

FAQ – Plan Change 36

Q: *What does proposed Plan Change 36 seek to achieve?*

A: Plan Change 36 attempts to support opportunities for the establishment of a very limited range of non-residential activities on privately-owned land in the Waitakere Ranges Heritage Area (WRHA). The intention is that landowners will have more scope to provide for their economic wellbeing through wider use of their land, particularly within the rural areas of the foothills.

Q: *Why would the council want to make it easier to establish non-residential activities in this area?*

A: The council was asked by the community for some opportunities for landowners to establish small businesses. Around 21,000 people live in the Waitakere Ranges and their wellbeing is an important consideration. If landowners are able to generate income from their properties through a range of relatively benign activities, there will be less pressure to consider more intrusive options such as subdivision.

Q: *Are there restrictions on the types of economic activities that would be possible?*

A: Yes. Economic activities must be consistent with the character of the WRHA, which would limit potential activities to artists' studios, low-key 'bed and breakfast' accommodation, produce sales, or other uses of a similar nature and scale.

Q: *What does the plan change provide for in the rules?*

A: The main focus of the plan change is the rural foothills which include the communities of Oratia, Swanson and Henderson Valley. Here the plan change provides for such activities as farms, orchards, greenhouses, plant nurseries, home occupations and weekly farmers' markets. Other activities such as a vineyard cafe, fruit shop or garden centre would be required to apply for resource consent.

In coastal villages such as Piha and Huia and bush-clad communities such as Titirangi and Waiatarua, the plan change is very limited in its focus. It will clarify existing rules for home occupations such as small-scale guest accommodation. It also establishes rules for filming and for managing any additions to an existing business or community facility. The proposed plan change would not allow the establishment of dairies or bottle stores.

Q: *Are retail shops allowed?*

A: Plan Change 36 does make limited provision for retail in the foothills but only for the sale of restaurant food, farm produce or arts and crafts. Sale of these products still

requires resource consent so the council can carefully consider the effects of the activity and decide whether it is appropriate to grant consent.

Q: Could a restaurant establish next door to me?

A: In the rural foothills, a proposed restaurant would require resource consent. Restaurants would need to be associated with rural activities such as orcharding or winemaking and be located on a property greater than two hectares in area. Elsewhere, the plan change only provides rules to manage existing restaurants.

Q: Does Plan Change 36 apply to the Waitakere Ranges Regional Park?

A: No. The Plan Change does not apply to land within the regional park. It is focused on the remaining privately-owned land in the WRHA.

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. 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 36 and discuss any issues. You can attend at any time between the hours noted above.