

From: info@waipadc.govt.nz
Sent: Friday, 30 September 2022 11:48 pm
To: Policy Shared
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Sam Shears

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This is a submission on the following proposed plan change to the Waipā District Plan

Section 2 - Residential Zone
 Section 15 - Subdivision

Could you gain an advantage in trade competition through this submission? I could not

Are you directly affected by an effect of the subject matter that - (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition? I am not

Do you wish to be heard (attend and speak at the Council hearing) in support of your submission? I do not

If others make a similar submission, will you consider presenting a joint case with them at the hearing? Yes

Do you support the proposed change(s)? I support

The specific provisions of the plan change my submission relates to are (give details):

Section 2 - Residential Zone
 Section 15 - Subdivision

My submission is

I support of Council's intention to make the District Plan more enabling to simplify the process that would produce a positive outcome for property owners/developers to utilise land efficiently to build additional housing supply within existing residential areas that are located within proximity to commercial/retail nodes, recreational areas and public transport, whilst addressing the impacts on climate change.

I seek the following decision/s from Council

Please see attached Submission Letter for further details.

Attachments

[Submission - WDC Plan Change 26 - Residential Zone Intensification.pdf](#)

30 September 2022

Planning Guidance Unit
Waipa District Council

RE: SUBMISSION ON PROPOSED PLAN CHANGE 26 OF THE WAIPA DISTRICT PLAN - RESIDENTIAL ZONE INTENSIFICATION - RESIDENTIAL ZONES AND SUBDIVISION

Dear Sir/Madam,

MY SUBMISSION IS:

I support Council's intention to make the District Plan more enabling to simplify the process that would produce a positive outcome for property owners/developers to utilise land efficiently to build additional housing supply within existing residential areas that are located within proximity to commercial/retail nodes, recreational areas and public transport, whilst addressing the impacts on climate change.

I SEEK THE FOLLOWING DECISION FROM THE WAIPA DISTRICT COUNCIL:

I support and seek clarification and some amendments as below:

- Support the overall plan change that seeks to accommodate housing supply and address impacts of climate change.
- Support the proposed residential zoning in areas identified as Residential and Medium Density Residential and seek for proposed zoning to be retained.
- Section 2 - Residential Zone:
 - I support Rules 2A.4.1(b) and (c) for up to three dwellings per site outside of the Infrastructure Constraint Qualifying Matter Overlay and up to two dwellings per site within the Infrastructure Constraint Qualifying Matter Overlay.
 - Building Height: I support Rule 2A.4.2.1.
 - Height in Relation to Boundary: I support Rule 2A.4.2.2.
 - Setbacks: I support Rule 2A.4.2.4.
 - Building Coverage: I support Rule 2A.4.2.7 and 2A.4.2.8.
 - Impermeable Surface: I support Rule 2A.4.2.9.
 - Outdoor Living Space: I support Rules 2A.4.2.10 and 2A.4.2.11.
 - Outlook Space: I support outlook space standards, however, I seek clarification and/or amendment to reduce the minimum 4m depth and 4m width where this could contradict with the minimum outdoor living area minimum 3m dimension that would likely cause issues of 1m encroachments over property boundaries for example.
 - Windows to Street: I support Rule 2A.4.2.21, however, I seek clarification and/or amendment to reduce the minimum 20% to 10% and/or include any upper-floor level glazing that overlooks the street to provide CPTED principles.
 - Landscaped Area: I support Rules 2A.4.2.23 and 2A.4.2.24.
- Section 15 - Infrastructure, Hazards, Development & Subdivision:
 - I support Rule 15.4.1.1(l) for subdivision around either existing (implemented or approved) dwellings or proposed dwellings where the subdivision is accompanied by a land use application that will be determined concurrently as a Controlled Activity.
 - Rule 15.4.2.1 - Net lot area:
 - Medium Density Residential Zone: I support the minimum 500sqm net lot area, however, I seek clarification and/or amendment to remove the average 600sqm for 3 or more lots and 1000sqm maximum net lot areas, where the intention behind vacant Lot subdivision in the Medium Density Residential Zone is to further develop

into up to two dwellings or three dwellings (depending on Infrastructure Constraint Qualifying Matter Overlay).

- Residential Zone (sewered): I seek to reduce the minimum 400sqm-500sqm net lot area to 300sqm-400sqm within standard residential zones and to remove average and maximum net lot area requirements to efficiently utilise the land as well as following other District Plans such as Hamilton or Auckland.
- Rule 15.4.2.1A - Medium Density Residential Zone subdivision around existing or proposed dwellings: I support Rule 15.4.2.1A.
- Rule 15.4.2.3 - Lot frontage, lot shape factor and vehicle crossings: I support Rule 15.4.2.3.
- Rule 15.4.2.5 - Lot design: I support Rule 15.4.2.5.
- Rule 15.4.2.19 - Additional infrastructure servicing for the Residential, Commercial and Industrial Zones within the urban limits: I seek clarification and/or amendment to reference suitably qualified and experienced person as a **(generally a professional land surveyor or engineer)** to ensure that a Infrastructure Capacity Assessment is prepared by the correct profession.
- Section 18- Financial Contributions: We support the intention behind financial contributions, however, I seek clarification regarding the figures for three waters/transport infrastructure network, residential amenity and Te Ture Whaimana and for what specific residential development locations this applies to.

Should any further information be required, please do not hesitate to contact the undersigned writer. Otherwise, we look forward to Councils response.

Yours faithfully,

Sam Shears

Intermediate Planner, B.UrbPlan(Hons), Int.NZPI