

Plan Change 26 - Residential Zone Intensification

Implementation Practice Note – Qualifying Matters

September 2024

This practice note focuses on the rules and maps relating to the Qualifying Matter Overlay areas 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. How are Qualifying Matters used in the District Plan?

PC26 Qualifying Matters have been identified spatially within the MDRZ (Cambridge, Te Awamutu and Kihikihi). These provide the basis for rules that depart from medium density residential standards in Schedule 3A of the RMA.

Qualifying Matters applied over the MDRZ include:

Qualifying Matters already in the District Plan:

- Character Clusters and Character Streets Policy Overlay
- Cultural and historic heritage scheduled sites
- Significant Natural Areas
- Nationally Significant Infrastructure (eg. grid transmission network, State Highway road network, and the North Island Main Trunk railway)

Qualifying Matters introduced by PC26:

- Character Cluster Qualifying Matter Overlay (for further detail refer to the Character Practice Note)
- Infrastructure Constraints Qualifying Matter Overlay
- Stormwater Constraint Qualifying Matter Overlay
- River/Gully Proximity Qualifying Matter Overlay
- Regionally Significant Industry Qualifying Matter Overlay

2. The Qualifying Matters depart from the medium density residential standards as follows:

Specific Controls	Qualifying Matters
Qualifying Matters introduced through PC26	
2 dwellings as a Permitted activity	Infrastructure Constraints Qualifying Overlay
	Regional Significant Industry Qualifying Matter Overlay
	Character Cluster Qualifying Matter Overlay
Specific site coverage and Landscaped area standards	Stormwater Constraints Qualifying Matter Overlay
	River / Gully Proximity Qualifying Matter Overlay

Specific building height, building location and front yard setback	Character Cluster Areas, Character Cluster Qualifying Overlay & Character Street Policy Overlay
Qualifying Matters that continue to be applied in MDRZ as District Wide matters	
Number of Dwellings	Cultural, Archaeological and Historic Heritage
Setbacks, Height, building location, acoustic controls	Significant Natural Areas
	Nationally Significant Infrastructure
	Cultural, Archaeological and Historic Heritage

3. Reasons for the following Qualifying Matters in Waipā:

The following Qualifying Matters outlined below for Cambridge, Te Awamutu and Kihikihi, excluding Character Clusters, have all been introduced by PC26. For further information relating to Charater Clusters refer to the Character Practice Note.

Qualifying Matter Overlay	Reason for the Overlay, and the provisions being applied	
Regionally Significant Industry	To reduce the effects on the significant investment, and importance of this of the Te Awamutu Dairy Factory site	
	Permitted Activity	2 dwellings per site
	Restricted Discretionary Activity	3 dwellings per site activity
Infrastructure Constraints	To ensure the vision, objectives and strategies of Te Ture Whaimana are achieved	
	To mitigate effects where there are known three water infrastructure capacity constraints	
	Permitted Activity	2 dwellings per site
	Restricted Discretionary Activity	3 dwellings per site activity
Stormwater Constraints	To manage adverse effects of additional displacement of floodwaters and contaminant loading in the known flood extent.	
	Permitted Activity	2 dwellings per site
	Restricted Discretionary Activity	4 or more dwellings per site
	Specific Performance Standard	40% maximum site coverage
River / Gully Proximity	To reduce effects of buildings and activities on: <ul style="list-style-type: none"> Ecological integrity and viability of biodiversity corridors Accessibility and amenity of esplanade areas 	
	Permitted Activity	2 dwellings per site
	Restricted Discretionary Activities	4 or more dwellings per site
	Specific Performance Standards	40% maximum site coverage
30% minimum landscaped area with native plants		

4. Spatial location of Qualifying Matters in Te Awamutu, Kihikihi and Cambridge

The following maps identify where the following Qualifying Matters are applied over Cambridge, Te Awamutu, and Kihikihi:

- Regionally Significant Industry Qualifying Matter Overlay
- Infrastructure Constraints Qualifying Matter Overlay
- Stormwater Constraint Qualifying Matter Overlay
- River/Gully Proximity Qualifying Matter Overlay

