



P.O. Box 169 Greytown 5712
greytownheritagetrust@gmail.com
www.greytownheritagetrust.co.nz

53 Main Street – Turkey Red

Further to our letter of 11 May 2021 and our subsequent meeting, we have received from Richard Sexton of Jennian Homes:

210729 Resource Consent Drawings (15 pages + cover) dated 290729

Colour Scheme Greytown Arms (using three colours Resene Earth Green, Thistle, Merino).

Colour Scheme

The colours and the colour scheme shown on the small drawing on the document named Colour Scheme Greytown Arms are acceptable to the Trust.

Heritage Building

The GHT remain VERY supportive of the retention of the existing heritage building and its 'total refurbishment'. We are also very supportive of the reinstatement of the parapet, decorative trim and brackets, and the balcony balustrade (we assume this will require a mesh behind like the Greytown Hotel to comply with the building code) to the original detail. We are supportive of the design of the new balconies being differentiated from the original in terms of their design.

We also support the design of the new addition to the rear of the building in terms of the bulk (being lower and set in from the heritage building). We would like to understand what materials are proposed for this addition (but in general the material indicated on the render are acceptable).

Upon completion of the work, we would be supportive of the heritage building being added to the heritage register in the Wairarapa Combined District Plan.

Vehicle Crossing

The GHT support the one-way carparking system proposed, especially at the retail which has its entry off the driveway. We support this from a safety perspective where vehicles will not be reversing onto Main St (SH2).

Non-residential use – Ground Floor (GF) of existing heritage building

The GHT support the use of the GF for two commercial tenancies as this use is appropriate for the building and reflects its original non-residential use.

Number of Units 5.5.2(f)

We note that this proposal is for three residential units at the existing heritage building and four new residential dwellings at the rear of the site. In addition, the ground floor of the existing heritage building is indicated to have

two commercial tenancies. We note that the district plan rule 20.1.2(a)(ii) has minimum lot area of 400m² and the minimum average lot area at 500m². We understand that the existing site is 2,333m², meaning an average lot area of 333m² plus the two commercial tenancies. While the GHT does not support this level of intensification we understand that this is required to make the refurbishment of the heritage building stack up from a financial point of view. While the average lot size would be less than 400m² (not accounting the two commercial tenancies), we support the redesigned four new residential dwellings at the rear, particularly as there are no sunlight access plane infringements, and there are good outdoor living areas provided for the townhouses and for the three upper-level apartments to the heritage building and its addition.

Landscaping

We would like to see more detail about the materials proposed for the hard-landscaping and the planting proposed and for the execution of this to be a part of the resource consent requirements.

We would like information on the exterior lighting and for this to comply with the International Dark-Sky Association lighting standards.

This could be done prior to construction.

Signs (5.5.2 (h))

The GHT would like to see any signage proposed to be indicated on the drawings in terms of size and style. We note that the allowable signage area in this zone is quite limiting for a commercial operation. Alternatively, we would like to be consulted on these prior to manufacture and installation.

Plant and equipment

The GHT would like to see any plant and equipment which will be visible from the street to be shown on the drawings. We would not like any plant and equipment to be visible at the existing heritage building.

Frank Minehan

Secretary Greytown Heritage Trust

3 August 2021

c.c. Urban Edge; SWDC



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Frank Minehan

Acting Convenor Greytown Heritage Trust

3 August 2021

c.c. Urban Edge; SWDC; Old School House