

5.12 TOWNSHIP ZONE

5.12.1 BACKGROUND

The Hauraki Plains Section of the Hauraki Transitional District Plan provided a Township zone for those parts of the rural settlements where land use activity comprised a mixture of commercial, light industrial(service) and/or residential activities. The purpose of this zone was to allow for the change in use of buildings and land between commercial, residential, community or light industrial activities, without the restrictions contained in a specific zone (eg commercial). Removing unnecessary zoning restrictions would act as an incentive for businesses to establish in the smaller settlements, thereby assisting in halting and reversing the population decline.

Any negative effects of activities in this zone were controlled by bulk and location requirements and performance standards.

The Township zone concept has been carried through into this District Plan in amended form.

For Patetonga and Waitakaruru, the Township zone will apply to the same properties as under the previous Transitional District Plan. For Turua, the zone has been removed from the western side of Hauraki Road, as the primary activities in this area are residential and there is sufficient area on the eastern side of Hauraki Road to provide for township activities.

The township zone has been introduced into Kerepehi to replace the previous Commercial zone. The township zone recognises the mixture of activities in this area.

5.12.2 RESOURCE MANAGEMENT ISSUES

The need to encourage the development of the commercial, community, residential and light industrial resources (buildings and services) of the townships in a manner that will enable people and communities to create an environment that meets their social, economic and cultural wellbeing and at the same time promotes the health and safety of present and future residents.

Maintaining and sustaining the investment of physical resources (buildings, roading and services) for use by existing and future generations.

Management of the environmental impacts of activities within the zone to ensure such impacts do not adversely affect the environment or amenity of the townships.

Maintaining a sufficient "bank" of land which is suitable to meet the township activity needs of the individual settlements.

5.12.3 ANTICIPATED ENVIRONMENTAL RESULTS

The main environmental result of this zone is firstly to maintain and enhance a resource and an environment that meets the commercial, community and light industrial needs of the townships. In doing so, the ability of the townships to act as a community focus for the surrounding area is also to be enhanced.

Secondly, the flexibility to accommodate a range of commercial, community, residential and light industrial activities needs to be provided without detriment to the environment and amenity of the townships and adjoining zones.

5.12.4 OBJECTIVES AND POLICIES

Objective 1

To provide for commercial, community, residential and light industrial activities to support and strengthen the viability of the smaller townships in a manner that avoids, remedies or mitigates adverse environmental effects of those activities.

Policies

Objective 1 will be achieved by implementation of the following policies:

1. Recognising that not only do the Township zones adjoin residential areas, but also that activities within the zone (eg residential, retailing) need to be protected from detrimental effects of other activities in the zone (eg service industry).
2. Providing for a range of retailing, office, commercial, community, light industrial and residential activities in the zone.

Reasons

1. The range of activities provided in this zone has the potential to create conflict between them. This is because the effects and the needs of activities, may be incompatible with other activities in the zone.
2. The use of performance standards and assessment as discretionary activities are methods to ensure the amenity values of the zone are maintained.
3. The zoning and activity listing provide flexibility to allow activities to change and develop.
4. The zone recognises the wide range of activities located in the townships.

Objective 2

To maintain a sufficient "land bank" to provide for new township activities to develop.

Policies

Objective 2 will be achieved by implementation of the following policies:

1. Monitoring the uptake of land and buildings and the type of activities in the zone.
2. Rezoning appropriate parcels of land for township activities when the availability of unoccupied land or buildings within the Township zone is low.

Reasons

1. In order to allow township activities to establish and operate, there needs to be land and/or buildings available. Using other zones (eg residential) for township activities is to be avoided.

5.12.5 METHODS TO IMPLEMENT OBJECTIVES AND POLICIES

The principal method by which Council will implement the above objectives and policies is by the use of the Township zone (both the physical limits shown on the planning maps and the rules) to control the location, type and scale of land use activities. The Rules act as an "envelope" within which activities can operate without intervention from outside agencies.

In this Township zone, the rules allow for a wide range of activities to operate under flexible performance standards.

Monitoring of activities in terms of resource consent conditions and the need to undertake enforcement action to achieve compliance with those conditions and performance standards will indicate whether or not the conditions and standards require amendment (either because they are too stringent or because they are not achieving the desired outcome).

Prohibited activity status has been given to surface mining activities. Council has resolved that the appropriate process and assessment of such activities is by means of a private request for a plan change (refer to Section 2.2.5 – Extractive Industries for a description and reasons).

Reasons

1. Refer to Section 2.0 which sets out Council's main reasons for adopting a zone and rule based approach to the achievement of the objectives and policies.
2. Monitoring is the method proposed to be used for assessing the effectiveness of the District Plan.
3. Refer to Section 2.2.5 – Extractive Industries.

