

## OTAMATEA COUNTY COUNCIL

## TOWN AND COUNTRY PLANNING ACT 1953

PUBLIC notice is hereby given that the Otamatea County Council at its meeting held on the 19th day of December 1956 has resolved to prepare for the Otamatea County a district scheme as required by the provisions of the Town and Country Planning Act 1953.

The scheme will deal with:

- (1) The zoning or definition of areas to be used exclusively or principally for specified purposes or classes of purposes.
- (2) The preservation of objects and places of historical interest or natural beauty.
- (3) The designation of reserves and proposed reserves for national, civic, cultural, and community purposes for afforestation and water catchment purposes, for recreation grounds, ornamental gardens, parks, and children's playgrounds, and for open spaces.
- (4) The designation of open spaces for purposes of value to the community on land not intended to be owned by the Council.
- (5) Public access from place to place, car parks, transport terminals, aerodromes, and public transport systems, including their creation, establishment, closing, removal, alteration, and diversion; traffic routing; the co-ordination of street widths with land uses and population densities; off-street provision for vehicles while being loaded or unloaded or standing; the fixing of building lines in relation to highways.
- (6) Sewerage, drainage, and sewage and rubbish disposal.
- (7) Lighting and water supply.
- (8) Buildings, with particular reference to:
  - (a) Their position on allotment and in relation to any highway and to other buildings.
  - (b) Their density, use, character, height, and harmony in design and external appearance.
  - (c) Verandahs in commercial streets.
  - (d) Open space about buildings.
  - (e) The fixing of building lines for amenity and other purposes.
- (9) Provision and preservation of amenities including regulation and control of outdoor advertising displays.
- (10) Control of subdivision, including restraint upon unnecessary encroachment of urban development upon land of high actual or potential value for production of food.
- (11) Land subdivisional standards in relation to any permitted use.
- (12) Minimum site areas and dimensions in relation to uses of land and buildings.
- (13) Ancillary or consequential works and all other matters involving the principles of town and country planning.

Every person and every local authority in the district is hereby invited to submit any proposals which, in his or its opinion, should be considered in the preparation of the proposed scheme.

Proposals marked "Otamatea County District Scheme" should be addressed to the County Clerk and delivered at the County Clerk's office on or before the 31st day of March 1957.

For the Otamatea County Council—

G. J. DENNIS, County Clerk.

Paparoa, 19 January 1957.

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## MASTERTON COUNTY COUNCIL

## TOWN AND COUNTRY PLANNING ACT 1953

## No. 1 Section of the Masterton County District Scheme

PUBLIC notice is hereby given that, pursuant to a resolution of the Masterton County Council made on the 4th day of November 1955, a district scheme has been recommended for approval under the Town and Country Planning Act 1953. The scheme relates to the No. 1 Section of the Masterton County District Scheme, being that portion of its district contiguous to the Borough of Masterton. The scheme has been deposited in the office of the Masterton County Council, Chapel Street, Masterton, and is there open for public inspection, without fee, to all persons interested therein at any time during ordinary office hours.

Objections to the scheme or to any part thereof shall be in writing in the form No. 4 prescribed in the First Schedule to the Town and Country Planning Regulations 1954, and shall be lodged at the office of the Council at any time not later than Friday, 1 February 1957. At a later date every objection will be open for public inspection, and any person who wishes to support or oppose any objection will be entitled to be heard at the hearing of objections if he notifies the County Clerk in writing within a period of which public notice will be given.

Dated at Masterton this 18th day of January 1957.

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J. C. D. MACKLEY, County Clerk.

## MATAMATA COUNTY COUNCIL

## TOWN AND COUNTRY PLANNING ACT 1953

## Matamata County District Scheme (Tokoroa Section): Five-yearly Review—Objections by Minister under Section 30 (3) and Section 24

THE Matamata County Council hereby gives notice that the hearing of objections to the district scheme relating to Tokoroa Section will commence at 11 o'clock in the forenoon on Thursday, the 14th day of March 1957, and will continue as there arranged from time to time and place to place until all objections and witnesses have been heard.

