

22 Putaruru Business Zone

22.1 Zone Statement

This zone comprises vehicle-oriented retail and commercial activities, and light industrial development, all located around the town centre. It also applies to Putaruru Growth Cell 4 (GC4) to the south of Princes Street and three groups of properties on the edge of the town's housing area, at Pit Street, Grey Street and adjacent to the SH1 bridge over the Oraka Stream.

The Putaruru Business Zone provides for a mixture of activities which, with the exception of Putaruru Growth Cell 4, include larger format retail premises, building supply firms and garden centres, car yards, service stations, supermarkets and a range of commercial and light industrial premises. Retail activities and other traffic-intensive activities are not provided for within Putaruru Growth Cell 4, due to their potential impact on the safety and efficiency of the Princes St/SH1 intersection. Restrictions are placed on the water supplied to, and wastewater disposed from, new industries in Putaruru Growth Cell 4 due to the limitations of Putaruru's bulk services to cater for industrial growth.

The typical character is based on buildings that are set back from the street frontage, and have adequate car parking provided on site. Vehicle crossings will need to be carefully located so as to minimise conflict between traffic and pedestrians given the state highway thoroughfare. A network of service lanes near the town centre assists by providing rear access for goods delivery and collection, thereby reducing on-street traffic conflicts.

The zone contains a number of important heritage buildings which make a significant contribution to the character of Putaruru.

Portions of the Putaruru Business Zone adjoin residential properties, and so controls have therefore been applied in order to maintain amenity levels for nearby dwellings. Likewise landscaping will be required for industries adjoining State Highway 1, to enhance the attractiveness of the entrances to town. "Industrious" and "prosperous" is the intended outcome rather than "industrial".

22.2 Anticipated Environmental Results

The Putaruru Business Zone is intended to achieve the following anticipated environmental results:

- A range of commercial and light industrial activities provided for beyond the town centre
- A predominantly vehicle oriented commercial and light industrial environment, except in Putaruru Growth Cell 4, which will cater predominantly for industrial activities.
- Adequate off-street parking and loading provision to meet the demand from business premises and customers, including for tourist buses
- Formerly vacant parcels of land and vacant buildings are utilised for new commercial and commercial service enterprises, supported by flexible planning provisions
- The historic values of the heritage buildings in the zone are safeguarded
- The character and amenity of adjacent residential areas is maintained through appropriate performance standards

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

22.3 Activities

22.3.1 Permitted Activities

The following are permitted activities in the Putaruru Business Zone **except within Putaruru Growth Cell 4 shown on the Planning Maps**, provided they comply with the Performance Standards set out in Rule 22.4 below.

- a) Retail Activities
- b) Offices
- c) Industrial Activities, except those listed in Appendix H – High Impact Industrial Activities
- d) Service Industry
- e) Modifications, alterations and additions to an existing dwelling on the same site
- f) Modifications, alterations and additions to an existing Hospital or Home for the Aged on the same site.
- fa) Health Care Services
- g) Veterinary services
- h) Modifications, alterations and additions to an existing service station on the same site
- i) Recreation and sporting activities on parks and reserves
- j) Commercial tourism and recreational activities
- k) Commercial services
- l) Caretakers' accommodation
- m) Places of assembly
- n) Restaurants, bars and cafes
- o) Visitor accommodation
- p) Education and childcare facilities
- q) Carparks
- qa) Emergency Service Facilities
- r) Modifications to a Built Heritage Feature identified as permitted in the relevant Heritage Inventory Record form in Appendix B
- s) Minor works on a built heritage feature listed in Appendix B
- t) 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
- u) Clearance of indigenous vegetation, land disturbance and drainage that is a permitted activity under Rule 14.4.1.

22.3.1A Permitted Activities in Putaruru Growth Cell 4.

The following are permitted activities in the Putaruru Business Zone within Putaruru Growth Cell 4 shown on the Planning Maps, provided they comply with the Performance Standards set out in Rule 22.4 below:

Farming activities lawfully established on the land concerned as at 13 May 2020.

22.3.2 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.

22.3.2A Controlled Activities in Putaruru Growth Cell 4.

The following are controlled activities in the Putaruru Business Zone within Putaruru Growth Cell 4 shown on the Planning Maps, provided they comply with the Performance Standards set out in Rule 22.4 below:

- a) Industrial Activities, except those listed in Appendix H – High Impact Industrial Activities,
- b) Ancillary Offices of, and retailing ancillary to, permitted Industrial Activities, provided that the GFA of this office and retailing space shall together:
 - i) not exceed 10% of the GFA used for industrial purposes on the same site, or
 - ii) not exceed 50 square metres in GFA,whichever is the lesser.
- c) Modifications, alterations and additions to an existing dwelling on the same site.
- d) Veterinary services
- e) Caretakers' accommodation
- f) Emergency Service Facilities
- g) Farming activities not lawfully established on the land concerned as at 13 May 2020, except for the establishment of intensive farming activity excluding non-compliance with Performance Standard 22.4.13 which is a Non-Complying Activity:

22.3.3 Restricted Discretionary Activities

The following are restricted discretionary activities in the Putaruru Business Zone.

- a) Any activity listed in Rules 22.3.1 or 22.3.2A that does not comply with the Performance Standards in Rule 22.4 below, excluding non-compliance with Performance Standard 22.4.13 which is a Non-Complying Activity:

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 Putaruru Business Zone.

22.3.4 Discretionary Activities

Activities that are not permitted, restricted discretionary or non-complying will be discretionary activities in the Putaruru Business Zone.

The following are also discretionary activities in the Putaruru Business Zone:

- a) Service Stations including motor vehicle repair
- b) 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.
- c) Residential accommodation above ground floor level
- d) 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 Putaruru Business Zone, with the Performance Standards in Rule 22.4 used as a guide for assessment purposes.

