

RMA HEARINGS PANEL REPORT



To: Independent Hearings Panel

From: Damien McGahan, Principal Aurecon and Melissa Needham, Manager,
Aurecon on behalf of the Waipā District Council

Subject: **Addendum (3) to Section 42A Hearing Report on Proposed Plan Change 26**

Hearing Date: 26 April to 3 May 2023

1. INTRODUCTION

- 1.1.1. This addendum to the Section 42A report for Plan Change 26, Residential Intensification for the Waipā District Council has been prepared to address changes required to rules in PC26 in response to matters raised during the hearing.
- 1.1.2. All changes are outlined in the table in **Appendix A**.

1.2. WAIKANAE DECISION UPDATES

- 1.2.1. As outlined in addendums (2) and (2A) to the s42A report the Waikanae decision clarifies that an IPI cannot be used to reduce the development rights currently provided in the District Plan; it can only modify the heights and densities provided by the Medium Density Residential Standards.
- 1.2.2. The Waikanae decision had implications for the new character cluster sites introduced as part of PC26. A new Character Cluster Qualifying Matter Overlay is recommended to apply to these sites which will restrict development only where second or subsequent dwellings are proposed.
- 1.2.3. The Waikanae decision also means that the SNA and reserve setback rules require amendment, so they only apply when two or more dwellings are proposed.

Recommendations

- 1.2.4. The following amendments are recommended as already outlined in addendum 2A and as outlined in **Appendix A**:
- Amend Rules 2A.4.1.1 (b), (c), (q) and (r) - Permitted activities to clarify permitted activities in relation to the Qualifying Matter Overlays.
 - Add Rule 2A.4.1.1(cA) – Permitted activities for one dwelling and one secondary dwelling within the Character Cluster Qualifying Matter Overlay
 - Add rule 2A.4.2.54 – Secondary dwelling for permitted activities in the Character Cluster Qualifying Matter Overlay
 - Add rule 2A.4.1.3(dA) – Restricted discretionary activity for construction of a second or subsequent dwelling in the Character Cluster Qualifying Matter Overlay
 - Amend Assessment criteria 21.1.2A.4 to include reference to the Character Cluster Qualifying Matter Overlay.
 - Map the Character Clusters and Character Cluster Qualifying Matter Overlay on Maps 58A and 59A.
 - Amend rule 2A.4.2.6 (c) and (f) (setback modification for SNAs and reserves) to apply to two or more dwellings.

1.3. REFINEMENT OF ASSESSMENT CRITERIA FOR THE INFRASTRUCTURE OVERLAY AND STORMWATER OVERLAY

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- 1.3.1. In response to submissions, the matters of discretion for the Infrastructure Constraints Overlay and the Stormwater Constraints Overlay were proposed to be refined to specific matters, and that the relevant assessment criteria require amendment to reflect this.
- 1.3.2. The assessment criteria in section 21.1.2A.5 (Infrastructure Constraints Overlay 21.1.2A.5A) and 21.1.2A.9 (Stormwater Constraints Overlay 21.1.2A.9B) have been separated out and to reflect the matters of discretion in the relevant restricted discretionary rules as outlined in **Appendix A**.

1.4. AMENDED DEFINITION OF INFRASTRUCTURE CAPACITY ASSESSMENT

- 1.4.1. As raised in the hearing the definition of Infrastructure Capacity Assessment is recommended to be modified to move the location of reference to 'including fire water supply' so it relates to the provision of water only.

Recommendation

- 1.4.2. The following amendment to the definition of Infrastructure Capacity Assessment is recommended, as outlined in **Appendix A**:

'Infrastructure Capacity Assessment'

means an assessment of the capacity of an existing water supply (including fire water supply), wastewater, or stormwater network to determine if there is enough capacity (including fire water supply) for a proposed development, or to define the requirements for network upgrades that would need to be implemented for the development to be approved. The exact requirements for an Infrastructure Capacity Assessment should be discussed and agreed with WDC on a case-by-case basis.

1.5. AMENDMENT TO REFERENCE TO RELEVANT DESIGN GUIDELINES (RULE 2A.4.1.3(B))

- 1.5.1. As raised in the hearing and by Kāinga Ora the reference to 'relevant design guidelines' in Rule 2A.4.1.3(b) last bullet point is proposed to be changed to be more specific.

Recommendation

- 1.5.2. The following amendments are recommended, as outlined in **Appendix A**:

2A.4.1.3 (b)

Four or more dwellings per site.

Discretion will be restricted to the following matters:

- ...
- Alignment with any relevant Urban Design Guidelines adopted by Council. The extent to which buildings respond to relevant design guidelines in Appendix DG and Appendix S.

1.6. REFERENCE TO 'TRANSPORT CORRIDOR' IN NEW TREE CANOPY POLICY

- 1.6.1. Reference to "transport corridor" has been considered in the context of the existing terms defined in the Plan in the new recommended Tree Canopy Policy. During the hearing the term "transport

network" was offered as this is defined in PC26. On reflection however reference to "road" is considered to be more appropriate as a tree canopy may not be appropriate for other transport networks e.g. rail, which is referred to in the meaning of "transport network".

