
SECTION 16 - DESIGNATED LAND

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STATEMENT - DESIGNATED LAND - STRATEGY

16A STRATEGY1. General Statement

Under the provisions of the Act the Crown and local authorities, including the Council, may designate land for public works. The effect of designating land is to give notice of the intention to use that land for a particular public work, and generally to limit the use of land to that purpose. Once a designation is in place it takes precedence over the zoning of the land.

Designated land is also zoned to indicate the purposes for which and the conditions subject to which the land could be used if it were not designated. This is the "underlying zoning" and it appears on the planning maps where it is practical for it to be shown. Where it is not shown, the underlying zoning will generally be that of the adjoining land. (For further explanation see Note 4 of Legend to Planning Maps.)

The Act contains the relevant procedural matters relating to the designation of sites, which the Council must follow.

In addition to the designation of sites for public works the Act makes provision for certain public utilities to be allowed as of right throughout the district. These provisions refer to the works and services such as transformers and electric lines, gas and sewer lines and water pipes.

2. Objective - Designated Land

To provide for the proper functioning of government and local authority activities in the district by designating such areas of land as are required for these purposes in accordance with the procedures outlined in the Act.

3. Policy - Identification

To show each parcel of designated land on the planning maps and to identify it through a reference number and a description of its purpose and to include a register of designated sites in the District Plan.

4. Policy - Zoning

To provide an underlying zoning for all designated sites by showing this on the planning maps if practical, and if not to indicate that the underlying zoning shall be that of adjoining sites.

5. Policy - New Designations and Removal and Alteration of Existing Designations

To add new designations, to remove existing ones and to alter existing designations in accordance with the relevant provisions of the Act.

6. Policy - Outline Plans

In the consideration of Outline Plans for designated public works the Council will be concerned to ensure:

- (a) That the matters specified in Section 125(1) of the Town and Country Planning Act 1977 for proposed works, generally conform with those for adjoining land uses, or where appropriate for the activity, with the relevant provisions of the underlying zoning.

STATEMENT - DESIGNATED LAND - STRATEGY

- (b) That the following aspects of any development are in keeping with the existing amenities of the neighbourhood:
 - (i) The scale, design and appearance of the buildings to be used.
 - (ii) The location of these buildings on the site and in relation to adjoining sites and other landscaping details.
 - (iii) The number and type of vehicles likely to be associated with the proposed activity, and the ability of the site to accommodate them and the nature of the road pattern in the locality.

DISTRICT RULES - DESIGNATED LAND

16.1 **USE OF DESIGNATED LAND**

- (a) The use of any land, or buildings situated upon land which is designated shall be limited to those activities shown on the Planning Map and more fully described in Appendix 16A.
- (b) Where it is proposed to erect a building on, or to change the activity on any designated land, and where such work or activity is inconsistent with the designated purpose, then the provisions of the underlying zoning shall apply.

16.2 **DEVELOPMENT OF DESIGNATED LAND**

Where an outline plan of works is required in terms of Section 125 of the Town and Country Planning Act 1977, the Council will assess the application in terms of the provisions of that Act, and in terms of Plan Statement Part 16A.6.