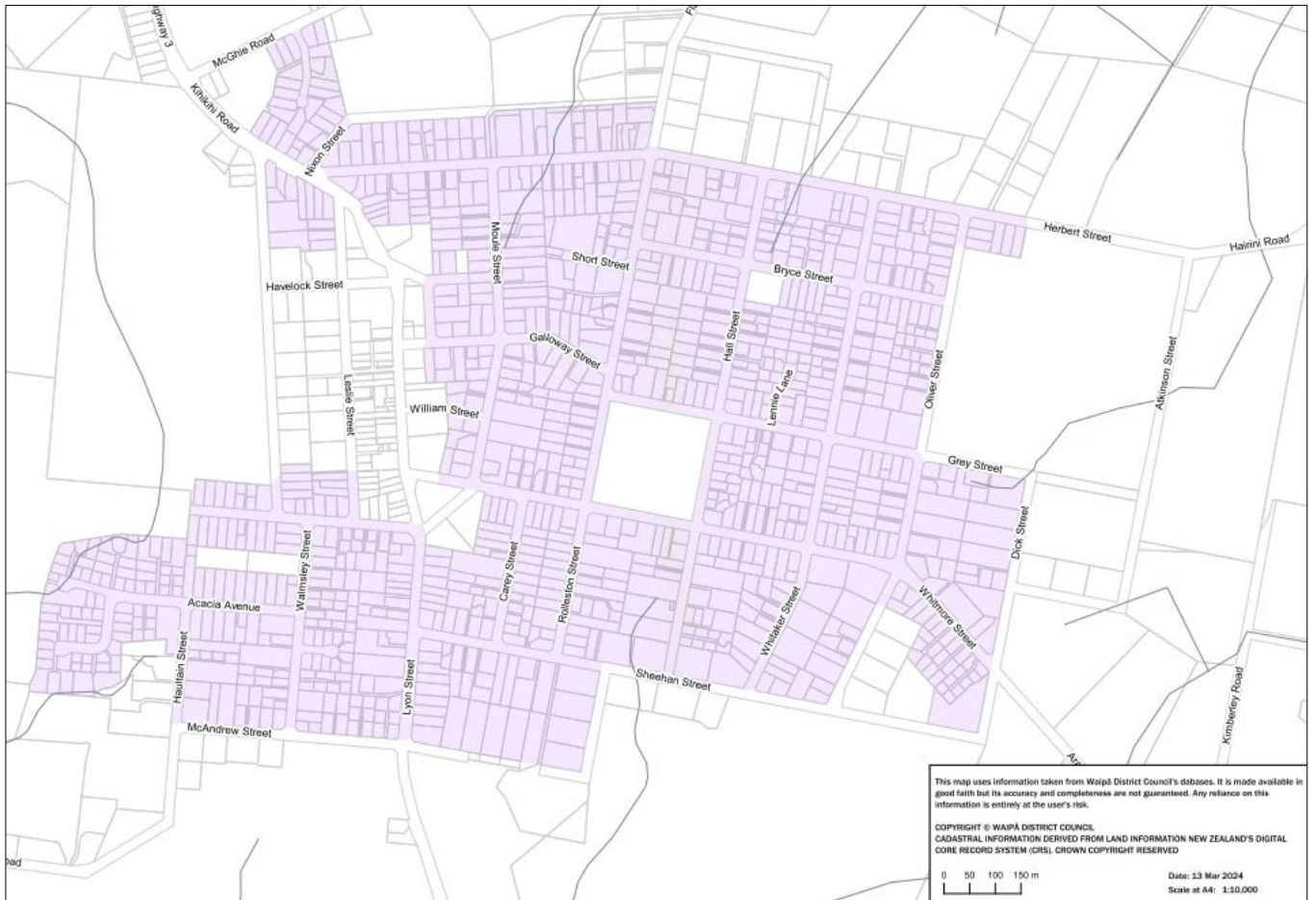
Regionally Significant Industry Qualifying Matter Overlay Map

