

Plan Change 26 – Residential Zone Intensification

Frequently asked questions

September 2024

Please note, these questions and answers provide general guidance only. For more information and advice tailored to your individual query, situation, or proposal, please contact Waipā District Council's Duty Planner either by phone 0800 924 723 or email info@waipadc.govt.nz. Refer to the Waipā ePlan at waipadc.govt.nz/eplan.

What is Plan Change 26?

Plan Change 26 (PC26) is Waipā District Council's response to central government's 2021 housing laws, which mandated increasing housing density in Cambridge, Te Awamutu, and Kihikihi.

The plan change allows that in residential zones, landowners may extend or build up to two houses and up to three storeys high per site in Cambridge, Te Awamutu and Kihikihi residential zones, without a resource consent or notifying neighbours (unless they are in a character cluster area).

What can I build in the Medium Density Residential Zone?

Plan Change 26 has introduced a new Medium Density Residential Zone (MDRZ) for Cambridge, Te Awamutu, and Kihikihi. The table below shows the new rules that apply to buildings in the MDRZ.

How to use this table:

- View the council's [ePlan](#) maps to:
 - Confirm your property is in the MDRZ.
 - See if your property is in any overlay areas (exemptions apply for overlay areas).
- All sites are allowed to have up to two dwellings on them unless they are in a character cluster area.
- Resource consent is required if:
 - More than two dwellings per site are proposed; or
 - One or more of the controls for the MDRZ are not complied with.

Standard	Control	
Permitted number of dwellings	2 dwellings per site (in all areas except in character areas below)	
	Character Cluster Qualifying Matter Overlay = 1 principal + 1 secondary (attached; $\leq 70\text{m}^2$ GFA; minimum net site area for secondary dwelling: 850m^2)	
	Character Cluster = existing dwelling only	
Front yard setbacks	1.5m (in all areas unless exemption below applies)	
	Exemptions	<ul style="list-style-type: none">▪ State highway frontage = 7.5m (dwellings and sleepouts only)▪ Arterial road frontage = 4m▪ Character street = 6m
	1m (in all areas unless exemption below applies)	

Standard	Control	
Side and rear yard setbacks	Exemptions for 2nd+ dwellings per site:	<ul style="list-style-type: none"> ▪ Reserve boundary = 4m ▪ Significant Natural Area boundaries = 20m
Maximum height	11m (see Diagram 1 below)	
Height in relation to boundary	4m + 60° recession plane (see Diagram 2 below)	
Maximum building coverage	50% net site area (in all areas unless exemption below applies)	
	Exemption	<ul style="list-style-type: none"> ▪ 40% (River / Gully Proximity Overlay and Stormwater Constraint Overlay) ▪ 700m² (St Kilda Structure Plan Area – site coverage + impermeable)
Maximum site impermeability	60% net site area (in all areas unless exemption below applies)	
	Exemption	<ul style="list-style-type: none"> ▪ 45% net site area in Cambridge North Structure Plan Area ▪ 700m² (St Kilda Structure Plan Area – site coverage + impermeable)
Landscaping	20% of site landscaped with grass or plants (in all areas unless exemption below applies)	
	Exemption	<ul style="list-style-type: none"> ▪ 30% of site planted in native plants (River / Gully Proximity Overlay)
Outdoor living space	Dwellings with ground floor level	<ul style="list-style-type: none"> ▪ 20m² (3m minimum dimension) – may include balcony, patio or roof terrace
	Dwelling above ground floor level	<ul style="list-style-type: none"> ▪ 8m² (1.8m minimum dimension)
Outlook space	Principal living room	<ul style="list-style-type: none"> ▪ 4m x 4m (see Diagram 3 below)
	Other habitable rooms	<ul style="list-style-type: none"> ▪ 1m x 1m (see Diagram 3)
Windows to street	Dwellings = 20% of street-facing façade in glazing (windows or doors)	
Roof pitch	Any dwelling of 2 or more stories	<ul style="list-style-type: none"> ▪ Character Clusters = 30° minimum ▪ All other areas = 15° minimum

MDRZ – key diagrams:

