

PLAN CHANGE 26 TO THE WAIPĀ DISTRICT PLAN

PUBLIC NOTIFICATION OF DECISIONS ON INDEPENDENT HEARING PANEL RECOMMENDATIONS PURSUANT TO CLAUSE 102 OF THE FIRST SCHEDULE OF RESOURCE MANAGEMENT ACT 1991

Plan Change 26 (Residential Zone Intensification) to the Operative Waipā District Plan implements the Intensification Planning Instrument required under section 80E of the Resource Management Act 1991 (RMA) by incorporating the Medium Density Residential Standards and giving effect to policies 3 and 4 of the National Policy Statement on Urban Development 2020 (with related provisions).

Waipā District Council resolved at its meeting on 19 August 2024 to accept all recommendations of the Independent Hearings Panel on PC26, except for recommendations relating to:

- Extent of Infrastructure Constraint Overlay at Cambridge
- Site Coverage exemption within Stormwater Constraint Overlay
- Relocated Buildings
- Financial Contributions

The rejected recommendations (together with reasons and alternative recommendations) have been referred to the Minister for the Environment for a final decision under clause 101(2) of Schedule 1 of the RMA. The reasons for rejecting the recommendations and Council's alternative recommendations are set out in full in the Council's decision which can be viewed as set out below.

The affected parts of Plan Change 26 as altered by recommendations of the Independent Hearings Panel or corrected as minor errors that have been accepted by Council will become operative in accordance with Clauses 104 and 20 of Schedule 1 of the RMA on 30 August 2024.

Clause 102(a) – Accepted Recommendations

The recommendations of the Plan Change 26 Independent Hearings Panel (IHP) that have been accepted by Waipā District Council are:

(a) IHP Recommendations (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (n) and (o) if the as identified on pages 3, 4, 11, and 112 of the IHP report.

Refer attachment A to this public notice.

(b) All recommendations identified in Appendix 5 of the IHP report relating to the following sections of the Waipā District Plan:

- (i) Definitions
- (ii) Section 1 – Strategic Policy Framework

- (iii) Section 2 – Residential Zone
- (iv) Section 6 – Commercial Zone
- (v) Appendices – Design Guides

Refer Attachment B to this public notice.

(c) All recommendations identified in Appendix 5 of the IHP report relating to the following sections of the Waipā District Plan that have not been rejected under Clause 102(b) below:

- (i) Section 2A – Medium Density Residential Zone
- (ii) Section 15 – Infrastructure, Hazards, Development and Subdivision

Refer Attachment B and D to this public notice

(d) All mapping recommendations relating to:

- (i) Infrastructure Constraint Qualifying Matter Overlay – Cambridge (except where rejected under (f) below)
- (ii) Infrastructure Constraint Qualifying Matter Overlay – Kihikihi
- (iii) Infrastructure Constraint Qualifying Matter Overlay – Te Awamutu
- (iv) Stormwater Constraint Qualifying Matter Overlay – Cambridge
- (v) Stormwater Constraint Qualifying Matter Overlay – Kihikihi
- (vi) Stormwater Constraint Qualifying Matter Overlay – Te Awamutu
- (vii) River / Gully Proximity Overlay – Cambridge
- (viii) River / Gully Proximity Overlay – Te Awamutu
- (ix) Regionally Significant Industry Qualifying Matter Overlay – Te Awamutu
- (x) Character Clusters / Character Cluster Qualifying Matter Overlay – Te Awamutu
- (xi) Character Clusters / Character Cluster Qualifying Matter Overlay – Cambridge
- (xii) Height Control Overlay – Cambridge
- (xiii) Height Control Overlay – Leamington
- (xiv) Height Control Overlay – Te Awamutu

Refer Attachment C to this public notice

Clause 102(b) – Rejected Recommendations and Reasons

The recommendations of the Plan Change 26 IHP that have been rejected by Waipā District Council and the reasons for rejections are set out in Attachment D to this public notice.

Clause 102(c) – Alternative Recommendations

The alternative recommendations provided for these rejected IHP recommendations are set out in Attachment D to this public notice.

Clause 102(3) – Alterations with Minor Effect or to Correct Minor Errors

Recommendations of the IHP that have been accepted by Council but for which alterations were necessary to alter the recommendations in a way that has a minor effect or to correct a minor error are set out in Attachment E to this public notice.

Where to view the decisions

The Waipā District Plan as updated to incorporate the operative provisions of Plan Change 26, the associated Independent Hearings Panel recommendations, and Council’s decision including the four recommendations that have been rejected (with reasons and alternative recommendations) can be viewed at the following:

- Online at www.waipadc.govt.nz/planchange26
- At Waipā District Council offices and libraries in Te Awamutu and Cambridge

Steph O’Sullivan
Chief Executive
For and on behalf of Waipā District Council

Attachment A – Accepted IHP Recommendations

Attachment B – Appendix 5 IHP Recommendations Report

Attachment C – Mapping Recommendations

Attachment D – Rejected IHP Recommendations

Attachment E – Alterations with Minor Effect and to Correct Minor Errors