

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF Proposed Private Plan Change 56 to the Matamata Piako District Plan by Lockerbie Estate Limited and Lockerbie Estate No.3 Limited to rezone approximately 78 hectares of land at 76 Taukoro Road, 182 Morrinsville-Tahuna Road and Lockerbie Street from a Rural Zone (with a Future Residential Policy Area Overlay) to a Residential and Medium Residential Zone with supporting Development Area Plan.

STATEMENT OF EVIDENCE OF KATHRYN ANNE DREW

PLANNING EVIDENCE

4 JULY 2022

1. INTRODUCTION

Qualification and Experience

- 1.1 My name is Kathryn Drew. I am a senior planner at Bloxam Burnett & Olliver Ltd (“BBO”), a firm of consulting engineers, planners and surveyors, based in Hamilton and Tauranga.
- 1.2 I have been employed in resource management and planning related positions in local government and the private sector for 19 years, with the last 13 of those being at BBO.
- 1.3 My qualifications are a Bachelor of Resource and Environmental Planning (Hons) from Massey University. I am also a full member of the New Zealand Planning Institute.
- 1.4 I have extensive experience in the preparation of plan changes, resource consent applications, assessment of environmental effects and presenting expert evidence at hearings. My recent experience, particularly relevant to this plan change, is as follows:
 - (a) As s42A reporting officer for Waikato District Council on a private plan change to rezone 26ha land of land to the south-west of the existing Pokeno village from Rural to Residential. This plan change was known as PC21 – Graham Block Development Ltd and included issues relating to protected trees, wetlands, and appropriateness of overlays.
 - (b) Provided evidence in support of submissions on the Waikato District Plan review on behalf of Hamilton Airport. Those submissions focused on potential reverse sensitivity effects that might arise from additional residential development in Tamahere.
 - (c) Preparation of a private plan change to Matamata Piako District Council to rezone 40ha of land in Matamata from Rural to Industrial, known as the Calcutta Industrial Plan Change (PC57). This plan change is still going through the Schedule 1 process and involves issues relating to serviceability, industrial land supply/demand, transportation connections off a state highway network and high-quality soils.

Involvement in the Lockerbie Plan Change

1.5 BBO was engaged by Lockerbie Estate Ltd and Lockerbie Estate No.3 Ltd (“Lockerbie”) to provide planning services associated with the Private Plan Change application in March 2021. I have personally worked on the plan change application (hereon called the Planning Report) since that time along with other colleagues at BBO. Since notification of the plan change, I have taken the lead in the engagement with key submitters and the corresponding changes to the plan change provisions as a result of those submissions. I have visited the site on many occasions, so am familiar with the site and locality.

Purpose and scope of evidence

1.6 The purpose of this evidence is to:

- (a) Provide an overview of the historical and procedural background to Plan Change 56 (“PC56”) and the area to which it will apply;
- (b) Describe PC56 and explain the approach underpinning the PC56 provisions and considering the appropriateness of the provisions applying sound planning principles; and
- (c) Consider PC56 against the requirements of the Resource Management Act 1991 (“RMA”) (Part 2 and Section 32), higher order planning instruments and the Matamata Piako District Plan (“MPDP”).

1.7 Specifically, this evidence will address the following matters:

- (a) Site and Background (Section 3);
- (b) Statutory considerations (Section 4);
- (c) Overview of the Plan Change (Section 5);
- (d) Overview of the technical investigations (Section 6);
- (e) Relevant policy statements and plans (Section 7);
- (f) Relevant non-statutory documents (Section 8);
- (g) Section 32 analysis (Section 9);
- (h) Assessment of environmental effects (Section 10);
- (i) Other amendments to plan change provisions (Section 11);
- (j) Comments on matters raised in submissions (Section 12); and
- (k) Conclusions (Section 13).

Reference Sources

1.8 It is necessary for my evaluation to consider the technical analysis undertaken by the many experts engaged by Lockerbie to report on issues relevant to PC56 and the site. For the purpose of preparing this evidence, I have relied on the evidence of those listed below and on the technical reports prepared by experts that are not presenting evidence (i.e. geotechnical, contamination and archaeological) which were submitted in support of the plan change application. My evidence is to be read alongside the evidence of other witnesses for the Applicant, including:

- (a) GD Jones (Applicant);
- (b) Norm Hill (Cultural);
- (c) Dean Morris (Engineering);
- (d) Michael Hall (Roading and Transport);
- (e) Morné Hugo (Urban Design);
- (f) Oliver May (Landscape);
- (g) Richard Montgomery (Ecological); and
- (h) Tim Heath (Economics);

Code of Conduct for Expert Witnesses

1.9 I am familiar with the Code of Conduct for Expert Witnesses (Environment Court Consolidated Practice Note 2014) and although I note this is a Council hearing, I agree to comply with this code. The evidence I will present is within my area of expertise, except where I state that I am relying on information provided by another party. I have not knowingly omitted facts or information that might alter or detract from opinions I express.

2. EXECUTIVE SUMMARY

2.1 PC56 seeks to rezone an identified growth cell in Morrinsville from Rural, with a(Future Residential Policy Area (“FRPA”) overlay to Residential and Medium Density Residential Zone (“MRZ”). It is also proposed to insert a Development Area Plan into the MPDP that spatially defines the site and specifies the key requirements for its future development.

2.2 Population and housing growth predictions are quickly becoming out of date as economic growth and spill over impacts of Auckland and Hamilton are being felt

in Waikato townships. The evidence of Mr Heath confirms this and records that Morrinsville's growth rate "has exceeded the projections under both Infrometrics provision and Stat's NZ Medium and High growth scenario projections"¹. In addition, the NPS-UD has placed greater emphasis on local authorities being more responsive to plan changes that provide additional development capacity. PC56 is the appropriate planning intervention to provide for this increased demand.

- 2.3 PC56, including the amended plan provisions included in this evidence, meets all the necessary statutory tests and gives effect to the strategic planning framework, rapidly changing as it is. It is the most appropriate way of achieving the existing objectives of the plan change and is considered the most appropriate way of achieving the purpose of the RMA.
- 2.4 I have addressed the submissions relevant to planning matters and I conclude that there are no reasons why the proposed plan change, with the corresponding provisions, cannot be approved as proposed.

3. SITE AND BACKGROUND

- 3.1 As outlined in the evidence of Mr Jones, Lockerbie, being the plan change proponent, are experienced developers with a proven track record, including the development of adjoining Lockerbie Estate.
- 3.2 Through their involvement in Lockerbie Estate, Lockerbie entered into sale and purchase agreements between 2019 and 2021² to purchase a further 78ha of land north of Lockerbie Estate. This land is located on the northern edge of Morrinsville with Taukoro Road being its northern boundary, its western boundary being Morrinsville-Tahuna Road, its eastern boundary being a large rural farming unit owned by the Cameron's and the southern boundary adjoining residential zoned land being developed as the Lockerbie Estate. The entire Lockerbie Estate area, and the area subject to the plan change is delineated in **Figure 1**. For some of the technical reporting, undertaken in support of the plan change, the site is also broken into the east and west blocks.

¹ T Heath, Evidence in Chief, para 14.

² In June 2021, the Part Lot 2 DP 7445 title, known as the western block, was purchased by Lockerbie and incorporated into the plan change application. For this reason, some technical reports contained in the Plan Change application, vary in terms of scope and date.



Figure 1: Location of the site, highlighting the plan change site (yellow) within the Lockerbie Estate (blue outline).

3.3 Having already been developing in the locality, Lockerbie and the project team developed several key objectives for the plan change, including:

- (a) Rezoning of the site to provide for residential development as a logical expansion of the Lockerbie Estate development.
- (b) Provide for a range of housing choices/typologies and where possible enable an increase of density over that being already delivered in Lockerbie Estate.
- (c) Reduce consenting requirements through the resulting zone and rule framework.
- (d) Provide for water, wastewater, stormwater and transport network infrastructure to be provided in a timely manner and based on development triggers.
- (e) Provide for a range of quality open spaces for active and passive recreation and social interaction, and also enhance public access to existing watercourses.

- 3.4 For the reasons I will outline, I consider that these objectives can be realised via PC56.

Strategic Planning Background

- 3.5 The PC56 site covers an identified growth cell for Morrinsville, in that it is subject to a FRPA overlay.
- 3.6 The FRPA overlay was introduced over the site by Plan Change 47 – Plan Your Town that reviewed parts of the MPDP relating to the planning rules and zoning for each of the three towns (i.e. Matamata, Morrinsville and Te Aroha). That plan change was made operative in September 2017. The Decision report for PC47 noted that *“Council has identified a Future Residential Policy area for future urbanisation along Taukoro Road to provide additional land supply.”* The s32 analysis, that supported PC47, also notes that the FRPA for Morrinsville covers 75ha and provides a significant additional resource for 600 additional dwellings should it be required at some point in the future. The overlay provides a clear direction that the land subject to PC56 was always envisaged by Council to be developed to cater for the residential growth of Morrinsville, with its timing driven by market demand.
- 3.7 The need for future residential land within Morrinsville is addressed in more detail in the evidence of Mr Heath, whereby he concludes that land for at least 960 dwellings is needed to meet expected growth in Morrinsville through to 2038³, 189 of which will be met Stages 1 and 2 of the Lockerbie Estates existing development (i.e. 189 houses). In order to meet the projected short-fall in demand, a considerable planning intervention is required.
- 3.8 Whilst the subject land had been identified for future development, the process for releasing that development potential was always acknowledged as being via a plan change process.
- 3.9 Lockerbie have made use of the opportunity to rezone the site through PC56, to give effect to the signalled residential intent of the land and to meet projected residential demand and in a manner that provides for an integrated, comprehensive design approach that covers the entirety of the growth cell.

³ T Heath, Evidence in Chief, para 29

4. STATUTORY CONSIDERATIONS

- 4.1 The plan change request contains all the necessary information and assessments in terms of Clause 22 of Schedule 1 of the RMA. The purpose and reasons for the plan change request have been outlined in the Planning Report, the supporting technical reporting and the evidence presented before this hearing.
- 4.2 Under clause 29(1) of Schedule 1, Part 1 of Schedule 1 (which also applies to council-initiated or adopted plan changes) applies with all necessary modifications, meaning there is a degree of commonality between both. This includes provisions for the making of submissions, decisions, and appeals. Other provisions of the RMA, including sections 31, 32, 74 and 75, and Part 2 of the RMA, apply to changes to a district plan, regardless of whether it is a Council-initiated or a private plan change request.

Section 31

- 4.3 Under s 31(1) of the RMA, Matamata Piako District Council (“MPDC”) as a territorial authority has a number of relevant functions for the purpose of giving effect to the RMA in its district, including:
- (a) Establishment, implementation, and review of objectives, policies and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district; and
 - (b) Establishment, implementation, and review of objectives, policies and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district.
- 4.4 The Council is therefore required to consider the plan change request in accordance with its function of achieving integrated management of land use. The use and development of the land for the purposes outlined in PC56 is within the scope of the Council’s functions under s31.
- 4.5 Integration of effects of the enabled development outcome with infrastructure and other nearby activities are key issues addressed by PC56 and the resulting zoning framework. PC56 also contributes to providing development capacity for housing, across land previously earmarked by Council for this purpose, and in a manner that provides for a variety of housing choices that are not currently enabled by the MPDP.

Section 32

- 4.6 Under Clause 22(1) of Schedule 1 of the RMA, a private plan change request must “contain an evaluation report prepared in accordance with s32 for the proposed plan change.”
- 4.7 Section 32 of the RMA requires the evaluation report required under clause 22 above to examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the RMA under subsection (1)(a), and whether the provisions in the proposal (i.e. objectives, policies, rules and other methods) are the most appropriate way of achieving the objectives of the plan change under subsection (1)(b). Within this, an evaluation must take into account the benefits and costs of policies, rules or other methods.
- 4.8 An evaluation under s32(1) must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the proposal (as required by s32(1)(c)).
- 4.9 The evaluation must also consider the efficiency and effectiveness of a proposal, taking into consideration benefits and costs and risk of acting or not acting.
- 4.10 A detailed section 32 analysis has been undertaken for the PC56 request (Section 4 and Appendix C of the Planning Report). My commentary on that evaluation is provided in Section 9 of this evidence.

Section 74 and 75

- 4.11 Section 74 outlines the matters which must be considered by MPDC when changing the District Plan. MPDC must change its District Plan “in accordance with”, among other things, its functions under s31 above, the provisions of Part 2, its obligation to “have particular regard” to the s32 analysis, and any national policy statements or national planning standards.
- 4.12 Under s74, the WDC must “have regard to”, among other things, any proposed regional policy statements or proposed regional plans, management plans and strategies prepared under other Acts.
- 4.13 There are no proposed regional policy statements or plans currently notified. In this case, the relevant management plans and strategies include Waikato-Tainui Environmental Plan – Tai Tumu, Ngāti Hauā Environmental Management Plan, Waikato Regional Land Transport Strategy 2011-2041 and the Matamata Piako

District Council Town Strategies 2013-2033. Waipa 2050 Growth Strategy. A summary of my findings on these documents are provided in Section 8 of this evidence with the detailed assessments located in Section 11 of the Planning Report.

- 4.14 In addition to setting out what the District Plan must and may state, s75(3) says that the District Plan must “give effect to” (relevantly):
- (a) Any national policy statement;
 - (b) Any national planning standard; and
 - (c) Any regional policy statement.
- 4.15 I consider the relevant national policy statements and regional policy statement in Section 7 of this evidence.
- 4.16 As noted, in the following section, the medium density residential zone provisions of PC56 have been drafted having regard to the national planning standards, in terms of structure, form and definitions. PC56 has not however sought to change/amend the Residential Zone or other MPDP provisions into the national planning standards format and will rely on MPDC to undertake that process in due course.

Part 2 – Purpose and Principles

- 4.17 The District Plan must be changed in accordance with the provisions of Part 2 of the RMA, being the purpose and principles, with the overriding purpose being “to promote the sustainable management of natural and physical resources” (Section 5 RMA – Purpose).
- 4.18 I consider that the plan change is consistent with Part 2. The sustainable management purpose of the RMA is also addressed and promoted by approving PC57. This is particularly the case, as the rezoning will enable the use and development of natural and physical resources in a way and at a rate that will enable the community of Morrinsville to provide for their social, economic and cultural wellbeing for the following reasons:
- (a) The location is already considered appropriate for the growth of Morrinsville, as signalled by MPDC, through the introduction of the FRPA overlay across the site.
 - (b) It allows for the entire FRPA to be developed in a comprehensive manner, therefore maximises opportunities to appropriately manage the use,

develop and protection of the natural land resource through a master planning process, and consequently represents an efficient use and development outcome for that land resource.

- (c) It will allow for development, of around 1200 dwellings, that provides both the short and medium term demand for housing and for a range of housing choices, both in type and location. This is because, the introduction of a MRZ (and the Lockerbie Precinct) and the supporting performance standards provides additional typology choices for the residential market which are not currently provided for in Morrinsville.
- (d) Any potential adverse effects of the rezoning can be adequately avoided, remedied or mitigated and are considered to be no more than minor.
- (e) The performance standards and LDAP set out the infrastructure requirements to service the land, provides an attractive and efficient layout of future development, enables public access to and along streams and their protection/enhancement, will maintain appropriate amenity outcomes and the rural interface.
- (f) The risks from natural hazards have been addressed through the geotechnical, engineering and infrastructure reporting and have confirmed that the site is suitable for the resulting residential development outcomes anticipated.

5. OVERVIEW OF THE PLAN CHANGE

- 5.1 On the 8 September 2021, Lockerbie formally requested a private plan change (PC56) to the MPDP pursuant to clause 21(1) of Schedule 1 of the RMA to rezone the site.
- 5.2 On the 8 December, Matamata Piako District Council (“MPDC”) decided to accept the plan change request and publicly notify it pursuant to clause 26. PC56 was publicly notified on the 20 January 2022. 38 submissions were received during the public notification timeframe. Council called for further submissions on the 24 March 2022, whereby it received 4 further submissions.
- 5.3 The following sections provides a description of PC56, as amended by response to the submissions. The amended zoning maps, the Lockerbie Development Area Plan (“LDAP”) and provisions that support the below commentary are included in **Attachment 2**.