1.6.2. It is considered that 'road' is a better reference to use this is defined in the Plan already as follows:

'Road' means all land comprising formed and unformed ROADS as defined in Section 315(1) of the Local Government Act 1974 and the Government Roding Powers Act 1989.

Recommendation

1.6.3. Amend the new tree canopy policy to refer to 'road' as opposed to 'transport corridor', as outlined in **Appendix A**:

Policy – Tree canopy

2A.3.4.22 Promote the establishment and maintenance of a continuous tree canopy along ~~transport corridors~~ roads to improve amenity for ~~corridor road~~ users and adjoining land use, minimise the urban heat island effects of urban intensification, enhance biodiversity and ecological function, provide summer shade to make ~~the corridors roads~~ more comfortable for walking, cycling and micro-mobility during hotter weather, and store carbon.

1.7. AMENDMENT FOR CHARACTER CLUSTERS USE OF "SIMILAR"

1.7.1. In response to matters raised during the hearing on the use of the word 'similar' in some instances for matters of discretion and assessment criteria for character clusters Ms Hill has recommended a number of minor updates in her further evidence to use the word 'complement' or words to that effect in place of the word 'similar'.

Recommendation

1.7.2. Amendments to the use of the word 'similar' are recommended in the following provisions, as outlined in **Appendix A**:

- Policy 2A.3.3.4
- Rule 2A.4.1.3(d) – restricted discretionary activities
- Rule 2A.4.1.3(dA) – restricted discretionary activities
- Assessment criteria 21.1.2.5(a)
- Assessment criteria 21.1.2A.4(a)

1.8. NAME CHANGE TO THE REVERSE SENSITIVITY QUALIFYING MATTER OVERLAY

1.8.1. As raised by Fonterra in the hearing a name change to the 'Reverse Sensitivity Qualifying Matter Overlay' to the 'Regionally Significant Industry Qualifying Matter Overlay' is supported as this provides specificity as to what the QM relates to.

Recommendation

1.8.2. Change to name of the ‘Reverse Sensitivity Qualifying Matter Overlay’ to the ‘Regionally Significant Industry Qualifying Matter Overlay’ in the following locations as outlined in **Appendix A:**

- Rules 2A.4.1.1(b) and (c)
- Rule 2A.4.1.3(cA)
- Assessment Criteria 21.1.2A.5B
- Map 57 (Qualifying matter map for Te Awamutu).

1.9. REFINEMENT OF ASSESSMENT CRITERIA FOR REGIONALLY SIGNIFICANT INDUSTRY QUALIFYING MATTER OVERLAY

1.9.1. The assessment criteria of the Regionally Significant Industry Qualifying Matter Overlay (21.1.2A.5B) have been refined to align with the updated matters of discretion for the Overlay (Rule 2A.4.1.3(cA)).

Recommendation

1.9.2. Refinement of assessment criteria for the Regionally Significant Industry Qualifying Matter Overlay (21.1.2A.5B) as outlined in **Appendix A.**

1.10. CLIMATE CHANGE POLICY

1.10.1. The Waikato Regional Council noted that electric mobility was missed from the proposed climate change Policy (Policy 2A.3.12.1 – Sustainable features, technologies and methods).

1.10.2. This was missed in error.

Recommendation

1.10.3. Amend the new climate change policy to refer to electric mobility, as outlined in **Appendix A:**

Policy – Sustainable features, technologies and methods

2A.3.12.1 Support development that implements methods and technologies to minimise the effects on climate change, including:

- [Locating land uses and densities in such a way as to support walking, cycling, micromobility and public transport.](#)
- [Providing for electric mobility and its associate charging infrastructure.](#)

1.11. IMPERMEABLE SURFACE ISSUE STATEMENT

1.11.1. In response to the Ms Cravens evidence on behalf of the Waikato Regional Council regarding the impermeable surface issue statement Mr Coutts has addressed this in his evidence. Mr Coutts has supported the issue statement in a modified form. This issue statement provides some additional detail on impermeable surfaces.

Recommendation

1.11.2. Add the following after paragraph 2A.2.1:

2A.2.1A Urban intensification is likely to result in an increase in impermeable surfaces within urban environments. It is important for the district plan to manage potential adverse effects that can result from increased impermeable surfaces such as:

- Increased erosion of waterway channels
- Increased flooding risk
- Decreased drainage levels of service
- Increased temperatures which impact freshwater species
- Increased contaminants and decreased water quality.

1.12. VEHICLE CROSSING POLICES

1.12.1. In response to the Ms Cravens evidence on behalf of the Waikato Regional Council regarding the vehicle crossing policies Mr Coutts has addressed this in his evidence. Mr Coutts has supported the vehicle crossing policies on the basis that the policies are supportive of reducing contaminant loading and is therefore supportive of Te Ture Whaimana. This in turn supports objective 1 of the NPS-UD in terms of well-functioning urban environments.