5.12.6 ACTIVITIES

5.12.6.1 Permitted Activities

The following are permitted activities and shall comply with the Performance Standards specified in Rule 5.12.7 below:

1. Any retail, commercial, community activity.
2. Any industrial activity listed as a permitted activity in the Industrial (Light) zone.
3. Residential activities.
4. Any permitted or controlled activity in the Reserve (Passive) zone.
5. Placement of clean fill not undertaken as part of an approved subdivision or building consent:
 - ✍ Up to 30m³ of clean fill comprising topsoil and subsoil may be placed on a property at an average depth not exceeding 1m.
 - ✍ From 30m³ - 100m³ of clean fill comprising topsoil, subsoil and any demolition rubble (up to 100m³) may be placed on a property where Council is **informed** of the fill action before the activity is carried out. The detail to be provided is:
 - ✍ legal description and street address of property
 - ✍ nature and source of fill
 - ✍ location of fill on site
 - ✍ depth of fill
 - ✍ compaction of fill.
6. Excavations of up to 20m³ of material in any one year for transportation off the property of source where such works are not part of an approved subdivision or building work.
7. Prospecting and exploration involving not more than 20m³ of excavation per allotment in any one year.
8. Any permitted activity specified in Sections:
 - ✍ 7.1 - Heritage Features
 - ✍ 7.4 - Recognition and Protection of Significant Urban/Township Trees
 - ✍ 8.1 - Provision for Network Utilities
 - ✍ 8.7 - Signs

- ✍ 8.8 - Hazardous Substances
- ✍ 8.10 - Surface of Water in Lakes, Rivers and Streams
- ✍ 10.1 - Subdivision

5.12.6.2 Controlled Activities

The following are controlled activities, shall comply with the Performance Standards specified in Rule 5.12.7, and shall be assessed in relation to the criteria specified in Rule 5.12.6.2 A below:

1. Any controlled activity specified in Sections:
 - ✍ 7.1 - Heritage Features
 - ✍ 7.4 - Recognition and Protection of Significant Urban/Township Trees
 - ✍ 8.7 - Signs
 - ✍ 8.10 - Surface of Water in Lakes, Rivers and Streams
 - ✍ 10.1 - Subdivision

A. Assessment Criteria for Controlled Activities

The assessment criteria under the sections specified in Rule 5.12.6.2 1., will be used to assess a controlled activity under this zone.

5.12.6.3 Discretionary Activities

The following are discretionary activities and shall be assessed in relation to the criteria specified in Rule 5.12.6.3 A below:

1. Any permitted or controlled activity that exceeds the limits specified in the definition, and/or does not meet the performance standards specified in Rule 5.12.7.
2. Prospecting and exploration not provided for as a permitted activity,
3. Any discretionary activity specified in Sections:
 - ✍ 7.1 - Heritage Features
 - ✍ 7.4 - Recognition and Protection of Significant Urban/Township Trees
 - ✍ 8.1 - Provision for Network Utilities
 - ✍ 8.7 - Signs
 - ✍ 8.8 - Hazardous Substances
 - ✍ 8.10 - Surface of Water in Lakes, Rivers and Streams
 - ✍ 10.1 - Subdivision

A. Assessment Criteria for Discretionary Activities

The following criteria will be used to assess a discretionary activity:

1. The performance standards, assessment criteria and environmental results for permitted activities specified in Rule 5.12.7.
2. In the case of prospecting and exploration activities, whether proposals for the rehabilitation of any site are appropriate to ensure that the land is capable of being used for the range of activities permitted in the zone.

5.12.6.4 Non Complying Activities

1. Any activity not provided as a permitted, controlled or discretionary activity.

5.12.6.5 Prohibited Activities

1. Surface mining (Refer to Section 2.2.5 – Extractive Industries).

5.12.7 PERFORMANCE STANDARDS

The performance standards listed in Rule 9.5 - MATRIX OF PERFORMANCE STANDARDS and as detailed throughout Section 9.0 - PERFORMANCE STANDARDS FOR DEVELOPMENT AND SUBDIVISION shall be met by permitted and controlled activities.

5.12.8 GENERAL PROVISIONS

- Section 3.0 - MONITORING AND EVALUATION
- Section 7.0 - CONSERVATION AND HERITAGE
- Section 8.1 - PROVISION FOR NETWORK UTILITIES OPERATIONS
- Section 8.2 - PROVISION FOR PUBLIC WORKS
- Section 8.3 - EXTRACTIVE INDUSTRY
- Section 8.4 - EXCAVATION AND FILL
- Section 8.5 - AIR QUALITY
- Section 8.7 - SIGNS
- Section 8.8 - HAZARDOUS SUBSTANCES
- Section 8.10 - SURFACE OF WATER
- Section 10.0 - SUBDIVISION, FINANCIAL CONTRIBUTIONS, ESPLANADE RESERVES AND ESPLANADE STRIPS