Zoning and Precinct

- 5.4 The overriding purpose of PC56 is to provide for residential development to occur with the site in a manner and density that is more enabling than the current Residential Zone provisions of the MPDP. To achieve this outcome PC56 seeks to:
- (a) Rezone approximately 16.6 ha from Rural with the FRPA overlay to Residential around the periphery of the plan change site;
 - (b) Rezone approximately 61.5 ha from Rural with a FRPA overlay to MRZ within the central areas of the site;
 - (c) Create a new Precinct (the Lockerbie Precinct) and associated performance standards that overlays the part of the MRZ that enables a more intensive development outcome than the MRZ; and
 - (d) Set aside sufficient reserve space for open space amenity and stormwater purposes.
- 5.5 The extent of the amended zoning is shown on the Proposed Zoning Plan contained in **Attachment 2**.
- 5.6 As the MPDC does not currently have a MRZ or associated plan provisions, PC56 creates a new MRZ with supporting objectives, policies and rules. The intent is that this zone will be able to be adopted by MPDC in the future to apply to other sites.
- 5.7 The zoning approach has been designed to provide a variety of built form and housing choice, based on the site's characteristics. It has also been developed with flexibility in mind to accommodate a wide range of potential housing typologies demanded by the market, as informed by emerging trends within urban areas elsewhere in New Zealand.
- 5.8 There is also a statutory requirement on all Councils to adopt the new National Planning Standards ("NPS"). The new NPS provides for a MRZ and therefore the zoning outcome and the drafting of the MRZ is in accordance with these standards. The MRZ is signalled as being *"areas used predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities."*⁴

⁴ Table 13 of the National Planning Standards (November 2019) – Zone names and descriptions

- 5.9 Similarly, the NPS provides for the development of overlays to those zones in the form of precincts. Precincts spatially define and manage an area where additional place-based provisions apply to modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone. In this instance the Lockerbie Precinct is proposed that provides differing performance standards for development within the Lockerbie Precinct. For example, the Precinct is intended to accommodate single dwellings, duplexes and terraced housing.
- 5.10 Using the zoning and precinct approach, the rule framework for PC56, can enable single-dwelling sites, duplexes (two dwellings attached by a common party wall), and terraced dwellings and units (three or more dwellings within a residential building).

Lockerbie Development Area Plan

- 5.11 The NPS also enables the creation of Development Area Plans. Development Area Plans replace what has historically been known as Structure Plans. They spatially identify and manage areas where previous Structure Plans would have been used to determine future land use or development. The Development Area Plan also identifies any Precinct locations.
- 5.12 The Lockerbie Development Area Plan (“LDAP”) accordingly provides for:
- (a) Large tracts of reserve space for amenity and stormwater purposes around the watercourses in the site;
 - (b) Alignment of the roading network adjacent to reserves, where applicable, to enable activation of those spaces;
 - (c) A neighbourhood reserve within the centre of the site, with a size of 2,500m²;
 - (d) Various pedestrian linkages between the reserves and to break up block lengths;
 - (e) A new transportation connection to Morrinsville-Tahuna Road (Studholme Street) just north of the Rhoda Read Care facility;
 - (f) Two new transport connections to Taukoro Road;
 - (g) Two transport connections to the land to the east, to future proof the potential for this land to be rezoned for residential development; and
 - (h) A shared cycle/pedestrian path that connects to the existing pedestrian networks and provides a circular arrangement within the site.

5.13 The LDAP is proposed to be inserted into the MPDP, in Appendix 9: Schedule of Works. The inclusion provides for:

- (a) A description of the purpose of the LDAP;
- (b) How compliance will be assessed;
- (c) Additional performance standards for subdivision or development;
- (d) The location, timing and function of the reserves and supporting pedestrian networks;
- (e) The key infrastructure requirements and development triggers;
- (f) The generally agreed roading cross-sections for Morrinsville-Tahuna and Taukoro Roads; and
- (g) What needs to be covered in a Development Agreement.

New Medium Density Residential Zone and Lockerbie Precinct

5.14 As noted above, PC56 introduces a new MRZ into the MPDP, with associated objectives, policies and rules. The purpose of this zone is to provide for a range of housing and densities to meet the needs of all communities. The MRZ is considered to be an appropriate outcome for the centre of the site on the basis that the site has been master planned and thus provides for higher density in conjunction with high quality amenity (i.e. proximity and accessibility to open space).

5.15 Building on this objective and policy framework the rule framework provides for the following activities as permitted activities:

- (a) One Residential Unit (MRZ-R(1)) with specific outdoor living and service area requirements;
- (b) Alteration and additions to existing buildings (MRZ-R(2));
- (c) Home businesses (MRZ-R(3)) with specific standards around the size and scale of those businesses;
- (d) Show homes (MRZ-R(4));
- (e) Accessory buildings (MRZ-R(5));
- (f) Demolition of buildings and structures (MRZ-R(6)) with some exceptions;
- (g) Activities on land gazetted as reserve as provided by a Management Plan under the Reserves Act 1977 (MRZ-R(7));
- (h) Outdoor informal recreation and incidental structures (MRZ-R(8)); and

(i) Earthworks (MRZ-R(9)) subject to some specific standards.

- 5.16 If one of the above activities cannot meet one or two of the performance standards for a permitted activity, the activity defaults to being a restricted discretionary activity (MRZ-R(10)). Other restricted discretionary activities include duplex dwellings (MRZ-R(11)). The duplex dwellings also have specific performance standards relating to them being located on a front site, a minimum lot size of 400m² per duplex (or 200m² per unit), outdoor living requirements, service area requirements and other design considerations.
- 5.17 Discretionary activities include activities that cannot meet three or more performance standards for a permitted activity (MRZ-R(12)) and activities such as residential units on lots less than 325m² (MRZ-R(13)), retirement villages (MRZ-R(14)), places of assembly (MRZ-R(15)), activities on reserve land not provided for as a permitted activity (MRZ-R(16)) and educational facilities (MRZ-R(17)).
- 5.18 There are also a number of non-complying activities, including accommodation facilities, terraced housing (except in certain locations/precincts where they are restricted discretionary), depots, light industry, industry, packhouses and cool stores, storage and warehouses, commercial services and offices, service stations, veterinary clinics and any activity not listed in the MRZ (MRZ- R(18-24)).
- 5.19 The Lockerbie Precinct encourages further density intensification, so enables a number of the MRZ permitted activities and also provides a more permissive consenting framework for duplex dwellings and terraced dwellings (i.e. as a restricted discretionary activity (PREC1-R(4) and PREC1-R(5)).
- 5.20 Duplex dwellings within the Precinct have the same performance standards as in the MRZ. Terrace housing has specific performance standards relating to it being a front site, having an average net site area of 150m² per unit, outdoor living space, a building coverage of between 55% to 60% (depending on whether or not it adjoins a reserve) and other design considerations relating to the built form.
- 5.21 Discretionary activities include activities unable to comply with three or more performance standards of permitted activities and retirement villages (PREC-1(7)).
- 5.22 Non-complying activities includes activities which are non-complying in the MRZ, activities that are not specifically listed, discretionary activities that cannot

comply with one or more performance standard and development not in accordance with the LDAP (PREC1-R(11)).

Standards for Activities in the Medium Density Residential Zone and Lockerbie Precinct

- 5.23 The overarching standards cover matters such as height, height in relation to boundaries, yards, maximum building coverage and permeable surface area and interface between public and private space. See rules MRZ-R1(2) – MRZ-R1(4). These standards apply to all activities unless specifically identified otherwise.
- 5.24 These standards have been developed having regard to the existing Residential Zone standards and associated infill provisions and also by reviewing what other Councils are doing to increase density whilst seeking to maintain amenity values and achieve good urban design outcomes. Some of the key decisions that have been made with these standards are:
- (a) Height of buildings has been maintained at 9m which is consistent with the Residential Zone standard. 9m is considered to be appropriate as it will easily provide for two storey buildings, which is the likely outcome.
 - (b) The height in relation to boundary standard differs from that in the Residential Zone being a recession plane that commences at 3m and inclines at 45 degrees. There are also a number of situations where this standard does not apply such as on a common boundary for duplexes, for terraced housing and where neighbour approval is provided.
 - (c) The yard setbacks only differ from the Residential Zone standards in relation to the front yard and where there is a rear load lot (i.e. a lot with frontage to two legal accesses). The front yard has been deliberately brought forward to 3m, but with garaging still requiring a 5m setback. On a rear access lot a lesser standard to the legal road boundary is enabled, but again garaging is required to be setback.
 - (d) Building coverage has been increased to 55% in the MRZ and 60% for terrace housing that adjoins a reserve.
 - (e) The interface between public and private provisions addresses matters such as garaging width, glazing in the front yard, entrance points, maximum fence and retaining wall heights and outlook space. These provisions ensure passive surveillance of the street (and reserve) environs and ensure that garaging does not dominate a site's frontage.

Subdivision in the Medium Density Residential Zone

5.25 All forms of subdivision in the MPDP require a resource consent. The same applies for the MRZ, the Lockerbie Precinct and within the Lockerbie Development Plan Area where the subdivision will be a restricted discretionary activity. To provide for this, additional clauses have been added to the subdivision activity table (Table 6.1).

5.26 The standards applying to subdivision are that:

- (a) The minimum lot size is 325m², provided that:
 - (i) Where lots less than 325m² are proposed, they should be no smaller 273m² and a concurrent land use consent for a residential unit must be obtained and a legal mechanism shall be registered on the title for those lots specifying compliance with that resource consent.
 - (ii) Where 200m² lots are proposed, a concurrent landuse consent for a duplex dwelling must be obtained and a legal mechanism shall be registered on the title for those lots specifying compliance with that resource consent.
- (b) The minimum lot width of front and rear boundaries for 25% of front sites, shall be 13.5m in the MRZ (excluding the Lockerbie Precinct). See Rule 6.3.12(ii)(b).
- (c) Water meters shall be put in place for each individual residential unit/lot (Rule 6.3.12(i)(b)).

Additional rules for Residential Zone

5.27 Three changes are proposed to the Residential Zone rules that relate to the LDAP area, being:

- (a) That the side or rear setback to rural zoned land within the LDAP shall be 5m; and
- (b) That front setback from roads within the LDAP shall be 3m for residential buildings and 5m for internal access garages; and
- (c) That the minimum residential lot size is 600m².

5.28 The increased setback to the rural zone and the increased minimum lot size is required to address reverse sensitivity effects, whereas the reduced setback from roads within the development ensures that the same road boundary setback applies internally throughout the LDAP (as opposed to having differing

setbacks on one side of a road to another based on the underlying zoning). The increased minimum lot size also counters the increased density provided for in the core of the LDAP to provide a diversity of lot sizes and typologies across the plan change area.

Other consequential amendments to the District Plan

5.29 The addition of a new zone means that there are a number of other consequential amendments required to the District Plan to refer to the MRZ. These are set out in detail in **Attachment 1** and cover matters such as:

- (a) Development suitability i.e. the size and shape of land – see Rule 1.2.2 and Rule 6.2.4 which requires each lot in the MRZ to contain a rectangular area of land for building that is 7.5m x 15m, being 113m².
- (b) Density for the residential zone pocket of the LDAP is increased to one dwelling per 600m² (see Rule 3.1.2).
- (c) Having the same signage, noise, works and network utilities, transportation requirements for the MRZ as the Residential Zone.
- (d) Adding the term Development Area Plan to sections of the plan where Structure Plans are referenced and referring to the Lockerbie Estate Development Area Plan where Structure Plans are listed.
- (e) Addition of new definitions to align with NPS and to cover new activities such as duplex dwellings and terraced housing.

6. OVERVIEW OF TECHNICAL INVESTIGATIONS

6.1 A summary of the technical work undertaken to date, that is not addressed in evidence of others, is provided below. This work confirms that the land is suitable for residential development and is the basis for the characteristics of the LDAP and PC56.

Archaeology

6.2 Archaeological reporting (Appendix K of the Planning Report) was prepared by W Gumbley Ltd for the east block and by CFG Heritage for the west block. Both reports confirm a lack of archaeological material or features to indicate the presence of archaeological sites or features of heritage value within the site. This corresponds to the lack of archaeological, heritage or waahi tapu sites or features recorded by MPDC, the New Zealand Archaeological Association, or Heritage New Zealand Pouhere Taonga at the site. Consequently, there are no

archaeological or heritage features that need to be protected or would preclude the rezoning of the land for urban development as anticipated by PC56.

Contamination

- 6.3 Contamination reporting (Appendix J of the Planning Report) was prepared by 4Sight Consultants, in the form of a Preliminary Site Investigation for the east block, and a combined Preliminary and Detailed Site Investigation in respect of the west block. The report for the east block confirms that no part of that site constitutes a 'piece of land' under the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ("NESCS"). The report for the west block and associated soil sampling identifies that the site has been subject to a HAIL activity, and is subject to the NESCS provisions (as a 'piece of land'), as the concentrations of lead around the house site are at a sufficient quantity that they could be a risk to human health and/or the environment. Asbestos material was also identified around the house site too. In practice, this means that only a small portion of the west block requires remediation, associated with the removal of the house. Remediation activities will be managed under future consents required under the NESCS. Due to the scale of remediation required, this discrete area of contamination is not seen to be insurmountable to preclude the rezoning of the land, including the land around the house, for urban development as anticipated by PC56.

Geotechnical

- 6.4 Geotechnical reporting (Appendix I of the Planning Report) in the form of Geotechnical Investigation Reports ("GIRs") were prepared by CMW Geosciences. These reports confirm that the site is geotechnically suitable for residential development subject to recommendations which are reasonable and feasible at the time of developing the site. The reporting also assesses the risks to the land from natural hazards, or by-products of natural hazards, whereby it concluded that such risks were "low" to "very low", or could be managed through landform and stormwater design. Overall, the site is considered to be suitable for urban development, as anticipated by PC56.

7. RELEVANT POLICY STATEMENTS AND PLANS

National Policy Statements

- 7.1 There are five national policy statements that are currently in place covering matters such as urban development, freshwater, renewable electricity generation, electricity generation and the coastal environs. Only two of these are relevant to this plan change, being the National Policy Statement on Urban Development (NPS-UD), which came into force on the 20 August 2020 and the National Policy Statement for Freshwater Management (NPS-FW) which came into force on the 3 September 2020.
- 7.2 As the plan change was lodged after the release of these documents, section 9.1 of the Planning Report has addressed the provision of these documents. My high-level summary of that assessment is provided below. Section 9.1.3 of the Planning Report also addressed the Proposed National Policy Statement – Highly Productive Land. I have not addressed that document in this evidence, as it has no weight at this time.

National Policy Statement on Urban Development (NPS-UD)

- 7.3 The NPS-UD contributes to the Government’s Urban Growth Agenda, which is described by the Ministry for the Environment as a programme that aims to remove barriers to the supply of land and infrastructure. The NPS-UD contributes to the Urban Growth Agenda by addressing constraints in the planning system to ensure our system enables growth and supports well-functioning urban environments. The NPS-UD applies to this plan change, as MPDC confirmed, in November 2021, that Morrinsville’s projected population was to grow, as an ‘urban environment’ to a population of over 10,000 persons.
- 7.4 PC56 aligns and gives effect to the objectives and policies of the NPS-UD as it will:
- (a) Contribute to a well-functioning urban environment (Objective 1 of the NPS-UD). Well-functioning urban environments are described in Policy 1 as those environments that have or enable a variety of homes that meet the needs (in terms of type, price, and location) of different households; enable Māori to express their cultural traditions and norms; have good accessibility between housing, jobs, community services and natural and outdoor spaces, including by way of active transport; support the competitive operation of land and development markets; support reductions in greenhouse gas emissions; and are resilient to the likely

current and future effects of climate change. PC56 will do this through enabling competition in Morrinsville (and the wider Waikato market) in a location that is adjacent to an existing growth area (Lockerbie Estate), readily accessible to the town centre (which provides business, employment and transport options) and reserves, and will provide for greater variety in the price, type and location of housing, particularly by providing for a more diverse range of housing typologies with the introduction of the MRZ and Lockerbie Precinct. The site is not identified as having any predicted future flooding hazards, and therefore is not considered to be susceptible to effects of climate change.