Recommendation

1.12.2. Add the following vehicle crossing policies:

Policies – Vehicle crossings

2A.3.4.23 Limit the number of vehicle crossings to prioritise pedestrian and cyclist safety and amenity on public roads or publicly accessible spaces used to give access to development.

2A.3.4.24 Ensure vehicle crossings are minimised on road frontages where narrow dwellings are proposed and where shared paths and separated cycle ways are located.

1.13. CHANGE TO ACCESS WIDTHS

1.13.1. In response to Cogswells evidence questioning the minimum access width for up to 3 rear lots of 4 metres, which Cogswell stated can be difficult to achieve. Mr Coutts has supported their request to reduce the minimum access width to 3.6 metres subject to existing Rule 16.4.2.16 been met which requires that all vehicles have the ability to exit the site in a forward-facing direction in a three point turning manoeuvre.

Recommendation

1.13.2. Amend the minimum access widths under Rule 15.4.2.4 as follows, as outlined in **Appendix A:**

Rule - Minimum width of vehicle access to rear lots

15.4.2.4 Access to rear lots shall comply with the following minimum widths:

Zone	Minimum width of access to rear lots
Residential	Up to 3 lots – 4m <u>or 3.6m if compliance with Rule 16.4.2.16 is achieved.</u> 4 to 6 lots – 6m 7 lots or more – a public or private road may be required

1.14. MINOR AMENDMENTS

Recommendation

1.14.1. The following minor amendments are recommended:

- Correct the definition of ‘Suitably Qualified and Experience Person to Prepare an Infrastructure Capacity Assessment’ to ‘Experienced’ and add ‘of’ in the body of the definition as follows:

A ‘Suitably Qualified and Experienced Person to prepare an Infrastructure Capacity Assessment’

means a Chartered Engineer (or equivalent) experienced in the planning and design of three waters networks who is competent to carry out the assessment of development impacts on three waters networks. It should be noted that Council may require the use of a nominated Consultant to carry out hydraulic modelling on behalf of Council for the purpose of a capacity assessment, but developers may wish to engage their own Engineer to assess on their own behalf.

- Amend rule 15.4.2.19 to refer to the ‘Infrastructure Overlay’ rather than ‘qualifying matter overlay or overlays’.

2. CONCLUSION AND RECOMMENDATION

2.1.1. That the additional information contained in this addendum be taken as an update to the section 42A report dated 17 March 2023 prepared for plan change 26 on behalf of the Wāipa District Council.

2.1.2. PC26 should be amended as set out in **Appendix A** of this addendum.

Report prepared by:



Damien McGahan
Principal, Aurecon



Melissa Needham
Manager, Aurecon

Report reviewed and approved by:



Tony Quickfall
Manager – District Plan and Growth

Appendix A Summary of amendments to PC26 text (additional changes shown in green)

Provision	Recommended change
<p>Definitions Infrastructure Capacity Assessment</p>	<p><u>'Infrastructure Capacity Assessment'</u> means an assessment of the capacity of an existing water supply (including fire water supply), wastewater, or stormwater network to determine if there is enough capacity (including fire water supply) for a proposed development, or to define the requirements for network upgrades that would need to be implemented for the development to be approved. The exact requirements for an Infrastructure Capacity Assessment should be discussed and agreed with WDC on a case-by-case basis. (47.31)</p>
<p>Definitions Suitably Qualified and Experienced Person to prepare an Infrastructure Capacity Assessment</p>	<p><u>A 'Suitably Qualified and Experienced Person to prepare an Infrastructure Capacity Assessment'</u> means a Chartered Engineer (or equivalent) experienced in the planning and design of three waters networks who is competent to carry out the assessment of development impacts on three waters networks. It should be noted that Council may require the use of a nominated Consultant to carry out hydraulic modelling on behalf of Council for the purpose of a capacity assessment, but developers may wish to engage their own Engineer to assess on their own behalf.</p>
<p><u>2A.2.1A</u></p>	<p><u>2A.2.1A</u> Urban intensification is likely to result in an increase in impermeable surfaces within urban environments. It is important for the district plan to manage potential adverse effects that can result from increased impermeable surfaces such as:</p> <ul style="list-style-type: none"> • <u>Increased erosion of waterway channels</u> • <u>Increased flooding risk</u> • <u>Decreased drainage levels of service</u> • <u>Increased temperatures which impact freshwater species</u> • <u>Increased contaminants and decreased water quality.</u>
<p>2A.3.3.4 Policy – Character clusters</p>	<p><u>Policy – Character clusters</u> <u>To maintain and enhance the identified character of each character cluster by:</u></p> <p>(a) <u>Avoiding new buildings and relocated buildings between the dwelling and the front boundary of a site; and</u></p> <p>(b) <u>For new buildings or relocated buildings maintaining a similar style, scale, height, bulk, form, building</u></p>