Te Awamutu - Regionally Significant Industry Qualifying Matter Overlay

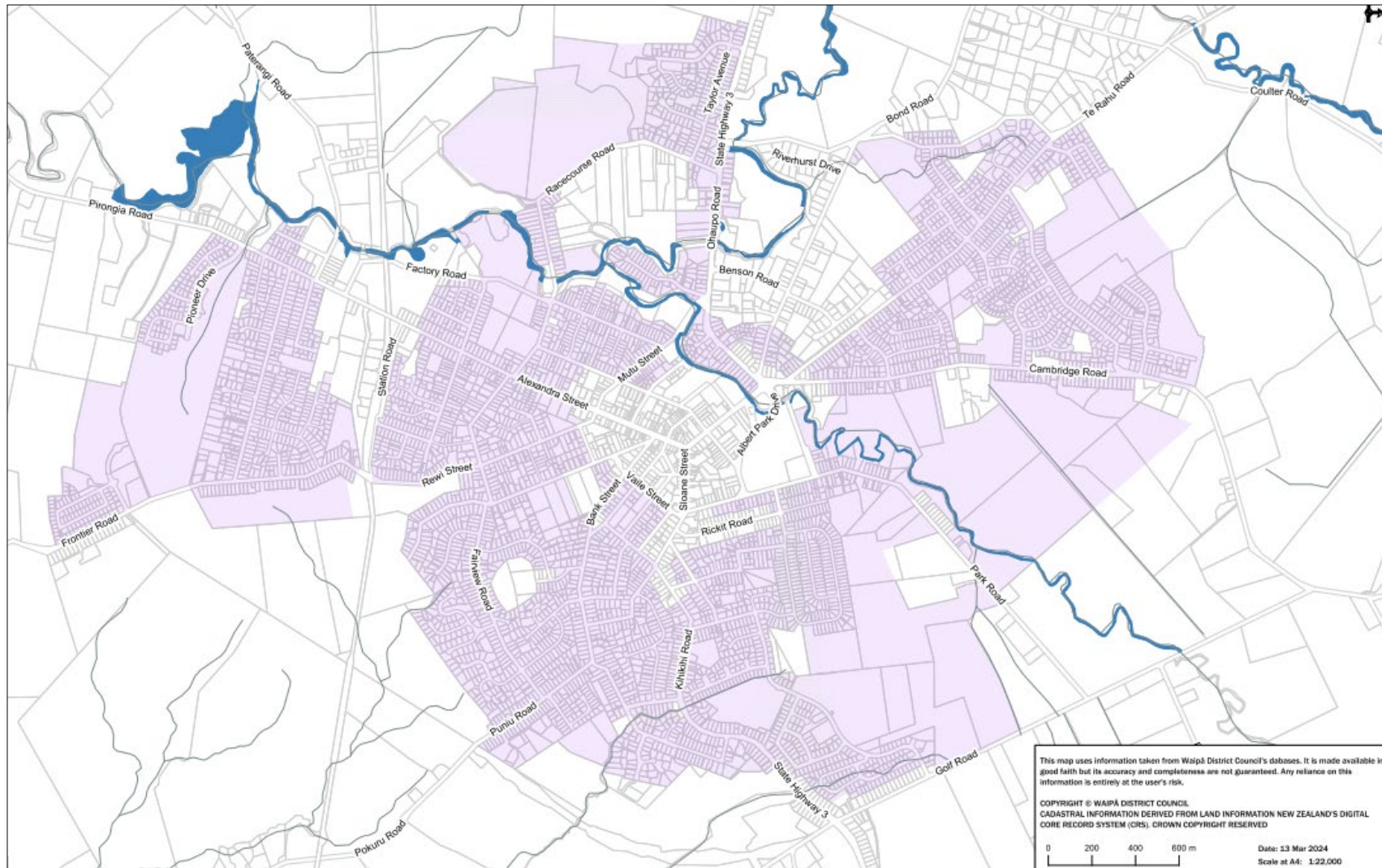


Infrastructure Constraints Qualifying Matter Overlay maps

Kihikihi - Infrastructure Constraints Qualifying Matter Overlay



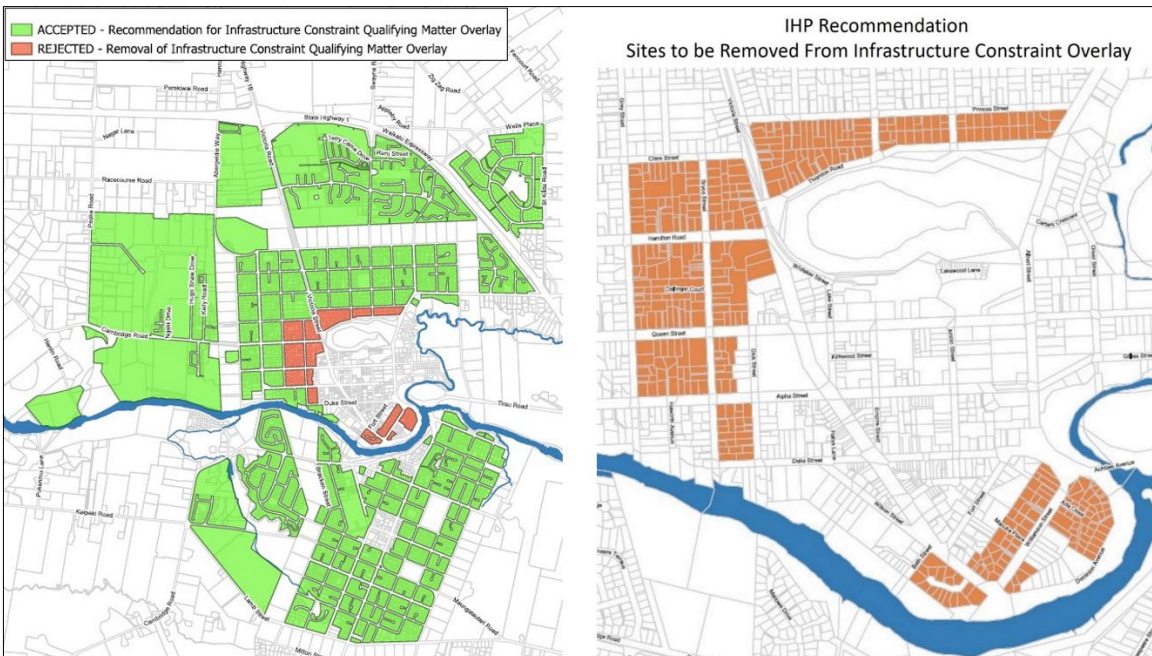
Te Awamutu - Infrastructure Constraints Qualifying Matter Overlay



