

DECISION REPORT ON PLAN CHANGE 9 TO THE OPERATIVE WAIPA DISTRICT PLAN:

REGIONAL INFRASTRUCTURE TECHNICAL SPECIFICATIONS

July 2019

Contents

Part 1 - Decision report.....	3
1.1 Introduction.....	3
1.2 Decisions and reasons	3
Part 2 - Appendices.....	4
2.1 Amendments to be made to the Waipa District Plan.....	4

PART 1 - DECISION REPORT

1.1 Introduction

- 1.1.1 This decision report contains Waipa District Council's ('the Council') decision under Clause 10 of the First Schedule of the Resource Management Act 1991 ('the Act') on Plan Change 9 to the Waipa District Plan.
- 1.1.2 Plan Change 9 changes the reference in the Waipa District Plan from Waipa's Subdivision and Development Manual to the Regional Infrastructure Technical Specifications. The change in the reference will avoid confusion and ensure regional consistency of infrastructure design and construction standards.
- 1.1.3 The plan change was publicly notified on 29 November 2018 for submissions and again on 7 February 2019 for further submissions. One submission was received opposing the plan change. This submission was finally withdrawn on 2 May 2019 following negotiation.

1.2 Decisions and reasons

- 1.2.1 Council notes that the amendments proposed in Plan Change 9 do not constitute fundamental changes to the significance and functioning of the Plan and improve regional alignment of technical infrastructure specifications.
- 1.2.2 This Plan Change was notified in accordance with the First Schedule of the Act. Council considers the District Plan as amended by Plan Change 9 is the most appropriate way of achieving the purpose of the Act.
- 1.2.3 In considering section 32AA of the Act, Council consider that there is no need to alter the original evaluation undertaken pursuant to section 32 as a result of this decision as no amendments have been made to the Plan Change as originally notified. Council re-affirms that the provisions proposed in Plan Change 9 are the most appropriate way to achieve the purpose of the Act.
- 1.2.4 The amendments to the District Plan are illustrated in Appendix 1.

PART 2 - APPENDICES

2.1 Amendments to be made to the Waipa District Plan

- 2.1.1 Changes are required to all references in the District Plan to Subdivision and Development Manual to the Regional Infrastructure Technical Specifications.
- 2.1.2 Outlined below in blue ~~strikethrough~~ and underline text are the proposed deletions and additions for Plan Change 9:

Definitions

- 'Utilities corridor'** means a 2.1m wide corridor within the ROAD reserve and parallel to the ROAD BOUNDARY which accommodates the following services:
- Telecommunication; and
 - Broadband; and
 - Electricity; and
 - Water supply reticulation pipes.

Advice Notes:

1. Refer to ~~COUNCIL'S Development & Subdivision Manual~~ the Regional Infrastructure Technical Specifications for more detail.
2. Water supply reticulation may not be available in some Large Lot Residential Zones.

Section 15 - Infrastructure, Hazards, Development and Subdivision

- 15.1.4 The ~~Waipa District Council Development and Subdivision Manual~~ Regional Infrastructure Technical Specifications contains guidance on the design and construction standards for development and subdivision in the District. The ~~Manual~~ Technical Specifications, as updated from time to time will provide guidance for all relevant aspects of development and subdivision at the consenting stage.

Rule - Design and location of infrastructure services

Advice Note: The ~~Waipa District Council Development and Subdivision Manual~~ Regional Infrastructure Technical Specifications as updated from time to time will provide guidance in relation to the design of infrastructure services at the resource consenting stage.

- 15.4.2.60 Within the urban limits and the Large Lot Residential Zone, all new subdivision and development of 7 or more lots shall provide a utilities corridor in the road reserve free of tree plantings (Refer to Appendix T3 and T4).

Rules - Traffic and roading: Houchens Road Large Lot Residential Structure Plan Area

- 15.4.2.70 At least one priority "T" intersection on Houchens Road to access the Houchens Road Large Lot Residential Structure Plan Area shall be provided as a condition

of subdivision consent. The location of the access road shall meet the [Waipa District Council Development and Subdivision Manual Regional Infrastructure Technical Specifications](#) Safe Stopping Distance design criteria.

- (a) The first map identifies the changes proposed as part of this Plan Change; and
- (b) The following maps are clean copies of the revised maps to be included in the District Plan.

Section 16 - Transportation

Rule - Vehicular access to sites in all zones

16.4.2.4

Advice Notes:

1. Where a site in the Residential Zone, Rural Zone and Large Lot Residential Zone requires access for a fire appliance to a fire fighting water supply, SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice shall be used as a guide.
2. Guidance on how this rule can be achieved is contained within the [Waipa District Council Development and Subdivision Manual Regional Infrastructure Technical Specifications](#) as updated from time to time.