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	<p>materials and colour layout and position that complements to other dwellings within the cluster; and (32.3)</p> <p>(c) For relocated buildings ensuring that any maintenance and/or reinstatement work is undertaken; and (32.3)</p> <p>(d) <u>Ensuring that signs do not detract from the character of the building or the cluster.</u></p>
<p>2A.3.4.23 2A.3.4.24 <u>Policies - Vehicle crossings</u></p>	<p align="center"><i><u>Policies – Vehicle crossings</u></i></p> <p><u>2A.3.4.23 Limit the number of vehicle crossings to prioritise pedestrian and cyclist safety and amenity on public roads or publicly accessible spaces used to give access to development.</u></p> <p><u>2A.3.4.24 Ensure vehicle crossings are minimised on road frontages where narrow dwellings are proposed and where shared paths and separated cycle ways are located.</u></p>
<p>2A.3.12.1 Policy – Sustainable features, technologies and methods</p>	<p><i><u>Policy – Sustainable features, technologies and methods</u></i></p> <p><u>2A.3.12.1 Support development that implements methods and technologies to minimise the effects on climate change, including:</u></p> <p><u>(a) Locating land uses and densities in such a way as to support walking, cycling, micromobility and public transport.</u></p> <p><u>(b) Providing for electric mobility and its associate charging infrastructure.</u></p>
<p>2A.3.4.22 Policy – Tree Canopy</p>	<p><i><u>Policy – Tree canopy</u></i></p> <p><u>2A.3.4.22 Promote the establishment and maintenance of a continuous tree canopy along transport corridors roads to improve amenity for corridor road users and adjoining land use, minimise the urban heat island effects of urban intensification, enhance biodiversity and ecological function, provide summer shade to make the corridors roads more comfortable for walking, cycling and micro-mobility during hotter weather, and store carbon.</u></p>
<p>2A.4.1.1 Permitted activities</p>	<p><u>Rule 2A.4.1.1 Permitted activities</u></p> <p><u>The following activities shall comply with the performance standards of this zone.</u></p> <p><u>(b) Up to three dwellings per site outside of the:</u></p> <p><u>(i) Infrastructure Constraint Qualifying Matter Overlay;</u></p>

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Provision	Recommended change
	<p align="center">And outside of identified character clusters</p> <p>(ii) And outside of the Reverse Sensitivity Regionally Significant Industry Qualifying Matter Overlay;</p> <p>(iii) Character clusters.</p> <p>(c) <u>Up to two dwellings per site within the:</u></p> <p>(i) <u>Infrastructure Constraint Qualifying Matter Overlay;</u></p> <p>(ii) <u>Reverse Sensitivity Regionally Significant Industry Qualifying Matter Overlay.</u></p> <p>(cA) Up to two dwellings per site within the Reverse Sensitivity Qualifying Matter Overlay.</p> <p>(cA) One dwelling and one secondary dwelling within the Character Cluster Qualifying Matter Overlay.</p> <p>(q) <u>Within character clusters and the Character Cluster Qualifying Matter Overlay, the construction of new buildings and alterations or additions to existing buildings, where the work undertaken is single storey and located at the rear of the site.</u></p> <p>(r) <u>Within character clusters and the Character Cluster Qualifying Matter Overlay on sites identified as ‘Non-Character Defining’, the construction of new buildings and alterations or additions to existing buildings, where the work undertaken is single storey and set back a minimum of 6m from road boundaries.</u></p>
<p>2A.4.1.3 (b) Restricted discretionary activities</p>	<p><u>Four or more dwellings per site.</u></p> <p><u>Discretion will be restricted to the following matters:</u></p> <ul style="list-style-type: none"> • ... • <u>Alignment with any relevant Urban Design Guidelines adopted by Council. The extent to which buildings respond to relevant design guidelines in Appendix DG and Appendix S.</u>
<p>2A.4.1.3 (cA) Restricted discretionary activities</p>	<p><u>Three dwellings per site within the Reverse Sensitivity Regionally Significant Industry Qualifying Matter Overlay.</u></p> <p><u>Discretion will be restricted to the following matters:</u></p> <ul style="list-style-type: none"> • <u>Reverse sensitivity effects on the operation of the Te Awamutu Dairy Manufacturing Ssite.</u>

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Provision	Recommended change
<p>2A.4.1.3(d) Restricted discretionary activities</p>	<p><u>2A.4.1.3 (d) (Restricted Discretionary Activities)</u></p> <p><u>Character clusters sites (32.3) - Construction of new buildings, relocated buildings and demolition or removal or alterations or additions to existing buildings, except where permitted by 2A.4.1.1 (f), (q) and (r). (32.3)</u></p> <p><u>Discretion will be restricted to the following matters:</u></p> <p>(a) <u>For identified character-defining sites:</u></p> <p>(i) <u>The extent to which Bbuilding bulk and design, building materials, and layout to maintains a similar complements the style, form, building materials and colour to layout and position of other character defining dwellings within the cluster; and (32.3)</u></p> <p>(ii) <u>The extent to which buildings maintain a provide a complementary and respond response to the existing character identified in the cluster as set out in Appendix DG1;</u></p> <p>(b) <u>For identified non-character defining sites:</u></p> <p>(i) <u>The extent to which building design is sympathetic to the established character within the cluster in form, proportion, layout and materiality; and</u></p> <p>(ii) <u>The extent to which building scale manages the relationship between adjacent character-defining sites and responds to the streetscape context; and</u></p> <p>(iii) <u>The extent to which buildings are sympathetic to and acknowledge the character values identified in the cluster as set out in Appendix DG1.</u></p> <p><u>Effects on the existing character identified in the cluster as set out in Appendix DG1;</u></p> <p>(c) <u>The extent to which the demolition or removal of the character building on an identified ‘character defining’ site detracts from the integrity of the streetscape;</u></p> <p>(d) <u>The visibility of the new buildings and/or alterations or additions from public places; and</u></p> <p>(e) <u>Solar access; and</u></p> <p>(f) <u>Where provided, the Eeffects on parking and vehicle manoeuvring; and (30.21)</u></p> <p>(g) <u>Signs; and</u></p> <p>(h) <u>Landscaping.</u></p> <p><u>Additionally for relocated buildings:</u></p> <ul style="list-style-type: none"> • <u>Condition of the exterior of the building; and</u> • <u>Repairs and works identified for action in Council approved or certified Building Relocation Inspection Report; and</u> • <u>Reinstatement works; and</u> • <u>Timing for completing any required works. (32.3)</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p>