Cambridge - Infrastructure Constraints Qualifying Matter Overlay



Note - the area around the commercial area of Cambridge subject to a rejection and awaiting Ministerial decision is identified below:

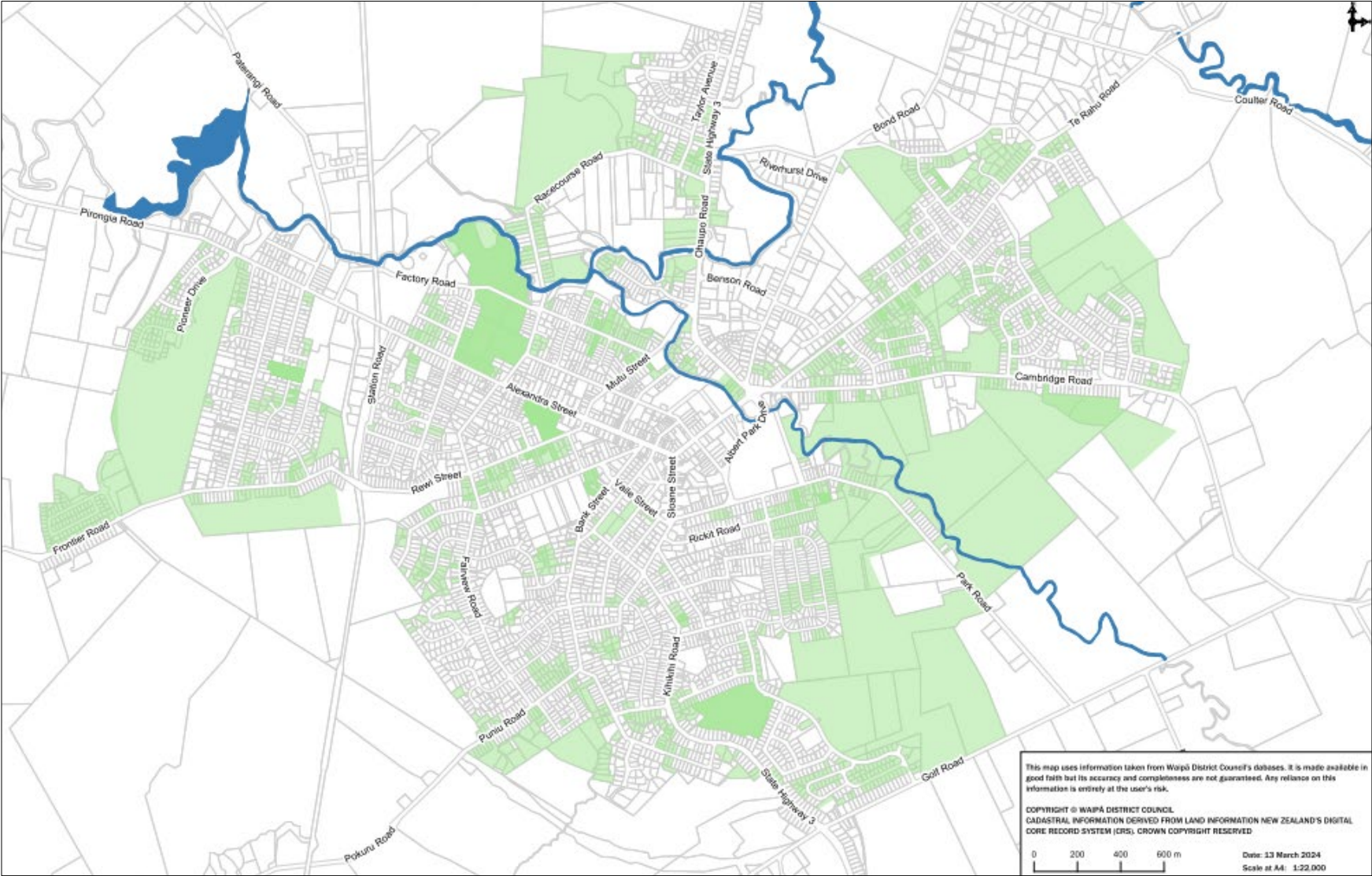


Stormwater Constraints Qualifying Matter Overlay maps

Kihikihi - Stormwater Constraints Qualifying Matter Overlay