Rules - Parking, loading and manoeuvring area

16.4.2.15.....

Advice Note: Additional formation standards are contained in the [Waipa District Council Development and Subdivision Manual Regional Infrastructure Technical Specifications](#).

Section 21 - Assessment Criteria and Information Requirements

21.1.14 Deferred Zones

Deferred Zones Assessment Criteria		
	Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i>	
21.1.14.1	Structure plans for an entire Deferred Zone area identified on the Planning Maps	The application of the assessment criteria to any application for a structure plan will depend on the anticipated land use, by way of example the infrastructure needs for the Large Lot Residential Zone are different than those for a Residential Zone. The criteria below are therefore a guide to the matters to be considered. (a) (c) The extent to which the stormwater system for the site has taken into account a catchment management approach and provides for the anticipated level of service. Guidance on stormwater design is provided in the Waipa District Council Development and Subdivision Manual Regional Infrastructure Technical Specifications . (d)

21.1.15 Infrastructure, Hazards, Development and Subdivision

Infrastructure, Hazards, Development and Subdivision Assessment Criteria		
Controlled Activities		
21.1.15.3	Development and subdivision in accordance with an approved comprehensive development plan for: <ul style="list-style-type: none"> ▪ Titanium Park - Northern Precinct; or ▪ Industrial Zone (Raynes Road); or ▪ Mystery Creek Agri-Activities Overlay area. 	Development and subdivision that implements the provisions of any approved comprehensive development plan including: <ul style="list-style-type: none"> (a) (c) Construction of any proposed roads or services to comply with the requirements of the Waipa District Council Development and Subdivision Manual Regional Infrastructure Technical Specifications; and (d)
Restricted Discretionary Activities		
21.1.15.8	Comprehensive Development Plan for Titanium Park - Northern Precinct	The extent to which the Comprehensive Development Plan provides for the following matters: <ul style="list-style-type: none"> (a) Note: Standards relating to fire-fighting water supplies are set out in the NZ Fire Service Code of Practice for Fire Fighting Water Supplies (NZS PAS 4509:2008) (or any subsequent amendment). Note: Standards relating to the design and construction of infrastructure are set out in the Waipa District Council Development and Subdivision Manual Regional Infrastructure Technical Specifications .
21.1.15.9	Comprehensive Development Plan for Industrial Zone (Raynes Road)	The extent to which the Comprehensive Development Plan provides for the following matters: <ul style="list-style-type: none"> (a) Note: Standards relating to fire fighting water supplies are set out in the NZ Fire Service Code of Practice for Fire Fighting Water Supplies (NZS PAS 4509:2008)(or any subsequent amendment). Note: Standards relating to the design and construction of infrastructure are set out in the Waipa District Council Development and Subdivision Manual Regional Infrastructure Technical Specifications .
Discretionary Activities		
<i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i>		
21.1.15.17	Infrastructure servicing: general	(a) Note: The Development and Subdivision Manual Regional Infrastructure Technical Specifications contains guidance regarding the rainfall intensities levels that have been adopted by Council relating to climate change.

21.1.16 Transportation

Advice Note: Guidance regarding the design and standard of proposed developments is contained within the [Waipa District Council Development and Subdivision Manual Regional Infrastructure Technical Specifications](#) as updated from time to time.

21.2.12 Karāpiro and Arapuni Hydro Power Zone

Karāpiro and Arapuni Hydro Power Zone Information Requirements		
21.2.12.1	Earthworks/vegetation removal	(a) A site or works management plan to confirm that the proposed earthworks are in accordance with the Waipa District Council Development and Subdivision Manual Regional Infrastructure Technical Specifications . (b)