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Provision	Recommended change
<p>2A.4.1.3 (dA) Restricted discretionary activities</p>	<p><u>Within the Character Cluster Qualifying Matter Overlay - Construction of a second or subsequent dwelling except where permitted by 2A.4.1.1(cA), (q) or (r).</u></p> <p><u>Discretion will be restricted to the following matters:</u></p> <ul style="list-style-type: none"> (a) <u>For identified character-defining sites:</u> <ul style="list-style-type: none"> (i) <u>The extent to which building bulk and design, building materials, and layout maintains a similar complements the style, form, building material and colour to layout and position of other character defining dwellings within the cluster; and</u> (ii) <u>The extent to which buildings maintain and provide a complementary response respond to the existing character identified in the cluster as set out in Appendix DG1;</u> (b) <u>For identified non-character defining sites:</u> <ul style="list-style-type: none"> (i) <u>The extent to which building design is sympathetic to the established character within the cluster in form, proportion, layout and materiality; and</u> (ii) <u>The extent to which building scale manages the relationship between adjacent character-defining sites and responds to the streetscape context; and</u> (iii) <u>The extent to which buildings are sympathetic to and acknowledge the character values identified in the cluster as set out in Appendix DG1.</u> (c) <u>Solar access; and</u> (d) <u>Where provided, the effects on parking and vehicle manoeuvring; and</u> (e) <u>Signs; and</u> (f) <u>Landscaping.</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p>
<p>2A.4.2.6</p>	<p><u>2A.4.2.6</u> <u>The minimum building setback depth stated in Rule 2A.4.2.4 is modified in the following locations:</u></p> <ul style="list-style-type: none"> (c) <u>On sites adjoining a reserve, a setback of 4 metres is required along the boundary adjoining the reserve for two or more dwellings;</u> (f) <u>On sites adjoining a Significant Natural Area (SNA), setback of 20 metres is required along the boundary of the SNA for two or more dwellings.</u>

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<p><u>2A.4.2.54</u></p>	<p><u>Rule - Secondary dwelling</u></p> <p><u>2A.4.2.54</u> The minimum net site area required for the erection of a secondary dwelling shall be 850m² and the secondary dwelling shall:</p> <p>(a) <u>Be encompassed within the bulk of the principal dwelling so that the building has the visual appearance of a single dwelling; and</u></p> <p>(b) <u>Not be separated from the principal dwelling by a garage; and</u></p> <p>(c) <u>Be no more than 70m² GFA, excluding garaging.</u></p> <p><u>Provided that:</u></p> <p>(i) <u>Where the principal dwelling is two storeys and the secondary dwelling is to be encompassed within the bulk of a principal dwelling the minimum net site area for the erection of a secondary dwelling shall be 600m².</u></p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p><u>Advice Note: Both dwellings shall separately comply with the rules in this zone and Parts E and F for dwellings and buildings in Residential Zones including rules in Section 15 Infrastructure, Hazards, Development and Subdivision and Section 16 Transportation. For the avoidance of doubt, the setback requirements apply at the external boundaries of the site and not between the principal dwelling and secondary dwelling on the site.</u></p> </div> <div style="background-color: #cccccc; padding: 5px; margin: 10px 0;"> <p><u>Activities that fail to comply with this rule will require a resource consent for a discretionary activity.</u></p> </div>				
<p>15.4.2.4</p> <p>Rule - Minimum width of vehicle access to rear lots</p>	<p>Rule - Minimum width of vehicle access to rear lots</p> <p>15.4.2.4 Access to rear lots shall comply with the following minimum widths:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Zone</th> <th>Minimum width of access to rear lots</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>Up to 3 lots – 4m <u>or 3.6m if compliance with Rule 16.4.2.16 is achieved.</u></td> </tr> </tbody> </table>	Zone	Minimum width of access to rear lots	Residential	Up to 3 lots – 4m <u>or 3.6m if compliance with Rule 16.4.2.16 is achieved.</u>
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Residential	Up to 3 lots – 4m <u>or 3.6m if compliance with Rule 16.4.2.16 is achieved.</u>				