All persons who wish to be heard in support of or opposition to any objection shall notify the Council accordingly at least three days before that date.

The following is a summary of the subject matters of objections received by the Council from the Minister of Works:

*Objection 1*—Objection is made to the ordinance relating to minimum site area and frontage of building sites (see clause 21) in that subclause 1 (a), as amended by paragraph 4 of the Tokoroa (Matamata County) Extra-Urban Planning Scheme No. 2, prescribes a minimum subdivisional standard of 2 acres and 132 ft. frontage for rural districts. In order to prevent ribbon development and the urbanisation of the rural zone, the said subclause should be further amended by deleting the words "2 acres" and "132 ft." and by substituting therefor the words "5 acres" and "264 ft." respectively; and also by adding as proviso (iii) the following subordination from the Fourth Schedule to the Town and Country Planning Regulations 1954:

"(iii) Notwithstanding the provisions of this subclause, the Council may permit the subdivision of land in a rural district so as to produce an allotment of less than the minimum area and frontage herein prescribed if the applicant satisfies the Council either that the lesser area can be used as an independent economic farming unit, or that the lesser area is appropriate to the proposed use and approval thereof is necessary to avoid undue hardship:

"Provided that no such subdivision shall be permitted if it is likely to cause demand to be made on the Council or any other local authority for an extension, which is not in the economic interest of the region, of any public service, or to cause existing or proposed public services to be uneconomically used; or if it is likely to lead to any obstruction to or other interference with the free movement of traffic on State highways or main highways or important traffic routes."

*Objection 2*—Objection is made to the ordinance governing the permitted uses in rural districts (see clause 23) in that subclause (a) makes no provision governing the siting of dwelling houses in relation to industrial undertakings. This subclause should be deleted and replaced by the following subordination from the Fourth Schedule to the Town and Country Planning Regulations 1954:

"(i) Farming of any kind, racing stables, veterinary hospitals, and boarding kennels, excepting the housing or keeping of animals in any buildings or enclosure within 55 ft. from any residential building or less than 40 ft. from any boundary of the site:

"(ii) Parks, playgrounds, recreation grounds, and scenic reserves:

"(iii) Churches:

"(iv) Buildings accessory to buildings or to use of land for any of the foregoing purposes, including dwelling houses, except in any position in relation to any mill, factory, plant, or workings that would or might, in the opinion of the Council, prejudice the health or safety of the occupiers thereof."

*Objection 3*—Objection is made to the failure of the district planning map to show a continuation of reserve strips on both sides of Maraetai Road throughout the full extent of the area zoned for residential or any other urban use, in order to prevent Maraetai Road (which carries a heavy volume of traffic) from being used for frontage development and unlimited private access.

*Objection 4*—Objection is made to the failure of the district planning map to show:

(a) The sites of all schools, existing and proposed;

(b) The site owned by the Waikato Hospital Board as "proposed hospital";

(c) The airstrip at Kinleith as "private airfield".

by means of the appropriate notations set out in Part II of the Second Schedule to the Town and Country Planning Regulations 1954.

*Objection 5*—Objection is made to the lack of adequate provision for the establishment of public utilities and it is therefore requested that clause 22 be renumbered 22 (1) and that the following subordination from the Fourth Schedule to the Town and Country Planning Regulations 1954 be added as clause 22 (2):

"(2) *Provision for Public Utilities*—Where any public authority is authorised by statute or otherwise to determine the precise location within the district of the public utilities under its control without approval of the Council, every such public utility shall be deemed to be a predominant use in every zone; but every other public utility shall be deemed to be a conditional use in every zone."

For the Matamata County Council—

J. A. BECK, County Clerk.

17 January 1957.

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