

Plan Change 26 - Residential Zone Intensification

Implementation Practice Note – Character

September 2024

This practice note focuses on rules that apply to character areas in Cambridge and Te Awamutu. These character areas have been incorporated into the Medium Density Residential Zone (MDRZ) through Plan Change 26 (PC26) to the Waipā District Plan. This plan change became operative on 30 August 2024.

1. Character Qualifying Matter

PC26 maps areas in the MDRZ that are subject to specific character controls (refer to Appendix 1 for mapping of these areas), being:

- Character Clusters
- Character Cluster Qualifying Matter Overlay areas; and
- Character Street Policy Overlay areas

PC26 introduces rules and performance standards that apply to the character areas, which relate to:

- Number of dwellings
- Demolition of dwellings
- Alterations and additions to existing dwellings; and
- Construction of new buildings.

2. Character Cluster areas:

Character Cluster Area are sites that were included in the Waipā District Plan before PC26. These sites are classes as either **character defining** or **non-character defining** sites. There are four clusters in Cambridge (refer to Appendix DG1 of the District Plan for a full description of each).

Permitted activities (Rule 2A.4.1.1)

In Character Cluster Areas, the following activities are permitted as of right:

- On character defining sites:
 - The construction of new single storey buildings that are located at the rear of the site.
 - Single storey alterations and additions to the rear of existing buildings.
- On non-character defining sites:
 - Demolition or removal of buildings.
 - The construction of new single storey buildings that are set back no less than 6m from the road boundary.
 - Single storey alterations and additions to existing buildings that are set back no less than 6m from the road boundary.

Resource Consent – Restricted Discretionary Activities (Rule 2A.4.1.3)

Any activity in a Character Cluster area that is not provided for as a permitted activity requires resource consent as restricted discretionary activity.

3. Character Cluster Qualifying Matter Overlay areas:

Character Cluster Qualifying Matter Overlay areas were included in the Waipā District Plan as part of PC26. Each cluster is comprised of either **character defining** or **non-character defining** sites. There are five clusters in Cambridge and one in Te Awamutu (*refer to Appendix DG1 of the District Plan for a full description of each*).

Permitted Activities (Rule 2A.4.1.1)

In Character Cluster Qualifying Matter Overlay areas, the following activities are permitted as of right:

- One dwelling and one secondary dwelling, subject to performance standards (refer to 5 below).
- On character defining sites:
 - The construction of new single storey buildings that are located at the rear of the site.
 - Demolition, removal or relocation of buildings.
- On non-character defining sites:
 - Construction of new single-storey buildings that are set back no less than 6m from the road boundary.
 - Single-storey alterations and additions to existing buildings that are set back no less than 6m from the road boundary.

Resource Consent – Restricted Discretionary Activities (2A.4.1.3)

In Character Cluster Qualifying Matter Overlay areas, the following activities require resource consent as restricted discretionary activities:

- Two or more dwellings per site.
- Any activity not shown as a permitted activity above.

4. Character Street Policy Overlay areas:

Character Street Policy Overlay areas are streets that were identified in the Waipā District Plan before PC26, but which have been refined through PC26.

There are three Character Streets in Cambridge, and one Character Street in Te Awamutu.

A 6m road boundary setback applies to any site fronting a Character Street.

5. Performance Standards (Rule 2A.4.2)

All permitted activities in Character Cluster areas, Character Cluster Qualifying Matter Overlays, and / or Character Streets are required to comply with all relevant rules and performance standards:

- For dwellings and buildings in the MDRZ;
- In Section 15 Infrastructure, Hazards, Development, and Subdivision; and
- In Section 16 Transportation.

In addition, there are specific standards for Character Clusters, Character Cluster Qualifying Matter Overlay areas, and Character Streets:

Performance Standard	Control
For All Character Areas	
Front Yard Setback	6m
For Secondary Dwellings in the Character Cluster Qualifying Overlay:	
Sites with a single storey principal dwelling	850m² minimum net site area
When the principal dwelling is two storeyed	600m² minimum net site area
Maximum gross floor area (excluding garaging)	70m²
To be encompassed within the bulk of the principal dwelling	
Visually the dwellings on site are to appear as a single dwelling	
Not be separated from the principal dwelling by a garage	
Failure to comply with the above standards is a <u>Discretionary Activity</u>	
For Character Cluster Areas and Character Street Policy Overlay Areas	
Roof pitch of dwellings with two or more storeys	30-degree
Failure to comply with the above standards is a <u>Restricted Discretionary Activity</u>	

6. Notification preclusion

Public notification is not required for resource consent applications associated with the development of one dwelling and a secondary dwelling in the Character Cluster Qualifying Matter Overlay that fails to comply with one or more performance standards.

