

Decision Report

Plan Change 49 – Waihi Beach Town Centre - Gross Floor Area Increases

1.0 Introduction

- 1.1 This report shows the decision to adopt the Plan Change as there were no submissions.
- 1.2 Any changes to rules in the District Plan First Review are shown as follows; existing District Plan text in black, and changes in red.

2.0 Plan Change

2.1 Decision

That the Plan Change is retained as notified.

2.2 Reason

This will still allow for one addition/alteration of up to 10% gross floor area of existing buildings without requiring resource consent and the addressing of the performance standards. A 10% alteration/addition is considered minor in the context of existing buildings. The proposed change will provide for greater scrutiny of possible incremental changes to buildings and ensure the keeping of buildings in the context of the character sought for the Waihi Beach Town Centre. If it is demonstrated that an addition/alteration greater than 10% or an incremental increase to the building complies with the relevant performance standards, then the Objectives and Policies for the Zone will be met. Non-compliance with the performance standard above will be a restricted discretionary activity under Rule 19.3.3(a) which is adequate in its current form.

3.0 Whole of Plan Change 49 – Changes to the District Plan First Review

3.1 Amend Performance Standard 19.4.3(a) to read as follows:

In addition to the Activity Performance Standards included in 19.4.1 General, the following apply to the Waihi Beach town centre, situated in Wilson Road between the intersection with Citrus Avenue on the western side and Snell Crescent and Dillon Street on the eastern side.

- (a) To retain the village feel and character of the Waihi Beach Town Centre along Wilson Road, commercial buildings in the town centre should:

- (i) Have a continuous shop frontage;
- (ii) Have commercial/retail activities with displays facing the street and/or Two Mile Creek;
- (iii) Have a variety of cladding materials and limit glass surfaces to not more than 60%;
- (iv) *Buildings* should not have advertising displays above a level of 4.5m above street level;
- (v) All new *development* should have some form of pitched roof with large overhangs to make the roof appear light and reduce the impact of bulk of the *building*;

Except that:

These rules do not apply to existing *buildings* having minor alterations or extensions provided the *gross floor area* does not increase in scale by more than 10%.

For the purpose of the exemption above "existing" shall mean the existing *building* as approved by way of the most recent building consent for which an application was lodged prior to the date of Plan Change 49 becoming operative.