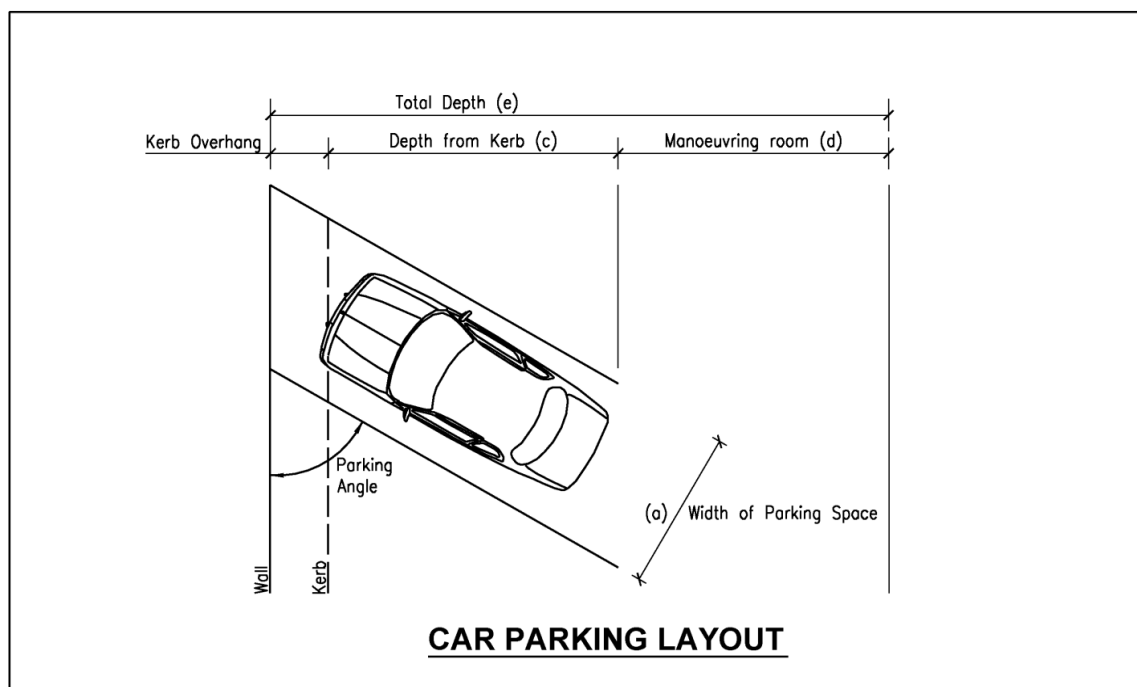
Anticipated Environmental Results

Development and Subdivision

- 1.16 Low-impact stormwater design becomes standard practice particularly through provisions in the [Waipa District Council Development and Subdivision Manual Regional Infrastructure Technical Specifications](#).
- Measure: Annual review of completed Council Stormwater Management Plans for urban catchments and percentage of new lots having low impact stormwater design.

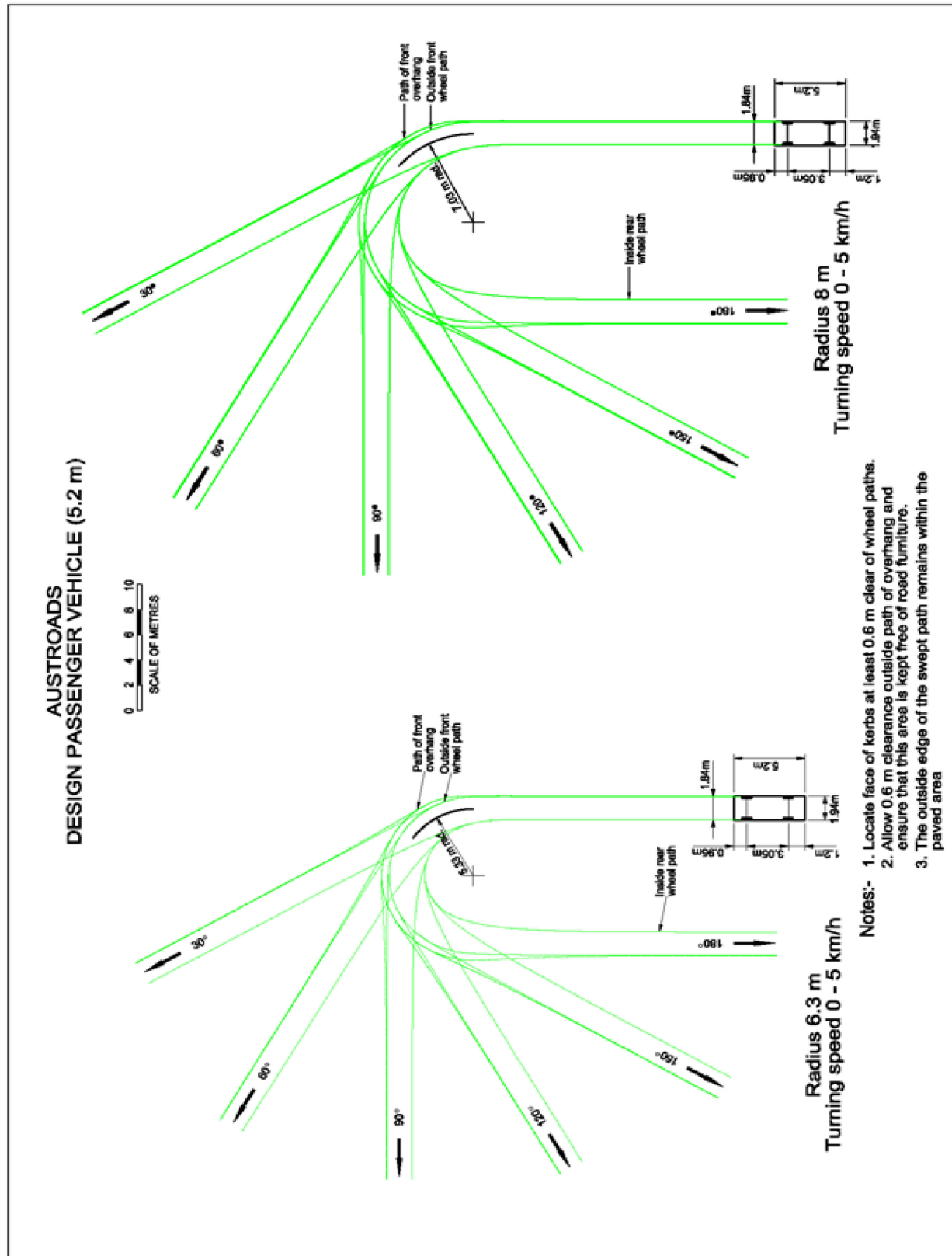
Appendix T2 – Car Parking and Manoeuvring Layout

