

# FAQ – Plan Change 35

***Q: What does proposed Plan Change 35 seek to achieve?***

A: Plan Change 35 has three main elements:

- (1) To establish a new policy in the District Plan that recognises and protects the heritage features of the Waitakere Ranges Heritage Area;
- (2) To include in the District Plan those elements of the Oratia and Waiatarua Local Area Plans that relate to the management of natural and physical resources; and
- (3) Provide for the establishment of a neighbourhood-scale rural village in Oratia to serve the needs of the local community.

***Q: Where would the Oratia rural village be located?***

A: The Oratia rural village would be located near the Oratia District School, on West Coast Road. It would reinforce and add to the loose collection of existing activities in this location such as the dairy, fruit shop, Settlers' Hall, school and furniture maker.

***Q: Are there restrictions on the scale of commercial development that would be possible in the Oratia rural village?***

A: Yes. The plan change makes provision for up to 10 new non-residential buildings to be established within the village. The size and height of these buildings, and the floor space able to be used, would be limited to ensure development remains small-scale. It is possible that further restrictions on the scale of potential development may be imposed through the hearing process, when the submissions from the Oratia community will be considered.

***Q: What are some examples of commercial activities that could be established in the village?***

A: The plan change encourages the establishment of cafés and restaurants. It is also anticipated the village would provide an attractive location for convenience shops, galleries and small businesses providing services to the Oratia community.

***Q: What controls would be imposed on the design and appearance of commercial buildings?***

A: The council wants to ensure any development in the Oratia rural village maintains the spacious rural character of the area. For this reason, non-residential buildings would need to be separated from one another by at least 15 metres and would be set back from the road and adjoining properties. Shop-front glazing would be limited to ensure buildings were not overtly commercial in their appearance.

Landscaping would also be established and an orchard or vineyard theme created to integrate with the surrounding land.

***Q: How can I get further information about the process?***

A: You can contact the council's 24-hour call centre on 839 0400 or email [info@waitakere.govt.nz](mailto:info@waitakere.govt.nz). You could also attend the council's Plan Change 35 and 36 'Drop-In' Day, to be held at the Oratia Bowling Club, 515 West Coast Road on Thursday 27 May 2010, between 4.30pm and 7.30pm. Council staff will be available on the day to answer any questions you may have about Plan Change 35 and discuss any issues. You can attend at any time between the hours noted above.