- (b) Improve housing affordability and competitiveness in the housing market (Objective 2) and enable more people to live in an area that is near to a centre with many employment opportunities and has higher than average demand for housing (Objective 3). The provision for more land available for development in Morrinsville will actively enable choice and competitiveness in the housing market and will cater for the expected demand. More options for housing affordability will also be provided through the variety of housing typologies enabled.
- (c) Develop the land in a manner that respond to the changing needs of people, communities and future generations (Objective 4). PC56 aligns with this objective by introducing the MRZ and supporting differing typologies to the traditional residential development that reflects changing living needs/expectations and the rising cost of housing.
- (d) Provide for the development of land in a manner that takes into account the principles of the Treaty of Waitangi (Objective 5). The evidence of Mr Hill confirms these have been taken into account.
- (e) Be a decision regarding an urban environment that is: integrated with infrastructure planning and funding decisions; strategic over the medium term and long term; and responsive to a proposal that will significantly contribute to the housing market (Objective 6). The evidence of Mr Morris and Mr Hall confirms infrastructure planning is in place and integrated with the Council's funding decisions. As set out in the evidence of Mr Morris Council and Lockerbie have already and will continue to make significant investments in infrastructure in the locality to cater for future development of the site. PC56 consequently represents both 'plan-enabled' (i.e. zoned) and infrastructure-ready land referred to in the NPS-UD, based on that evidence.

National Policy Statement Freshwater (NPS-FM) and National Environmental Standards for Freshwater (NES – F)

7.5 The NPS-FM and NES-F came into effect on the 3 of August 2020. This instrument is premised on the concept of ‘Te Mana o te Wai’, the fundamental importance of water and the role its good health plays within the wider environment and in protecting the mauri of water and mana of tangata whenua as kaitiaki. The NPS-FM therefore has an overarching objective of ensuring that natural and physical resources are managed in a way that prioritises:

- (a) first, the health and well-being of water bodies and freshwater ecosystems,
- (b) second, the health needs of people and
- (c) third, the ability of people and communities to provide for their social, economic and cultural well-being now and into the future.

7.6 As set out in the evidence of Mr Montgomery, the site contains three fresh watercourses and a wetland along the margins of one of these watercourses. The proposed LDAP substantially excludes the potential for wholesale disturbance of the watercourses by way of utilising them and their margins as reserves. This in turn provides for the likely ongoing retirement, protection and rehabilitation of these watercourses and their margins.

7.7 The proposed plan change thereby satisfies the directly relevant Policy 7 which directs that the loss of river (and by definition, stream) extent and values are avoided to the extent practicable. I also would like to acknowledge that developable areas and open space arrangements have been determined in accordance with engagement with tangata whenua of the area (Ngāti Hauā), thereby satisfying Policy 2 of the NPS-FM. The reserve areas are also sufficiently large to enable considerable riparian planting opportunities to improve the quality of these headwater streams.

7.8 The delivery on the outcomes sought by the NPS-FM will further be demonstrated at the regional consent stage of the development (for the east block) however the proposed plan change is considered to be consistent with the provisions of the NPS-FM by way of avoiding the loss of watercourses and providing for the ongoing protection of wetlands.

Regional Policy Statement

7.9 The Waikato Regional Policy Statement (“RPS”) aims to achieve integrated management and protection of Waikato’s natural and physical resources by identifying and addressing resource management issues within the region. The RPS must give effect to National Policy Statements. However, the RPS was

notified in 2010 and became operative in 2016. Therefore, it is quite dated. The NPS-UD of 2020 post-dates the RPS so it does not fully reflect it, and therefore there is a potential issue of 'incomplete coverage'. This is acknowledged by the Waikato Regional Council, with them noting that the NPS-UD requires certain changes to the RPS, most of which need to go through a plan change process and which will be consulted on later in 2022⁵. One change has already been made to the RPS, relating to housing bottom lines for short-medium term and long-term for the Future Proof area (Hamilton City, Waipa District and Waikato District). The change is to Objective 3.27 of the RPS and as it relates to the Future Proof area, it is not directly relevant to the consideration of this plan change.

7.10 A full assessment of the RPS has been undertaken in Section 9.4 of the Planning Report which confirms that the plan change is consistent with the RPS. Building on that assessment, it is my opinion that the main RPS issue of relevance for this development is the management of the Built Environment (Section 6).

7.11 Section 6 of the RPS aims to ensure that the built environment is planned and coordinated, including coordination with the provision of infrastructure. This section of the RPS requires territorial authorities to anticipate growth requirements in order to provide appropriately zoned and serviced land to enable development to occur now and in the future. It is considered that the key policies are as follows:

- Policy 6.1 - ensures that subdivision, use and development of the built environment occurs in a planned and co-ordinated manner;
- Policy 6.3 – ensures co-ordination of growth and infrastructure;

7.12 It is well established that the plan change site has been signalled for residential development by MPDC, with the FRPA overlay, clearly identifying the intent of MPDC to use this rural land to accommodate future residential development. This plan change will release that development potential and is consequently consistent with the intentions for the site. The evidence of Mr Hall and Mr Morris demonstrates that urban services can be extended and upgraded to service the site. Servicing is to be coordinated with adjacent development of Lockerbie Estate, with both roading and three waters connections. For these reasons, the plan change is consistent with Policies 6.1 and 6.3.

7.13 Another objective directly relevant to this proposal is, objective 3.26 which relates to high class soils and the protection of such from inappropriate development. The plan change area contains Class 2 soils. Class 2 soils meet the

⁵ As described at <https://www.waikatoregion.govt.nz/council/policy-and-plans/regional-policy-statement/rps-changes-npsud2020/>

definition of 'high class soils'. The loss of high-class soils in this instance is forecasted through the District Plan policy overlay identifying "Future Residential". For this reason, this development is not considered to be inappropriate as it is expressly signalled and expected by the relevant district plan. The District Plan has identified this site as the most logical place to accommodate expected growth, being the only site signalled for such in Morrinsville. The proposal is therefore consistent with this objective on the basis of the development is not inappropriate.

7.14 I also note that the Proposed National Policy Statement – Highly Product Land (NPS-HPL) has signalled that it is the preferred option that it will not apply to future urban zones identified in District Plans. The rationale behind this stance is because excluding future urban areas would undermine existing work Councils have done within their communities to plan for and accommodate future urban growth. On this basis, it is unlikely that the NPS-HPL will apply to the plan change site because it is subject to the FRPA overlay.

8. RELEVANT NON-STAUTORY DOCUMENTS

8.1 The plan change has been assessed against the relevant non-statutory documents in Section 11 of the Planning Report. A summary of the key documents is provided below.

Waikato Tainui Environmental Management Plan ("WTEP")

8.2 The WTEP sets out regional issues, objectives, policies and methods designed to enhance Waikato-Tainui participation in resource and environmental management. The development will be consistent with the WTEP for the following reasons:

- (a) Wastewater will not be discharged on the site and stormwater discharge will be appropriately treated and detained to avoid adverse effects on the receiving and downstream environment.
- (b) Specific development activities will be subject to further resource consent processes (or otherwise already granted resource consents) to ensure adverse effects of construction activities to facilitate the development outcome are appropriately managed.
- (c) The plan change site is outside of the Waikato River catchment and therefore growth in this location will not affect the Waikato River.

Ngāti Hauā Environmental Management Plan (Ngāti Hauā EMP)

- 8.3 The Ngāti Hauā EMP sets out the Ngāti Hauā values in relation to the health and wellbeing of their environment, urban development within their rohe, cultural heritage and customary activities, and the use and development of Maori land including marae, urupa and papakainga. It also sets out Ngāti Hauā expectations regarding engagement.
- 8.4 Early and ongoing engagement with Ngāti Hauā has been undertaken and Ngāti Hauā have provided their support for the plan change, as set out in the evidence of Mr Hill. Based on this support, PC56 is considered to be consistent with the Ngāti Hauā EMP and is consistent with the implementation of that Plan.

Hauraki Iwi Environmental Plan

- 8.5 The Hauraki Iwi Environmental Plan is a strategy for collective action by Hauraki to sustain the mauri of the natural environment and cultural heritage of the Hauraki rohe. The plan sets out the overarching vision and goals, and identifies the issues, objectives and outcomes sought for each domain of the environment.
- 8.6 PC 56 is not considered to affect the ability of Hauraki to achieve the vision of their Iwi Environmental Plan for the following reasons:
- (a) The use of the site aligns with the planned use of the site as set out in the District Plan (i.e. residential).
 - (b) Existing Regional Consents have been granted which will manage potential adverse effects on the environment.
 - (c) Ecological enhancement is proposed at the time of developing the plan change area, thereby assisting Hauraki achieve the outcomes sought in the Environmental Plan.

Waikato Regional Land Transport Strategy (WRLTS)

- 8.7 The WRLTS seeks to achieve an affordable, integrated, safe, responsive, and sustainable land transport system that enhances the environmental, economic, social, and cultural wellbeing of the population.
- 8.8 Subsequent development within the site will be required to comply with the performance standards and assessment criteria proposed in PC56, including the LDAP which provides specificity around connection points to the wider transportation network and provision for pedestrian connections. Development

will also need to comply with the existing relevant transport provisions in the District Plan (Section 9 – Transportation). For this reason, there are no apparent inconsistencies between the Waikato Land Transport Strategy and PC56 that have been identified.

Matamata Piako District Council Town Strategies 2013-2033

8.9 The Town Strategies for the Matamata Piako District (Morrinsville, Matamata and Te Aroha) were developed in 2013, therefore they, alongside the Matamata Piako District Growth Strategy (developed in 2009), are considered to be outdated.

8.10 The Morrinsville Town Strategy identified that there was an oversupply of approximately 76ha of land zoned for residential purposes. The work MPDC did in 2016, associated with PC47, has confirmed that the oversupply identified in 2013 is no longer correct and that additional land should be signalled for growth, which they did by overlaying the FRPA over the site. PC56 therefore gives effect to the anticipated use of the site and as set out in the evidence of Mr Heath, will not result in oversupply issues.

9. SECTION 32 EVALUATION

9.1 The s32 analysis is a key component of the policy development process for all District Plan matters, including private plan changes. As set out earlier in this evidence, it requires an examination of the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the RMA. It further requires examination of whether the provisions of a proposal are the most appropriate way to achieve the objectives by way of options assessment and consideration of costs and benefits, before settling on the preferred option. That evaluation must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social and cultural effects anticipated by the proposal (as required by s32(1)(c)).

9.2 The s32 Assessment is contained in Appendix C of the Planning Report. That assessment has been updated to a s32AA (see **Attachment 3**), in light of the submissions received and changes to some of the plan provisions that have been made. I have summarised the conclusions and rational behind the assessments below.

Section 32 Evaluation of PC56

The issue with the current situation

- 9.3 The first step of the evaluation is to identify the issue that a proposed planning intervention is intending to address. The evidence of Mr Heath and Lockerbie's first-hand knowledge of the market uptake (as also set out in Mr Jones evidence) confirms that there is an established demand for further residential dwellings within Morrinsville, based on the land budgeting exercise which resulted in the FRPA overlay being applied to the site.
- 9.4 The existing zoning of the PC56 site precludes future residential development, to the densities sought in a residential environment without a planning intervention. Failure to meet this demand is an inefficient use of land contrary to its identified future use.
- 9.5 For these reasons, there is a credible issue in terms of dwelling supply requiring to be addressed within Morrinsville, with a plan change to release that development potential the appropriate way to achieve the purpose of the RMA. This extends existing residential zoning to the site as well as introducing a new MRZ provision and a Lockerbie Precinct, to provide a more flexible and responsive zoning to cater to the actual future growth experienced and changing housing needs.

Alternatives to rezoning

- 9.6 Having come to the conclusion that the underlying Rural zoning may no longer be appropriate the s32 analysis has considered four alternative options.
- Option 1 – Retain the status quo or do nothing;
 - Option 2 – Retain the status quo and progress non-complying resource consent applications;
 - Option 3 – Rezone the site to enable residential development including;
 - Rezone the whole site Residential
 - Rezone the whole site MRZ
 - Apply a split zoning approach across the site
 - Option 4 – Wait for the next Matamata Piako District Plan review and make submissions to seek the rezoning of the land to enable residential development.
- 9.7 The analysis undertaken in the s32 Assessment confirms that the status quo is the least appropriate option. This is because it is inefficient to delay the land's

zoning when there is a clear housing need and a willing developer able to deliver residential lots/housing and associated infrastructure. Furthermore, there is no strategic need for the release of the land to be delayed. On the contrary there are benefits in providing additional land, particularly to meet the evidence need and changing housing typologies.

- 9.8 Option 2 was ruled out, as it would require MPDC to authorise consents, as non-complying activities, for residential land use outcomes on rural zoned land that would, apart from the FRPA overlay, would be inconsistent with the objectives and policies for the land and the density reasonably expected. Option 4 was also ruled out, as there is no certainty as to when MPDC may do a rolling review of its District Plan to enable the land to be rezoned. Both these options could achieve the same outcome as Option 3, but they considered to be inferior in terms of efficiency of process and do not provide the same long-term certainty to the landowners and other stakeholders. On this basis the s32 Assessment rejected Options 1, 2 and 4 as being efficient or effective means to meet housing demand, with Option 3 being determined to be the most appropriate planning method.
- 9.9 Part of the s32 Assessment also considered whether the objectives of providing for more varied housing typologies, less consenting processes to increase development density and a variety of housing typologies would be achieved by solely adopting the MPDC Residential Zone and applying it to the site. Just adopting the MPDC Residential Zone was considered to be inefficient for the following reasons:
- (a) The MPDP does not currently have a MRZ, relying on their infill provisions in the Residential zone to increase density.
 - (b) Using the existing Residential zone provisions across the site would still result in a multitude of resource consents being required to increase the density (i.e. through use of the MPDP infill provisions).
 - (c) Similarly, the existing Residential zone provisions do not provide for protection in relation to a rural interface or zone boundaries.
 - (d) The site is a greenfield development, so there is an opportunity to master plan the development outcome through the use of a Development Area Plan.
- 9.10 For the above reasons, the s32 Assessment confirmed that Option 3 was the preferred option.

Potential alternatives - zoning

9.11 Having established that a plan change is the most appropriate option, the s32A Assessment examined the most appropriate zoning framework to apply to the site. The assessment confirms that a lower density residential option (i.e. General Residential) option could be appropriate, but its major weakness would be the inefficient use of the land development potential, (development density and variety of housing typologies) and it would result in additional resource consent requirements to increase development density and variety of housing typologies and therefore would not achieve the objective of reducing consenting processes. The higher density option (MRZ) could also be appropriate, but its weakness was that it would not address reverse sensitivity and rural interface matters.

9.12 For this reason, the s32 Assessment confirmed that a mixed zoning approach, whereby there is a Residential Zone with bespoke provisions around the plan change area margins, and then a MRZ in the core was the most appropriate outcome. This approach maximises development and land efficiency and provides most flexibility for a variety of housing options to occur. This includes the ability to establish housing typologies that deliver on more affordable price points within the market.

Provisions and methods

9.13 An assessment of the key provisions/methods to be inserted by PPC 56 and their associated costs and benefits to assess the efficiency and effectiveness of achieving the proposed objectives (and where relevant existing objectives), including identification of any alternatives, and which was been provided in a manner which corresponds to the scale and significance of the proposal (including environmental, economic, social and cultural effects) was provided in the s32 Assessment.

9.14 In summary, it is my opinion, that provisions (inclusive of the changes made as a result of the submissions received) will ensure that a high quality subdivision and development outcome will be achieved and will provide an appropriate on-site amenity for residents. The inclusion of the LDAP also provides MPDC, the developer and stakeholder with certainty of the key elements and features that are critical to achieving those outcomes.

9.15 PC56 has also been designed to be incorporated into the District Plan with minimal impact on the existing Residential Zone provisions.

Section 32AA

9.16 Section 32AA contains a requirement that a further evaluation be undertaken if changes are made to a proposed plan after the initial s32 evaluation has been completed. The changes proposed below (Section 11) have consequently been evaluated in the s32AA in **Attachment 3**. That assessment confirms that the changes generally align with the conclusions of the original s32 analysis described above, subject to some tweaks to individual performance standards, or the addition of new standards to address particular concerns (i.e. water conservation) raised through the submission process.

Conclusion of s32 Analysis

9.17 The level of s32 Assessment included within the request for PC56 and the s32AA contained in Attachment 3, relative to the scale and significance of the anticipated effects, is appropriate and reflect the fact that the proposal is a rezoning proposal within an identified growth cell for Morrinsville, directly adjoining a site subject to a land use change for residential purposes. Therefore, it is not a proposal that comes from 'left field' with a wide range of alternative options.

