

HAURAKI DISTRICT PLAN PROPOSED FIRST REVIEW 2010



The Hauraki District Council has undertaken a review of the Operative District Plan. The new Proposed District Plan is open for public submissions from **24 August 2010 until 4.00pm on Tuesday 19 October 2010**.

The District Plan sets out what land use activities, developments and subdivision you can and can't do on a property. While the Proposed Plan is a new District Plan, it has retained many of the existing Plan provisions. There are however a number of significant changes set out below that we would like your feedback on.

KEY CHANGES

Urban Areas (Section 5.6 & Planning Maps)

- **Waihi** - Residential expansion to north east ; Martha Mineral Zone extended to cover existing actively mined pit area, surrounding area of rehabilitation and majority of historic underground mining hazard area; Boundaries of Town Centre Zone expanded and activities permitted in zone changed.
- **Paeroa** - Residential expansion to north and Industrial to north west near Opukeko Road; Boundaries of Town Centre Zone expanded into surrounding streets and activities permitted in zone changed; Flood Ponding Zone boundary amended to better reflect area actually affected and to minimize restriction on further development of developed sections.
- **Ngatea** - Minor changes to zoning in and around Town Centre.
- **Kerepehi** - Extensions to Residential Zone to north and south and Industrial zone to north.
- **Turua** - Rezoning of significant area for residential purposes to north and west.
- **Whiritoa** - Refinement of Erosion Hazard protection lines.
- **Waikino** – Introduction of Low Density Residential Zone and minor extension of Residential Zone.
- **Waitakaruru** - Restriction to extent of urban limits.
- **Mackaytown & Karangahake** - Minor zoning changes for Low Density Residential.

Rural Zone (Section 5.1) - Restriction on subdivision and land use activities to protect high quality soils for rural production & significant landscapes for amenity reasons.

Coastal Zone (Section 5.4) - New zone applying to Eastern Coast and Firth of Thames to manage coastal building development, extent of earthworks and vegetation clearance.

Karangahake Gorge Zone (Section 5.5) - New zone to protect landscape and historic mining features, while enhancing opportunities for recreation and tourism.

Residential Zone - Waihi, Paeroa, Ngatea, Kerepehi & Whiritoa (Section 5.7)

- Minimum net lot area 525m² (cf current 450m² for Greenfield and 350 m² for Infill)
- Comprehensive residential development encouraged (ie 350 m² minimum lot size for larger scale developments).
- Maintain and improve amenity value for residents by restricting scale & type of “non-residential activities” and changing development standards.

Low Density Residential Zone (Section 5.8) – Emphasizes that this is an urban not a rural zone and applies different development standards for separate areas.

Town Centre Zone (Section 5.11) - Extended in Waihi and Paeroa. Specific guidelines to enhance Streetscape initiatives.

Industrial Zone (Section 5.12) - Light and Heavy Industrial zones combined into one zone. Amenity Protection Area provisions amended. Tighter controls on non industrial activities (eg. Residential, retail).

Paeroa Flood Ponding Zone (Section 5.13) - Boundaries of Zone amended. Developed privately owned land removed from zone, however a “Subject to Inundation” overlay applies to affected land outside zone.

Martha Mineral Zone (Section 5.18) - Provisions of zone have been directed at providing for rehabilitation of pit area in particular and recreation activities (eg walking tracks) that are suitable having regard to level of hazard identified in different parts of pit area. (Mining to continue under existing Mining Licence and Resource Consent).

Golden Cross Mineral Zone (Section 5.19) - Geographic extent and provisions of this zone have been significantly narrowed to only provide for ongoing monitoring and rehabilitation of mine.

Historic Heritage (Section 6.1) - Existing protection methods refined to allocate appropriate activity status to proposals to alter, modify, shift or demolish a feature depending on its historic importance. A review of the District's heritage resources has been undertaken and features listed in Section 6.1 have been assessed as worthy of protection, (Category A&B Features and Areas of Significance to Maori) and worthy of being recorded (Category C Items).

Indigenous Biodiversity and Significant Natural Areas (SNA) (Section 6.2) -

Existing protection methods refined to allocate appropriate activity status to different activities and rankings of SNA. A review of the District's SNAs has enabled a more robust identification of these.

Outstanding Natural Features and Landscapes (Section 6.3) -

For outstanding landscapes in Rural area, resource consent is required for activities (eg earthworks, buildings) that may have an adverse effect on landscape values.

Performance Standards – Design and Location of Buildings (Section 8.2) - Rule 8.2.2 – Floor Levels, provisions of Building Act will apply, except to Paeroa areas “Subject to Inundation” and Piako Flood Ponding Area. LIDAR survey data now allows for more site specific assessment.

Vehicle Parking, Loading and Access: Infrastructure and Services (Sections 8.4 & 8.5) – Reflect standards in new Engineering Manual and specific standards designed to reflect the character of some of the urban areas (eg Waikino).

Structure Plans (Section 8.6) - For all new growth areas (residential and industrial), structure plans have been prepared to guide development.

Subdivision (Section 9.0) - Minimum lot size on Plains has been significantly increased from 6 to 40 ha to prevent fragmentation of large productive parcels of land and to discourage lifestyle development. Lifestyle development continues to be provided for elsewhere in the rural area. Residential Zone - higher standard of urban design and residential amenity is sought. The minimum lot size has been increased to minimize the extent of small lot infill development off rights of way. The minimum lot size is also used to recognise and maintain the 'hamlet' style amenity character of Waikino, Mackaytown and Karangahake and the larger lot sizes of residential sections in Turua.