Te Awamutu - Stormwater Constraints Qualifying Matter Overlay

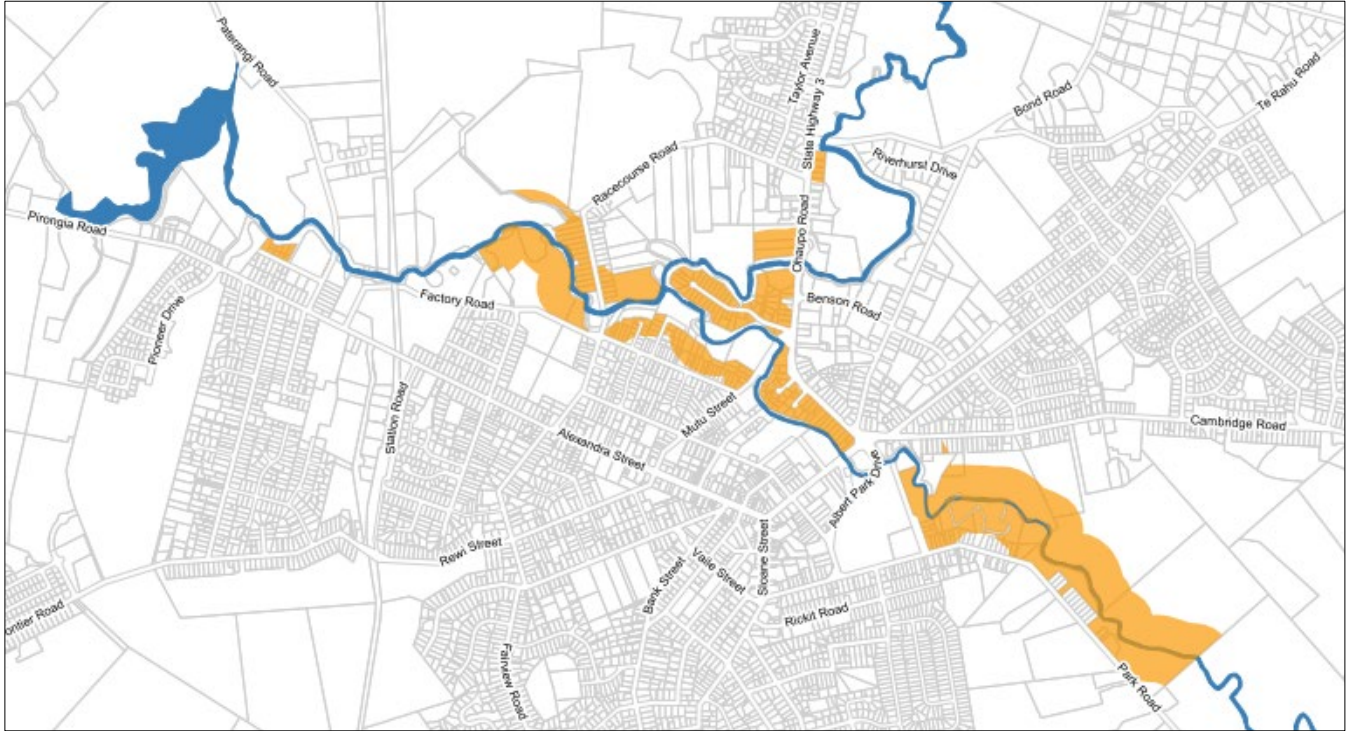


Cambridge - Stormwater Constraints Qualifying Matter Overlay



River / Gully Proximity Qualifying Matter Overlay maps

Te Awamutu - River / Gully Proximity Qualifying Matter Overlay



Cambridge - River / Gully Proximity