10. ASSESSMENT OF ENVIRONMENTAL EFFECTS

10.1 A detailed assessment of the environmental effects ("AEE") based on the findings of the various technical reports and environmental assessments is included in section 7 of the Planning Report. I do not repeat that assessment here in detail, other than to note the following key conclusions from that assessment.

10.2 The environmental effects described in the Planning Report are consistent with the effects anticipated when the land was signalled for future residential development by MPDC, within Plan Change 47, and are broadly in line with those expected with the urbanisation of rural land. This includes the resulting visual, amenity, character, transportation effects and loss of high-quality soil effects.

10.3 Furthermore, any environmentally sensitive features/receivers are being addressed through their retention as set out in the LDAP, or through the performance standards proposed that address the rural/residential interface.

10.4 The archaeological, infrastructure, geotechnical and contamination investigations have also confirmed there are no reasons why the site is inappropriate for residential development.

- 10.5 It was acknowledged at time of lodgement of the plan change that there were residual water and wastewater capacity issues. As per the evidence of Mr Morris, those capacity issues have been resolved, such that there are workable solutions and agreements in place with Council.
- 10.6 In conclusion, it is my opinion that the site is suitable for residential development, the level of effects are no more than minor at most, and there are positive effects from the rezoning which include:
- (a) The ability to masterplan the whole 78ha signalled to be rezoned to provide MPDC and the community with certainty as to what the growth of Morrinsville in this FRPA overlay looks like;
 - (b) Efficient use of land in accordance with planned and anticipated use of the site;
 - (c) The creation of a gateway into Morrinsville, via the roundabout, at the north-western entrance to Morrinsville;
 - (d) Social and economic support to the established community of Morrinsville – retailers, community groups, schools etc. all benefit from additional demand and corresponding financial and social injection;
 - (e) Restoration of, and better access to, natural features of the environment (by way of protection under the LDAP, to be reinforced by future regional resource consents);
 - (f) A pedestrian and cyclist friendly network of paths and external connections;
 - (g) Improved housing affordability by meeting of existing demand for dwellings from the Morrinsville and Hamilton markets;
 - (h) Greater housing choice and variance of price points to accommodate a wider proportion of the market for dwellings. This is attributable to the multiple zones and the introduction of the Lockerbie Precinct and the associated rule framework that enables different degrees of density; and
 - (i) Will cater for the expected residential capacity requirements set out in the evidence of Mr Heath.

11. AMENDMENTS TO PLAN CHANGE PROVISIONS

11.1 Since notification of the plan change a number of amendments have been made to the plan change provisions to reflect the submissions received, and in particular, the submission received from MPDC. Attached in **Attachment 1** of this evidence is a copy of the plan change provisions, as amended, since notification. The key changes and the reasons for the changes are set out in the following table.

Provision	Amendment	Reason for Amendment
MRZ-P5	Amended the word 'affect' to 'effect'	Effect is the correct word to apply. This change responds to submission #36.1
MRZ-R(1)	(i) Amend the term 'amount' to 'area' (ii) Removal of reference 'up to 1m above ground level where balconies are provided'	Amended as requested in submissions #30.5 and #30.6
MRZ-R(3)	(v) Amended the size of the maximum outdoor area for the displaying of goods from 10m ² to 6m ²	Amended as requested in submission #30.7
MRZ -R(6)	Addition of the statement "there are no standards for this activity" and remove reference to MRZ R1(1) to MRZ R1(5)(6).	Amended as requested in submission #30.9
MRZ-R(9)	Addition of wording "associated with an approved building consent" under earthworks exclusion section.	Amended as requested in submission #30.11
Restricted Discretionary Preamble	Amended a cross-reference from MRZ-R1 (4) to (6).	Amended as requested in submission #30.12
MRZ-R(11)	(ii) additional of wording "net site area". (iv) addition of wording "Except where balconies are provided this area shall be at ground level and may include decks that are connected with the rest of the outdoor living space" Removal of specific standard "each unit shall have a minimum net site area where the total building coverage shall not exceed 50%". (vii) Wording added "height in relation to boundary" and wording removed "to new internal boundary between the units"; and Refer to Rule 6.3.13(iii)" added	Amended as requested in submissions #30.13 – 30.16.
MRZ-R(12)	Added the word permitted.	Amended as requested in submission 30.17
MRZ-R(13)	(a) 'net site area' added	For consistency.

MRZ-R(17)	Education Facilities standard added and then removed from following NC Activities section of report.	Amended as per submission #23
PREC1-R(4)	(ii) 'Net site area' added (iii) 'Outdoor living space' added Removal of the following standard "Each unit shall have an minimum net site area where the total building coverage shall not exceed 50%" (vi) "Height in relation to boundary" and "at common shared walls" added	Amended as per submissions #30.19 - 30.22. Other changes also made in relation to submission point relating to building coverage, see Rule MRZ-R1(3).
PREC1-R(5)	(i) The wording "must not be located on a shared path" removed Removal of standard requiring "The average permeable surface area shall be 20% per residential unit" (iv) building coverage changed from 60% to 55% and wording added "except were adjoining a reserve with a width of more than 20m whereby building coverage shall not exceed 60%" (vii) Wording added "height in relation to boundary" and "at common boundary"	Amended as per submission #30.23 – 30.26, albeit with a change in the building coverage, as agreed with Council.
PREC1-R(6)	Removal of "or controlled" and addition of "or activity related standard"	Amended as per submission #30.28
PREC1-R(7)	Amended the standards to be considered	Amended as per submission #30.29
PREC1-R(11)	"development not in accordance with the Lockerbie Development Area Plan" added	Amended as per submission #30.30
MRZ-R1(2)	(b) "height relative to site boundaries" removed and "height in relation to boundary" added	Consistent terminology.
MRZ-R1(2)	(b) (ii) addition of 'common walls' Addition of image of recession plane	Amended as per submission #30.32
MRZ-R1(3)	Building coverage updated from 50% to 55% and wording 'net site area' added.	Change agreed with Council to reflect intended density across the MRZ.
MRZ-R1(4)	(d) Removal of wording 'sites with two transport corridor frontages' (e) additional text in all fence related standards that depicts maximum fence heights, maximum heights for retaining walls and boundary fence heights.	Amended as per submission #30.33 subject to some changes around the wall and fence height provisions.

MRZ-R1(5)	Addition of section "water conservation within the Lockerbie Development Plan Area"	Added in response to submission #30.1. The terminology differs slightly to the submission point, but has been agreed with Council.
MRZ-R2(1)	(a) "activity specific standard" added (i) addition of matter of discretion in relation to 'extent to which the subdivision and development principles in 6.3.13 are met'	Amended as per submission #30.34.
2.2 Activity Table	Wording added "except for those areas covered by the Lockerbie Development Plan Area (see Rule MRZ-R(9))."	
6.2.4	Rectangular area dimension amended to "113m ² "	Amended as per submission #30.38.
6.3.12	(i) (b) additional standard added for water meter per unit (ii) controlled assessment criteria reworded to matters of discretion	Amended as per submission #30.39
6.3.13	Section added with the principles added	This section has been relocated from Appendix 9 (previously 9.4.2) and a new clause added around providing road frontage, on two sides, to the neighbourhood park as discussed with Council staff pre circulation of this evidence. Other amendments have been made as per submission #30.40
6.3.3	'Restricted Discretionary Activity' removed from title (i) 'or development area plan' added	Amended as per submission #30.41
6.5.4	'or as identified in this plan' added Bullet point 4 now includes wording 'Refer to Medium Density Residential Zone and Rule 6.3.13, Appendix 9.4 and Lockerbie Development Plan Area'	Amended as per submission #30.42 and 30.43
9.4	Removal of final bullet point "provision for a storage facility, subject to resource consent approval"	Amended as per submission #30.43
9.4.2	Removal of entire section	This section was relocated to 6.3.13, as per submission #30.44
9.4.2	c) removal of wording 'Provide for a roundabout to be constructed at the Morrinsville-Tahuna Road/Taukoro Road/Hangawera Road intersection.' d) removal of wording 'When a roading connection to Morrinsville-Tahuna Road north of Rhonda Read hospital is established and there are additional	Changes agreed with Council as a result of various discussions in relation to the Triggers. See also submission #30.47.

	<p>lots fronting Morrinsville-Tahuna Road, Morrinsville-Tahuna Road shall be upgraded across the frontage of the LDAP in general accordance with the Figure 1 cross-section:'</p> <p>f) addition of new wording 'When a roading connection to Morrinsville-Tahuna Road north of Rhonda Read hospital is established and there are additional lots fronting Morrinsville-Tahuna Road, Morrinsville-Tahuna Road shall be upgraded across the frontage of the LDPA in general accordance with the following cross-section:'</p> <p>Updated Figure 2 cross-section also added.</p>	
9.4.3	Updated Figure 3 inserted.	
9.4.6	<p>'Reticulation' added to title</p> <p>a) Words 'and associated bore' removed and "prior to the first residential units, as the first stage of development" added.</p> <p>c) 'the LDAP' added</p>	Added in response to submission #30.47. The terminology differs slightly to the submission point, but has been agreed with Council.
9.4.8	Water Conservation Methods which only include references added	Added in response to submission #30.1
9.4.9	<p>Following changes to Transportation and Pedestrian Table:</p> <ul style="list-style-type: none"> • Shared path network includes 'within reserves LDAP' and wording removed in relation to associated reserve • Shared path network within roading network section of table removed • Provision for a connection to Lockerbie Road removed. • Shared path at the intersection of Morrinsville-Tahuna Road reference removed • Reference to additional lots fronting Morrinsville-Tahuna Road at the same time as the roundabout removed. • Roundabout at Morrinsville-Tahuna Road reference removed. 	Amended as a result of post submission engagement with Council

	<p>Addition of wording 'the LDAP' to Wastewater Table.</p> <p>Removal of wording 'to be agreed with Council. Some development may be able to be accommodated without this based on modelling results.' from the Water Table.</p>	
9.4.10	First paragraph of Development Agreement section removed and entire section replaced. Section includes obligations for developer, deed of accession and upgrade of services and infrastructure.	Amended in response to submission #30.48. The terminology differs slightly to the submission point, but has been agreed with Council.
9.4.10.3	<p>Additional bullet point:</p> <p>'Monetary payment for the upgrade of the intersection to a right turn bay at the George Street/Coronation Road intersection.'</p>	This change is a result of the Safety Assessment undertaken by CKL and post submission discussions with Council, as a result of submission #30.45.
Definitions	Building Footprint includes the additional text "together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground."	Definition updated to align to National Planning Standard definition as per submission #30.49.
Development Manual	New section 6.14 in relation to rainwater storage tanks	Added in response to submission #30.1

12. COMMENTS ON MATTERS RAISED IN SUBMISSIONS

12.1 Several submissions in opposition to the plan change have been made. The following table provides comments on the key submission points. In this assessment I have also used the Topic references given by Council in their summary of submissions, for ease of reference.

Submission Point	Comment
Topic A – Effects on Morrinsville Town	
<p>8 submitters have made submissions about the impact PC56 will have on Morrinsville raising the following points:</p> <ul style="list-style-type: none"> - Its positive, provided the Morrinsville does not suffer as a consequence. - Will lead to lifestyle and environmental impacts from a larger population, thus removing the benefits of a small town. - It will ruin the adjoining Lockerbie subdivision. - Is inconsistent with future planning for the township itself and should be considered holistically as part of the overall master plan for town. - Further consideration needs to be given to the additional services required to support the growth, not just increased housing development. 	<p>From those five points there is only one that requires a specific planning response, being how PC56 aligns with the growth of Morrinsville as a whole.</p> <p>As articulated in this evidence, PC56 applies to 78ha pocket of land that MPDC has previously identified, through PC47, as being earmarked for future residential development. The land, whilst zoned Rural, has a FRPA overlay that applies to the site. It is consequently incorrect to infer that the outcome sought is inconsistent with the future planning for Morrinsville.</p> <p>In relation to additional services to support growth, the evidence of Mr Jones has highlighted what additional retail and commercial infrastructure Lockerbie are seeking to provide for to cater to the needs of the community.</p>
Topic B – Climate Change	
<p>One submitter (#1) has request that PC56 gives consideration to climate change and include measures relating to how homes are built (i.e. materials, colours, siting and using NZ materials), sustainable power provisions, opportunities for water re-use/rain storage.</p>	<p>Whilst I agree with number of the submitter’s comments, in principle, it is not the intent of the plan change, the District Plan or even Council to control many of these matters. Many of these decisions are up to individuals or will need further Central Government regulation.</p> <p>That being said, matters such as water re-use/rain storage are being provided for (see the amended to the Development Manual that requires rain storage tanks for all new built form). Furthermore, a number of the design controls for the built form will aid enabling better access to solar through controls around the location of outdoor living spaces, controls relating to height and height in relation to boundaries for built form and controls relating to how buildings interface with the public and private realms.</p>

Topic C – Water Supply Capacity	
<p>14 submissions raised concerns about the capacity of Morrinsville’s existing water supply to cater for the growth enabled by PC56, particularly in light of water restrictions during the summer months. A handful of these submitters have also suggested that more water restrictions/controls are required for the development to help manage supply.</p>	<p>As set out in detail in the evidence of Mr Morris, the consenting and construction of the Water Treatment Plan and associated bore, within Lockerbie Stage 3, will address any shortfalls in water capacity, for the plan change site.</p> <p>Rules 9.4.6 and 9.4.9 sets out the triggers and timing for those works including the operation of the Lockerbie Water Treatment Plan prior to the first residential unit as the first stage of development.</p> <p>In addition to those network improvements, since notification amendments have been made to the plan change provisions to provide for:</p> <ul style="list-style-type: none"> - Rain storage tanks (MRZ-R1(5)) - Water meters on each individual lots (Rule 6.3.12) - An amendment to the Development Manual (at Section 6.14) that requires rain storage tanks. <p>Collectively these measures will address the concerns of the submitters in terms of water capacity.</p>
Topic D – Capacity of Educational Facilities	
<p>6 submitters have raised concerns that there is no capacity in the existing schooling system to cater for the increased demand likely to arise.</p> <p>The Ministry of Education (MoE) has also lodged their own submission seeking a more lenient consenting pathway and associated policy framework ‘Educational Facilities’.</p>	<p>In my opinion, these submissions go hand in hand. Whilst the MoE has not specifically identified a capacity shortage in Morrinsville’s schooling in either their submission or previous engagement with Lockerbie, they have sought a more lenient consenting pathway, in the event that they needed to acquire land within the MRZ for a new school and did not want to designate that land.</p> <p>The notified version of PC56 sets out that ‘Educational Facilities’ were to be a non-complying activity in the MRZ. This approach was suggested by Council as there was a concern around the types of activities that could be enabled if a lower activity status was adopted, particularly since the existing District Plan definition is quite broad.</p> <p>After receiving the MoE submission, further engagement with both MoE and Council was undertaken. This engagement highlighted that the MRZ defines ‘Educational Facilities’ as per the NPS and limits such to teaching or training by childcare services, school or other tertiary education</p>

	<p>services. This definition is less encompassing than the definition that applies to other zones within MPDP. Having regard to that definition, it has been agreed with Council that the MoE submission be supported and that the activity status for 'Education Facilities' can be restricted discretionary activity status. This is reflected in MRZ-R(17).</p> <p>MoE also sought a policy framework to align with this activity status. It is my opinion that the activity status clearly signals that if a consent was to be sought, consent is likely to be granted, without the need for a policy framework to support that outcome. If however, Council determines that the suggested policies should apply I am not opposed to be them included in the provisions.</p> <p>MoE may wish to comment further, in evidence, about their intentions in ensuring sufficient school capacity in Morrinsville.</p>
Topics E and K – Infrastructure and Power Supply Capacity	
<p>14 of the submissions received have raised concerns around the design and capacity of three waters and the costs associated with upgrades required. In this category a two submitters have also raised concerns with parking provisions within Morrinsville.</p>	<p>The evidence of Mr Dean has specifically address infrastructure and power supply capacity design and capacity matters. Parking wise, it is outside the scope of PC56 to address any perceived parking shortfalls in Morrinsville.</p>
Topics F, I and J – Retail Capacity/ Capacity of Medical Facilities and Capacity of Emergency Facilities	
<p>This cluster of submissions have raised concerns with the lack of supermarket and medical facilities, the need for more shops to service the community, timing for the Lockerbie commercial centre, and the capacity of the emergency services.</p>	<p>As acknowledged by one of these submitters (#34) these are issues that need to be resolved but that it is a matter that is outside of the scope of PC56, particularly since PC56 does not provide for any commercial activities. That being said, the evidence of Mr Jones sets out what Lockerbie is providing for in the Lockerbie Junction Retail Precinct (that sits within the existing Lockerbie development) and subject to consent being approved, construction on that facility is expected 2023.</p>
Topic G – Housing Affordability	
<p>Three of the submissions received have raised questions about the affordability of the product being delivered and note that its unaffordable. The relief sought is to place an affordable price cap on new housing, make a</p>	<p>The evidence of Mr Jones discusses the housing affordability matter and notes that the biggest contribution Lockerbie can make to the affordability of houses is to bring more supply and housing choices to the market. This is achieved with PC56 that is rezoning a 78ha pocket of land and is doing so by not accepting that the current residential zone provisions are the best outcome for the site/for</p>

