

20 Tokoroa Residential Zone

20.1 Zone Statement

All residential areas in Tokoroa are covered by one residential zone. The uniformity of residential development is reflective of the period of sustained development of the town during the period through the 1950's and 1960's.

The elements and resources of importance to the character and amenity of residential areas are visual amenity, quietness, a safe environment, maturing trees and green or open spaces on private property and the road reserve and a high quality and efficient supply of services. Therefore, emphasis is placed on the overall environmental quality of the zone, focusing on encouraging high standards of urban design, landscaping, visual amenity, and adequate noise control.

Performance Standards have been developed for the Residential Zone which address potential adverse environmental effects and aim to promote a quality urban environment that affords choice as to the styles of living and to maintain good networks/links to reserves and to the town centre.

The greater the potential adverse effect on the character and amenity of an area, the greater the level of Council control. For example, low density single dwelling houses are generally Permitted Activities, while activities such as tourist accommodation for more than eight persons require a resource consent.

20.2 Anticipated Environmental Results

The Tokoroa Residential Zone is intended to achieve the following anticipated environmental results:

- A range of housing styles that caters for the changing lifestyle and increasing ethnic diversity of the town's population
- A range of non-residential activities are established consistent with maintaining the character and amenity of the residential neighbourhoods
- Consolidation of new residential development within existing vacant, zoned and serviced land to achieve the efficient use of existing infrastructure
- Well maintained public reserves serve the neighbourhood, town and, district and region wide needs for active and passive recreation
- Safe pedestrian and cycleway connections link residential neighbourhoods with public reserves, schools and the town centre
- Residential development is undertaken in a manner that avoids the effects of hazards.

The Tokoroa Residential Zone is a method to implement the objectives and policies contained within Chapter 4 (Objectives and Policies for the District's Towns).

20.3 Activities

20.3.1 Permitted Activities

The following are permitted activities in the Tokoroa Residential Zone provided they comply with the Performance Standards set out in Rule 20.4 below.

- a) Dwellings (maximum 2 per property)
- b) Home occupations
- c) Craft workshops and studios
- d) Community care housing

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- e) Hospitals and Homes for the Aged
- f) Health Care Services
- g) Housing for the Elderly
- h) Education and childcare facilities
- i) Visitor accommodation
- j) Accessory buildings
- k) Recreation and sporting activities on parks and reserves
- l) Indoor sporting and recreation facilities provided for in an approved reserve management plan (under the Reserves Act 1977)
- m) Carparks
- ma) Emergency Service Facilities
- mb) Tokoroa Hospital on Lot 1 DPS 11665, Lot 2269 DPS 10289 and Lot 2 DPS 2211 (55-75 Maraetai Road, State Highway 32, Tokoroa)
- mc) Relocatable buildings
- n) Modifications to a Built Heritage Feature identified as permitted in the relevant Heritage Inventory Record form in Appendix B
- o) Minor works on a built heritage feature listed in Appendix B
- p) Any change of activity otherwise permitted on the site which is unrelated to the purpose for which the built heritage feature was scheduled and which does not detract from the values for which it was scheduled
- q) Clearance of indigenous vegetation, land disturbance and drainage that is a permitted activity under Rule 14.4.1.

20.3.2 Controlled Activities

The following are controlled activities in this zone provided they comply with the Performance Standards set out below:

- a) Internal alterations on buildings with identified interiors in Appendix B: Built Heritage Inventory, necessary for the primary purpose of improving structural performance, fire safety or physical access.
- b) External alterations to buildings identified in Appendix B: Built Heritage Inventory, necessary for the primary purpose of improving structural performance, fire safety or physical access.

Specific matters where discretion is reserved are identified in Rule 8.3.1(i) and shall be used when considering a resource consent application for a controlled activity in the zone.

20.3.3 Restricted Discretionary Activities

The following are restricted discretionary activities in the Tokoroa Residential Zone:

- a) Any activity listed in Rule 20.3.1 (Permitted Activities) or Rule 20.3.2 (Controlled Activities) that does not comply with the Performance Standards in Rule 20.4.
- b) Dwellings on sites with a net site area (per dwelling) of between 300-450m².
- c) Relocatable buildings that do not meet performance standards

The specific matters where discretion is reserved are identified in Rules 8.3.3 and 8.3.4 and shall be used when considering a resource consent application for a restricted discretionary activity in the Tokoroa Residential Zone.

20.3.4 Discretionary Activities

Activities that are not permitted, controlled, restricted discretionary or non-complying will be discretionary activities in the Tokoroa Residential Zone.

The following are also discretionary activities in the Tokoroa Residential Zone:

- a) More than two dwellings on a site
- b) Marae development and papakāinga
- c) Health and veterinary services
- d) Offices
- e) Places of Assembly
- f) Modifications to a Built Heritage Feature identified as discretionary in the relevant Heritage Inventory Record form in Appendix B excluding alterations necessary for the primary purpose of improving structural performance, fire safety or physical access.
- g) Clearance of indigenous vegetation, land disturbance and drainage that is a discretionary activity under Rule 14.4.2.