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Provision	Recommended change				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">4 to 6 lots – 6m</td> <td style="width: 50%;"></td> </tr> <tr> <td style="padding: 5px;">7 lots or more – a public or private road may be required</td> <td></td> </tr> </table>	4 to 6 lots – 6m		7 lots or more – a public or private road may be required	
4 to 6 lots – 6m					
7 lots or more – a public or private road may be required					
15.4.2.19	<p>An infrastructure capacity assessment by a suitably qualified and experienced person will be required where it is proposed to establish more than two dwellings on a site located within a qualifying matter overlay or overlays the Infrastructure Constraint Qualifying Matter Overlay to ensure that there is sufficient capacity in the infrastructure network to deal with the additional demand being placed on the existing network from developments.</p>				
21.1.2.5	<p>Character clusters - Construction of new buildings, relocated buildings, and demolition or removal of or alterations or additions to existing buildings, except where parallel to the rear boundary of the site (32.3)</p> <p>(aa) ...</p> <p>(a) The extent to which the scale, height, bulk, design form, building materials, and layout and position of any buildings or additions is similar to <u>complements</u> the existing character of the cluster. (32.3)</p>				
21.1.2A.4	<p>Character clusters -Construction of new buildings, relocated buildings, and removal or demolition of or alterations or additions to existing buildings and second or subsequent dwellings in the Character Cluster Qualifying Matter Overlay.</p> <p><u>(aa) The extent to which new buildings and relocated buildings are avoided between an existing dwelling and the front boundary of an identified character-defining site. (32.3)</u></p> <p>(a) The extent to which the scale, height, bulk form, design, building materials, and layout and position of any buildings or additions is similar to the existing character of the cluster.</p> <p>(b) The extent to which the new building, additions or alterations to an existing building or removal or demolition of a building contributes or detracts from the Character Cluster Statements in Appendix DG1</p> <p><u>(a) For identified character-defining sites:</u></p> <p><u>(i) The extent to which building bulk and design, building materials, and layout to maintain a similar complements the style, form, building materials and colour to, layout and position of other character defining dwellings within the cluster; and</u></p> <p><u>(ii) The extent to which buildings maintain and respond to the existing character identified in the cluster as set out in Appendix DG1;</u></p> <p><u>(b) For identified non-character defining sites:</u></p>				

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Provision	Recommended change
	<ul style="list-style-type: none"> (i) <u>The extent to which building design is sympathetic to the established character within the cluster in form, proportion, layout and materiality;</u> (ii) <u>The extent to which building scale manages the relationship between adjacent character-defining sites and responds to the streetscape context;</u> (iii) <u>The extent to which buildings are sympathetic to and acknowledge the character values identified in the cluster as set out in Appendix DG1;</u> (c) <u>The extent to which solar access is optimised in the development.</u> (d) <u>The ability to provide parking (excluding consideration of the number of parking spaces for cars) and manoeuvring space for vehicles to avoid traffic conflict and maintain public safety.</u> (e) <u>The extent to which the location, size, type and content of any signs affect the locality, taking into account visual clutter and effects on the character of the area.</u> (f) <u>The extent to which existing vegetation is retained and landscaping adds to the amenity of the development.</u> (g) <u>The extent to which the new buildings, and or additions or alterations is are visible from public places.</u> (h) <u>The risk of natural hazards and the extent to which the risk can be avoided or mitigated.</u> <p><u>Additional assessment criteria for relocated buildings:</u></p> <ul style="list-style-type: none"> (i) <u>— The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects.</u> (j) <u>— The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out.</u> (k) <u>— The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site.</u> (l) <u>— The timeliness of the works taking into account the extent and nature of the proposed works.</u>
<p>21.1.2A.5A</p>	<p>More than two dwellings per site within the <u>Infrastructure Constraint Qualifying Matter Overlay</u> identified character clusters.</p> <ul style="list-style-type: none"> (a) <u>The adequacy of the servicing proposed for the development including but not limited to:</u> <ul style="list-style-type: none"> (i) <u>Effects of the development on the operation and the capacity of three waters infrastructure.</u> (ii) <u>Hydraulic modelling for the purpose of assessing effects, determining mitigations and associated costs related to the upgrade of existing or planned strategic three waters infrastructure, if required by Council.</u> (iii) <u>Effects of proposed water sensitive techniques to minimise water use and their effect on volume, discharge, and rate of use.</u> (iv) <u>Effects of on-site controls proposed to minimise impacts on three waters infrastructure.</u>