<p>“decent chunk” of the development available to first home buyers or decline the plan change.</p>	<p>Morrinsville. PC56 provides more housing choices through the new planning framework established.</p>
<p>Topic H - Housing Typologies/Densities</p>	
<p>5 submissions received have raised concerns with the types of housing options that will be enabled by PC56. The reasons for their submissions state that the options are better suited to Hamilton/a city environment, the density of housing proposed will cause mental and wellbeing harm to residents who feel locked in, the density needs to ensure there is suitable outdoor living areas and provision for rainwater collection.</p>	<p>The product being enabled by PC56 will be a shift for that previously expected or anticipated in Morrinsville for the purpose of aligning with changing market trends, enabling more affordable housing options and creating a variety of housing options. In recognition of this shift, the planning framework has been deliberately set up so that anything more than a single dwelling will require a consenting process, to ensure good quality outcomes. Furthermore, the denser housing typologies, such as terraced housing, is proposed to be restricted to the Lockerbie Precinct that sits within the middle of the site where there is higher amenity from the neighbouring reserve space. The associated performance standards relating to outdoor living etc have also been developed with guidance and feedback from urban design experts to ensure that the outcomes provided are reasonable and suitable. There are also more standards relating to interface between public and private realms relating to fencing, glazing, location of habitable rooms and outlook space. See Rule MRZ-R1(4). Further commentary on these submission points can also be found in the evidence of both Mr Jones and Mr Hugo.</p>
<p>Topic L – Lack of Demand</p>	
<p>Two of the submissions received have cited a lack of demand for the development potential realised by PC56 citing the fact that there are 68 sections for sale now and that only 800 properties are required by 2038.</p>	<p>This is a risk that sits with Lockerbie. The evidence of Mr Heath confirms that 960 dwellings are required by 2038, and thus there is demand for the planning intervention/plan change that will enable additional residentially zoned land to cater for this growth.</p>
<p>Topic M – Traffic/Roading/Parking</p>	
<p>16 submissions have raised concerns around the increase in traffic including downstream effects, the design of the internal road network, parking provision, the safety and efficiency of the George St/Coronation St intersection, cycling provision, the location of intersection points onto Taukoro Road, the formation of Taukoro Road.</p>	<p>These matters are addressed in detail in the evidence of Mr Hall.</p>
<p>Topics N, O and P – PC56 Issues, Objectives and Rules</p>	

<p>These topics covers submissions made by 5 parties, which are individually discussed.</p>	<p>Submitter #12 - Chandler questions a number of matters relating to the appropriateness of the issue statement, the effectiveness of the objectives and rules. Feedback on the points raised is as follows:</p> <ul style="list-style-type: none"> - The purpose of the issue statement, at the front of the MRZ chapter, is to set the scene as to what is reasonably anticipated/expected to be delivered in the zone. The inclusion of the statement about the zone playing a key role in reducing urban sprawl, to increase housing supply and to provide more affordable options is to recognise that the MRZ enables different housing products to be delivered, at a higher density than the General Residential Zone, as such this will mean that less land is required to facilitate expected population growth. - Similar to the issue statement the objectives and policies provide the framework for the resulting rule framework and the resulting assessment of resource consent applications. For example MRZ-O3 talks about a range of housing types being available. This is enabled by the rule framework that provides for single, duplex and terrace housing. Similarly, the objective relating to access to sunlight and daylight is addressed in rules relating to setbacks, height of buildings and height in relation to boundaries. - In relation to the rule framework, the submitter has misinterpreted the outcome being achieved in PC56 by the zoning framework, which is that it is not a bespoke zone for Lockerbie, but a new MRZ and Residential Zone that is supported by a Development Area Plan that is specific for the site. The Development Area Plan spatially defines the site and manages the outcomes expected within the area. - I also note that the comments relating to the timing of infrastructure provision, what improvements are required, the inclusion of a requirement for rain storage tanks and the likely speed environment is addressed in the evidence of Mr Dean and Mr Hall, so is not repeated here. <p>Submitter #23 – MoE, has requested changes to Objective MRZ-06 to specifically provide for educational facilities and has requested that a new policy that supports that objective is also included. As noted above, it is my opinion that the policy framework is not specifically required due to the more permissive activity status now provided for educational facilities. The use of the term “excluding” is also only used where that provision does not apply to the LDAP site, for a specific purpose.</p>
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	<p>M)RZ-R(17) and MRZ R3(3) address the MoE submission point about activity status and matters of discretion.</p> <p>Submitter #36 – Sunridge Park has correctly identified a typo in MRZ-P5. This has been rectified.</p> <p>In relation to the other changes Sunridge Park has sought to the MRZ rule framework I note the following:</p> <ul style="list-style-type: none"> - MRZ-R(11) does not include a grammatical error. It should read “and contains”. - Terraced housing is only a non-complying activity within the MRZ (Rule MRZ-R(19) when sitting outside of the Lockerie Precinct. When inside the Precinct, where there is a higher level of open space amenity, the activity status is restricted discretionary. - In the Assessment Criteria wording (MRZ R2(1)) the wording “avoiding” is preferred over the submitter’s suggestion of “minimising”. Avoiding can also be easily achieved through colour and design features such as materials. The identified typo’s in the Assessment Criteria have been rectified. - The Rule 9.4.9 wording has been agreed with Council and reflects the certainty required around provision of infrastructure to service the development outcome. <p>Submitter #29 – Holland has requested that height be increased to 10m, reduce setback limits for properties and maximum coverage be increased.</p> <p>There is limited merit in the 10m increase, if a height increase was to be adopted (from the 9m enabled in the Residential and the proposed MRZ) it should be 11m as per the limit proposed in the Resource Management (Enabling Housing Supply and other matters) Amendment Act 2021.</p> <p>Setbacks are less for the MRZ than the Residential Zone which is a reflection of the outcomes sought to be achieved. For example the setback from the road boundary is proposed at 3m, as opposed to 5m in the Residential Zone.</p> <p>Maximum coverage has also been increased to 55% through the MRZ.</p>
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	<p>Submitter #30 – MPDC has sought a number of changes to the plan provisions. Since the receipt of this submission, Lockerbie has worked with MPDC on each of these submission points. At the time of this evidence, it is my understanding that all submission points have been addressed and the wording provided in the updated provision reflects that agreed (albeit may differ slightly from the MPDC submission in some areas).</p>
<p>Topic T – Amateur Radio Activities</p>	
<p>One submitter has requested a rule framework that is more enabling for amateur radio activities.</p>	<p>I have no opinion as to whether what is proposed by the submitter is reasonable or acceptable and defer to Council on this matter.</p>
<p>Topic W – Reverse Sensitivity</p>	
<p>Three submitters have raised concerns about the potential impact the change in land use enabled by PC56 will have on their properties/farming uses.</p>	<p>The PC56 zoning framework and associated provisions have been specifically developed to recognise that the site is located on the rural/urban fringe and that additional protections to adjoining land-uses are required. In that respect, the periphery of the site is bounded by a Residential Zone and a bespoke provision has been developed that sets out that lot sizes are required at 600m². Furthermore, increased setbacks from rural boundaries for built form is required. The specific concerns raised by the Cameron’s, being the landowner directly adjoining the site to the north-east, is commented on in more detail in the evidence of Mr Jones.</p>

13. CONCLUSION

- 13.1 In conclusion, PC56 creates an opportunity to increase the capacity of residential land in Morrinsville in response to stronger than predicted population growth and specific demand for more varied housing typologies which will in turn support greater affordability. The plan change is consistent with the relevant planning instruments, in particular the recent NPS-UD which directs local authorities to increase supply of land for housing as opposed to constraining it.
- 13.2 The PC56 provisions, as per **Attachment 1**, are considered to be more efficient, effective and optimal than the alternatives. The s32 Assessment has also demonstrated that the proposed policies and methods are appropriate, implement the objectives of the MPDC and the plan change and achieve the purpose of the RMA.
- 13.3 The Planning Report and evidence of the applicant's witnesses demonstrate that there are no significant constraints to urbanisation of the area, and the potential adverse effects are consistent with that reasonably anticipated when rural land is rezoned for residential purposes.
- 13.4 PC56 satisfies all of the requirements of the planning instruments and is consistent with the relevant provisions of the RMA, including its purpose and principles.
- 13.5 I consider that PC56 can be accepted and approved in the form requested by the Applicant.

Kathryn Drew

4 July 2022

Attachment 1

Plan Change Provisions

**PLAN CHANGE 56
PROPOSED NEW SECTION 17
AND ADDITIONAL PLAN PROVISIONS FOR
MATAMATA-PIAKO DISTRICT PLAN**

Changes to Provisions since Notification

4 July 2022

17.1 Medium Density Residential Zone Issues

The purpose of the Medium Density Residential Zone is to provide areas for medium residential development with a mixture of detached, semi-detached housing and terracing housing options.

Some greenfield areas are provided for promoting a higher residential density providing for a range of housing types, to provide a choice of living environments. Development in these areas achieves higher density in conjunction with high quality amenity through a master planned approach that informs a Development Area Plan.

It is intended that by enabling increased densities in these areas, the zone will play a key role in minimising urban sprawl and increasing housing supply with more affordable options in the district.

Good urban design outcomes are anticipated through the standards and where applicable through the assessment criteria.

17.2 Medium Density Residential Zone Objectives

MRZ-O1	To provide for residential activities and medium density housing, in comprehensively designed greenfield areas, to provide a variety of lot sizes and housing typologies
MRZ-O2	To ensure residential development produces good on-site amenity and good quality urban design that enhances our communities.
MRZ-O3	A range of housing types and densities are available to meet the needs of the community.
MRZ-O4	To ensure that the design and appearance of <i>buildings</i> and <i>sites</i> provides good urban design, certainty for residents and integrates with the surrounding townscape.
MRZ-O5	All activities are compatible with residential amenity.
MRZ-O6	Land-use, subdivision and infrastructure are planned in an integrated manner that does not compromise the supply and capacity of public services.
MRZ-O7	Residential <i>buildings</i> make efficient use of water and energy resources through access to sunlight and daylight.

17.3 Medium Density Residential Zone Policies

MRZ-P1	To ensure greenfield medium residential density areas are comprehensively designed to provide a range of housing types and densities and development to be in accordance with a Development Area Plan.
MRZ-P2	To encourage a high standard of on-site amenity and ensure that development achieves adequate levels of daylight admission, privacy and open space for development <i>sites</i> and adjacent properties.
MRZ-P3	Ensure residential <i>sites</i> adjacent to public space achieve visual and physical connectivity to these areas.
MRZ-P4	To provide for development within the district in a manner that encourages flexibility and innovation in design and variety in the built form.
MRZ-P5	To ensure the adverse effects on the amenity values of the locality are minimised including the <i>affects effects</i> of noise, glare, odour, dust, smoke, fumes and other nuisances, and the effects on traffic, parking, and transport.
MRZ-P6	To maintain appropriate standards of amenity and design through setting standards for the bulk and location of <i>buildings</i> .
MRZ-P7	To ensure infrastructure is developed efficiently by ensuring that the development of greenfield areas are in compliance with the Development Area Plan including the staging and sequencing of development.

17.4 Activity Status Rules

MRZ - Medium Density Residential Zone

<p>PER Permitted Activities</p> <p>All permitted activities must comply with the general and relevant activity specific standards. The general <i>performance</i> standards are listed in MRZ-R1(1) to MRZ-R1(5)(6). Any activity specific standards are identified in the following activity rules.</p>
<p>MRZ-R(1) One Residential Unit</p>
<p>General Performance Standards</p> <p>Refer Rules MRZ-R1(1) to MRZ-R1(5)(6).</p> <p>Activity Specific Performance Standards</p> <p><u>Net site area</u></p> <p>Every <i>residential unit</i> shall have a <i>net site area</i> of 325m².</p> <p><u>Outdoor Living Space</u></p> <p>Every <i>residential unit</i> shall have an area of <i>outdoor living space</i> which shall:</p> <p>(i) Have a minimum area of 50m² and contains no dimension less than 4m. Except that this space may be reduced by the same amount <i>area</i> where balconies, decks</p>

and conservatories are provided with a minimum area of 10m², with no dimension less than 1.8m;

- (ii) Be located to the north, east or west of the unit. ~~Except where balconies are provided this area shall be at ground level and may include decks up to 4m above ground except where balconies are provided that are connected with the rest of the outdoor living space;~~
- (iii) Be unobstructed by vehicle access, parking spaces and *buildings*; and
- (iv) Be directly accessible from the main living area.

Service Area

Every *residential unit* shall have a service area which shall:

- (i) Have a minimum area of 20m², with a minimum dimension of 3m;
- (ii) Be readily accessible from each *residential unit*; and
- (iii) Is screened from a public road or other public place; and
- (iv) Is setback a minimum of 2m from the primary *building* frontage.

MRZ-R(2) Alterations and additions to existing *buildings*

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1~~(5)~~ (6).

MRZ-R(3) *Home Business*

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1~~(5)~~ (6).

Activity Specific Performance Standards

A *Home Business* shall comply with the following *performance* standards:

- (i) A maximum of two full time equivalent positions may be employed in the *home business* and it must include at least one permanent resident of the *site*;
- (ii) The *home business* shall not involve the parking of heavy vehicles (Gross Vehicle Weight of 3,500kg or more) on-site;
- (iii) The sale of goods directly to customers from the *site* is limited to those produced on-site and/or which are ancillary to a service undertaken on-site;
- (iv) The total area dedicated to a *home business* shall be limited to 60m² floor area, This may include up to 20m² outdoor areas for the activity including storage subject to this area being screened by fencing and/or landscaping to a minimum height of 1.8m;
- (v) A maximum outdoor area of ~~40m²~~ 6m² for the display of goods for sale in addition to (iv);
- (vi) Includes non-self-contained B&B for up to six people;
- (vii) All on-site activities must individually and collectively comply with all permitted activity standards;
- (viii) Any private day care activity shall be limited to four children (excluding children permanently resident);
- (ix) Shall not involve any pet day care or grooming services, and

- (x) The hours for delivery and collection of goods as well as on-site customer visits within shall be between: 7.30am to 5.30 pm – Monday to Sunday.

MRZ-R(4) Show Homes

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1~~(5)~~(6).

MRZ-R(5) Accessory Building for any permitted activity

General Performance Standards

Refer Rules MRZ R1(1) to MRZ R1~~(5)~~(6).

MRZ-R(6) Demolition of buildings and structures except those outlined in Schedules 1, 2, and 3.

General Performance Standards

There are no standards for this activity.

Refer Rules MRZ-R1(1) to MRZ-R1~~(5)~~.

MRZ-R(7) Activities (including buildings) on land gazetted as reserve as provided by a Management Plan under the Reserves Act 1977

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1~~(5)~~(6).

MRZ-R(8) Outdoor informal recreation and incidental structures

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1~~(5)~~(6).

MRZ-R(9) Earthworks

Activity Specific Performance Standards

Earthworks shall comply with the following standards:

- (i) Max cut or fill height -
 - 0.5m within the yard requirement.
 - 1.5m outside the yard requirement.
- (ii) All site works to be reinstated within 6 months of works commencing.
- (iii) Max volume of earthworks 100m³ within any 12 month period.
- (iv) Works must not affect or be located within a scheduled item (Schedule 1 – 3).
- (v) Works cannot involve the excavation or disposal of contaminated land/materials.
- (vi) Works shall be set back 5m from any overland flow path and 10m from any water body.

Exclusion:

Any earthworks which;

- have been approved as part of a land use or subdivision consent,

- are for the removal of topsoil for *building* foundations and/or driveways, ~~or associated with an approved *building consent*, or~~
- any *earthworks* associated with utility installation, maintenance, upgrading and / or removal where the ground surface is fully reinstated within one month from when the work started.