The assessment criteria contained in Rule 8.4 shall be used when considering a resource consent application for a discretionary activity in the Tokoroa Residential Zone, with the Performance Standards in Rule 20.4 used as a guide for assessment purposes.

20.3.5 Non-Complying Activities

The following are non-complying activities in the Tokoroa Residential Zone:

- a) Industrial activities
- b) Service industry
- c) Service stations including motor vehicle repair
- d) Outdoor storage
- e) Dwelling houses on sites with a net site area (per dwelling) of less than 300m²
- f) Retail activities
- g) Restaurants, bars and cafes
- h) Within the National Grid Yard:
 - i) Any building or addition to a building for a sensitive activity
 - ii) Any change of use to a sensitive activity or the establishment of a new sensitive activity
 - iii) Any building, structure or earthworks not permitted by Rule 20.4.2 e).

The objectives and policies contained within Chapters 3, 4, and 7 shall be used when considering a resource consent application for a non-complying activity in the Tokoroa Residential Zone, with the Performance Standards in Rule 20.4 used as a guide for assessment purposes.

20.4 Performance Standards

The following Performance Standards apply to all activities specified in Rule 20.3.1 (Permitted Activities) or Rule 20.3.2 (Controlled Activities), and to restricted discretionary activities in the zone if granted. Failure to comply with one or more of the performance standards results in that activity being a restricted discretionary activity.

20.4.1 Scale of Activity and Access

- a) Community care housing, Hospitals and Homes for the Aged, (excluding Tokoroa Hospital) Visitors' accommodation, and Education and childcare facilities shall provide services for no more than 8 persons per site, excluding staff.
- b) No new direct vehicle accesses onto the state highway shall be created
- c) Activities accessing a state highway shall not result in an increase in traffic that exceeds 100 vehicle movements in any given peak hour
- d) Activities accessing a local road shall not result in an increase in traffic that exceeds 200 vehicle movements in any given peak hour
- e) Rules 20.4.1a) and c) above shall not apply to the Tokoroa Hospital site. The existing gross floor area of the Tokoroa Hospital site as at November 2014 is 8268m². Any addition to this gross floor area shall not generate more than 50 additional vehicle movements in any given peak hour where accessing State Highway 32.

20.4.2 Building Setbacks, and Earthworks

- a) Buildings must be setback from the front boundary at least 3 metres
- b) Buildings must be setback from side and rear boundaries at least 1.5 metres
- c) Subject to the written consent of adjoining owners any building setback other than a front setback may be reduced to whatever level is acceptable to the parties
- d) Within any part of a National Grid Yard:
 - i) Under the National Grid Conductors (wires)
 - a) On existing urban sites, the following buildings and structures are permitted within the National Grid Yards:
 - An accessory building for a sensitive activity, or
 - A building that does not involve an increase in the building height or footprint where alterations and additions to an existing building for a sensitive activity, or
 - a building not associated with a sensitive activity (unless it is an accessory building)
 - b) On all sites within any part of the National Grid Yard any buildings and structures must:
 - be permitted by a) above, or
 - be a fence, or
 - be Network Utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid, or
 - be an official sign, and
 - c) All buildings or structures permitted by a) and b) above must comply with at least one of the following conditions:
 - A minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid lines or
 - Demonstrate that safe electrical clearance distances are maintained under all National Grid line operating conditions.

- ii) Activities around National Grid support structures
- a) Buildings and structures shall be at least 12m from a National Grid support structure unless it is a:
- Network Utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid or
 - Fence more than 5m from the nearest support structure.

- iii) Any earthworks within a National Grid Yard shall:

- a) Around Poles
- i) Be no deeper than 300mm within 2.2 metres of a National Grid pole support structure or stay wire; and
- ii) Be no deeper than 750mm between 2.2 to 5 metres from a National Grid pole support structure or stay wire.

Except that vertical holes not exceeding 500mm diameter beyond 1.5 metres from the outer edge of a pole support structure or stay wire are exempt from (i) and (ii) above

- b) Around Towers
- iii) Be no deeper than 300mm within 6 metres of the outer visible edge of a National Grid tower support structure; and
- iv) Be no deeper than 3 metres between 6 to 12 metres from the outer visible edge of a National Grid tower support structure.
- c) Anywhere within the National Grid Yard
- v) Shall not create an unstable batter that will affect a National Grid support structure; and/or
- vi) Shall not result in a reduction in the ground to conductor clearance distances as required by table four of NZECP34:2001.

Provided that

- Earthworks undertaken by a Network Utility operator; or
- Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road (including a farm track), footpath or driveway.

are exempt from (i) to (iv) above

ADVISORY NOTES: Works close to any electricity line can be dangerous. Compliance with NZCEP34:2001 is mandatory for all buildings, earthworks and mobile plant within close for Safe Distances proximity to all electric lines.