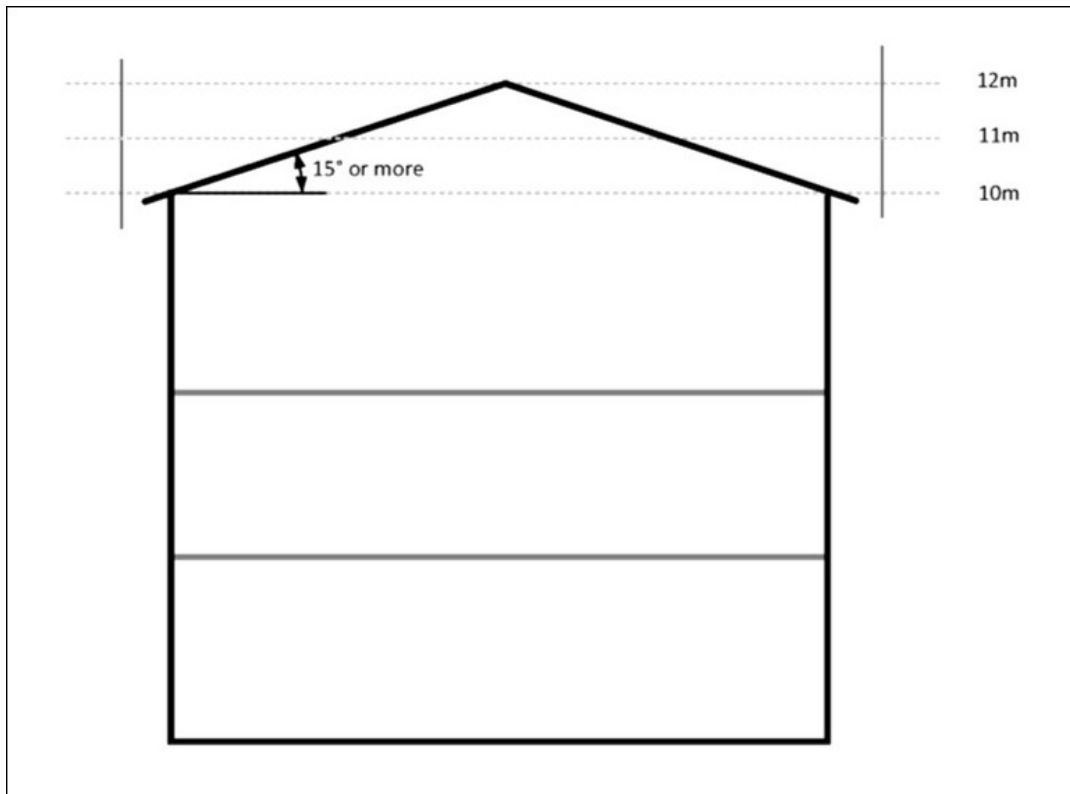


Diagram 1: Maximum building height.