~~Restricted Discretionary~~ RDIS Activities

All restricted discretionary activities must comply with the general and relevant activity specific *performance* standards. The general *performance* standards are listed in MRZ-R1(1) to MRZ-R1~~(4)~~(6). The activity specific standards are identified in the following activity rules.

MRZ-R(10) Any permitted activity which does not comply with one or two *performance* standards unless otherwise stated in the *performance* standard rule

Assessment Criteria Matters of Discretion

General Criteria - Rule MRZ-R2(1).

Specific Criteria - Rule MRZ-R2(2).

MRZ- R(11) Duplex Dwelling

General *Performance* Standards

Refer Rules MRZ-R1(1) to MRZ-R1~~(5)~~(6) and MRZ-R(9)

Activity Specific *Performance* Standards

A *Duplex Dwelling* shall comply with the following *performance* standards:

- (i) The *site* subject to the duplex must be a front *site*;
- (ii) The minimum *net site area* shall be 400m² (200m² per unit);
- (iii) Each unit shall have an exclusive *outdoor living space* of 36m² and contains no dimension less than 4m. Except that this space may be reduced by the same area where balconies, decks and conservatories are provided with a minimum area of 10m², with no dimension less than 1.8m;
- (iv) ~~Except where balconies are provided this area shall be at ground level and may include decks that are connected with the rest of the *outdoor living space*;~~
- (v) Each unit shall have an exclusive service area of 10m² that contains a dimension of 3m; is screened from a public road or other public place and is setback a minimum of 2m from the primary *building* frontage;
~~Each unit shall have a minimum net site area where the total building coverage shall not exceed 50%;~~
- (vi) Any exterior wall shall not exceed 15m in length without being horizontally or vertically stepped or containing a material change;
- (vii) No yard or *height in relation to boundary* rules shall apply ~~to new internal boundary between the units; and~~ at common (shared) walls;
- (viii) Both units shall have frontage to a public road;

Refer also to Rule 6.3.13(iii)

Discretionary DIS Activities

All discretionary activities must comply with the general and relevant activity specific standards. The general **performance** standards are listed in MRZ-R1(1) to MRZ-R1(6). Any activity specific standards are identified in the following activity rules.

The assessment criteria Rule MRZ-R2(1) to MRZ-R2(3) may be used to inform and guide the assessment of a discretionary activity. However, there is no limit or restriction on the matters or effects that may be assessed.

MRZ-R(12) Any permitted **activity which does not comply with three or more **performance** standards or any restricted discretionary activity that cannot comply with one or more **performance** standard unless otherwise stated in the **performance** standard rule.**

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(~~5~~)(6) and MRZ-R(9).

MRZ-R(13) One *Residential Unit* on lots less than 325m²

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(~~5~~)(6) and MRZ-R(9).

Activity Specific Performance Standards

A *Residential Unit* on a lot less than 325m² shall comply with the following **performance** standards:

- (a) The minimum lot size shall not be less than 273m² *net site area*.

MRZ-R(14) Retirement Village

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(~~5~~)(6) and MRZ-R(9).

MRZ-R(15) Places of Assembly

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(~~5~~)(6) and MRZ-R(9).

MRZ-R(16) Activities (including *buildings*) on *land* gazetted as reserve and not provided for by a Management Plan approved under the Reserves Act 1977

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(~~5~~)(6) and MRZ-R(9).

MRZ-R(17) Educational Facilities

General Standards

Refer Rules MRZ-R1(1) to MRZ-R1(6) and MRZ-R(9).

NC Activities

The assessment criteria Rule MRZ-R2(1) to MRZ-R2(3) may be used to inform and guide the assessment of a non-complying activity. However, there is no limit or restriction on the matters or effects that may be assessed

~~MRZ-R(17) Education facilities~~**MRZ-R(18) Accommodation facilities****MRZ-R(19) Terrace Housing****MRZ-R(20) Depots, light industry, industry, packhouses and cool stores, storage and warehousing****MRZ-R(20) Commercial services and offices****MRZ-R(21) Service stations****MRZ-R(22) Veterinary clinics and medical facilities****MRZ-R(23) Any activity not specifically listed within the Medium Density Residential Zone****MRZ-R(24) Any discretionary activity that does not comply with one or more standards.**

PREC1 - Lockerbie Precinct

Permitted PER Activities

All permitted activities must comply with the general and relevant activity specific **performance** standards. The general **performance** standards are listed in MRZ-R1(1) to MRZ-R1(6). Any activity specific standards are identified in the following activity rules.

PREC1-R(1) Permitted Activities as provided for by the following rules;

- MRZ-R(1) One **Residential Unit**
- MRZ-R(2) Alterations and additions to existing **buildings**
- MRZ-R(3) **Home Business**
- MRZ-R(4) Show homes
- MRZ-R(5) **Accessory Buildings** for any permitted activity
- MRZ-R(6) Demolition of **Buildings** and Structures
- MRZ-R(7) Activities (including **buildings**) on **land** gazetted as reserve as provided by a Management Plan under the Reserves Act 1977
- MRZ-R(8) Outdoor informal recreation and incidental structures
- MRZ-R(9) **Earthworks**

General **Performance** Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5)(6).

Activity Specific **Performance** Standards

Refer specific **performance** standards as per relevant rule.

~~Restricted Discretionary Activities~~ RDIS Activities

All restricted discretionary activities must comply with the general and relevant activity specific **performance** standards. The general standards are listed in MRZ-R1(1) to MRZ-R1(6). The activity specific standards are identified in the following activity rules.

PREC1-R(2) Any permitted activity which does not comply with one or two **performance** standards unless otherwise stated in the **performance** standard rule

General **Performance** Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5)(6).

~~Assessment Criteria~~ Matters of Discretion

General Criteria - Rule MRZ-R2(1)

Specific Criteria - Rule MRZ-R2(3)

PREC1-R(3) One **Residential Unit** on lots less than 325m²

General **Performance** Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5)(6).

Activity Specific **Performance** Standards

A Residential Unit on a lot less than 325m² shall comply with the following standards:

- (a) The minimum lot size shall not be less than 273m² net site area.

PREC1-R(4) Duplex Dwellings

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(3) and MRZ-R1(5) to MRZ-R1(6).

Activity Specific Performance Standards

A Duplex Dwelling shall comply with the following performance standards:

- (i) The site subject to the duplex must be a front site;
- (ii) The minimum net site area shall be 400m² (200m² per unit);
- (iii) Each unit shall have an exclusive outdoor living space of 36m² and contains no dimension less than 4m. Except that this space may be reduced by the same area where balconies, decks and conservatories are provided with a minimum area of 10m², with no dimension less than 1.8m;
- (iv) Each unit shall have an exclusive service area of 10m² that contains a dimension of 3m; is screened from a public road or other public place and is setback a minimum of 2m from the primary building frontage;
~~Each unit shall have an minimum net site area where the total building coverage shall not exceed 50%;~~
- (v) Any exterior wall shall not exceed 15m in length without being horizontally or vertically stepped or containing a material change;
- (vi) No yard or height in relation to boundary rules shall apply at common (shared) walls; and
- (vii) Both units shall have frontage to a public road.

PREC1-R(5) Terraced Housing

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1 to MRZ-R1(3) and MRZ-R1(5)(6).

Activity Specific Performance Standards

A Terraced Housing shall comply with the following performance standards:

- (i) The site subject to the terraced housing must be a front site ~~and must not be located on a site adjacent to a shared path;~~
- (ii) The average net site area shall be 150m² per residential unit;
~~The average permeable surface area shall be 20% per residential unit;~~
- (iii) Each unit shall have an exclusive outdoor living space of 20m² and contains no dimension less than 4m, or a 9m² balcony with a minimum dimension of no less than 1.8m. This shall be unobstructed by vehicle access, parking spaces, and buildings and shall be directly accessible from the main living area;
- (iv) The average building coverage shall not ~~exceed 60%~~ 55% except were adjoining a reserve with a width of more than 20m whereby building coverage shall not exceed 60%;
- (v) Any exterior wall shall not exceed 15m in length without being horizontally or vertically stepped or containing a material change;

- (vi) No yard or *height in relation to boundary* rules shall apply at common (shared) walls; and
- (vii) Windows are located and designed (including by glazing) to avoid views between rooms on separate *sites*.

Discretionary DIS Activities

All discretionary activities must comply with the general and relevant activity specific performance standards. The general performance standards are listed in MRZ-R1(1) to MRZ-R1(5). Any activity specific standards are identified in the following activity rules.

The assessment criteria Rule MRZ-R2(1) to MRZ-R2(3) may be used to inform and guide the assessment of a discretionary activity. However, there is no limit or restriction on the matters or effects that may be assessed.

PREC1-R(6) Any permitted or controlled activity which does not comply with three or more performance standards or activity related standard unless otherwise stated in the standard rule.

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5)(6).

PREC1-R(7) Retirement Village

General Performance Standards

Refer Rules MRZ-R1(1) to MRZ-R1(5)(6) and MRZ-R(9).

Non-complying Activities NCA Activities

The assessment criteria Rule MRZ R2(1) to MRZ R2(3) may be used to inform and guide the assessment of a non-complying activity. However, there is no limit or restriction on the matters or effects that may be assessed.

PREC1-R(8) Any discretionary activity that does not comply with one or more standards.

PREC1-R(9) Any activity not specifically listed within the Medium Density Residential Zone

PREC1-R(10) Any activity listed as a Non-Complying Activity within the Medium Density Residential Zone.

PREC1-R(11) Development not in accordance with the Lockerbie Development Area Plan

MRZ-R1 **Performance** Standards for Medium Density Residential Zone and Lockerbie Precinct

MRZ-R1(1) General Rule

All activities shall be required to comply with the following standards. Rule MRZ-R1(1) to MRZ-R1(6) are general **performance**-standards for all activities including linkage rules to other sections of the District Plan.

MRZ-R1(2) **Building Envelope**

Unless otherwise stated, the following standards apply to all *buildings* in the Medium Density Residential Zone.

(a) Maximum height

The maximum *building height* is 9m

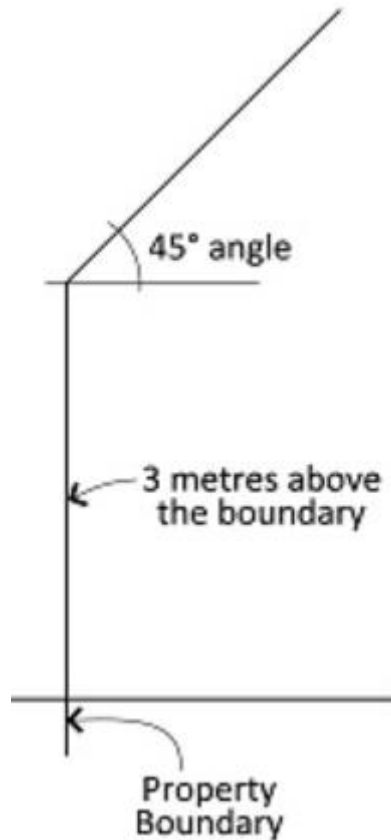
The maximum *height* rule does not apply to a single *design feature* or *building component*, which does not exceed the maximum permitted *height* by more than 2 metres and/or an external dimension of 2 metres in any other direction (excluding diagonal measurements).

Refer Section 8 for rules for antenna and dishes.

(b) ~~Height relative to site boundaries~~ *Height in relation to boundary*

No part of any *building* shall penetrate a recession plane at right angles to the boundary inclined inwards at 45 degrees from 3m ground level and the nearest *site* boundary, provided that this shall not apply;

- (i) a *design feature* or *building component* that does not exceed an external measurement of 2 metres in any direction (excluding diagonal measurements);
- (ii) For **common walls of duplex dwellings** or *terraced housing*;
- (iii) Where written consent from the owners and occupiers of the adjoining property is obtained.



(c) Yards

Front	3m, or 5m for garages to the front boundary or for <i>residential units</i> that do not incorporate a garage.
Side and Rear	1.5m (except on common wall between a <i>duplex dwelling</i> and <i>terraced housing</i> were a zero lot boundary is provided for)
Rear access lot	1m or 5m for garages from edge of a private way/right of way.
River protection	20m

Provided that:

- (i) *Accessory buildings* may be erected on any rear and/or side yard so long as;
- the written consent of all property owners contiguous to any *building* is obtained and Rule MRZ-R1(2)(b) is not compromised and/or;
 - It is proposed to locate the *accessory building* within the rear and/or side yard and:

- (i) The *building* is less than 10m² in area; and
 - (ii) The *building* is less than 2.5m in *height*; and
 - (iii) The *building* will not be connected to electricity supply; and
 - (iv) There is no discharge of stormwater onto neighbouring *land* from the *building*; and
 - (v) No more than one *accessory building* is established on a *site* in accordance with this rule.
- (ii) All structures on or adjacent to *site* boundaries must also comply with the provisions of the Building Act.

MRZ-R1(3) Maximum *Building Coverage* and Permeable Surface Area unless otherwise provided for

- (a) Maximum *building coverage* shall be ~~50%~~55% of the *net site area*.
- (b) Minimum permeable surface area shall be 20% of the *net site area*.

MRZ-R1(4) Interface between public and private

- (a) On a *site* with a frontage of less than 15m wide, the front façade of a *building* shall comprise a minimum non-garage width of 4.5m.
- (b) All wall facing the street, except the wall containing the garage door must contain clear-glazed windows for at least 20% of the area of these walls.
- (c) For front *sites*, the primary entrance on the ground floor shall face the street and provide pedestrian access separated from the driveway.
- (d) At least one habitable room shall have a clear-glazed window facing the street. For corner ~~*sites* and *sites with two transport corridor frontages*~~ with two street frontages, and/or where there is one street frontage and a reserve on the other frontage this is required on both frontages.
- (e) Maximum fence and wall heights:

<p>Front and side boundary fences and/ or retaining walls located forward of the front building line of the dwelling wall of the residential unit</p>	<p>1.2m</p> <p>Maximum height of a fence is 1.2m and 50% visually permeable, except where the outdoor living area is adjacent to the fence the maximum fence height is 1.5m and 50% visually permeable.</p> <p>Maximum height of a retaining wall is 0.6m.</p> <p>Provided that no combination of fence and retaining wall shall exceed 1.5m.</p>
<p>For boundaries of <i>sites</i> adjoining an Open Space Area that sits lower than the adjacent private lots as shown on a Development Area Plan</p>	<p>Maximum 1.5m with maximum of 1.2m for at least 50% of the boundary length; maximum 1.8m only behind the face of the dwelling.</p>

	<p>Maximum height of a fence is 1.2m and 50% visually permeable.</p> <p>Maximum height of a retaining wall is 1.5m, whereby retaining walls over 1.2m in height shall be stepped by at least 500mm to visually break up the expanse of the wall and allow for planting.</p> <p>Provided that no combination of fence and retaining wall shall exceed 2.5m.</p> <p>The fence shall be set back from the face of the retaining wall by at least 500mm to allow for planting in front of the fence.</p>
For boundaries of <i>sites</i> adjoining an Open Space Area that sits higher than the adjacent private lots as shown on a Development Area Plan	<p>Maximum height of a fence is 1.2m and 50% visually permeable.</p> <p>Maximum height of a retaining wall is 0.6m.</p> <p>Provided that no combination of fence and retaining wall shall exceed 1.8m.</p> <p>The fence shall be set back from the face of the retaining wall by at least 500mm to allow for planting in front of the fence.</p>
All other boundary fences or walls	<p>1.8m</p> <p>Maximum height of a fence is 1.8m.</p> <p>Maximum height of a retaining wall is 1.5m.</p> <p>Provided that no combination of fence and retaining wall shall exceed 3m.</p>

(f) Outlook space

- (i) An outlook space must be provided from the face of a *building* containing windows to a habitable room, at the following minimum dimensions:

Main living room	6m in depth and 4m in width
Main bedroom	3m in depth and 3m in width
All other habitable rooms	1m in depth and 1m in width

- (ii) Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.
- (iii) The width of the outlook space is measured from the centre point of the largest window on the *building* face to which it applies.
- (iv) The outlook space cannot extend over adjacent *sites*, except where that space is a public road or other public place.