Vegetation to be planted within the transmission or sub-transmission corridors should be selected and/or managed so that it does not breach the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.

20.4.3 Outdoor Living Space

Each dwelling shall have an outdoor living space with a minimum of 50m² in area, that is directly accessible from the dwelling, at least 50% of the area is to the north of the building, with the minimum dimension being 2.5 metres, and with one part of the area capable of containing a rectangle of 4 metres by 6 metres.

20.4.4 Site coverage

The maximum extent that buildings can cover a site is 40%.

Note: The maximum site coverage for Emergency Service Facilities is 50%

20.4.5 Building Height

- a) Maximum Building Height - 8 metres

Note: The maximum height for Emergency Service Facilities is 15m

- b) Maximum Height in Relation to Boundary - No part of any building shall protrude through a plane rising at an angle of 45 degrees commencing at an elevation of 3 metres measured at the boundary.

20.4.6 Housing Density

Minimum area of land required for each dwelling shall be 450m² of net site area.

20.4.7 Parking

Provision of on-site car parking, loading spaces and vehicular access shall be in accordance with Chapter 11 Parking, Loading and Access.

20.4.8 Noise, Vibration and Glare

Noise, vibration and glare from any activity in the Zone shall comply with the rules in Chapter 15.

20.4.9 Natural Hazards

- a) The floor level of any habitable building shall be at least 0.5m above the 1% design flood level
- b) All buildings shall be set back at least 25m from the edge of any river.

20.4.10 Hazardous Substances

Storage or use of hazardous substances shall comply with Appendix G (Hazardous Substances).

20.4.11 Dust and Silt Control

- a) There shall be no dust nuisance beyond the boundary of the site from which the dust is sourced. A dust nuisance will occur if there is visible evidence of suspended solids in the air beyond the boundary of the site; and/or 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.
- b) All silt shall be contained within the site it is sourced, and any stockpiles of loose material shall be contained or maintained in such a manner to prevent dispersal of material into the air.

ADVISORY NOTE: Council's Code of Practice for Subdivision and Development also contains standards for building projects that involve earthworks.

20.4.12 Signs

- a) No sign shall exceed 0.75m² in area, or exceed 3m in height, except at Tokoroa Hospital where there shall be no maximum sign area

- b) Only one sign per property is permitted, except at Tokoroa Hospital where one sign per vehicle entrance is permitted
- c) The sign must advertise the name of a business located on the property or otherwise relate to activities located on the property
- d) Signs shall not detrimentally affect traffic safety by creating a visual obstruction or by causing confusion to motorists.
 - i) A sign must not mimic the design, wording, graphics, shape or colour of an official traffic sign
 - ii) A sign may not prevent the driver of a vehicle from having a clear and unobstructed view of official traffic signs or signals, approaching or merging traffic or any corner, bend, intersection or vehicle crossing.
- e) In a speed environment of 70km/h and over, a sign must not incorporate reflective materials, flashing illumination, aerial display, animated display, moving display or any other non-static two or three dimensional mechanism designed to catch attention.
- f) The owner of a sign shall be responsible for ensuring that it is well maintained.
- g) The requirements of a) and b) above do not apply to Tokoroa Hospital internal signs required to provide directions, safety instructions and information for staff and visitors within any site, for each activity which is a permitted activity or for which a resource consent has been granted
- h) Signage on the Built Heritage Features listed in the inventory in Appendix B and on the sites where those features are located shall comply with Rule B1 of Appendix B: Built Heritage Inventory.

20.4.13 Permitted Activity Performance Standards for Relocatable Buildings

- a) Any relocatable building intended for use as a dwelling (excluding previously used garages and accessory buildings) must have been designed, built and used as a dwelling.
- b) A building pre-inspection report by an independent Licenced Building Practitioner (design) or building surveyor shall accompany the application for a building consent for the destination site prior to relocation. That report is to identify:
 - i) All reinstatement works that are to be completed to the exterior of the building, and
 - ii) Proposed insulation to meet Clause H1 (energy efficiency) of the New Zealand Building Code (for Zone 2) for underfloor and ceiling insulation (compliance is to be ascertained in accordance with the compliance document for the New Zealand Building Code, Clause H1 Energy Efficiency - third edition, or any equivalent solution.)
- c) The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site.
- d) All other reinstatement work and insulation required by the building inspection report and the building consent to reinstate the exterior of any relocatable dwelling shall be completed within 12 months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services, and closing in and ventilation of the foundations.
- e) The proposed owner of the relocated building must certify to the Council that all reinstatement work will be completed within the 12 month period of the building being delivered to the site.

20.5 Other Rules

The following chapters may also be relevant:

- Chapter 10 (Subdivision) in respect of the subdivision of land
- Chapter 12 (Temporary Activities) in respect of events, temporary structures and temporary signage
- Chapter 13 (Network Utilities and Infrastructure) in respect of construction and maintenance of network utility structures.