

26 Arapuni Village Zone

26.1 Zone Statement

The Arapuni Village Zone is intended to retain and protect the distinctive characteristics of Arapuni, whilst promoting some limited additional development of an appropriate form. The zone provisions have been formulated to give effect to the outcomes sought by the community in the Arapuni Concept Plan (2007). The concept plan sets out a vision for Arapuni based on the principles of maintaining the quality of the environment, promoting Arapuni as a 'slow town', providing facilities for visitors, maintaining the historic values of the settlement, encouraging local 'cottage industries', and retaining the 'village atmosphere' of Arapuni.

Arapuni is a small rural village of around 260 residents located 16 kilometres to the west of Putāruru. Arapuni is the western gateway to the district, and lies on the Waitomo to Rotorua tourist route. Significant characteristics of Arapuni are the history of the settlement as a government 'hydro town' to house workers during the construction of the Arapuni dam dating from the 1920s. The particular character of houses within Arapuni dating from that period, the proximity to the Arapuni dam and power station, and the proximity to the Waikato River and Maungatautari (the latter recognised in the Waikato Regional Policy Statement (decisions version) as being an outstanding natural landscape) all contribute to the distinctive character of Arapuni. Restoring and protecting the health and wellbeing of the catchment within which Arapuni is located is also essential to achieve the Vision and Strategy for the Waikato River.

The built form of Arapuni is characterised by predominantly residential land use, relatively small dwellings on large allotments, buildings located close to boundaries and street fronts, large grassed street berms (rather than concrete kerb and channel) and a slow traffic speed environment. These characteristics collectively create a distinctive 'village atmosphere' that this zone seeks to retain.

The zone provisions provide for limited growth within the existing settlement, and with a focus on providing some employment opportunities for residents primarily based on meeting the needs of residents and tourism-related activities, such as a cafe, some retail activity, and home-based 'cottage industries'. The opportunities for Arapuni as an evolving tourist destination relate strongly to the proximity to the Waikato River Trails, and fishing and boating activities. Provisions have been formulated to prevent intensification in a manner that would detrimentally impact on the particular characteristics of Arapuni.

Whilst growth opportunities are limited within Arapuni itself, the Rural Residential Zone does provide opportunities for rural-residential development to the south of Arapuni, and along parts of Horahora Road. There is the potential for extra residents in these areas to contribute to the viability of commercial and social services in Arapuni.

26.2 Anticipated Environmental Results

The Arapuni Village Zone is intended to achieve the following anticipated environmental results:

- Limited residential intensification allowed, and new land uses are compatible with the existing scale and land use within Arapuni
- Future residential development will be contained within the existing boundary of Arapuni
- New businesses establish within Arapuni mainly in the form of tourist-related activities and 'cottage industries' in the form of home occupations
- Retain the distinctive characteristics of the built form of Arapuni
- Any new subdivision, land use or development is consistent with achieving the Vision and Strategy for the Waikato River

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

26.3 Activities

26.3.1 Permitted Activities

The following are permitted activities in the Arapuni Village Zone provided they comply with the Performance Standards set out in Rule 26.4 below.

- a) One dwelling per site
- b) Accessory buildings
- c) Home occupations
- d) Recreation and sporting activities on parks and reserves
- e) Indoor sporting and recreation facilities (provided for in a Reserve Management Plan)
- f) Places of assembly
- g) Community care housing
- h) Education and childcare facilities
- i) Craft workshops and studios
- j) Carparks
- k) Visitor accommodation
- l) Retail activities and commercial services on sites with frontage to Arapuni Road
- m) Unlicensed cafes and restaurants on sites with frontage to Arapuni Road
- ma) Emergency Service Facilities
- mb Relocatable buildings
- n) Clearance of indigenous vegetation, land disturbance and drainage that is a permitted activity under Rule 14.4.1.

26.3.2 Controlled Activities

The following are controlled activities in the Arapuni Village Zone provided they comply with the Performance Standards set out in Rule 26.4 below:

- a) Licensed restaurants and bars on sites with frontage to Arapuni Road

The specific matters where control is reserved are identified in Rules 8.3.1a) and f) and shall be used when considering a resource consent application for a controlled activity in the Arapuni Village Zone.

26.3.3 Restricted Discretionary Activities

The following are restricted discretionary activities in the Arapuni Village Zone:

- i) Any activity listed in Rule 26.3.1 or 26.3.2 that does not conform to the Performance Standards in Rule 26.4.

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 in the Arapuni Village Zone.

26.3.4 Discretionary Activities

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

The following are also discretionary activities in the zone:

- a) More than one dwelling per site
- aa) Health Care Services
- b) Veterinary services
- c) Marae development and papakāinga

The assessment criteria contained in Rule 8.4 shall be used when considering a resource consent application for a discretionary activity in the Arapuni Village Zone, with the Performance Standards in Rule 26.4 used as a guide for assessment purposes.

26.3.5 Non-Complying Activities

The following are non-complying activities in the Arapuni Village Zone:

- a) Industrial activities
- b) Service industry
- c) Outdoor storage
- d) Offices
- e) Service stations including motor vehicle repair
- f) 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 26.4.1 d) or e).
- g) Clearance of indigenous vegetation, land disturbance and drainage that is a non-complying activity under Rule 14.4.4.

The objectives and policies contained within Chapter 4 (Objectives and Policies for the District's Towns) shall be used when considering a resource consent application for a non-complying activity in the zone, with the Performance Standards in Rule 26.4 used as a guide for assessment purposes.

26.4 Performance Standards

The following Performance Standards apply to all activities specified in Rule 26.3.1 (Permitted Activities) or Rule 26.3.2 (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.

26.4.1 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.

Exception: 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.

- c) 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.

26.4.2 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.

26.4.3 Site Coverage

The maximum extent that buildings can cover a site is 30%.

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

26.4.4 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.

26.4.5 Scale of Activity

- a) Community care housing, Visitors' accommodation and Education and childcare facilities shall provide services for no more than 8 persons at any one time (excluding staff) per site
- b) Places of assembly shall have a gross floor area not exceeding 100m².

26.4.6 Signage

- a) One free-standing double-sided sign or sign that is attached to a building per property is permitted. No sign shall exceed 0.75m² in area, with no dimension being greater than 1 metre, and be no more than 2 metres in height above the adjacent ground level.
- b) The sign must advertise the name of a business located on the property, or otherwise relate to an activity located on the same property
- c) Illumination of signs is permitted provided that the illumination is static, with no flashing or other movement
- d) Signs shall not detrimentally affect traffic safety by creating a visual obstruction or by causing confusion to motorists, or reduce or obstruct the visibility of official signs or traffic signals
- e) The owner of a sign shall be responsible for ensuring that it is well maintained.

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

26.4.7 Noise, Vibration and Glare

Noise, vibration and glare from any activity in the zone shall comply with the provisions of Chapter 15.

26.4.8 Parking, Loading and Access

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

26.4.9 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.

26.4.10 Hazardous Substances

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

26.4.11 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.

26.4.12 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.

26.5 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.