

## 23 Putaruru Residential Zone

### 23.1 Zone Statement

All residential areas in Putaruru are covered by one residential zone. The residential development in the town consists mostly of single-family dwellings on sites of more than 800 square metres. Several houses clad in local stone add an unusual heritage feature and this has been recognised in the district plan. Putaruru represents the best of both worlds, a place that combines urban culture and diversity with small-town charm, affordability and community.

The connection between town and countryside is emphasised by the fact that nowhere is very far from the rural area, and many streets have rural views. The developed reserves along the Oraka Stream form a valuable interface between urban and rural on the northern edge of the town. The character and amenity of the zone comes from its trees and visual attractiveness, quietness, a safe environment, and a high quality and efficient supply of services. The plan therefore focuses on encouraging high standards of landscaping, visual amenity, urban design, and adequate noise control.

Performance standards have been developed for the Putaruru 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 while maintaining good links to reserves and the town centre.

### 23.2 Anticipated Environmental Results

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

- A range of housing styles that caters for the changing lifestyle and demographic composition of the town's population
- A range of non-residential activities, including home occupations are established consistent with maintaining the character and amenity of the residential neighbourhoods
- Consolidation of new residential development in the existing vacant, zoned and serviced land continues to achieve the efficient use of existing infrastructure
- Well maintained public reserves serve the neighbourhood, town and district wide needs for active and passive recreation
- Oraka Stream walkways are developed to connect to Tirau in the long-term and further south to Domain Road to connect with tree-lined walkways into town
- Safe pedestrian and cycleway connections link residential neighbourhoods with public reserves, schools and the town centre, and in future linking with the Waikato River Trails and to the east along the disused Rotorua rail corridor
- Lot orientation and residential development maximises solar energy/gain and opportunities for domestic-scale renewable energy generation
- Buildings are sited and designed to allow adequate sunlight access for neighbouring properties
- New dwellings are designed and built taking known flood hazards into account.

The Putaruru Residential Zone is a method to implement the objectives and policies in Chapter 3 (Tangata Whenua Values), Chapter 4 (Objectives and Policies for the District's Towns), and Chapter 7 (Infrastructure and Development).

## 23.3 Activities

### 23.3.1 Permitted Activities

The following are permitted activities in the Putaruru Residential Zone provided they comply with the Performance Standards set out in Rule 23.4 below.

- a) Dwellings (maximum 2 per site)
- b) Home occupations
- c) Craft workshops and studios
- d) Recreation and sporting activities on parks and reserves
- e) Community care housing
- f) Hospitals and Homes for the Aged
- g) Housing for the Elderly
- h) Education and childcare facilities
- i) Visitor accommodation
- j) Accessory buildings
- k) Carparks
- ka) Emergency Service Facilities
- kb) Relocatable buildings
- l) Modifications to a Built Heritage Feature identified as permitted in the relevant Heritage Inventory Record form in Appendix B
- m) Minor works on a built heritage feature listed in Appendix B
- n) 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
- o) Clearance of indigenous vegetation, land disturbance and drainage that is a permitted activity under Rule 14.4.1.
- p) *Farming in Putaruru Growth Cells, except for the establishment of intensive farming activity.*

### 23.3.2 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.

### 23.3.3 Restricted Discretionary Activities

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

- a) Any activity listed in Rule 23.3.1 (Permitted Activities) or Rule 23.3.2 (Controlled Activities) that does not comply with the Performance Standards in Rule 23.4
- b) Dwellings on sites with a net site area (per dwelling) of between 300m<sup>2</sup> and 450m<sup>2</sup>.

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 Residential Zone.

### **23.3.4 Discretionary Activities**

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

The following are also discretionary activities in the Putaruru 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) Retail activities
- g) Restaurants, bars and cafes
- h) 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.
- i) 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 Residential Zone, with the Performance Standards in Rule 23.4 used as a guide for assessment purposes.

### **23.3.5 Non-Complying Activities**

The following are non-complying activities in the Putaruru 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 300m<sup>2</sup>

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 Putaruru Residential Zone, with the Performance Standards in Rule 23.4 used as a guide for assessment purposes.

## **23.4 Performance Standards**

The following Performance Standards apply to all activities specified in Rule 23.3.1 (Permitted Activities) or Rule 23.3.2 (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.

### **23.4.1 Scale of Activity and Access**

- a) Community care housing, Hospitals, Homes for the Aged, Housing for the Elderly, Visitors' accommodation, and Education and childcare facilities shall provide services for no more than 8 persons per site at any one time.
- 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

### **23.4.2 Housing Density**

The minimum area of land required for each dwelling shall be 450m<sup>2</sup> of net site area.

### **23.4.3 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.

### **23.4.4 Building Setbacks**

- 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.

### **23.4.5 Site Coverage**

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

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

### **23.4.6 Outdoor Living Space**

Each dwelling shall have an outdoor living space with a minimum of 50m<sup>2</sup> 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 4m by 6m.

### **23.4.7 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).

### **23.4.8 Noise, Vibration and Glare**

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

### **23.4.9 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.

### **23.4.10 Signs**

- a) No sign shall exceed 0.75m<sup>2</sup> in area, or exceed 3m in height. Only one sign per property is permitted
- 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.
- f) 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.

### **23.4.11 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.

### **23.4.12 Hazardous Substances**

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

### **23.4.13 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.

### **23.4.14 Limitations of Putaruru Growth Cell 1 (Overdale Road).**

- a) No permitted activity within Putaruru Growth Cell 1 shown on the Planning Maps shall cause the cumulative number of dwelling sites within that Growth Cell to exceed 328 Household Unit Equivalents. This calculation shall include any multi-unit developments already approved by Council.

### **23.4.15 Limitations of Putaruru Growth Cell 2 (Ruru Street)**

- a) No permitted activity within Putaruru Growth Cell 2 shown on the Planning Maps shall cause the cumulative number of dwelling sites within that Growth Cell to exceed 67 Household Unit Equivalents. This calculation shall include any multi-unit developments already approved by Council. (Submission 6.3, Nicholson Surveying Ltd)

## **23.5 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.