

Online submission

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Submitter is contact	Yes
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Wish to be heard	No
Joint presentation	Yes
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Appendix Three: Design Guidelines	Greymouth/Māwhera Town Centre and Mixed Use Zone Urban Design Guidelines	Amend	<p>I would challenge the statement "The core of Greymouth / Māwhera's town centre retains a coherent collection of nineteenth and early twentieth century buildings and architecture/building methods of this period.This represents an important part of the historic heritage resource of the West Coast/Te Tai o Poutini."</p> <p>I don't believe there is a coherent collection. The historic buildings that are left should be protected but I don't think they should dictate future development or design in the CBD. Design elements of the remaining historic buildings in town should not dictate how new buildings look. This does a dis-service to the town by not encouraging better design.</p> <p>GC1 - How close to a historic building does a new building have to be before GC1 needs to be considered? Neighbouring boundaries or anywhere in CBD?</p> <p>GC2 - Why should a developer have to take into consideration the views from their building as part of the district plan? Yes, views are important and a crucial part of design, but why is this being assessed in the district plan? This could conflict with other design decisions being made in a new building when the view of a neighbouring building is not as important for the new building owner as other parts of the design.</p> <p>IW6 - Do all buildings now have to include a cultural narrative? Or is this clause only applicable when one is being applied?</p> <p>BF1 - the division of the lower floor of larger buildings should be determined by the owner/potential tenant. Why specify that the ground floor needs to split up into smaller storefronts. This limits the options for owners.</p> <p>BF4 - Two storey buildings should not be the expected. It is very difficult to get tenants for upstairs tenancies and most greymouth upstairs spaces are empty. The general attitude from GDC from what has been put out to the public for years now that greymouth is shrinking and that the CBD needs to be more compact. Why push for larger buildings in the district plan which contradicts that?</p> <p>GF1 - Why let the past dictate that future design needs to be symmetrical?</p> <p>GF2 - "On all facades, fully glazed facades will not be permitted unless there are vertical solid breaks at frequent intervals. The glazing is not to be blocked out with opaque or reflective film, or other treatment that obscures the visual connection from the outside into the building." Disagree with these sentences. Solid glazing size will be dictated by the material properties of glass anyway so why put this in the district plan? Lots of building use opaque films over glazing so they can use the ground floor as office spaces. Why discourage this type of occupancy in town?</p> <p>GF3 - It is not always the best option for the whole shop frontage of buildings to be display space. Maybe this is feasible for Mackay St but not for the whole CBD.</p> <p>GF5 - Upper Area - disagree symmetry should be a compliance point.</p> <p>GF6 - Need allow for the camber of the road and the fact that campervans regularly hit verandahs. What does 'not obscure windows or architectural details' mean for a verandah that extends over the footpath?</p> <p>GF8 - disagree that colour should be included in district plan at all. Building designers and occupiers should be able to have freedom to paint and sign-write their building in whatever way suits their business and the overall design of the building. Bright colours should not be discouraged. The biggest criticism of Greymouth is that the main street is boring and dull. The images shown don't match with the wording. Making a set colour palette for the town discourages creativity and character in the CBD. This clause directly negates the introduction where it says we want the CBD to be visually interesting.</p> <p>GL1 - "Replacement buildings should have a scale and style that reflects port warehouses in keeping with the riverfront position." Why do we want this in our district plan? Preferably new buildings are modern. The riverfront position is different now that there is a floodwall as the river connection is lost.</p>	<p>2.1 Context - "The core of Greymouth / Māwhera's town centre retains a coherent collection of nineteenth and early twentieth century buildings and architecture/building methods of this period.This represents an important part of the historic heritage resource of the West Coast/Te Tai o Poutini."</p> <p>GC1 - New buildings/structures on neighbouring properties shall complement and support, rather than dominate these scheduled buildings and structures.</p> <p>GC2 - Take into account the wider surroundings, including natural features, such as views to other buildings, the mountains and the Māwhera/Grey River.</p> <p>IW6 - When a cultural narrative is being expressed Poutini Ngāi Tahu narratives are creatively reinscribed through architectural design and building, integrated artwork and Te Rūnanga o Ngāti Waewae mandated design professionals and artists are appropriately engaged in such processes.</p> <p>BF1 -Where very wide buildings are proposed, their bulk and width shall be reduced by dividing the façade up by vertical divisions into several smaller "storefronts"—something commonly used in the existing Greymouth/Māwhera building stock.</p> <p>BF4 - New buildings should ideally be at least two storeys in height, but at a minimum, shall appear similar in height to the existing neighbouring buildings.</p> <p>GF1 - Buildings are to have windows on all street facades with minimum glazing as specified in the relevant rules. Symmetrically located windows are required above ground level, and main doors at ground level are to be oriented to the street (i.e., not at the side or the back). Entrances shall be wide enough to accommodate wheelchairs and pushchairs. Buildings that have more than one frontage (i.e., corner) are to include windows and doors on both facades if there is sufficient length of frontage. The design of side and back elevations that are visible from the street or any other public space should be consistent with the design of the main building frontage.</p> <p>GF2 - The ground floor window of buildings (including glazed doors) in Main Street Frontages must be no less than 50% of the frontage in the Town Centre Zone and on Façade Control Streets in the Mixed Use Zone must have a minimum 20% glazing. On all facades, fully glazed facades will not be permitted unless there are vertical solid breaks at frequent intervals. The glazing is not to be blocked out with opaque or reflective film, or other treatment that obscures the visual connection from the outside into the building.</p> <p>GF3 - where the ground floor is used for offices/commercial activity in Main Street Frontage Streets, the display area immediately behind the windows should be designed as reception and waiting areas where feasible.</p> <p>GF5 - <i>Upper Area</i> – symmetrical placement of windows is preferred</p> <p>GF6 - Verandahs are a requirement in Main Street Frontage Streets and Façade Control Streets and are subject to performance standards in the rules. Verandahs should:</p> <ul style="list-style-type: none">• Complement the building style of the building to which they are attached• Extend over the footpath and full width of the building frontage. Allow space at edge of footpath to allow for road camber• Take cues from neighbouring verandahs in terms of height, proportion and style, whilst allowing for variation in design features• Be fully cantilevered with no decorative poles or obstructions of the footpath• Not obscure windows or architectural details• Verandahs on corner buildings should wrap around the building and extend the full width of both frontages (even if only one frontage is classed as a Main Street Frontage or Façade Control Street). <p>GF8 - delete clause</p> <p>GL1 - delete clause</p>

Documents included with submission

None