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24 January 2020

Sandra Kelly
Hearings Coordinator
Waikato District Council

By email districtplan@waidc.govt.nz

Dear Sandra

Havelock Village Ltd - Letter to be tabled at hearing - Topic 9: Business and Business Town Centre

Havelock Village Limited (HVL) lodged an original submission on the Proposed Waikato District Plan (submission #862) and further submission (#1291). HVL supports the officer recommendations on the matters raised below and accordingly does not intend to present evidence to Hearing 9. Instead HVL requests that this letter be tabled for the Hearing Commissioner's consideration.

HVL has received and reviewed the s42A report for this Topic. HVL responds to the s42A Reporting Officer's recommendations as follows.

Waikato District Council (697.169):

This submission seeks to import a minimum unit area standard for dwellings. The s42A Reporting Officer recommends the submission be rejected on the basis that any minor non-compliance with the suggested standard would change the activity status to full discretionary. HVL further submitted in opposition to this submission and so supports this recommendation.

HVL also notes that minimum unit area standards can constrain design outcomes especially in comprehensive multi-unit developments and may make it more difficult to achieve the requirement residential capacity, including adequate capacity at different price points.

Waikato District Council (697.177):

This submission seeks to amend permitted activity rule 17.2.2 P1 to slightly adjust servicing hours or operation. The s42A Reporting Officer recommends the submission be accepted as it provides for more flexible use.

HVL further submitted in support of this submission and supports this recommendation.

Waikato District Council (697.180):

This submission seeks to amend permitted activity rule 17.2.4 P1 to clarify the artificial light spill measurement. The s42A Reporting Officer recommends the submission be accepted in line with HVL's further submission in support.

Should you have any queries or seek clarification on the above, please contact me on the details below.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'M. Tollemache', written in a cursive style.

Mark Tollemache
Town Planner