residential care or education facility can operate at a scale that is consistent with the residential character and amenity of the surrounding environment.
 - (xiv) Whether earthworks can be undertaken in a manner that will ensure:
 - (1) Access to and along watercourses and waterbodies is maintained.
 - (2) Visual impacts, effects on surface drainage patterns, any likely sedimentation or dust nuisance, or adverse effects on adjoining buildings and properties are avoided.
 - (xv) Whether the proposal will detract from the character of National Park.
 - (xvi) The impact on the amenity of surrounding properties.
 - (xvii) The visual impact of the development.
 - (xviii) In Owhango, whether sufficient open space has been provided as part of the development in order to provide adequately for on-site domestic wastewater disposal.



- (xix) Whether character or amenity values of properties within the wider environment will be affected by buildings built in excess of the height limit.
- (xx) The proximity of any lodge or dwelling in Turoa Village to permanent open space and the extent to which the open space mitigates the site coverage encroachment.
- (xxi) The proximity of any lodge in Turoa Village to the Turoa Village's boundaries with any other site.
- (xxii) In addition for the Kowhai Residential Area in Ohakune:
 - (1) Landscaping along the 10m landscape strip along River Road to achieve an effective visual screen from rural activities on adjacent properties across the road including use of species that achieve on maturity a minimum height of 4m and maximum height of 6m;
 - (2) The acoustic barrier is constructed of permanent low maintenance materials which effectively mitigates noise from the nearby industrial zone; and
 - (3) Design that is sympathetic to and relates well to the esplanade reserve along the Mangawhero River.
- (b) Comprehensive Residential Development
 - (i) In preparing a resource consent application for a comprehensive residential development proposal, the applicant shall give consideration to the following matters. Council will have regard to these matters in considering any proposal:
 - (1) The General Conditions for permitted activities specified in Condition:
 - (A) RE3.3.3 Height
 - (2) The development shall only be for non-transient residential accommodation.
 - (3) The compatibility between surrounding residences and the proposed development, considering possible difference in:
 - (A) bulk of buildings.
 - (B) overall site coverage.
 - (C) intensities of use;
 - (4) Any additional traffic generated and its effect on surrounding residential streets.
 - (5) Car parking and maneuvering areas on the site.
 - (6) Provision of landscaping, fencing and screening.
 - (7) Privacy in dwelling houses.
 - (8) Retention of existing natural features, eg, streams, trees and landform.
 - (9) Ensure that the site is laid out to maximise connectivity to existing community facilities, for example, schools, walkways, and with the existing road network, and also to enable linkages to future urban areas.
 - (ii) The applicant shall submit site plans of buildings, roading, drainage and stormwater reticulation, and landscaping and reports and other supplementary information as may be necessary to show clearly:
 - (1) The proposed use of land and buildings.
 - (2) The bulk and location of buildings, taking into consideration the impact on adjoining neighbours and the surrounding environment.
 - (3) The orientation of roads and buildings (including main living rooms) especially in relation to ensuring good sunlight to the dwellings and outdoor living spaces and maximising opportunities for passive heating.
 - (4) The location of private outdoor living space and means of obtaining privacy for use of the space.
 - (5) Off-street parking and garaging.
 - (6) Vehicular access to each dwelling.
 - (7) Access roads, pedestrian ways and communal parking areas.
 - (8) All areas will need to be accessible for fire appliances.
 - (9) Details of measures taken to minimise stormwater run-off, including areas of impermeable surfaces and how these will relate to stormwater flows. Low impact stormwater solutions are encouraged.



- (10) Public reserves and communal open space.
 - (11) Areas of landscaping – applicants will need to demonstrate how landscaping:
 - (A) Will be used to enhance the amenity of the development for residents and to ensure that the development integrates with the surrounding area.
 - (B) Will not result in future shading issues for either residents or adjoining properties.
- These matters will also be considered by Council when assessing the application.
- (iii) Buildings shall be designed and related to one another and to the site and its surroundings to ensure adequate provision for sun, privacy, acoustic amenity, open space and parking. Scheme plans of subdivision and other title plans may be approved subject to the conditions of any approval of a comprehensive residential development proposal being implemented to the satisfaction of Council or to a stage approved by Council.
 - (iv) Council encourages applicants to consider measures to enable the development to:
 - (1) Minimise water usage – for example, through:
 - (A) The installation of water efficient appliances (toilets, taps, showers etc).
 - (B) Selecting plants in landscaping schemes which do not require water during summer.
 - (C) The installation of water tanks.
 - (2) Minimise the impact on air quality – for example, through the selection of heating systems.
 - (3) Minimise energy usage – through the installation of energy efficient appliances and through the orientation and insulation of buildings.
 - (4) Make it easier for residents to install renewable energy technologies should they wish. For example, provide north facing roof slopes at an appropriate angle (approximately 17.5°) to make it easier if, in the future, a resident wanted to install a solar panel.
 - (v) Consistency with any structure plan (including the Kowhai Residential Area Plan) applicable to the area being developed.