



# HDC NEWS



## Roading, Forestry and other activities

Questions were asked at the last Works Committee about the relation of forestry, mining and the use of roads. It was pointed out that frequently forests are situated on back country roads that are not designed to take the volume and weight of traffic that is necessary to harvest a forest.

The situation is a complex one. In Hauraki forestry is a permitted use of rural land under the District Plan and as such it appears that forestry companies have a right to use the roads for carrying out that activity. It could be considered fair that Council takes some responsibility in upgrading roads to a standard suitable for logging trucks as the forestry companies have paid rates for many years while the forests grew, without using the roads much at all. On the other hand, if a logging company damages roads they may be held responsible for correcting that damage. If a road is likely to get damaged by logging trucks it has been Council's practice not to upgrade the road until after the forest harvest has been completed.

The situation with mining companies who may want to mine in remote areas is different. They have not been paying rates on properties for extended periods of time and the land use is not a permitted one. The use of the road is just one of the environmental effects that will be taken into consideration in the resource consent hearings and the mining company is likely to be required to upgrade the road to cope with the extra traffic that their activity will generate.

## Consequences of the Property Boom

Council has been alerted to the shortage of residential, rural residential and industrial sections in both Paeroa and Waihi in recent months. The situation in Waihi is becoming critical according to land agents. Although there are some infill sections left there are very few on the market and there appears to be a need to rezone land for both rural residential and residential purposes.

Councillors debated the best way to go about this without coming to any real conclusions at the last Planning and Finance Committee meeting. The District Plan is due for review over the next year but the process is a time consuming one and there are not likely to be any results for several years. As the situation is urgent, it would be possible to do a plan change earlier than that. The problem is to decide where to place the new zonings. It may be that the areas Council would like to see developed belong to farmers who are not keen on losing their land to housing and who would prefer to keep farming it. If this were the case, even if the land were to be rezoned, it would be unlikely to be developed or to come up for sale.

It may not be understood by many that anyone can apply for a plan change to rezone land. If a property owner has land on the edge of town that he or she would like to develop but has not done so because of the zoning, now may be the time to see the council's planning department regarding applying for a plan change.

While Council has done many subdivisions in Ngatea very successfully, it generally does not venture into this area if private developers are willing to do it. In the event of a gap in the market where no private developers are willing to do the subdividing, Council may decide to buy land, do the plan changes and do the subdivision itself.

The situation with industrial land is also tricky. The positioning of industrial subdivisions requires a lot of thought. In Ngatea there are no industrial sections left and although there is land in Waihi that is zoned industrial that appears vacant most of it is not for sale. Council will need to consider the matter with some urgency in order to maintain the momentum of development that has built up in the past year or two in our towns.

## Clean Up New Zealand

## Elected Members' Diary

For the week of the 2nd to the 8th August 2004:

Monday 2<sup>nd</sup> August – Ward Committees  
Tuesday 3<sup>rd</sup> August – Water and Waste Consultative Committee  
Thursday 5<sup>th</sup> August – Hearing (if needed)



Over the past few years a "Clean up New Zealand Week" has been organised by the Clean Up NZ Trust. The trust has advised Council that due to lack of funding it will not be organising the week this year. Council's Planning and Finance Committee has recommended that Council continues with the project anyway. In past years we have had assistance from schools and scout and guide groups and it is hoped that these groups will again participate.

The programme will run from the 13th to the 19th of September so start planning now for your group to do something towards cleaning up your local environment. Ideal projects are for school groups or cubs, scouts guides etc to take an area such as a section of stream, roadside or wilderness area and to free it of rubbish. Council will provide bags and will dispose of the rubbish once collected. More detail on becoming involved in the project will be given nearer the time but if you wish to register now for involvement in the event contact the Council at 0800 734 834.

## Ambassador Trial Programme

In our communities we have a number of people who have either retired and have some free time who would like to be involved with well managed organisations and are happy to do so as a volunteer. We also have a number of organisations who are crying out for good volunteers and for a number of reasons are unable to attract them.

A programme has been developed for training volunteers and training the organisation to be able to provide rewarding experiences for the volunteers and so get real buy in from the volunteers and in return an excellent service.

Council is to provide \$2250 from its economic development budget towards using the programme as a trial in the Waihi Information Centre and Goldfields Railway. Both organisations provide a community service and are involved in the tourist industry.

## Hauraki Rail Trail

Council is to provide \$1000 towards an initial assessment of the Rail Trail project that aims at using the old railway track to complete a walking and cycling path from Thames to Te Aroha and across to Karangahake. Thames-Coromandel District Council and the Regional Council are also involved in the project and it is hoped that if they also contribute \$1000 each the feasibility study can get underway.

The steering committee of the rail trail has been formed and includes representatives from Sport Waikato, Dept of Conservation, Waikato District Health Board, Target Te Aroha, Tourism Coromandel, HDC Economic Development, Iwi and others. The group is currently being incorporated and when this is done the \$1000 will be provided to get them on their way.

## Where should my dog live?

If your dog is to live outside, you need to provide water proof shelter. (Ideally, the shelter is a kennel). During the summer, it is important to position the kennel in a shady spot, preferably with good ventilation. This is especially important if the kennel has an iron roof or walls. The kennel to them is like a den and has a comforting effect. The dog will need to be confined on a chain, a running line, or within an enclosure. For some dogs, it is ideal to have the kennel, or run, in an



area where the dog has a changing view (e.g. the road). This can be quite entertaining for the dog when he/she is left. For dogs that show territorial aggression traits when people come onto, or by the section (e.g. barking etc), it is better to have their kennel or run in an area where they can't see the road and people approaching the house. If your dog is to be an indoor dog, provide them with their own basket or rug, that they are encouraged to lie on.

### DOES MY DOG NEED TO BE VACCINATED?

Yes! As a responsible dog owner, you should have your dog vaccinated against the 3 main viral diseases of dogs – Parvo, Distemper and Hepatitis, and possibly Leptospirosis and the Kennel cough complex. Parvo virus infection is the most common of these diseases and a potentially fatal disease. It is also a very expensive disease to treat! The symptoms are depression, vomiting and diarrhoea. The Parvo virus is very easily spread and can infect the ground for months, especially in the summer. A yearly booster vaccination is required to keep your dog's immunity up. Vaccination time is also an excellent opportunity for your dog to have a general check-up by your veterinarian.

## Consents and Lims

The property boom has made its presence felt at Council in more ways than one. Building consents are up from 564 to 680 including a rise in new and relocated dwellings from 87 to 142 in the past year. LIMs applied for have increased from 400 in 2002/2003 to 729 in 2003/2004.

## PUBLIC NOTICE

### REMINDER DRAFT DOG CONTROL POLICY

Submissions for the Draft Dog Control Policy close on **Monday 9th August 2004**. The policy outlines the proposed exercise areas, restricted and prohibited areas for dogs, infringement notices and explains about the number of dogs allowed on a premise, amongst many other factors.

Council wants to hear what you have to say about the proposed policy and encourages all residents to read and make a submission on the document. If you would like to obtain a copy of the Draft Dog Control policy, please phone Hauraki District Council on 07 862 8609 or 0800 734 834 (from within the District).

LD Cavers  
CHIEF EXECUTIVE