

Memo

To The Hearing Panel, Waikato District Council
CC Brennon Lanigan, Peter Findlay
From John Olliver
Date 4 June 2021
Job No. 145510-01
Job name The Village Church Trust

Subject **Submission no 743.1 by the Village Church Trust**

The Village Church Trust owns and operates a church on a property described as Lot 1 DP 76724 at Horsham Downs, and owns the adjacent Lot 1 DP 504728. It is an important community facility that forms part of the Horsham Downs Village, adjacent to Horsham Downs School and the community hall. Further, consistent with the intended expansion of its facilities, the Village Church Trust has entered into an agreement to purchase 1.67ha contiguous with Lot 1 DP 76724, together with an easement over an additional 1ha of adjoining land, subject only to securing resource consents within an agreed timeframe.

The Trust lodged a submission on the Proposed District Plan (Submission 743.1) seeking that land they owned, together with neighbouring land, be rezoned from Rural zone to Village zone, or a suitable alternative zone. The primary purpose was to ensure the future expansion of the church, was reasonably provided for. They have plans for expansion and a copy of their preliminary plans is attached.

As a further alternative the submission sought that 'community activities' be classified as a permitted activity in the Rural zone by amending Rule 22.1.2.

The Church is no longer pursuing an extension to the Urban Expansion Area, which was also referred to in the submission.

Submission 743.1 is discussed in paragraphs 182-201 of the s42A Report by Catherine Bolton, dated 16 April 2021.

In paragraphs 198 and 199 of the s42A report the option of amending the status of community facilities in the Rural zone to restricted discretionary is discussed. That was a matter dealt with in Hearing 18, the Rural chapter, but submission 743.1 was not addressed at that hearing. Ms Bolton's conclusion is that this change in status is the recommended option. This recommendation can be considered alongside the recommendation on Definitions (Hearing 5), to amend the definition of community facilities to clarify that it includes a church.

Even though these matters have been dealt with in other hearings, together, these recommendations would satisfy the Village Church Trust. While not going as far as making community facilities a permitted activity, they provide for expansion of the church as a restricted discretionary activity in the Rural zone, which is a reasonable compromise.



On this basis, the Village Church Trust decided that it was not necessary to provide rebuttal evidence or to attend Hearing 25.

Note that as a result of the above recommendations in Hearings 5 and 18 (assuming they are accepted), the decision on submission 743.1 can be that it is 'accepted in part'.

