

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

February 2021

## Table of Contents

Reader’s Guide .....	3
How to read the summary: .....	3
How to make a further submission .....	4
Submitter Contact Details .....	5
All of Proposed Plan Change .....	6
Definitions .....	6
Rules – Activity Status .....	6
Rules – Impermeable Surfaces .....	7
Rules – Maximum Site Coverage .....	8
Minimum Floor Levels .....	8
Consequential Amendments .....	9

## **Reader's Guide**

This document is a summary of the 3 submissions received and the relief sought/decision(s) requested. This summary is ordered by submission topic. This summary helps readers to see all the decisions requested by a topic (e.g. Definitions). If you would like to see all the submissions lodged by submitter on the plan change, then refer to “Summary of Decisions Requested to Proposed Plan Change 15: Impermeable Surfaces by Submitter”.

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 topic. The summary lists all of the submission points made on a particular topic by all the submitters.
- If after looking at this summary you wish to look at all the submission points to a particular submitter then you need to refer to the “Summary of Decisions Requested to Proposed Plan Change 15: Impermeable Surfaces by Submitter”.
- 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](http://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](mailto: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 [REDACTED]	2
Mounsey, Carla	C/- LAD Architecture [REDACTED]	3
Waikato Regional Council	Attn: Hannah Craven [REDACTED]	1

### All of Proposed Plan Change

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

### Definitions

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
1/2	Impermeable surfaces	Support	WRC supports the changes.	No decision requested.
2/1	Impermeable surfaces	Support	Agree with revised definition.	Retain revised definition as notified.
1/1	Permeable surfaces	Support	WRC supports the changes.	No decision requested.
1/3	Site coverage	Support	WRC supports the changes.	No decision requested.

### Rules – Activity Status

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
2/4	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	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

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
			of cost, but still subject to 20 working day timeframe which created significant delay to housing and development projects.	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.

### **Rules – Impermeable Surfaces**

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
2/2	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	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.

## **Rules – Maximum Site Coverage**

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
2/5	Rule 2.4.2.11	Oppose	Consider that maximum permitted site coverage can be increased from 40% to 50% on sites smaller than 500m <sup>2</sup> . 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%.

## **Minimum Floor Levels**

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
1/4	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	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	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
			<p>duration, increasing the stormwater ponding and runoff risk.</p> <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>	

### **Consequential Amendments**

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
2/6	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.