

Summary of Decisions Requested to Proposed Plan Change 15: Impermeable Surfaces By Submitter

February 2021

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Reader's Guide

This document is a summary of the 3 submissions received and the relief sought/decision(s) requested. This summary is ordered in alphabetical order by the submitters surname or the name of the organisation. This summary helps readers to see all the decisions requested by a specific submitter (e.g. Jo Smith). If you would like to see all the submissions lodged on a specific topic within the plan change, then refer to “Summary of Decisions Requested to Proposed Plan Change 15: Impermeable Surfaces by Topic”.

Call for further submissions opens on 15 February 2021. The closing date for making further submissions is Friday, 26 February 2021. **No late further submissions will be accepted.**

In the summary, every submitter has been allocated a submitter number and each submission point is referenced by a unique number. This whole number (e.g. 1/3) is required to be referenced when you make a further submission. **EXAMPLE:**

Submission 1/3

1 is the submitter number

3 is the submission point number

How to read the summary:

- This summary is ordered by submitter surname. The summary is ordered alphabetically by surname and/or name of the company or organisation. The summary lists all of the submission points made by the submitter.
- Where a submission has been lodged by two people with different surnames, it has been listed by the surname that is first in alphabetical order.
- If after looking at this summary you wish to look at all the submission points to a particular Topic then you need to refer to the “Summary of Decisions Requested to Proposed Plan Change 15: Impermeable Surfaces by Topic”.
- For your information separate spell checks have been carried out on the Topic and Submitter reports. In the event of there being any discrepancy the “Summary of Decisions Requested to Proposed Plan Change 15: Impermeable Surfaces by Topic” will prevail.

How to make a further submission

People can make a further submission if they represent a relevant aspect of the public interest and/or have an interest in Proposed Plan Change 15 greater than the interest of the general public.

A further submission can only be made in support or opposition of matters raised in the submissions. No new points can be raised.

Further submissions should be set out in the format shown in the submission form. Copies of the further submission form are available at Council offices or Libraries at Cambridge and Te Awamutu as well as online at www.waipadc.govt.nz/planchange15.

In accordance with the Resource Management Act 1991 a copy of the further submission must be sent to the person who made the original submission within five (5) working days of sending the further submission to the Waipa District Council. To assist you with this an address list of all submitters is included in this report.

Submissions can be:

Posted to: Waipa District Council
Private Bag 2402
Te Awamutu 3840

Delivered to: Waipa District Council – Te Awamutu Office
101 Bank Street
Te Awamutu

Delivered to: Waipa District Council – Cambridge Office
23 Wilson Street
Cambridge

Emailed to: districtplan@waipadc.govt.nz

Submitter Contact Details

By Surname	Submitter's Contact Details	Submission number
Classic Builders, A1 Homes, ZB Homes, Jennian Homes, Generation Homes	C/- B&A Urban and Environmental Attn: Gareth Moran PO Box 9342 Waikato Mail Centre Hamilton 3240	2
Mounsey, Carla	C/- LAD Architecture PO Box 1120 Cambridge 3450	3
Waikato Regional Council	Attn: Hannah Craven Private Bag 3038 Waikato Mail Centre Hamilton 3240	1

Classic Builders, A1 Homes, ZB Homes, Jennian Homes, Generation Homes

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
2/1	Definitions	Impermeable surfaces	Support	Agree with revised definition.	Retain revised definition as notified.
2/2	Rules - Impermeable surfaces	Rule 2.4.2.12	Support	Inclusion of "net site area" will reduce the number of resource consents triggered for rear lots, that cannot comply when the rule is based on "gross site area".	Retain "net site area" as part of the rule.
2/3	Rules - Impermeable surfaces	Rule 2.4.2.12	Oppose	Swimming pools do not contribute to any additional stormwater effects on the district's reticulated system as all the water is retained within the pool.	Exclude swimming pools from the rule.
2/4	Rules - Activity status	Rule 2.4.2.12	Oppose	Almost all resource consents are approved provided the applicant provides a stormwater management plan. RD activity status is an improvement in terms of cost, but still subject to 20 working day timeframe which created significant delay to housing and development projects.	Amend the rule so that a breach of the impermeable surfaces thresholds is a permitted activity provided that all stormwater can be disposed of on site, or directed to the reticulated system at post development levels. This will need to be enforced by Council at the building consent stage. See sample rule provided in submission.

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2/5	Rules - Maximum site coverage	Rule 2.4.2.11	Oppose	Consider that maximum permitted site coverage can be increased from 40% to 50% on sites smaller than 500m ² . It is increasingly difficult for housing companies to comply with the required site coverage calculations. Increase in site coverage will not generate any additional effects on the environment and represents a pragmatic approach to future development, reducing consenting costs and time delays for council customers.	Increase the maximum permitted site coverage from 40% to 50%.
2/6	Consequential changes	Various	Neutral	Included to ensure there is scope to make consequential amendments arising from any of the points raised in the submission.	Make consequential amendments as necessary.

Mounsey, Carla

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
3/1	All of proposed plan change	Various	Support	The rules will be more consistent across the zones and make the design process easier.	No decision requested.

Waikato Regional Council

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
1/1	Definitions	Permeable surfaces	Support	WRC supports the changes.	No decision requested.
1/2	Definitions	Impermeable surfaces	Support	WRC supports the changes.	No decision requested.
1/3	Definitions	Site coverage	Support	WRC supports the changes.	No decision requested.
1/4	Minimum floor levels	Rule 2.4.2.17	Oppose	(a) Current level of service in Cambridge North is from a 10% AEP rainfall event within 3 days. This does not take into consideration projected climate change, and may become overwhelmed by an increase in rainfall intensities and duration, increasing the stormwater ponding and runoff risk.	Retain Rule 2.4.2.1 and amend to include the requirement of a minimum floor level as a performance standard for dwellings or other suitably effective mitigation measures.

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
				<p>(b) Development in the area will increase impermeable surfaces and runoff, increasing risk of ponding, flooding and damage to infrastructure and dwellings. Mitigation options include floor levels that account for climate change or limit use of buildings in areas of flood risk.</p> <p>(c) Proposed deletion of Rule 2.4.2.17 will result in all guidance being from the Building Act which is insufficient to effectively mitigate natural hazards risk.</p> <p>(d) Amendment to include minimum floor levels will protect human life and structures relied on for social and economic wellbeing.</p>	