Yours sincerely

Bloxam Burnett & Olliver

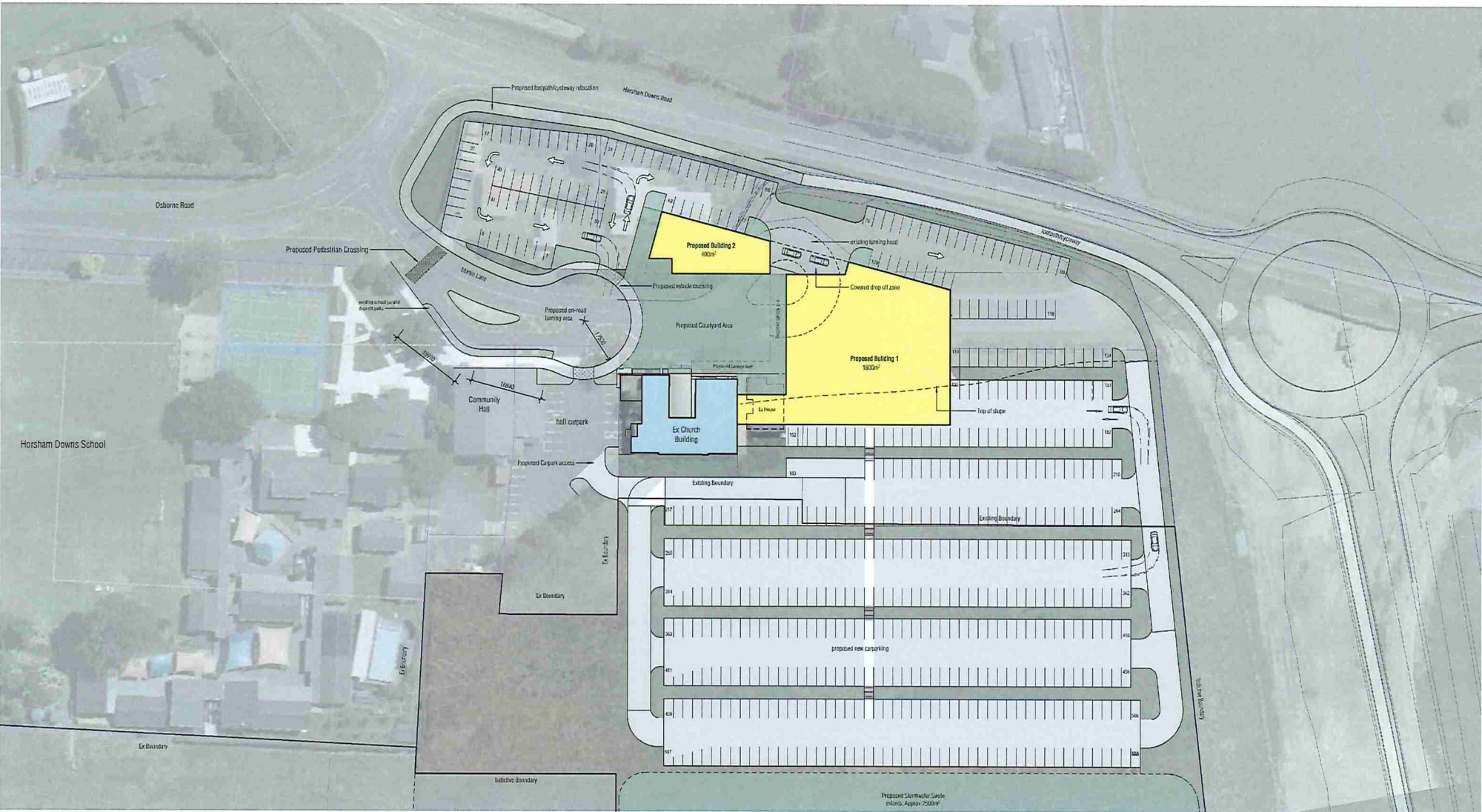


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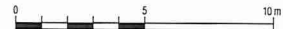


DESIGN PROPOSAL FOR THE VILLAGE CHURCH





PROPOSED SUBDIVISION PLAN
SCALE 1:100



A 01.12.2020 Subdivision Plan Revision

EDWARDSWHITE
REGISTERED ARCHITECTS

PROJECT THE VILLAGE CHURCH
MARTIN LANE REF 2000?

SHEET PROPOSED SUBDIVISION PLAN original sheet size A1

PRELIMINARY DESIGN 17/12/2020 4:54:07 pm

R01 REV A

The Riverbank Lane 200 Victoria Street Hamilton NZ (07) 839 0095

- All construction to be in accordance with relevant NZ Standards, NZBC and local authority requirements.
- All dimensions are in millimetres unless stated otherwise. Use written dimensions, do not scale drawings.
- The contractor shall check and verify all dimensions, levels and angles on-site prior to commencing any work.
- The contractor must notify the architect of any discrepancies in the documents and / or site conditions for clarification.
- Architects to be read in conjunction with the Architectural Specification and the Architectural Schedule.
Keynote Number - architectural specification section, clause
Keynote Title - architectural specification clause heading
- All drawings to be read in conjunction with the following consultant documentation:
Surveyor - ... | Structural - ... | Mechanical, Electrical - ... | Fire Engineering - ...
- All work to be in accordance with the approved conditions of the Land Use Resource Consent - ...