7. Restriction of Discretion

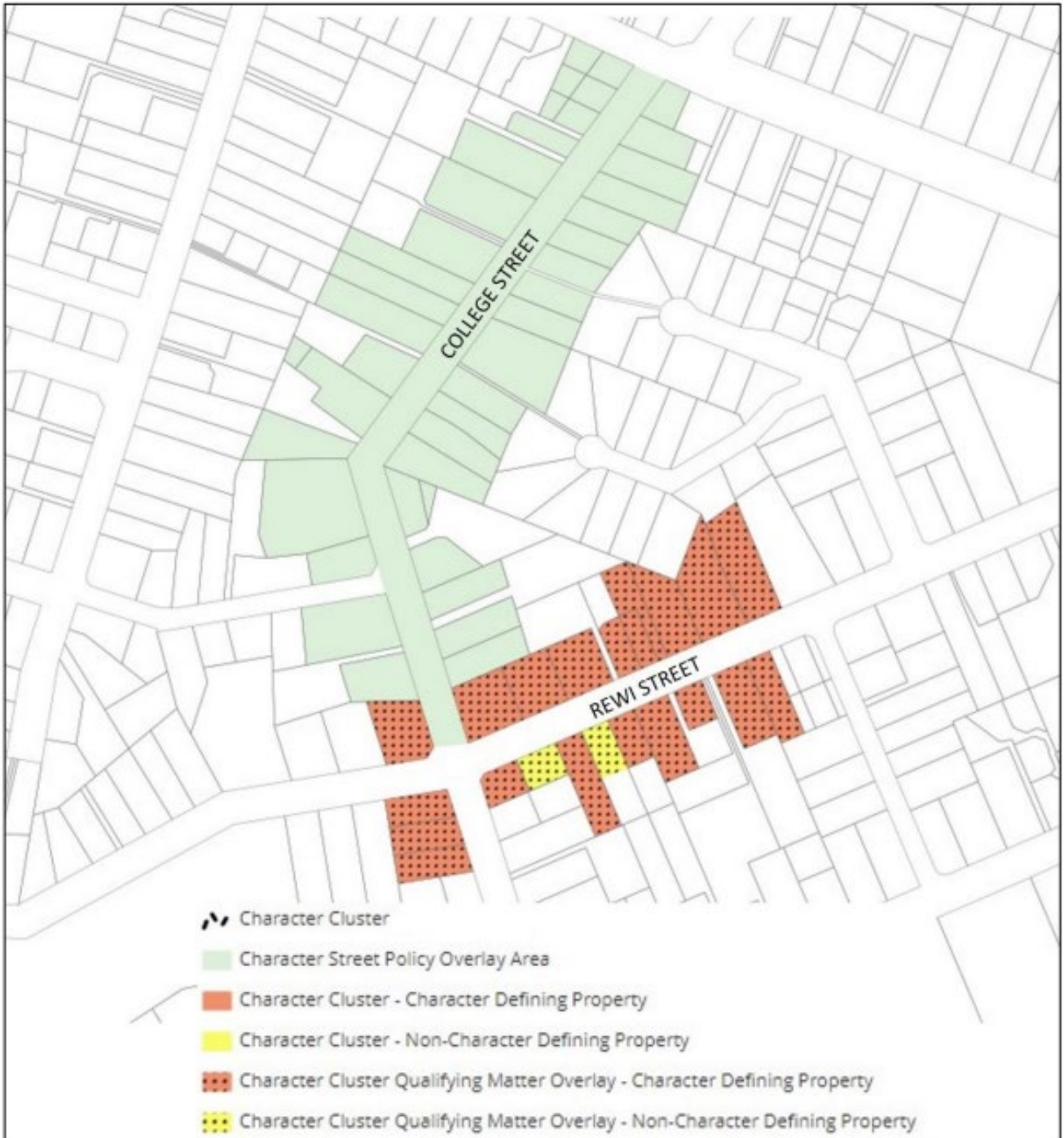
In making its decision on any resource consent for a restricted discretionary activity, the Council can grant or decline consent and may impose conditions. Consent may only be declined, or conditions imposed, in relation to matters to which its discretion is restricted:

Activities		Restrictions of Discretion
Front Yard Setback in Character Street Policy Overlay (Rule 2A.4.2.6.b)		<ul style="list-style-type: none"> Consistency of front yard building setback and effects on established character along the identified Character Street.
All restricted discretionary activities in Character Cluster areas, Character Cluster Qualifying Matter Overlays (Rules 2A.4.1.3.e and 2A.4.1.3.f)		<ul style="list-style-type: none"> Solar access; and Effects on parking and vehicle manoeuvring (where provided); and Signs; and Landscaping.
Character Clusters - Construction of new buildings, relocated buildings and demolition or removal or alterations and additions (Rule 2A.4.1.3e)	Character defining sites	<ul style="list-style-type: none"> The extent to which building bulk and design, building materials, and layout complements the style, form, building material, layout and position of other character defining dwellings within the cluster; and The extent to which buildings provide a complementary response to the existing character identified in the cluster as set out in Appendix DG1.
	Non-character defining sites	<ul style="list-style-type: none"> The extent to which building design is sympathetic to the established character within the cluster in form, proportion, layout and materiality; and The extent to which building scale manages the relationship between adjacent character-defining sites and responds to the streetscape context; and The extent to which buildings are sympathetic to and acknowledge the character values identified in the cluster as set out in Appendix DG1.
Character Cluster Qualifying Matter Overlay - Construction of two or more dwellings (Rule 2A.4.1.3.f)	Character Defining Sites	<ul style="list-style-type: none"> The extent to which building bulk and design, building materials, and layout complements the style, form, building material, layout and position of other character defining dwellings within the cluster; and The extent to which buildings provide a complementary response to the existing character identified in the cluster as set out in Appendix DG1.
	Non-character defining sites	<ul style="list-style-type: none"> The extent to which building design is sympathetic to the established character within the cluster in form, proportion, layout and materiality; and The extent to which building scale manages the relationship between adjacent character-defining sites and responds to the streetscape context; and The extent to which buildings are sympathetic to and acknowledge the character values identified in the cluster as set out in Appendix DG1.

Appendix 1

Te Awamutu Character Cluster Qualifying Matter Overlay and Character Street Policy Overlay Area

- Rewi Street Character Cluster Qualifying Matter Overlay
- College Street Character Street Policy Overlay Area



Appendix 2

Cambridge Character Cluster Areas, Character Cluster Qualifying Matter Overlays and Character Street Policy Overlay Areas

- Hall Street/Hamilton Road (not including 17, 21 and 24 Hall Street)
- Grey Street
- Victoria Street
- Grosvenor Street
- Thornton Road/Princes Street
- Queen Street

