

Planning Report

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

1.0 Introduction

- 1.1 Plan Change 49 corrects a loophole which allowed buildings within the Waihi Beach Town Centre to have multiple gross floor area increases of 10% rather than a single increase as intended.
- 1.2 For a full background to the Plan Change and the proposed provisions please refer to the Section 32 Report. For a list of the proposed provisions only, please refer to the document titled 'Summary of Recommendations – All Section 32 Reports'.
- 1.3 No submission points were received on this Plan Change.

2.0 Recommendation

- 2.1 That the Plan Change is retained as notified.

3.0 Plan Change 49 – Recommended Changes to the District Plan First Review

- 3.1 The purpose of this part of the report is to show the Proposed Plan Change in full.
- 3.2 Recommended changes to the District Plan First Review are shown as follows; existing District Plan text in black, proposed changes as included in the Section 32 Report in red, and recommendations as a result of this Planning Report in blue.
- 3.3 **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 XXXX (the date of Plan Change 49 becoming operative).