

## 21 Putāruru Town Centre Zone

### 21.1 Zone Statement

The Putāruru Town Centre Zone defines the heart of the commercial and shopping centre for Putāruru. It provides for pedestrian-oriented shopping with paved footpaths and street furniture providing a high amenity environment for shoppers. The zone covers the Princes Street and Tirau Street shopping areas, linked together by retailing and offices in Main Street and Kensington Street. Princes Street is a traditional New Zealand country town “main street” with shops and facilities that cater mostly for local residents. Heritage buildings provide landmarks at either end of this shopping centre.

The pedestrianised portion of Tirau Street caters mostly for passing State Highway 1 traffic. It is bordered at either end by the Putāruru Business Zone containing mostly vehicle-oriented commercial land uses including service stations and a supermarket.

Buildings in the town centre are typically single or double storey, with display windows to the street front and footpath, continuous verandah coverage, and relying on kerbside parking or public parking areas nearby for convenience shopping.

To enable the Putāruru town centre to provide a distinctive, attractive, safe and easily accessible pedestrian environment with a concentration of commercial business and cultural activities. These activities shall aim to provide a wide range of services and facilities for residents and passing travellers and with minimum adverse effects to the safe and sustainable function of the state highway network.

### 21.2 Anticipated Environmental Results

The Putāruru Town Centre Zone is intended to achieve the following anticipated environmental results:

- The town centre provides a vibrant, fully developed and tenanted retail and commercial area, meeting the demand for pedestrian based retail activities
- An attractive/visually appealing, safe and easily accessible town centre for residents and passing travellers
- Public spaces provide a lively atmosphere where residents can meet
- Heritage buildings are retained, and the history of the town in the development of forestry and as a railway junction is recognised
- Continuous verandah coverage is maintained on specified road frontages to provide year-round protection from the weather
- The water resources and cultural heritage of the town are celebrated through art displays in public places.

The Putāruru Town Centre Zone is a method to implement the objectives and policies in Chapter 4 (Objectives and Policies for the District's Towns).

### 21.3 Activities

#### 21.3.1 Permitted Activities

The following are permitted activities in the Putāruru Town Centre Zone provided they comply with the Performance Standards set out in Rule 21.4 below.

- a) Retail activities
- b) Restaurants, bars and cafes

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- c) Residential accommodation above ground floor level
- d) Commercial Services
- e) Veterinary services
- ea) Health Care Services
- f) Offices
- g) Places of Assembly
- h) Education and childcare facilities
- i) Carparks
- j) Modifications, alterations and additions to an existing service station on the same site
- k) Modifications to a Built Heritage Feature identified as permitted in the relevant Heritage Inventory Record form in Appendix B
- l) Minor works on a built heritage feature listed in Appendix B
- m) 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.

### 21.3.2 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.

### 21.3.3 Restricted Discretionary Activities

The following are restricted discretionary activities in the Putāruru Town Centre Zone:

- a) Any activity listed in Rule 21.3.1 that does not conform to the Performance Standards in Rule 21.4.

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.

### 21.3.4 Discretionary Activities

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

The following are also discretionary activities in the Putāruru Town Centre Zone:

- a) Service stations including motor vehicle repair
- b) Visitors' accommodation
- c) 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.

The assessment criteria contained in Rule 8.4 shall be used when considering a resource consent application for a Discretionary Activity in the Putāruru Town Centre Zone, with the Performance Standards in Rule 21.4 used as a guide for assessment purposes.

### **21.3.5 Non-Complying Activities**

The following are non-complying activities in the Putāruru Town Centre Zone:

- a) Industrial Activities
- b) Service Industry
- c) Outdoor Storage
- d) Modifications to, or demolition of, a Built Heritage Feature identified as non-complying in the relevant Heritage Inventory Form in Appendix B.

The objectives and policies contained within Chapters 3 (Tangata Whenua), 4 (Objectives and Policies for the District's Towns), and 7 (Infrastructure and Development) shall be used when considering a resource consent application for a non-complying activity in the Putāruru Town Centre Zone, with the Performance Standards in Rule 21.4 used as a guide for assessment purposes.

## **21.4 Performance Standards**

The following Performance Standards apply to all activities specified in Rule 21.3.1 (Permitted Activities) or Rule 21.3.2 (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.

### **21.4.1 Height**

Maximum Building Height - 8 metres.

### **21.4.2 Site Coverage**

The maximum extent that buildings can cover a site is 100%.

### **21.4.3 Signage**

- a) There is no size limit on signs on, or attached to and within the physical building dimensions of, the walls or fascias of the building. Signs on verandahs shall not exceed 12m<sup>2</sup> in area or 2m in height
- b) The sign must advertise the name of a business located on the property or otherwise relate to activities located on the property
- c) 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.
- d) 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.
- e) The owner of a sign shall be responsible for ensuring that it is well maintained

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- f) The minimum lettering size and maximum number of words on signs shall meet the standards in Rules 12.4.3 e) and f).

ADVISORY NOTE: This plan does not restrict sandwich board signs on footpaths, which are subject to Council's Public Places Bylaw.

- g) 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.

### 21.4.4 Verandah Provision

All buildings on properties indicated in Fig. 21.1 will be required to provide a verandah along the full width of the building, and set back 0.5m from the kerb line, regardless of how far the building is set back from the road frontage. Verandahs must be of a height that relates to their neighbours, to provide continuity of cover. Verandahs shall also be provided with adequate under-verandah lighting to Council's standard.

### 21.4.5 Noise, Vibration and Glare

- a) Noise, vibration and glare from any activity in the Zone shall comply with the rules in Chapter 15
- b) Residential accommodation above ground floor level – The total internal noise level in any habitable room shall not exceed 35dB LAeq(24 hours) while at the same time complying with the ventilation requirements of Clause G4 of the NZ Building Code. The total noise level shall include all intrusive noise and mechanical services.

In determining the external noise level, it shall be assumed that the noise incident upon the noise-sensitive facade is from at least three separate activities simultaneously generating the maximum allowable noise level for that zone.

Compliance with the above must be confirmed in writing by a suitably qualified and experienced acoustic consultant.

### 21.4.6 Parking

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

### 21.4.7 Hazardous Substances

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

### 21.4.8 Screening

A close-boarded fence at least 1.8m in height shall be provided along the full length of any boundary with a property within the Putāruru Residential Zone.

### 21.4.9 Scale of Activity and Access

- a) No new direct vehicle accesses onto the state highway shall be created
- b) Activities accessing a state highway shall not result in an increase in traffic that exceeds 100 vehicle movements in any given peak hour
- c) Activities accessing a local road shall not result in an increase in traffic that exceeds 200 vehicle movements in any given peak hour

## 21.5 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.

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

Fig. 21.1 - Provision of Pedestrian Shelter – Putāruru Town Centre



Frontage of properties where verandah cover is required – Putāruru