

Summary of Decisions Requested to Proposed Plan Change 16: Technical Improvements By Topic

February 2021

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Reader's Guide

This document is a summary of the 4 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 16: Technical Improvements 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 16: Technical Improvements 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 16: Technical Improvements 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 16 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/planchange16.

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
Fire and Emergency New Zealand	C/- Beca Limited Attn: Alec Duncan PO Box 448 Hamilton 3240	3
Mounsey, Carla	C/- LAD Architecture PO Box 1120 Cambridge 3450	4
Waikato Regional Council	Attn: Hannah Craven Private Bag 3038 Waikato Mail Centre Hamilton 3240	1

All of Proposed Plan Change

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
2/4	Various	Neutral	Included to ensure there is scope to make consequential amendments.	Make consequential amendments as necessary.

Front Façade

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
2/3	Rule 2.4.2.3	Oppose	It is almost impossible for long narrow sites with limited road frontage to comply, triggering an automatic consenting process. One of the driving factors behind this rule was for CPTED reasons. Provided a dwelling is able to comply with glazing requirements, then passive surveillance is accomplished and the intent of the rule is achieved. The rule does not provide any additional benefit over and above what is required by other rules.	Delete Rule 2.4.2.3 from the plan change as notified.
4/3	Various	Support	The changes make design easier.	No decision requested.

Glazing

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
2/2	Rule 2.4.2.19	Support in part	Redundant windows are often placed in garages and other non-habitable rooms in order to avoid a resource consent process (rule requires 15% glazing). Garages and non-habitable rooms should be removed from the glazing requirements - it doesn't make sense to require windows in rooms that will not generate any benefits in terms of passive surveillance to the street. On corner sites a window could be provided on at least one habitable room facing each separate road frontage.	(a) Amend the rule to read (or similar) "At least one <u>habitable room</u> of the residential unit shall have a clear glazed window facing the transport corridor from which vision toward the roading corridor is not blocked by any accessory building." (b) Retain the wording as notified to Rule 2.4.2.19(e) that reads "This rule shall not apply to relocated buildings or a garage that is an accessory building."
4/2	Various	Support	The changes make design easier.	No decision requested.

Outdoor living

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
2/1	Rule 2.4.2.18	Support in part	(a) Adequate outdoor living area could be reduced to 40m ² . (b) Flexibility to split outdoor living area to maximise sunlight e.g. 2 x 20m ² areas.	(a) Retain removal of the term "is located to the north, east or west of the site". (b) Reduce the minimum outdoor living area requirement from 50m ² to 40m ² with a 3.5m minimum dimension.

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
			<p>(c) "Directly accessible" from a living area should not be a requirement. It could be located in an alternative location on the site to maximise shade or views.</p> <p>(d) Activity status could be amended to controlled if non-compliance with this rule is the only breach of district plan rules.</p>	<p>(c) Add the ability to split outdoor living areas to maximise/minimise sunshine.</p> <p>(d) Remove the wording "directly accessible" from the rule.</p> <p>(e) Reduce activity status from restricted discretionary to controlled if outdoor living is the only non-compliance associated with a consent.</p>
4/4	Various	Support	The changes make design easier.	No decision requested.

Water for firefighting purposes

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
1/1	New Objectives and Policies	Support	Commend plan change 16 for having regard to National Disaster Resilience Strategy and note holistic approach of the document. Support inclusion of new objectives and policies to strengthen and increase policy support for the rule. Trust that FENZ have provided advice to Council re appropriate standards for mitigating fire risk.	No decision requested.

Submission point	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
3/1	New Objectives and Policies	Support in part	FENZ requires adequate water supply and adequate access to the water supply in order for them to meet their objectives of reducing incidence of unwanted fire and associated risk to life and property, protecting and preserving life, preventing or limiting injury, damage to property, land and the environment.	Retain new issue, objective and policy, and assessment criteria and amend revised rule to read: "14.4.2.22A Where water is not supplied by Council or a private community supply, or water is supplied by Council but is a restricted flow supply, each lot <u>(except where the lot is being created for the purpose of a conservation lot, a network utility lot, an access lot or a lot solely for a rural purpose)</u> shall provide access to water supply for firefighting purposes that is or will be..."
4/1	Rule 15.4.2.22A(d)(i)	Support in part	Clarification of the rule is needed. If the rule means capacity to store 45000l of water then it is supported. If it means a continuous store, then the rule is opposed. Can the water tank be used as the house water supply?	Amend Rule 15.4.2.22A to clarify whether the rule is for a continuous store of 45000l of water, or for capacity to store 45000l.