

19 November 2019

Waikato District Council
districtplan@waidc.govt.nz



Attention: Proposed Waikato District Plan Hearings Panel

Dear Hearings Panel

**PROPOSED WAIKATO DISTRICT PLAN HEARING 5 - DEFINITIONS
RANGITAHİ LIMITED RESPONSE TO THE COUNCIL SECTION 42A REPORT
HG REF: 1600-143028-02**

Rangitahi Ltd (Rangitahi) has reviewed the Waikato District Council's Section 42A Report and Appendices (Section 42A Report) for Hearing 5 - Definitions in relation to its submissions on the Proposed Waikato District Plan (PWDP). Rangitahi does not intend to attend the Hearing but wishes to record its position on the recommendations related to its submissions.

Child Care Facility

Rangitahi's original submission supported the inclusion of a definition for Child Care Facility (submission point 343.09) as proposed within the notified version of the PWDP.

The Section 42A Report recommends the retention of the definition with the addition of "*or daycare*".

As the addition of "*or daycare*" provides additional clarity to the definition, Rangitahi supports the recommended definition of Child Care Facility as per the wording in the Section 42A Report.

Community Activity

Rangitahi's original submission sought that the definition of Community Activity be amended to make it clear that Community Activity does not include a Child Care Facility so that there is no potential for confusion between the terms and the associated activity status (submission point 343.11).

The Section 42A Report recommends that the definition of Community Activity be combined and replaced with the definition of Community Facility.

Rangitahi supports the recommended definition of Community Facility as per the wording in the Section 42A Report as it does not include the word 'care'.



Rangitahi Commercial Activity

Rangitahi's original submission sought that the definition of Rangitahi Commercial Activity be amended to make it clear that Rangitahi Commercial Activity does not include a Child Care Facility so that there is no potential for confusion between the terms and the associated activity status (submission point 343.10). This clarification is important because there are limits on the Gross Floor Area of Rangitahi Commercial Activity under the provisions for the Rangitahi Peninsula Zone.

The Section 42A Report does not address Rangitahi's submission point related to the definition of Rangitahi Commercial Activity. The submission allocation for hearings list from Waikato District Council has this point under Hearing 15 – Rangitahi Peninsula Zone and we understand that this matter will be addressed in relation to that hearing which Rangitahi intends to participate in.

Rangitahi Integrated Development

Rangitahi's original submission sought that the definition of Rangitahi Integrated Development be amended to allow for changes made under an approved subdivision in the future to avoid the locations being fixed to those shown on Development Outcomes Plan 5 of the Rangitahi Peninsula Structure Plan (submission point 343.12).

The Section 42A Report does not address Rangitahi's submission point related to the definition of Rangitahi Integrated Development. The submission allocation for hearings list from Waikato District Council has this point under Hearing 15 – Rangitahi Peninsula Zone and we understand that this matter will be addressed in relation to that hearing which Rangitahi intends to participate in.

Rangitahi Ltd does not wish to be heard in relation to this letter.

Yours sincerely

Harrison Grierson Consultants Limited

Michael Briggs
Senior Planner