MRZ-R1(5) Water Conservation Within the Lockerbie Development Plan Area

All new or relocated residential *buildings* where potable public water supply is available to a residential *building* must be fitted with one of the following:

- (i) rainwater storage tanks with a minimum capacity of 5,000 litres for the supply of non-potable water for outdoor use for lots that have a standalone *residential unit*; or
- (ii) rainwater storage tanks with a minimum capacity of 2,000 litres for the supply of non-potable water for outdoor use for each *residential unit* attached to a duplex (4,000 litres or terrace housing (10,000 litres for 5 *residential units*).

(Refer to section 6.14 of the Development Manual)

MRZ-R1(5)(6) District Plan Linkage Rules – Performance Standards

All activities shall comply with the relevant **performance** standards identified in the following sections of the District Plan.

- Rule 1.2 Development Suitability
- Rule 2.2.9.1 and 2.2.9.2 Clean fill activities
- Rule 3.5 Activities adjacent to the National Grid
- Rule 3.6 Development adjacent to sub-transmission lines
- Rule 3.7 Approach and restart sight triangles at railway level crossings
- Rule 3.8 Activities adjacent to Flood Control Assets
- Rule 3.9 Signage
- Rule 5.2 Noise
- Rule 5.3 Vibration
- Rule 5.4 Lighting and Glare
- Rule 5.5 Air Emissions
- Rule 5.6 Management of Disposal of wastes
- Rule 5.7 Use and Storage of Hazardous Substances
- Rule 5.9 Infrastructure and servicing
- Section 7: Development Contributions
- Section 9: Transportation

MRZ R2 ~~Assessment Criteria~~ Matters of Discretion for Medium Density Residential Zone and PREC1- Lockerbie

MRZ R2(1) Matters of Discretion ~~General Assessment Criteria~~

The following ~~assessment criteria~~ matters of discretion shall apply to all Restricted Discretionary activities:

- (a) The extent of non-compliance with any ~~performance~~ standards or ~~activity specific standards~~ and the degree to which this adversely affects the amenity and character of the ~~site~~ and surrounding area;
- (b) The degree to which on-site amenity is retained for residents and the appropriate level of separation, space and amenity between ~~sites~~;
- (c) The degree to which the built form achieves coherent and consistency whilst avoiding monotony.
- (d) The extent to which the scale and nature of the proposal including any specific ~~site~~ features or design mitigates the adverse effects of the activity;
- (e) The degree to which subtle variation in the ~~building~~ mass, cladding materials and colours is applied to ensure that no more than 2 ~~residential units~~, in a row are identical in terms of both form, exterior materials and colours.
- (f) Traffic, parking and access effects, including the safety and efficiency of the roading network and any effects of not providing carparking. This shall, as required, include specific consideration of the safety and efficiency effects of the George Street/Coronation Street intersection and how the development is providing for/enabling public transport;
- (g) The extent to which landscaping and screening is used to mitigate adverse visual effects; and
- (h) Whether adequate capacity exists to maintain acceptable levels of service within available public reticulated three waters services; and
- (i) ~~The extent to which the subdivision and development principles in 6.3.13 are met.~~

MRZ R2(2) ~~Restricted Assessment Criteria~~ RDIS Matters of Discretion – *Duplex Dwelling*

~~Note: These specific Restricted Discretionary Assessment criteria apply in addition to all other general assessment criteria and other assessment criteria resulting from the rule mechanisms that apply to the activity~~

In addition to the criteria set out in Rule MRZ-R2(1), the following ~~assessment criteria~~ matters of discretion shall apply to any Restricted Discretionary Activity for a *duplex dwelling*:

- (a) The nature and design of ~~buildings~~ and outdoor spaces to ensure that a high level of residential amenity and high-quality character is provided for residents;
- (b) The scale, density and design of ~~buildings~~ and the degree that this maintains the residential amenity and values of other surrounding ~~sites~~; and
- (c) The extent to which the ~~building~~ design provides for informal surveillance of public spaces by locating doors, windows and other openings associated with living areas

so they overlook and interact with public spaces and have entrances facing the transport corridor.

MRZ R3(3) RDIS Matters of Discretion – Educational Facilities

In addition to the criteria set out in Rule MRZ-R2(1), the following matters of discretion shall apply to any Restricted Discretionary Activity for educational facilities:

- (a) The extent to which it is necessary to locate the activity in the zone;
- (b) Reverse sensitivity effects of adjacent activities;
- (c) The extent to which the activity may adversely impact on the transport network;
- (d) The extent to which the activity may adversely impact on the streetscape and the amenity of the neighbourhood;
- (e) The extent to which the activity may adversely impact on the noise environment.

MRZ R2(3) ~~Restricted Assessment Criteria~~ RDIS Matters of Discretion – Terrace Housing

~~Note: These specific Restricted Discretionary Assessment criteria apply in addition to all other general assessment criteria and other assessment criteria resulting from the rule mechanisms that apply to the activity~~

In addition to MRZ R2(1), the following ~~assessment criteria~~ matters of discretion shall apply to *Terraced housing* in PREC1: Lockerbie:

- (a) The nature and design of *buildings* and outdoor spaces to ensure that a high level of residential amenity is provided for residents;
- (b) The extent to which the *building* design and *fencing* provides for informal surveillance of public spaces by locating doors, windows and other openings associated with living areas so they overlook and interact with public spaces, having entrances facing the transport corridor and ensuring that an active visual relationship is maintained;
- (c) The extent to which *building* design and proposed landscaping will add visual interest and vitality to the streetscape and avoids large, featureless facades and front gardens;
- (d) The extent to which parking, manoeuvring areas and driveways have been designed and located;
- (e) The scale, density and design of *buildings* and the degree that this maintains the residential amenity and values of other surrounding *sites*, including maintaining privacy between the *residential units* and *buildings* on adjoining *sites*.

Note: The matters of discretion Rule MRZ R2(1) to MRZ R2(3) may be also used to inform and guide the assessment of a discretionary activity. However, there is no limit or restriction on the matters or effects that may be assessed.

MRZ- R3 OTHER PLAN PROVISIONS

MRZ- R3(1) Other Plan Provisions

Any activity within the Medium Density Residential Zone will also need to be reviewed and assessed against the following rules and sections of the District Plan

- Rule 1.1 Information requirements for resource consent applications
- Rule 1.5 Notified and non-notified consents
- Section 5 Performance Standards
- Section 6 Subdivision
- Section 8 Works and network utilities
- Section 10 Natural Environments and heritage
- Section 11 Natural Hazards
- Section 12 Surface of Water
- Section 13 Other Methods
- Section 14 Monitoring

- Section 15 Definitions

PART C.2

**PLAN CHANGE 56
OTHER PROPOSED CHANGES TO
MATAMATA-PIAKO DISTRICT PLAN**

Part 2 – Development Suitability

C.2.1) Amend Rule 1.2.2 – Development Suitability to read as follows:

1.2.2 Development suitability

(i) Compliance

All activities in all zones shall comply with the following conditions, **performance** standards and terms.

Every allotment created by subdivision exclusive of those for works and network utilities shall comply with the following conditions, **performance** standards and terms.

(ii) Building site

- (a) Each lot **in the Residential Zone** must contain a rectangular area of land for building purposes measuring no less than 10 metres on one side and 15 metres on the other, **or in the Medium Density Residential Zone (excluding PREC1- Lockerbie)** must contain a rectangular area of land for building purposes measuring no less than 7.5 metres on one side and 15 metres on the other, that is free of impediments to buildings such as: drainage lines, building line restrictions, easements, bulk and location requirements, protected registered significant features or other items or topographical impediments;

2.2 Activity Table

C.2.2 Amend Rule 2.2.9.1 and Rule 2.2.9.2 as follows:

Activity	Zone					
	Rural	Rural-Res	Residential and Medium Density Residential	Industrial	Business	Kaitiaki (Conservation)
9. Rural based activities						
9.1 Cleanfill activities involving the deposition of less than 1000m ³ material (as measured compacted in place) (including scheduled sites in the Industrial zone, see Schedule 5.	P	P	P	P	P	NC
9.2 Clean fill activities involving the deposit of 1000m ³ or more of material (as measured compacted in place). See 4.12 except for those areas covered by the Lockerbie Development Plan Area (see Rule MRZ-R(9)).	D	D	D	D	D	NC

Part 3 – Residential Zone Provisions

C.2.3) Amend Rule 3.1.1 – Building envelope to read as follows:

3.1.1 Building envelope

- (i) Maximum height 9m
- (ii) Height relative to site boundaries
 - (a) No part of any building shall exceed a height of 2m plus the shortest horizontal distance between that part of the building and the nearest site boundary, provided that this shall not apply to the apex of the gable ends of a roof, being no more than 1m² in area. See Appendix 2.
 - (b) Where there is more than one dwelling on a site (excluding dependent person's dwellings) or a dwelling plus "Other Principal Buildings", they shall be either:
 - (i) Designed and built as one building separated by a fire wall; or
 - (ii) Built sufficient distance apart that no part of a dwelling exceeds a height of 2m plus the shortest horizontal distance between that part of the building and the nearest part of any other principal building on the same site. For the purpose of the foregoing the height shall be measured from the ground level at the midpoint of this shortest horizontal distance. See Appendix 2.

(iii)	Yards – Residential buildings and accessory buildings	
		General
	Front	5.0m
	Side	1.5m
	Rear	1.5m
	Rear site yards	1.5m
	River protection	20.0m

Advice Note: For garages and carports encroaching a front yard, see the General Access Standards in 9.1.2(ix).

Provided that:

- (a) On a corner site one front yard may be reduced to 3.0m;
- (b) Accessory buildings may be erected on any rear and/or side yard or any rear site yard so long as the written consent of all property owners contiguous to any building is obtained and rule 3.1.1(ii) (a) is not compromised.
- (c) Compliance with Rule 9.1.2(ix) in relation to garages and carports on corner sites within 5m of the site's front boundary is required.
- (d) All structures on or adjacent to site boundaries must also comply with the provisions of the Building Act.
- (e) The side or rear yard to rural zoned land within the Lockerbie Development Plan Area shall be 5m.
- (f) The front yard from roads within the Lockerbie Development Plan Area shall be 3m for residential buildings and 5m for garages or for residential buildings containing no garage.

C.2.4) Amend Rule 3.1.2 – Density to read as follows:

3.1.2 Density

Household density shall not exceed one dwelling per 450m² of net site area, except in the Lockerbie Development Plan Area where it shall not exceed one dwelling per 600m² net site area.

Part 4 - Signage

C.2.5) Amend Rule 3.9.1 to read as follows:

3.9.1 Permitted Activities

	Zone	Type of sign permitted	Total site signage
6	Residential zone <u>and Medium Density Residential Zone (including PREC1-Lockerbie)</u>	A sign stating name, profession, occupation or trade or property name.	0.3m ²

Part 5 – Structure Plans

C.2.6) Amend Rule 3.10 to read as follows:

3.10 Structure Plans or Development Area Plans

All development identified within Structure Plan or Development Area Plan areas shall be undertaken generally in accordance with the relevant structure plan or Development Area Plan and the Schedule of Works within Appendix 9 of the District Plan.

Where land is located within a Structure Plan or Development Area Plan as identified in the District Planning maps, the requirements of the Structure Plan or Development Area Plan in relation to infrastructure and conceptual layout will prevail over other relevant provisions of the District Plan should there be a conflict.

Part 6 - Noise

C.2.7) Amend Rule 5.2.2 to read as follows:

5.2.2A Medium Density Residential Zone

(i) Home occupations.

The noise level (LAeq) as measured at any point within the boundary of an adjacent residential or medium density residential zoned site must not exceed the following:

Monday to Friday	8.00am to 6.00pm	45dBA
At all other times including Saturdays, Sundays and Public Holidays		35dBA

Monday to Friday	8.00am to 6.00pm	50dBA
At all other times including Saturdays, Sundays and Public Holidays		40dBA

(ii) Residential activities

The noise level (LA_{eq}) as measured at any point within the boundary of an adjacent residential or medium density residential zoned site must not exceed the following:

Monday to Saturday	7.00am to 10.00pm	50dB
At all other times including Sundays and public holidays		40dB
10.00pm to 7.00am		65dB L_{AFmax}

Objectives/Policies		
3.5.2.3	O1, O2, O3	P1, P3

Explanation

Any non-residential activity should not compromise the noise environment. For this reason low noise levels have been set to reflect the fact that no significant noise intrusion is acceptable. It should be noted that a level of 35dBA (L10) prohibits almost any type of industrial noise in the area. The aim of this control is to provide for quiet home occupations and home businesses, not noisy ones.

Some activities in residential areas are noisy yet are still considered acceptable, such as the lawn mower (at a reasonable hour of the day). However, an air conditioning unit operating at a much lower level can cause annoyance for a neighbour.

Part 7 - Subdivision

C.2.8) Amend Activity Table 6.1

6.1 Activity Table

KEY										
P	Permitted activity				C	Controlled activity				
D	Discretionary activity				RD	Restricted Discretionary activity				
N/C	Non Complying activity				PRHB	Prohibited activity				
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5										
Type of subdivision		Zones								
		Rural	Rural-Res	Residential	Industrial	Business	Kaitiaki (Conservation)	Settlement Zone (including precincts)	Medium Density Residential Zone (including PREC1-Lockerbie)	
1.	All Zones									
(a)	Boundary Adjustment	C	C	C	C	C	C	C	<u>C</u>	
(b)	Bonus Protection Lots	D	D	D	D	D	D	D		
(c)	Works and Network Utilities.	C	C	C	C	C	C	C	<u>C</u>	
(d)	Subdivision with one or more new vacant developable lots: <ul style="list-style-type: none"> • Within a National Grid Subdivision Corridor; • Within 20m either side of the centreline of a sub-transmission line. 	RD	RD	RD	RD	RD	RD	RD	<u>RD</u>	
(e)	Subdivision with one or more new vacant developable lots adjoining: <ul style="list-style-type: none"> • Any state highway, or • A railway line included in the definition of "regionally significant infrastructure" 	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	<u>See 6.3.11</u>	

KEY									
P	Permitted activity				C	Controlled activity			
D	Discretionary activity				RD	Restricted Discretionary activity			
N/C	Non Complying activity				PRHB	Prohibited activity			
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5									
Type of subdivision		Zones							
		Rural	Rural-Res	Residential	Industrial	Business	Kaitiaki (Conservation)	Settlement Zone (including precincts)	Medium Density Residential Zone (including PREC1-Lockerbie)
(f)	Subdivision of Scheduled Sites				D				
2.	Subdivision in Residential, Medium Density Residential, Business and Industrial Zones								
(a)	Residential Infill			See Rule 4.13					
(b)	Residential Minimum Lot size 450m ² net site area (excluding the Residential Zone within the Lockerbie Development Area Plan see Rule 6.3.12)			C					
(c)	Industrial (non-scheduled sites) Minimum Lot size 500m ² net site area				C				
(d)	Business (Non Shop Frontage Area). Minimum Lot size 500m ² net site area.					C			
(e)	Business (Shop Frontage Area) No minimum Lot size.					C			
(f)	Subdivision in accordance with Rule 6.1.2(b)-2(e) where more than 10 lots is proposed			RD	RD	RD			
(g)	Subdivision within the Banks Road Structure Plan Area** complying with the average and minimum lot size specified in Rule 6.3.2.			C					
(h)	Subdivision within the Eldonwood South or Tower			RD					

		KEY							
P	Permitted activity			C	Controlled activity				
D	Discretionary activity			RD	Restricted Discretionary activity				
N/C	Non Complying activity			PRHB	Prohibited activity				
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5									
Type of subdivision		Zones							
		Rural	Rural-Res	Residential	Industrial	Business	Kaitiaki (Conservation)	Settlement Zone (including precincts)	<u>Medium Density Residential Zone (including PREC1-Lockerbie)</u>
	Road Structure Plan Areas**.								
(i)	Subdivision within the Banks Road to Mangawhero Road Structure Plan			RD					
(j)	<u>Subdivision within the Lockerbie Development Plan Area**</u>			RD					
(k)	<u>Medium Density Residential Zone</u>								RD
(l)	<u>Medium Density Residential Zone PREC1-Lockerbie</u>								RD

**Structure Plans and Development Area Plans include:

- (iii) Banks Road, Matamata
- (iv) Eldonwood South, Matamata
- (v) Tower Road, Matamata
- (vi) Banks Road to Mangawhero Road, Matamata
- (vii) Lockerbie Development Area Plan, Morrinsville

Refer to Planning Maps and Appendix 9 for Structure Plans and Development Area Plans.

