

Minor corrections to the Operative Hurunui District Plan

The following memo outlines the correction of minor errors identified in the Operative Hurunui District Plan. The correction of these errors is pursuant to clause 20A of Schedule 1 of the Resource Management Act 1991.

Clause 20A allows the Council to amend the Operative Hurunui District Plan to correct any minor errors without using the Schedule 1 process.

Rule 15.4.2.3

The flood assessment zone provisions were amended by a clause 16 correction (dated 4 November 2016). The provisions were corrected to give effect to the Hearing Panel's decision, as the rules were drafted incorrectly. The correction included adding Rule 15.4.2.3 to clarify extensions to buildings in the flood assessment zone of no more than 10% of the existing floor area are a permitted activity.

However, the way Rule 15.4.2.3 is written indicates the rule is applicable to all hazard zones. This is incorrect and misleading to plan users. Rule 15.4.2.3 was introduced in the context of the flood assessment zone only and therefore should only apply to the flood assessment zone, not the other District Plan hazard zones.

Given the clear intent of this rule, as set out in the Clause 16 correction (dated 4 November 2016) this is considered to be a correction of a minor error essential to ensure rules within the hazard zones are administered in an efficient and effective manner.

In addition the rule should reference 2016 and not 2015 to match Rule 15.4.3.2(a). The date refers to when the Decisions Version of the District Plan was publicly notified and the rules had effect. This was 15 October 2016, not 15 October 2015.

Amendment

Amend rule 15.4.2.1.3 as follows:

15.4.2 Permitted activities

1. The following activities are permitted activities:

1. [...]

2. [...]

3. Extensions to dwelling that increase the floor area by no more than 10% from that existing at 15 October ~~2015~~ 2016 within a Flood Assessment Zone.

Remove map references

Reference to specific maps is no longer relevant as the Hurunui District Council only keeps an electronic district plan (ePlan). Therefore, the retention of these references is confusing for plan users as they can not look up the map reference provided.

For ease the GIS map system used by the ePlan will be referred to as the planning map.

Amendment

Remove or amend map references from Rules 2.8, 4.6.19(g)(ix), 4.12.16(i), 4.12.16(j); Schedules 9.1, 14.1, 14.2, 14.2; and Appendices 15.1 and 15.2.

Rule 2.8

For Rule 2.8 amend the text under 2.8 Nohoanga Sites to remove reference to Planning Map NS. At the same time amend text to make consistent with the text under 2.6 Statutory Acknowledgements.

2.8 Nohoanga Sites

The nohoanga ~~within the Hurunui district are located on (refer to Planning Map NS):~~ sites in the Hurunui district are located on:

- [...]

These sites are shown on the planning map.

Rule 4.6.19(g)(ix)

Amend rule 4.6.19(g)(ix) as follows to remove reference to Map Ic:

(ix) *Unpainted earth brick or cement brick, provided that:*

- *Where it is within the settlement boundary, it is confined to the area marked as 'Bricks' on ~~Map Ic~~ the Hanmer Springs design standards layer of the planning map.*

Rule 4.12.16(i) and 4.12.16(j)

Amend rule 4.12.16(i) as follows to remove reference to Map Ia:

(i) *On the Hanmer Lodge site (Lot 1 DP43066, CT 22F/210), no building shall be erected in the areas marked on ~~Map Ia~~ the planning map, between the existing lodge building, and Conical Hill or Jollies Pass Roads.*

(j) *On land zoned business, north of Hanmer Lodge (Lot 2 DP 43066), no building shall be erected in the area marked ~~Map Ia~~ on the planning map, within 5 meters of the boundaries shared by sites zoned residential and those zoned business.*

Schedules 9.1, 14.1, 14.2, 14.3

No replacement text needed.

Appendices 15.1 and 15.2

For Appendix 15.1 add the following note: Natural hazard areas are identified on the planning map.

For Appendix 15.2 add the following note: Natural hazard assessment and awareness areas are identified on the planning map.

References to the National Environmental Standards for Telecommunication Facilities

The Plan references the 2009 version of this standard. This was replaced by the 2016 standard that came into effect on 1 January 2017.

Amendment

9.4.1 Application of National Environmental Standards

1. Telecommunications facilities

All telecommunications facilities must comply with the Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations ~~2009~~ 2016.

Except as provided for by the Regulations or the RMA, no rules in this District Plan apply to such activities.

Heritage item H54 – Kowai County Building

The location recorded in Schedule 14.1 is incorrect for this heritage item. The Kowai County Building is located at 1091 Upper Sefton Road, not 1055 Upper Sefton Road. The location shown on the planning map is correct.

Amendment

H54	2	7279	Kowai County building (former)	1055 <u>1091</u> Upper Sefton Road, Balcairn	2
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