

17 March 2020

Proposed Waikato District Plan – Independent Hearings Panel
 Sent via email: districtplan@waidc.govt.nz

Attention: Sandra Kelly (Hearing Coordinator/DP Administrator)

Letter to be tabled at Hearing 12: Country Living Zone

Dear Sandra

The purpose of this letter is to table the general support of CSL Trust and Top End Properties (89) for the recommendations made in the Hearing 12 - Country Living Zone (CLZ) s42A report as the submitters will not be attending the hearing. It is acknowledged that no submission points were made that were specifically coded to the CLZ chapter but notwithstanding this, the submitters have an interest in rezoning a portion of their land to CLZ which will be fully addressed at Hearing 25 (Zone Extents).

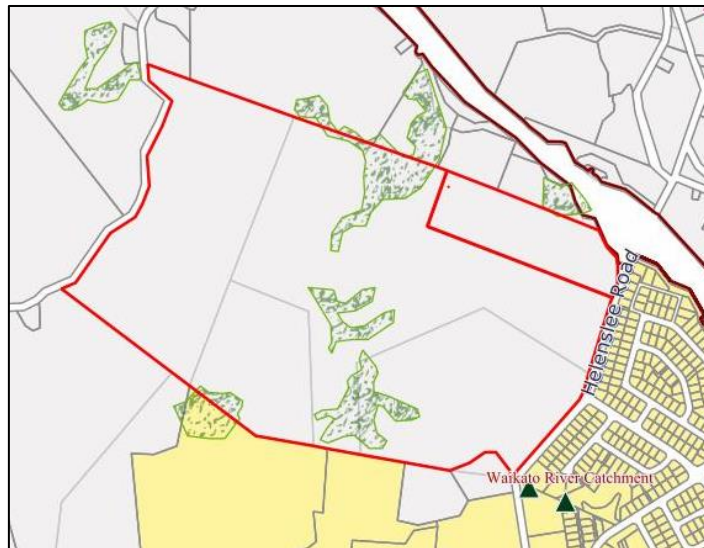


Figure 1: The submitters properties in red on Helenslee Road, Pokeno. (Source: Waikato District IntraMaps)

Overall, the thrust of the recommendations by the reporting planner are supported and the approach is appreciated as this ensures the desired character of the CLZ can be recognised and provided for. However, some of the notable recommendations that are supported by CSL Trust and Top End Properties are identified in the table below:

Reporting planner recommendation	Reason for support
The various changes to 23.2.3 Earthworks	The s42A report supports the proposed changes to various earthworks provisions on the basis that Country Living Zone properties are sizeable and can accommodate these changes e.g., an increase in volume without detracting from the zone objectives/policies.
Retaining the minimum net site area for 23.4.2 General Subdivision at 5000m ²	The s42A report provides analysis showing that decreasing the minimum net site area will greatly increase the potential lot yield from Country Living zoned properties throughout the District which would not align with the intended function of the zone.
The change to 23.3.5 Daylight Admission to use 45 degrees	The s42A report acknowledges that such a change will provide consistency with this provision in other District Plans and will make the control easier to calculate.

If you have any questions on this matter, please do not hesitate to contact Sir William Birch on (09) 237 0787 or via email sirwilliam@bslnz.com

Yours faithfully,



Sir William Birch

RPS, FNZIS, MInstD