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	<p>(v) <u>Effects of the proposed development’s water consumption and water and wastewater discharges including proposed locations of connection or discharge.</u></p>
<p>21.1.2A.5B</p>	<p><u>More than two dwellings per site within and the Reverse Sensitivity Regionally Significant Industry Qualifying Matter Overlay</u></p> <p>(a) <u>The extent to which the residential development includes measures to avoid or minimise the potential for reverse sensitivity effects on the Te Awamutu Dairy Manufacturing site lawfully existing non-residential activities.</u></p>
<p>21.1.2A.5C</p>	<p><u>More or more than three dwellings per site, outside the Infrastructure Constraint Qualifying Matter Overlay, identified character clusters and the Reverse Sensitivity Qualifying Matter Overlay.</u></p> <p><u>(a) — Whether the site is located within or outside of the Infrastructure Constraint Qualifying Matter Overlay.</u></p> <p>(a) <u>Amenity values, including design features that promote privacy and neighbourhood coherence – such as yards, height, fencing and screening, separation and orientation of dwellings to obstruct sight lines between living areas.</u></p> <p>(b) <u>The extent to which, where applicable, adequate vehicle parking and the provision of safe vehicle entrances for both pedestrians and vehicles, car parking and manoeuvring and vehicle access to rubbish and recycling compounds, and access for emergency vehicles has been provided. (30.21)</u></p> <p>(c) <u>The extent of adverse effects on the surrounding road network, including on the function of intersections.</u></p> <p>(d) <u>The adequacy of the servicing proposed for the development.</u></p> <p>(e) <u>The adequacy of the site to accommodate the proposed density of development. In particular for compact housing developments involving seven or more dwellings, whether it is located in the areas where this type of development is encouraged under Compact Housing Policy.(79.310)</u></p> <p>(f) <u>The provision of lighting for amenity and crime prevention, without being a nuisance to residents.</u></p> <p>(g) <u>The provision of connections to public walkways/cycleways and the road network.</u></p> <p>(h) <u>Open space character including on-site landscaping, retention of mature trees, provision of shared driveways.</u></p> <p>(i) <u>Outdoor living spaces for independent living units that are private and have good access to sunlight in midwinter.</u></p> <p>(j) <u>The location of outdoor storage areas and rubbish and recycling compounds so that the appearance from the street is not adversely affected and on-site amenity, such as the provision of outdoor living spaces is not compromised.</u></p> <p>(k) <u>The design of the road boundary setback:</u></p> <p>(i) <u>Street definition - the extent to which units as opposed to garages orient and face the street creating a strong interface</u></p>

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	<p><u>between the public and private domains. Designs need to avoid street frontages that are dominated by garages and outdoor storage areas; and</u></p> <p>(ii) <u>Landscaping - the type and nature of the landscaping both within the road boundary setback and throughout the development so that it contributes both to the neighbourhood and to on-site amenity; and</u></p> <p>(iii) <u>Access way design - the width and proportion of the frontage as well as the landscaping and the materials to be used.</u></p> <p>(l) <u>Building design including:</u></p> <p>(i) <u>The extent to which solar potential and good solar aspect is optimized within the development; and</u></p> <p>(ii) <u>Colours; and</u></p> <p>(iii) <u>The materials to be used and how they are to be repeated within the development; and</u></p> <p>(iv) <u>Detail of roof pitches; and</u></p> <p>(v) <u>Details of doorways and the provision of shelter for visitors; and</u></p> <p>(vi) <u>Windows, revetment, balconies and recesses; and</u></p> <p>(vii) <u>Garaging to create visual continuity and cohesion and reflect a residential character.</u></p> <p>(m) <u>Designs shall avoid monolithic walls in favour of designs that incorporate smaller scale building elements to promote feelings of interest and diversity.</u></p> <p>(n) <u>Visually permeable fences and glazing of façades that provide for surveillance from the dwelling to the street and other public places such as walkways and reserves.</u></p> <p>(o) <u>Integration with neighbouring residential development through consistency of façade treatment, including building proportions, detailing, materials and landscape treatment.</u></p> <p>(p) <u>The extent to which compact housing (79.310) development involving seven or more dwellings within the C1 and C2 / C3 structure plan areas:</u></p> <p>(i) <u>Includes ‘universal access’ design principles within design, maximising accessibility for all users.</u></p> <p>(ii) <u>Provides an internal movement network layout that is legible and enables good connectivity.</u></p> <p>(iii) <u>Maximises safety for pedestrians, by:</u></p> <ul style="list-style-type: none"> • <u>Providing dedicated pedestrian access to dwellings and areas of communal open space, demarcated through materials, colours and/or texture.</u> • <u>Minimises the need for vehicular backing manoeuvres where site size and layout allows, by providing safe turning areas.</u> <p>(iv) <u>Facilitates an internal movement network that provides for dedicated vehicle access to each dwelling, such as may include:</u></p>