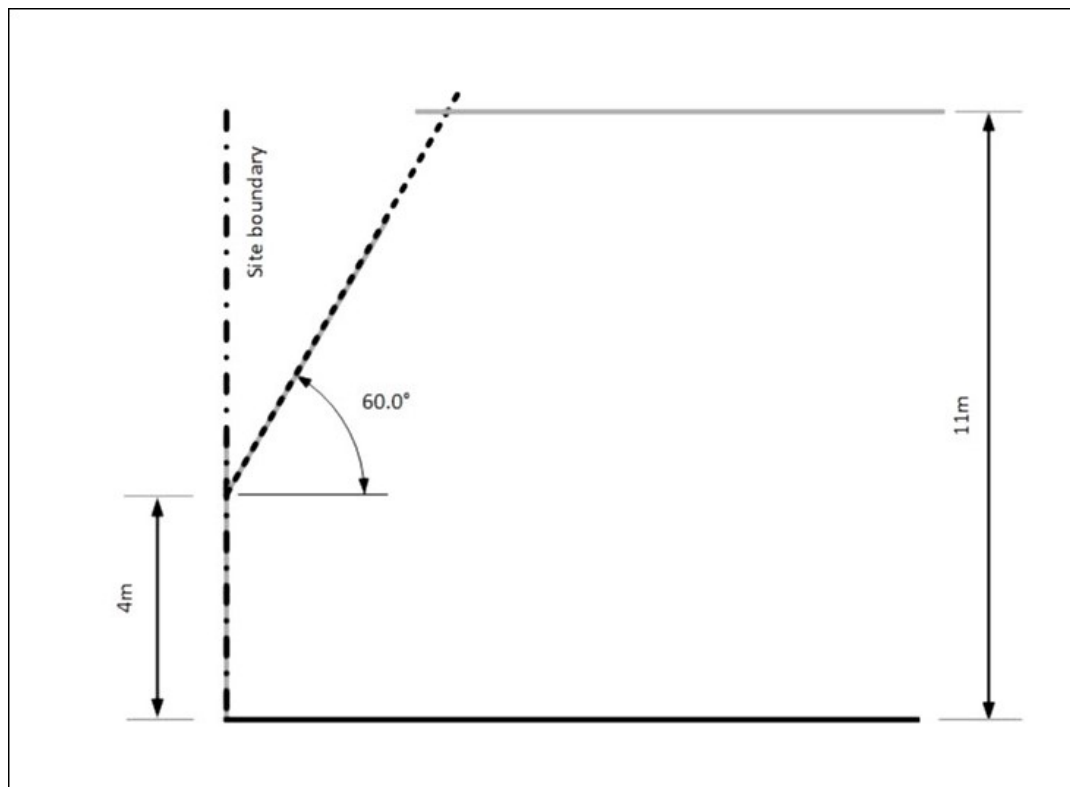


Diagram 2: Height in relation to boundary.

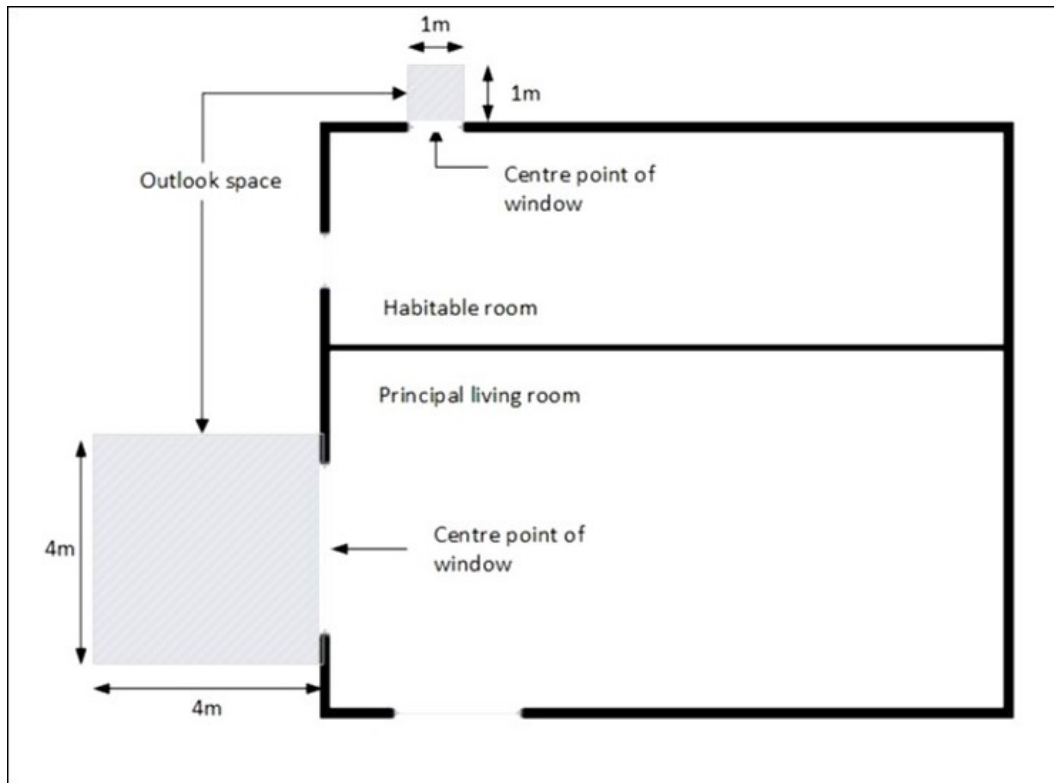


Diagram 3: Outlook space.

Can I subdivide my Medium Density Residential Zone section?

Plan Change 26 has introduced new rules for subdivision in the MDRZ of Cambridge, Te Awamutu, and Kihikihi. If you're looking to subdivide, the table below sets out the key things you'll need to be aware of.

How to use this table:

- View the council's [ePlan](#) maps to confirm that your property is in the MDRZ.
- Consider what type of subdivision you want to do. Separate standards apply to subdivisions where:
 - All new lots will contain a dwelling (existing or proposed via concurrent land use consent);
 - OR
 - One or more vacant lots will be created.
- Refer to the table below for standards applying to each type of subdivision.