22.3.5 Non-Complying Activities

The following are non-complying activities in the Putaruru Business Zone:

- a) Industrial Activities listed in Appendix H – High Impact Industrial Activities
- b) Modifications to, or demolition of, a Built Heritage Feature identified as non-complying in the relevant Heritage Inventory Form in Appendix B.
- c) Activities within Putaruru Growth Cell 4 shown on the Planning Maps (GC4) that result in a cumulative increase in vehicle movements to and from GC4 at the Princes St/SH1 Intersection of more than 330 vehicle movements in any given peak hour, taking into account the level of traffic generated by the other land uses that have been lawfully established or granted consent to establish in the Growth Cell.
- d) Intensive farming activities.
- e) Non-compliance with Performance Standard 22.4.13 - Provision of New Road to Putaruru Growth Cell 4 (Business).

The objectives and policies contained within Chapters 3 (Tangata Whenua Values), 4 (Objectives and Policies for the District's Towns), and 7 (Objectives and Policies for Infrastructure) shall be used when considering a resource consent application for a non-complying activity in the Putaruru Business Zone, with the Performance Standards in Rule 22.4 used as a guide for assessment purposes.

22.4 Performance Standards

The following Performance Standards apply to all activities specified in Rule 22.3.1 (Permitted Activities) or Rule 22.3.2 (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.

22.4.1 Building Setbacks

- a) Buildings must be setback from the front boundary at least 3 metres
- b) Buildings must be setback at least 5 metres from boundaries of properties zoned Putaruru Residential.
- c) Buildings within Putaruru Growth Cell 4 shown on the Planning Maps must be setback at least 5 metres from any boundary which adjoins an operational railway line.

22.4.2 Planting and Screening

Planting and screening shall be provided in the following situations:

- a) A planting strip at least two metres wide, comprising trees, shrubs and grasses, shall be provided along the site boundary that adjoins a road, with the exception of areas used for vehicular access to the site
- b) 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 Putaruru Residential Zone.

22.4.3 Height

- a) Maximum Building Height - 15 metres
- b) Maximum Height in Relation to Boundary - No part of any building shall protrude through (whichever is the lesser of) a plane rising at an angle of 45 degrees commencing at:
 - an elevation of 3 metres measured at the boundary of any property zoned Putaruru Residential or Rural
 - an elevation of 10 metres at any road boundary

22.4.4 Site Coverage

The maximum extent that buildings can cover a site is 75%.

22.4.5 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
- b) Free-standing signs must not exceed one per road frontage, with a maximum size of 20m² (excluding heritage building sites listed in Appendix B) in each direction (maximum two directions) and up to 10m² of ancillary signage elsewhere on the site. For sites greater than one hectare up to two freestanding signs are permitted excluding heritage building sites listed in Appendix B.
- 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.

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- 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.
- da) The sign must advertise the name of a business located on the property or otherwise relate to activities located on the property
- e) The owner of a sign shall be responsible for ensuring that it is well maintained
- f) The minimum lettering size and maximum number of words on signs shall meet the standards in Rules 12.4.3 e) and f).
- 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.

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

22.4.6 Noise, Vibration and Glare

- a) Noise, vibration and glare from any activity in the Zone shall comply with the rules in Chapter 15
- b) Caretakers' accommodation and Residential accommodation above ground floor level – The total internal noise level in any habitable room shall not exceed 35dB LAeq(22 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.

22.4.7 Parking

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

22.4.8 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.

22.4.9 Hazardous Substances

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

22.4.10 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, 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.

22.4.11 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 except for activities within Putaruru Growth Cell 4 shown on the Planning Maps, shall not result in an increase in traffic that exceeds 200 vehicle movements in any given peak hour.
- d) Activities within Putaruru Growth Cell 4 shown on the Planning Maps (GC4) shall not result in a cumulative increase in vehicle movements to and from GC4 at the Princes St/SH1 Intersection of more than 200 vehicle movements in any given peak hour. Compliance with this rule shall be demonstrated by an Integrated Traffic Assessment (ITA) prepared by a suitably qualified and experienced person, taking into account the level of traffic generated by any other land use which has been lawfully established or granted consent to establish in the Growth Cell. The ITA shall include a record of the outcomes from consultation with the NZTA relating to the proposal's potential traffic and safety effects on the State Highway network and the SH1/Princes Street intersection.

ADVISORY NOTE: Activities within GC4 that result in a cumulative increase in traffic to and from GC4 at the Princes St/SH1 Intersection of more than 330 vehicle movements in any given peak hour are a non-complying activity under Rule 22.3.5c).

22.4.12 Water and Wastewater

No activity, or combination of activities on a site shall have either:

- a) A requirement for water from Council's reticulated supply exceeding 10m³ per connection per day;
- b) A requirement to discharge wastewater to a public sewer exceeding 10m³ per connection per day;

22.4.12A Wastewater and Water Limitations – Putaruru Growth Cell 4

Activities within Putaruru Growth Cell 4 shown on the Planning Maps, shall not result in:

- a) An increase in wastewater discharged to Council's reticulated network that would cause the total amount of wastewater discharged from the Growth Cell to exceed 108 cubic metres per day. or
- b) An increase in demand on Council's reticulated water supply network that would cause the water supply demand from the Growth Cell to exceed 120 cubic metres per day.

22.4.13 Provision of New Road to Putaruru Growth Cell 4 (Business).

- a) Any development of the land within Putaruru Growth Cell 4 (Business) shown on the Planning Maps for a controlled, restricted discretionary, or discretionary activity shall gain access to that activity from Princes Street by way of a legal road vested in Council on the land identified as Possible Future Road and shown on the Planning Maps.

22.5 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.