The following diagrams have been removed from the District Plan as a result of consequential amendments:



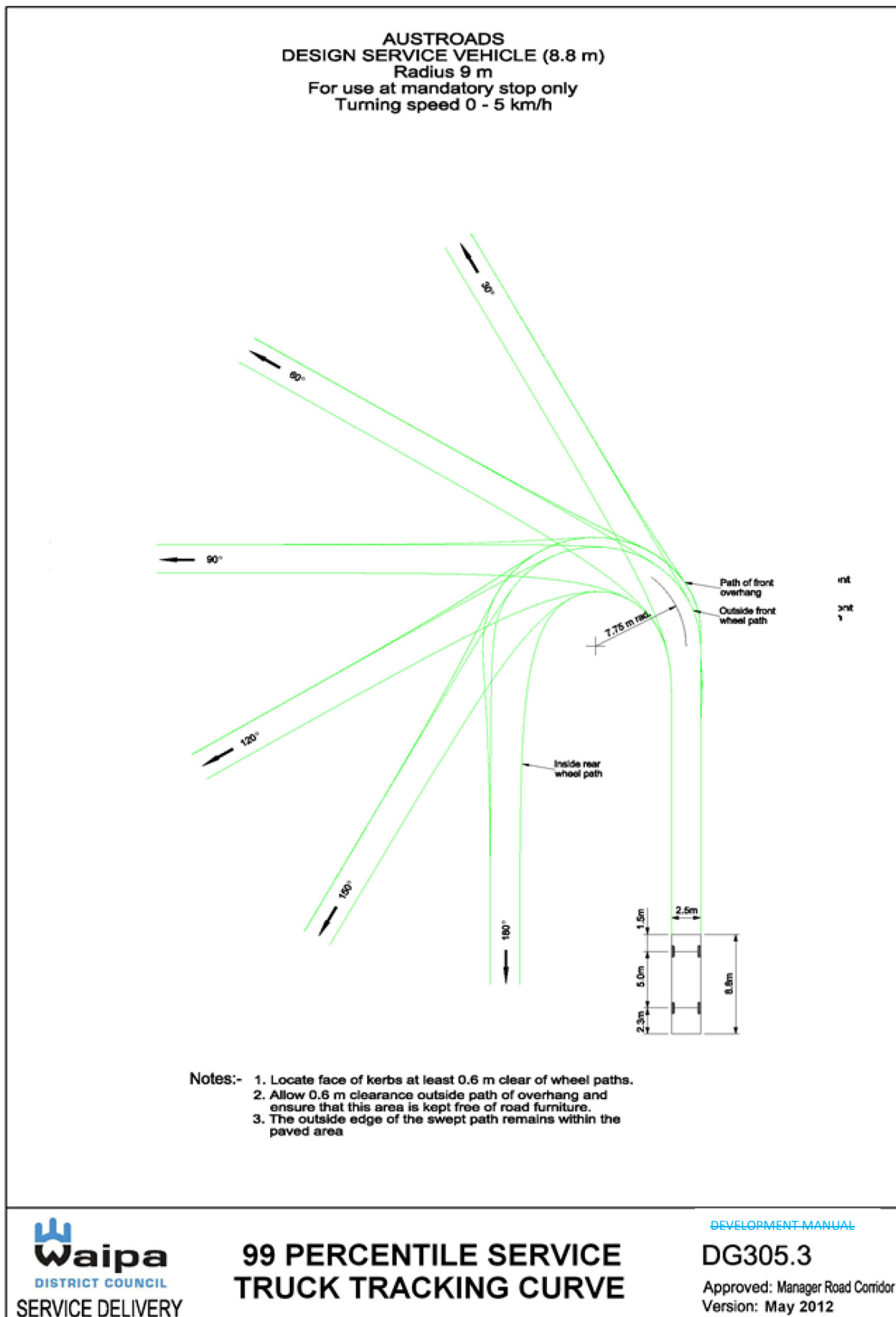
Type of Parking		Stall Width (a)	Stall Depth		Manoeuvring Width (d)	Total Depth (e)	
			From wall (b)	From kerb (c)		one row	two rows
Parking Angle	Type	ALL MEASUREMENTS ARE IN METRES					
90°	Nose In	2.4	5.4	4.8	6.2	11.6	17.0
		2.5			5.8	11.2	16.6
		2.6			5.8	11.2	16.6
		2.7			5.8	11.2	16.6
60°	Nose In	2.4	5.7	5.1	4.9	10.6	16.3
		2.5			4.6	10.3	16.0
		2.6			4.3	10.0	15.7
		2.7			4.0	9.7	15.4
45°	Nose In	2.4	5.2	4.8	3.9	9.1	14.3
		2.5			3.7	8.9	14.1
		2.6			3.5	8.7	13.9
		2.7			3.3	8.5	13.7
30°	Nose In	2.4	4.4	4.1	3.0	7.3	11.6
		2.5					
		2.6					
		2.7					
0°	Parallel	2.1	Stall length 6.6m		3.0	5.1	8.7