***Note:** All subdivision in the Waipā District requires resource consent. The standards in the table below determine which activity status your subdivision will be assessed under. It is recommended you seek independent planning / surveying advice if you wish to subdivide.*

MDRZ – Subdivision Standards

Standard	Type of subdivision	
	Around existing or proposed dwellings (i.e. no vacant sites are created by the subdivision)	To create a vacant lot
Resource consent	Yes	Yes
Activity status	Controlled	Restricted discretionary if meeting all relevant standards in this table; non-complying if not
Minimum size of new lots	No minimum	500m ²
Maximum size of new lots	No maximum	1000m ²
Shape factor	No shape factor	13m diameter circle or 8m x 15m rectangle
Road frontage	No road frontage requirement	10m
Vehicle crossing	3-5.5m	
Minimum width of shared accessway to rear lots	≤3 lots = 4m (3.6m if vehicles can exit the site frontward after no more than a three-point turn)	
	4-6 lots = 6m (6+ lots may require road naming)	
	7+ lots = public or private road may be required	
Infrastructure	All lots are to be connected to Council wastewater and water supply services	
Street trees	If new roads are created, the planting of street trees must be provided for at an equivalent rate of one tree per road-fronting lot	
Notification preclusion	Yes, where: <ul style="list-style-type: none"> ▪ Associated with up to 3 units that do not comply with one or more density standards*; or ▪ Associated with 4 or more units that comply with all density standards. 	No

* *Density standards = height, daylight control, setbacks, building coverage, outdoor living space, outlook space, front façade glazing, and landscaped area. For further information, refer to the table under heading “What can I build in the Medium Density Residential Zone?” above.*

My property is in a character cluster area – what does this mean for me?

Plan Change 26 has introduced new rules for a small number of character cluster properties in the MDRZ of Cambridge, Te Awamutu, and Kihikihi. If your property is in a character cluster area and you're considering development, the table below sets out what rules apply.

How to use this table:

- View the council's [ePlan](#) maps to check if your property is in a:
 - Character Cluster
 - OR
 - Character Cluster Qualifying Matter Overlay.
- Refer to the table below for which activities are permitted or will require resource consent in each character cluster area type.

Note: The following table sets out what activities are permitted or need resource consent within each character cluster area type. For details about the resource consent process and what the council will require in each resource consent scenario below, contact the Duty Planner, either by phoning 0800 924 723 or emailing info@waipadc.govt.nz.

Activity	Character Cluster		Character Cluster Qualifying Matter Overlay	
	Character defining	Non-character defining	Character defining	Non-character defining
Permitted number of dwellings	Existing dwelling only		1 principal + 1 secondary dwelling (subject to standards below):	
			Secondary dwelling standards: <ul style="list-style-type: none"> ▪ Net site area = $\geq 850\text{m}^2$ <ul style="list-style-type: none"> – May be reduced to 600m^2 if principal dwelling is two storeys and standards below are complied with. ▪ Secondary dwelling to be: <ul style="list-style-type: none"> – $\leq 70\text{m}^2$ GFA (excluding garaging); and – Encompassed within the bulk of the principal dwelling; and – Not separated from principal dwelling by a garage. 	

Activity	Character Cluster		Character Cluster Qualifying Matter Overlay	
	Character defining	Non-character defining	Character defining	Non-character defining
Demolition / removal of existing buildings	Resource consent required	Permitted		
Construction of new buildings	Permitted if single storey and to the rear of site	Permitted if single storey and set back a minimum of 6m from road boundaries	Permitted if single storey and to the rear of site	Permitted if single storey and set back a minimum of 6m from road boundaries
Alterations / additions to existing buildings				

There's a development going in next door – what can I do?

Plan Change 26 has introduced new rules for housing in the MDRZ of Cambridge, Te Awamutu, and Kihikihi. We appreciate that new development next door can be concerning – the information below explains what changes you can expect in the district and when you'll be able to have a say.

What could new permitted development look like?

- The table under the heading “What can I build in the Medium Density Residential Zone?” above sets out what people are allowed to build on their property:
 - Without needing a resource consent; and
 - Without advising you or requiring your input as a neighbour.

Notification preclusion – built form and subdivision

- Some forms of development requiring resource consent are automatically precluded from public and limited notification, meaning not open for public or neighbour input. For example:
 - Two or three dwellings are unlikely to be notified, and
 - Four or more dwellings could only be notified when density standards are not met.

* *Density standards = height, daylight control, setbacks, building coverage, outdoor living space, outlook space, front façade glazing, and landscaped area. For further information, refer to the table under heading “What can I build in the Medium Density Residential Zone?” above.*

When can I have a say?

- If you are deemed to be affected, the council will either:
 - Notify you directly; or
 - Issue a public notice letting you know formal submissions can be made.