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	<ul style="list-style-type: none"> • <u>Using rear lanes where vehicle access off a public street is difficult or compromises pedestrian and visual amenity.</u> • <u>Providing shared vehicular access layout for larger developments.</u> (v) <u>Uses surface treatments to clearly demarcate vehicular entrances.</u> (vi) <u>Takes into account safety and accessibility if visitor car parking is provided within the development.</u> (vii) <u>Provides clearly visible main pedestrian entries from the street or lane to each dwelling at ground floor level.</u> (viii) <u>Maximises the visual relationship between dwellings and adjacent streets, lanes and public open spaces, through provision of windows and balconies at upper levels.</u> (ix) <u>Minimises the number of dwellings with internal and outdoor living areas oriented to the south.</u> (x) <u>Dwellings are designed to provide private outdoor areas adjacent to living areas.</u> (xi) <u>Orientates windows to maximise daylight and outlook, without compromising dwelling privacy or the privacy of neighbouring dwellings.</u> (xii) <u>Provides adequate storage space for each residential unit, including for larger items such as bicycles and outdoor equipment.</u> (xiii) <u>For apartment style developments, provides communal open spaces with edges that are activated or overlooked by adjacent streets, lanes or dwellings.</u> (xiv) <u>Integrates proposed communal open spaces with the development’s wider pedestrian network.</u> (xv) <u>Compatibility of the proposed development with the existing and likely future surrounding environment including the residential density (minimum and maximum) of the development.</u> (g) <u>The extent to which development is compatible and does not detract from the values of adjacent historic heritage or character cluster sites. (32.3)</u> (r) <u>The extent to which the residential development includes measures to avoid or minimise the potential for reverse sensitivity effects on lawfully existing non-residential activities.</u>
<p>21.1.2A.9A Building Coverage <u>in the MDRZ</u></p>	<ul style="list-style-type: none"> (a) <u>The extent to which the site will remain characterised by generous areas of open space and garden plantings, rather than buildings.</u> (b) <u>The ability to provide adequate opportunity for garden and mature tree plantings around buildings.</u> (c) <u>The extent to which any proposed buildings will be compatible with the scale of other buildings in the surrounding area and will not result in visual domination that is out of character with the <u>planned built form outcomes of the</u> surrounding environment. (79.317)</u> (d) <u>The ability to provide adequate Where provided, on site vehicle parking and manoeuvring. (30.12)</u> (e) <u>The extent to which increased site coverage would adversely affect adjoining properties, including historic heritage and</u>

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	<p><u>character cluster sites</u>, in terms of dominance of buildings, loss of privacy, access to sunlight and daylight. (32.3)</p> <p>(f) <u>The extent to which any increase in the level of site coverage will effect or has the potential to result in stormwater run-off to adjoining properties.</u></p> <p>(g) <u>The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.</u></p> <p>(h) <u>Building location, bulk and design; that addresses impacts of infill development and runoff from building footprint and impervious services on flood risk (level and velocity) within the site and outside the site.</u></p> <p>(i) <u>Stormwater disposal to treat water quality.</u> (53.3, 53.4)</p> <p>(j) <u>The building design addresses the impacts of water quality as a result of building coverage through the application of on lot treatment devices.</u></p> <p>(k) <u>The building design addresses the impacts of downstream erosion as a result of building coverage through the application of on lot detention devices.</u></p>
<p>21.1.2A.9B <u>Building Coverage in the Stormwater Qualifying Matter Overlay</u></p>	<p>(a) <u>The extent to which any increase in the level of site coverage will effect or has the potential to result in stormwater run-off to adjoining properties.</u></p> <p>(b) <u>Building location, bulk and design; that addresses impacts of infill development and runoff from building footprint and impervious services on flood risk (level and velocity) within the site and outside the site.</u></p> <p>(c) <u>Stormwater disposal to treat water quality.</u> (53.3, 53.4)</p> <p>(d) <u>The building design addresses the impacts of water quality as a result of building coverage through the application of on lot treatment devices.</u></p> <p>(e) <u>The building design addresses the impacts of downstream erosion as a result of building coverage through the application of on lot detention devices.</u></p>
<p>21.1.2A.9C <u>Building Coverage in the River/Gully Proximity Qualifying Matter Overlay</u></p>	<p>(a) <u>The extent to which the site will remain characterised by generous areas of open space and garden plantings, rather than buildings.</u></p> <p>(b) <u>The ability to provide adequate opportunity for garden and mature tree plantings around buildings.</u></p> <p>(c) <u>The extent to which any proposed buildings will be compatible with the scale of other buildings in the surrounding area and will not result in visual domination that is out of character with the <u>planned built form outcomes of the</u> surrounding environment. (79.317)</u></p>

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	<p>(d) <u>The ability to provide adequate Where provided, on site vehicle parking and manoeuvring. (30.12)</u></p> <p>(e) <u>The extent to which increased site coverage would adversely affect adjoining properties, including historic heritage and character cluster sites, in terms of dominance of buildings, loss of privacy, access to sunlight and daylight. (32.3)</u></p> <p>(f) <u>The extent to which any increase in the level of site coverage will effect or has the potential to result in stormwater run-off to adjoining properties.</u></p> <p>(g) <u>The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.</u></p> <p>(h) <u>Building location, bulk and design; that addresses impacts of infill development and runoff from building footprint and impervious services on flood risk (level and velocity) within the site and outside the site.</u></p> <p>(i) <u>Stormwater disposal to treat water quality. (53.3, 53.4)</u></p> <p>(j) <u>The building design addresses the impacts of water quality as a result of building coverage through the application of on lot treatment devices.</u></p> <p>(k) <u>The building design addresses the impacts of downstream erosion as a result of building coverage through the application of on lot detention devices.</u></p>