1. Parallel spaces (Parking angle = 0) shall be 6.6m long, except where one end of the space is not obstructed, in which case the length of a space may be reduced to 5.4m)
2. Minimum aisle and accessway widths shall be 3.0m for one way flow, and 5.8m for two way flow. Recommended aisle and accessway widths are 3.5m for one way flow, and 6.3m for two way flow.
3. Maximum kerb height = 150mm



- Notes:-
1. Locate face of kerbs at least 0.6 m clear of wheel paths.
 2. Allow 0.6 m clearance outside path of overhang and ensure that this area is kept free of road furniture.
 3. The outside edge of the swept path remains within the paved area

 <p>Waipa DISTRICT COUNCIL SERVICE DELIVERY</p>	<p>99.8 PERCENTILE CAR TRACKING CURVE</p>	<p style="color: blue; font-size: small;">DEVELOPMENT MANUAL</p> <p>DG305.2 Approved: Manager Road Corridor Version: May 2012</p>
---	--	--



Appendix T7 – Te Awamutu Dairy Manufacturing Site

T7.4 Site Specific Assessment Criteria additional to 21.1.16.5

(a)

Table 3: Sight Distance and Access Spacing Deficiencies

Gate No.	WIDTH AT BOUNDARY (m)	SIGHT DISTANCE (m)	SPACING FROM INTERSECTION (m)	SPACING FROM ADJACENT CROSSING (m)
<p>The required width of vehicle crossings at the site boundary is based on the Waipa District Development and Subdivision Manual Standard Detail TS306.</p> <p>Required sight distances are based on RTS6: Guidelines for visibility at driveways.</p> <p>Spacing of crossings from intersections and other vehicle crossings is based on Rule 16.4.2.5.</p>				

Appendix T8 – Hautapu Dairy Manufacturing Site

T8.4 Site Specific Assessment Criteria additional to 21.1.16.5

(a)

Table 3: Sight Distance and Access Spacing Deficiencies

Gate No.	WIDTH AT BOUNDARY (m)	SIGHT DISTANCE (m)	SPACING FROM INTERSECTION (m)	SPACING FROM ADJACENT CROSSING (m)
<p>The required width of vehicle crossings at the site boundary is based on the Waipa District Development and Subdivision Manual Standard Detail TS306.</p> <p>Required sight distances are based on RTS6: Guidelines for visibility at driveways.</p> <p>Spacing of crossings from intersections and other vehicle crossings is based on Rule 16.4.2.5.</p>				



TE AWAMUTU - HEAD OFFICE

101 Bank Street, Private Bag 2402, Te Awamutu Ph 07 872 0030

CAMBRIDGE - SERVICE CENTRE

23 Wilson Street, Cambridge Ph 07 823 3800

[f](#) /WaipaDistrictCouncil [@](#) /Waipa_NZ [t](#) /Waipa_DC