

FILE

20 May 1994

Please Quote: P00267
P00885 Z
P00858 Z

WLT354265JSH

Mr Peter Archibald
Dove Video Productions Ltd
PO Box 690
ROTORUA

Dear Sir,

I have to hand your letter dated 18 May 1994 regarding the use of various properties involving a tourist based local community TV studio (GTV) and associated technical video production facilities.

In the case of the property located firstly on the northwestern corner of Hinemoa and Ranolf Streets, being 121 Hinemoa Street, legally described as Section 33 Block LXIII Rotorua Town and secondly at 98 Pukuatua Street, legally described as Pt Lot 1 DPS 19165, these properties are zoned Residential 4 under Council's Transitional Operative District Plan and Residential D under the Proposed District Plan. Neither zone permits this type of activity and from the planning history of the area such an activity is very unlikely to gain Council approval.

In the case of 42-44 Pukaki Street legally described as Section 2 Block XV Rotorua Town (the ex-Holmes Printing Building) the property is zoned Commercial 5 under the provisions of the Transitional Operative District Plan where the proposal would fall under the category of a 'Service Industry' which requires the formal consent of Council to a Discretionary Activity - this can be a non-notified application if the written consents of owners and occupiers of adjoining property Council considers would be affected is obtained. The Proposed District Plan includes such an activity as a Permitted Activity in the Commercial B Zone. It would remain as a Permitted Activity if no submissions are received by 10 June 1994 - there are, however, likely to be submissions to activities in the Central Business District (Commercial A and B zones) and I would think that the activity could well become a Discretionary Activity again, the same as in the present Operative Plan - again non-notified if affected persons written consents are obtained.

I trust this information is sufficient for your purposes. If you have any queries please do not hesitate to contact the writer.

Yours faithfully



J.D. Sholl
Div. Planner, Development Control