

22 January 2020

The District Plan Hearings Administrator
Waikato District Council
Email: districtplan@waidc.govt.nz
Attn: Sandra Kelly

Our Ref: U1197

**Proposed Waikato District Plan – Stage 1 – Hearing 9 (Business and Business Town Centre Zone)
Written Statement for Greig Metcalfe**

Greig Metcalfe will not be attending Hearing 9 regarding Business and Town Centre Zones however would like the following letter tabled with the Hearing Commissioners. Amendments to provisions made in red are those recommended in the s42A report, while amendments made in green are those suggested by the submitter.

Residential Activities at Ground Floor

Greig Metcalfe opposed provisions that restrict any ancillary residential activities occurring at ground floor level in the Business and Town Centre Zones (Rules 18.1.2, 18.1.3, 18.1.5, 18.3.8). Specifically, the submission sought exceptions for entrance lobbies, stairwells or lifts.

Greig Metcalfe supports the recommendations in the s42A report which amends these rules to allow for entrance lobbies, stairwells and lifts at ground floor level.

Service Courts for Multi-Unit Development

Greig Metcalfe sought area and dimension standards for communal service courts for Multi-Unit Development to be included in Rule 18.1.3 RD1 (e).

The s42A report notes that these standards had been inevitably omitted and has recommended 20m² with a 3m minimum dimension. Greig Metcalfe supports the recommendation however seeks an option for units to be provided with an individual service court instead of having to share a communal service court. The following amendment has been suggested:

Rule 18.1.3 RD1 (e) A communal service court is provided comprising:

A. Minimum area of 20m²; and

B. Minimum dimension of 3m.

Or alternatively a private service court is provided for each residential unit comprising:

A. Minimum area of 10m²; and

B. A Minimum dimension of 2.5m

Floor Area Multi-Unit Development

Greig Metcalfe sought minimum floor area requirements for multi-unit developments to be contained within Rule 18.1.3 as opposed to the subdivision section where they are not relevant.

Greig Metcalfe supports the recommendations in the s42A report which resolves this issue.

Living Court Areas for Multi-Unit Development

Greig Metcalfe sought changes to the living court standards, including an option for a development to be provided with a communal living court instead of each individual unit having a private living court. The following amendment has been suggested:

Rule 18.1.3 RD1 (g) Living Court areas are provided above ground floor level to meet the following minimum requirements for each residential unit:

<i>Residential unit</i>	<i>Minimum living court area</i>	<i>Minimum dimensions</i>
<i>Studio unit or 1 bedroom</i>	<i>10m²</i>	<i>2m</i>
<i>2 or more bedroom</i>	<i>15m²</i>	<i>2m</i>
<u>Communal living court</u>	<u>10m² per unit</u>	<u>2m</u>

Display windows and building facades

Greig Metcalfe sought changes to Rule 18.3.4 to ensure standards relating to display windows and building facades only applied to elevations which adjoin a road boundary and at ground floor level.

Greig Metcalfe supports the recommendations in the s42A report which resolves this issue.

Subdivision – General

Greig Metcalfe sought changes to Rule 18.4.1 to exclude unit title subdivision of existing lawfully established buildings from having to comply with minimum lot size standards. This is to enable individual tenancies in the town centre zone to be held in separate unit titles.

Greig Metcalfe supports the recommendations in the s42A report which resolves this issue.

Subdivision – Multi-unit subdivision

Greig Metcalfe sought a standard within Rule 18.4.2 that requires the subdivision consent for a multi-unit development comply with the land use consent.

Greig Metcalfe supports the recommendations in the s42A report which resolves this issue.

Signs – General

Greig Metcalfe sought amendments to Rules 7.2.7, 18.2.7 and 19.2.6 to enable a better framework for managing real estate signs as a permitted activity in the various Business Zones. The rules as notified allow only 1 sign per site and there are no limits on the size/area of that sign.

While the amendments proposed in the s42A report do represent an improvement and would reduce the instances of real estate signs requiring resource consent, some further refinements are suggested

below. These changes are consistent with those sought by Greig Metcalfe in relation to other zone chapters.

- P3 (a) A real estate sign must comply with all of the following conditions:
- i) There are no more than 3 signs per site;
 - ii) There shall be no more than 1 sign per agency per road frontage;
 - iii) No sign shall not exceed 2.16m² (1800mm x 1200mm);
 - iv) The sign is not illuminated;
 - v) The sign does not contain moving parts, fluorescent, flashing or revolving lights or reflective materials.

Further Submissions – John Lawson and Whaingaroa Environmental Defence Society

Greig Metcalfe opposed submissions from John Lawson (825) and Whaingaroa Environmental Defence Society (780) which seek to restrict further holiday accommodation in Raglan; add additional provisions which restrict defined views from public places to the harbour, coast and natural backdrops; and impose the noise rules from the Horotiu Acoustic Area to Raglan.

Greig Metcalfe supports the recommendation in the s42A report to reject these original submission points.

Yours faithfully

CKL Planning | Surveying | Engineering | Environmental



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