HDC Engineering Manual - The Council's Engineering Manual has also been reviewed and provides engineering standards on how to design and construct infrastructure. It is a document that is incorporated into the Proposed District Plan by reference.

Designations

People considered to be directly affected by either a change to, or a new, designation are to be notified directly.

Public Notification

A copy of the formal public notice that is going into the newspaper is included in this newsletter. This details where more information can be found, and other documents incorporated by reference.

We realize that there is lot of information to digest, so we have arranged for a senior planner to be available **by appointment only** during the submission period (24 August to 19 October) where you can seek clarification and discuss matters of interest one-on-one.

All you need to do is ring **(07) 8628609** or **0800 734 834** (from within the District) to book a time.

Location	Date	Time
Whiritoa Community Centre	31 August & 12 October	9.30am – 12.30pm
Waihi Council Service Centre	31 August; 7 September 5 & 12 October	1.30pm – 4.30pm
	16 & 30 September	9.30am – 12.30pm
Paeroa Council Office	26 & 27 August 1, 6, 10, 13, 14, 23 & 28 September	1.30pm – 4.30pm
	24 & 29 September	9.30am – 12.30pm
	6, 7, 11, 13, 15 & 18 October	1.30pm – 4.30pm
Ngatea Council Service Centre	2 September & 14 October	1.30pm – 4.30pm
	21 September	9.30am – 12.30pm

Note: The rules in Sections 5.2, 5.3, 6.1 and 6.2 will have legal effect from 24 August 2010.

PUBLIC NOTICE – PROPOSED DISTRICT PLAN



(Clause 5 of Schedule 1, Resource Management Act 1991)

Hauraki District Council has prepared the following proposed plan (the **proposal**):

The **Proposed Hauraki District Plan** proposes to replace the Operative Hauraki District Plan. The main elements of the new plan are:

- District wide statements of resource management issues, objectives, policies, methods of implementation, and anticipated environmental results.
- Planning maps indicating zones, designations and other applicable matters eg. Historic heritage.
- Division of the district for planning purposes into zones: Rural, Coastal, Karangahake Gorge, Residential, Low Density Residential, Conservation (Indigenous Forest), Conservation (Wetland), Marae Development, Township, Town Centre, Industrial, Paeroa Flood Ponding, Reserve (Active), Reserve (Passive), Martha Mineral and Golden Cross Mineral Zones.
- Changing of former Coastal Policy Area and Karangahake Gorge Scenic Corridor Policy Area into the Coastal and Karangahake Gorge Zones respectively, and applying a Coastal Zone along the edge of the Firth of Thames.
- Rules that control land use, development and subdivision in each zone.
- Recording of designations over land, as requested by requiring authorities, including designations carried forward from the Operative District Plan, some with modifications, and new designations for Telecom.

The proposal consists of the Proposed District Plan text and planning maps, and the following documents incorporated by reference:

- Hauraki District Council Engineering Manual 2010, v1 (this incorporates the Hamilton City Development Manual)
- "Hazardous Facilities Screening Procedure" contained in the document titled Land Use Planning Guide for Hazardous Facilities – A Resource for Local Authorities and Hazardous Facilities Managers, Ministry for the Environment (February 2002)
- NZS6801:2008 Acoustics – Measurement of Environmental Sound
- NZS6802: 2008 Acoustics – Environmental Noise

Except as noted below, the proposal may be inspected at the Hauraki District Council offices at William Street, Paeroa; Orchard Road, Ngatea;

Seddon Street, Waihi or any of the District's libraries in Paeroa, Waihi, Ngatea, Turua or Whiritoa, or online at www.hauraki-dc.govt.nz. The proposal may be purchased (hard copy or CD) at the District Council offices.

Copies of NZS6801 and 6802 may be viewed at Council's Paeroa Office and purchased from: Standards New Zealand, Private Bag 2439, Wellington 6140 – phone (04) 498 5990 or online www.standards.co.nz.

The Hamilton City Development Manual may be viewed at Council's Paeroa Office and online at <http://hamilton.co.nz/page/pageid/2145835108> and purchased from Hamilton City Council.

Any person may make a submission on the proposal. You may do so by sending a written submission addressed to:

The General Manager, Hauraki District Council, William Street, PO Box 17, Paeroa, Or Fax: 07 862 8607; Or Email: submissions@hauraki-dc.govt.nz; Or Online: www.hauraki-dc.govt.nz

The submission must be in accordance with *form 5* and must state whether or not you wish to be heard on your submission. Copies of this form are available from the Hauraki District Council offices, libraries and website. Submissions close at 4pm on **19 October 2010**.

The process for public participation in the consideration of the proposal under the Act is as follows:

- After the closing date for submissions, Hauraki District Council must prepare a summary of the submissions and this summary must be publicly notified; and
- There must be an opportunity to make a further submission in support of, or in opposition to, the submissions already made; and
- If a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Hauraki District Council must give its decision on the proposal (including its reasons for accepting or rejecting submissions); and
- Any person who has made a submission has the right to appeal the decision on the proposal to the Environment Court.

Signed: Langley Covers
on behalf of Hauraki District Council
Dated: 24 August 2010