C.2.9) Amend Rule 6.2.4 to read as follows:

6.2.4 Development Suitability

- (i) Building site

Each lot in the Residential Zone must contain a minimum 150m² rectangular area of land for a building site with no dimension less than 10m and make provision for a 6m diameter circle to the north, east or west of rectangle area. Each lot in the Medium Density Residential Zone (excluding PREC1-Lockerbie) must contain a minimum 113m² rectangular area of land for a building site with no dimension less

than 7.5m on one side and 15 metres on the other. The area shall also be free of impediments to buildings such as: drainage lines, building line restrictions, easements, development controls, protected registered significant features or other items or topographical impediments.

C.2.10) Insert Rule 6.3.12 to read as follows:

6.3.12 Lockerbie Development Area Plan

- (i) Additional standards for subdivision using Rule 6.1.2(j)
 - a) The minimum lot size shall be 600m².
 - b) Every subdivision within the Lockerbie Development Plan Area shall put in place a water meter for each individual residential unit.
- (ii) Controlled Assessment Criteria Matters of Discretion
See Section ~~6.4~~ 6.5
- (iii) Non-compliance
Subdivision that fails to comply with the additional standards in 6.3.12(i) above shall be non-complying activity.

C.2.11) Insert Rule 6.3.13 to read as follows:

6.3.13 Medium Density Residential Zone and PREC1- Lockerbie

- (i) Subdivision and development within the Lockerbie Development Area Plan should be considered against the following principles:
 - a) Connectivity and block design
 - The breaking up of block length with pedestrian linkages and/or roads.
 - The provision for roads on at least two sides of the neighbourhood park.
 - b) Clear defined public and private realms/back and fronts
 - All places clearly perceived as either public or private.
 - c) Active edges and architectural variation
 - Dwellings to activate uses fronting onto the public areas in front of them.
 - No blank walls on the street edge.
 - Garages to be setback to avoid street frontages dominated by garage doors.
 - d) Block and Lot design
 - Residential blocks orientated north to south so that lots generally orientate east and west.
 - Rear lots minimised.
 - Wider lots on corners i.e. between 12-15m.

- Standalone lot widths to range between 10.5 to 13.5m.
- Lot widths for *duplex dwellings* to relate to garage size i.e. 12m for double garage and 9m for single garage.
- *Terraced housing* is blocks of no more than 6 i.e. 4 middle units and two book-ends.

e) Architectural variation

- Provide for architectural variation in the built form.
- (ii) Additional standard for subdivision using Rule 6.1.2(k)
- Minimum lot size shall be 325m², unless provided for by clause (c).
 - Minimum lot width (*front and rear boundary*) for 25% of front *sites* shall be 13.5m in the Medium Density Residential Zone (excluding PREC1- Lockerbie).
 - Where lots less than 325m² are proposed:
 - the lot size for a one *residential unit* shall be no less than 273m² and a concurrent land use consent must be obtained; or
 - the lot size for a *duplex dwelling* shall be no less than 200m² and a concurrent land use consent must be obtained;
 - A legal mechanism shall be registered on the title for those lots specifying compliance with the land use consent obtained.
- (iii) A condition of the land use consent will be that the records of title for each *duplex dwelling* are to be legally held together under the same ownership, on a voluntary basis, and shall not be separately disposed of until the framing for each *duplex dwelling* is completed.
- (iv) Additional *performance* standard for subdivision using Rule 6.1.2(l)
- Where lots less than 325m² are proposed:
 - the lot size for a one *residential unit* shall be no less than 273m² and a concurrent land use consent must be obtained; or
 - the lot size for a *duplex dwelling* shall be no less than 200m² and a concurrent land use consent must be obtained;
 - A legal mechanism shall be registered on the title for those lots specifying compliance with the land use consent obtained.
 - ~~For terraced housing a land use consent must be obtained; and~~ Where lots less than 200m² are proposed a concurrent land use consent for *terraced housing* must be obtained; and
 - A legal mechanism shall also be registered on the title for those lots specifying compliance with the land use consent.
 - A condition of the land use consent will be that the records of title *residential unit is* are to be legally held together under the same ownership, on a voluntary basis, and shall not be separately disposed of until the framing for each *residential unit* is completed.
- (v) Restricted Discretionary Assessment Criteria
See Section 6.5
- (vi) Non-compliance

Subdivision that fails to comply with the additional controlled standards in 6.3.13(i) or (iii) above shall be non-complying activity.

C.2.12) Amend Rule 6.3.3 to read as follows:

6.3.3 Structure Plan Areas and Development Area Plans (~~Restricted Discretionary Activity~~)

(i) Additional Performance Standards

Compliance with the relevant Structure Plan or Development Area Plan for subdivision within the following areas:

- Eldonwood South Structure Plan
- Tower Road Structure Plan
- Banks Road to Mangawhero Road Structure Plan
- Lockerbie Development Area Plan

Note: The Structure Plans provide important rules that affect the type of subdivision which may be granted including in some cases, restrictions on the number of lots that may be consented.

(ii) Restricted Discretionary Assessment Criteria

See Section 6.5.

(iii) Non-compliance

Subdivisions within the Structure Plan and Development Area Plan areas that fails to comply with the additional restricted discretionary standard in 6.3.3(i) above shall be a non-complying activity.

C.2.13) Amend Rule 6.5.4 to read as follows:

6.5.4 Structure Plan Areas and Development Area Plans (Restricted Discretionary Activity)

The assessment of effects shall be restricted to and conditions may be imposed in respect of the following matters within the following Structure and Development Area Plan areas or as identified within this plan:

- Eldonwood South Structure Plan
- Tower Road Structure Plan
- Banks Road to Mangawhero Road Structure Plan
- Lockerbie Development Area Plan - Refer to Medium Density Residential Zone and Rule 6.3.13, Appendix 9.4 and Lockerbie Development Plan Area

The relevant matters are:

- i. Compliance with the applicable Structure Plan or Development Area Plan
- ii. The timing, sequencing and funding of infrastructure to service the structure plan area or Development Area Plan.

iii. ...

Part 8 - Works and Network Utilities

C.2.14) Amend Tables 8.1.1, 8.2.1, 8.3.1, 8.4.1, 8.5.1, 8.6.1, 8.8.1, 8.9.1 to include Medium Density Residential Zone into each Activity Table.

Activity	Zones and Precincts								
	Kaitiaki (Conservation), Identified Significant Features	Residential & Medium Density Residential	&Rural Residential, & Settlement Zone (Residential)	Business and Settlement Zone (Commercial Precinct)	Industrial and Settlement Zone (Industrial Precinct)	Rural	Public Reserves	Formed Roads	Unformed Roads

Part 9 - Transportation

C.2.15) *Insert new rule 9.1.2(xii) to address access and manoeuvring standards as a consequence of the minimum car parking rules being withdrawn from activities within the Medium Density Residential Zone.*

(xii) Access Standards for Medium Density Residential Zone

Parking and manoeuvring areas shall be designed to ensure that all vehicles can enter and exit in a forward direction in the following circumstances;

- For any common vehicle access serving more than one activity or lot;
- For any activity which has access directly off a significant, arterial or collector road; and
- For any activity which has access directly off a road which has a posted speed limit of more than 50 km/h.

Part 10 – Appendix 9: Schedule of Works

C.2.15) – *Insert* the Lockerbie Development Area Plan, as follows:

9.4 Lockerbie Development Area Plan

Description and Purpose Statement

The Lockerbie Development Area Plan (LDAP) is an extension of the existing Lockerbie Estates development to the south of the site in Morrinsville. Key features of the LDAP and supporting zoning and rule framework are to enable and provide for:

- A mixture of section sizes and housing typologies that cater for housing choices for Morrinsville. This mix includes:
 - Larger residential sections at the borders of the LDAP in order to protect the rural interface and enable larger lots that have frontage to Taukoro Road and Tahuna-Morrinsville Road. These sections will utilise the Council existing residential standards but with a larger section size minimum requirement as well as greater back yard setback requirements, when adjoining rurally zoned *land*.
 - Medium density sized sections through the middle of the site to enable efficient standalone housing with expected variety between single and double garage homes and single and double storey typologies. This outcome is to be achieved through the Medium Density Zone provisions. Similarly, duplexes are provided for.
 - Provision for potential greater intensification in the form of *terraced housing* in the core of the LDAP through PREC1- Lockerbie.
- An integrated public amenity area that provides for a well-functioning neighbourhood and supports increased intensification. This includes:
 - An open space and reserves precinct that integrates with the existing wetland and stream network.
 - A walking and cycling network that runs through the Development Area Plan and connects to the recreation and other amenity in the existing Lockerbie Estate development.
 - A neighbourhood park located in the medium density precinct core area.
 - ~~Provision for a storage facility, subject to resource consent approval.~~

9.4.1 Compliance with the Development Area Plan

The LDAP comprises the following components:

- Additional *performance* standards for subdivision or development
- Specific infrastructure and servicing standards and their triggers
- The Lockerbie Development Area Plan and supporting figures.

Where a rule in the District Plan requires compliance with the *Development Area Plan* LDAP, then this shall be interpreted as requiring compliance with all components of the LDAP. Where any standard or schedule within the Development Area Plan varies or is inconsistent

with any other District Plan standard or rule, then the provisions of the Development Area Plan shall take precedence.

9.4.2 — Additional Performance Standards for Subdivision or Development

Subdivision and development within the LDAP should be considered against the following principles:

- f) ~~Connectivity and block design~~
 - ~~The breaking up of block length with pedestrian linkages and/or roads.~~
- g) ~~Clear defined public and private realms/back and fronts~~
 - ~~All places clearly perceived as either public or private.~~
- h) ~~Active edges and architectural variation~~
 - ~~Dwellings to activate uses fronting onto the public areas in front of them.~~
 - ~~No blank walls on the street edge.~~
 - ~~Garages to be setback to avoid street frontages dominated by garage doors.~~
- i) ~~Block and Lot design~~
 - ~~Residential blocks orientated north to south so that lots generally orientate east and west.~~
 - ~~Rear lots minimised.~~
 - ~~Wider lots on corners i.e. between 12-15m.~~
 - ~~Standalone lot widths to range between 10.5 to 13.5m.~~
 - ~~Lot widths for duplex dwellings to relate to garage size i.e. 12m for double garage and 9m for single garage.~~
 - ~~Terraced housing is blocks of no more than 6 i.e. 4 middle units and two book-ends.~~
- j) ~~Architectural variation~~
 - ~~Provide for architectural variation in the built form.~~

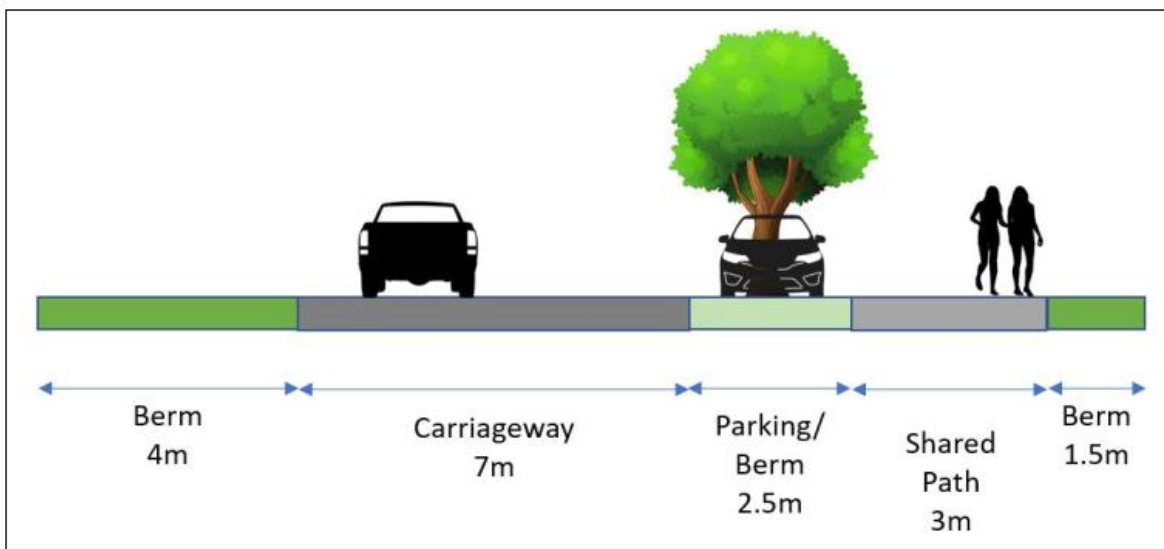
9.4.2 Transport Connections

Subdivision and development within the LDAP shall incorporate the following connections and upgrades:

- a) Provide for connections to the existing roading network and residential environment located to the south of the LDAP.
- b) Provide for the collector roads and connections to Taukoro Road and Morrinsville-Tahuna Road as per the LDAP.
~~Provide for a roundabout to be constructed at the Morrinsville-Tahuna Road/Taukoro Road/Hangawera Road intersection.~~

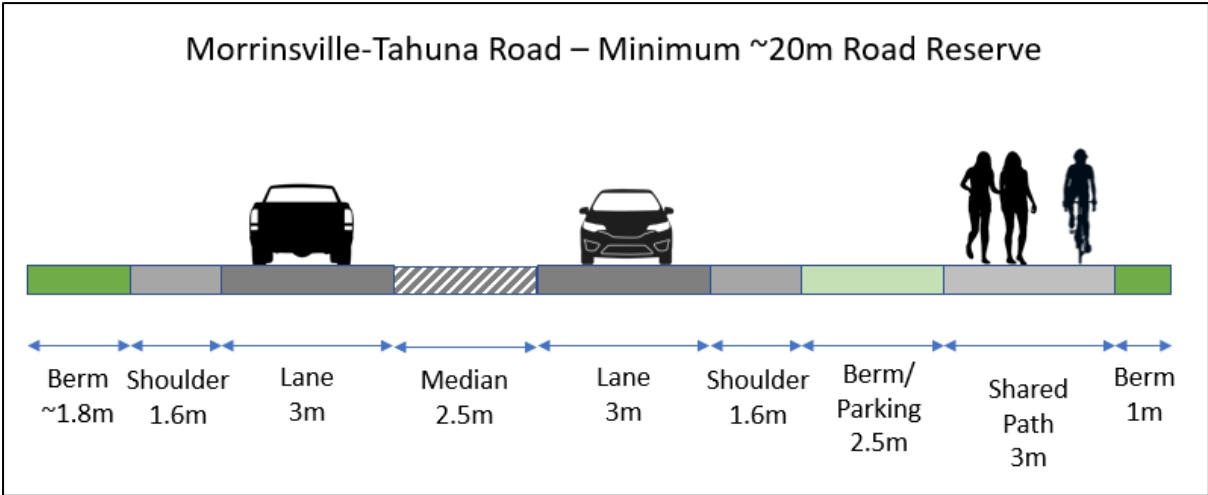
- c) Two collector road links and connections shall be provided to enable two road corridors through to the rural zoned *land* to the north-east of the site.
- d) Intersections of Collector Roads shall provide safe and direct connections.
~~When a roading connection to Morrinsville-Tahuna Road north of Rhonda Read hospital is established and there are additional lots fronting Morrinsville-Tahuna Road, Morrinsville-Tahuna Road shall be upgraded across the frontage of the LDAP in general accordance with the Figure 1 cross-section:~~
- e) When roading connections to Taukoro Road are established, Taukoro Road shall be upgraded across the frontage of the LDAP in general accordance with the following cross-section.

Figure 1: Taukoro Road Cross-Section



- f) When a roading connection to Morrinsville-Tahuna Road north of Rhonda Read hospital is established and there are additional lots fronting Morrinsville-Tahuna Road, Morrinsville-Tahuna Road shall be upgraded across the frontage of the LDAP in general accordance with the following cross-section:

Figure 2: Morrinsville-Tahuna Cross-Section



9.4.3 Walking and Cycling

Subdivision and development within the LDAP shall provide for an integrated walking and cycling network including connections to external amenities and corridors: The network shall include but not be limited to:

- a) 3m wide shared paths in the locations demonstrate in Figure 3.
- b) Footpaths along Morrinsville-Tahuna and Taukoro Roads as per the Figure 1 and Figure 2 cross-sections
- c) Pedestrian connections through the green recreation links as shown in Figure 3.

Figure 3: Pedestrian Network Plan



9.4.4 Reserves

Subdivision and development within the LDAP shall provide for a reserve network that provides both active and passive recreational opportunities and provides for stormwater disposal. Reserves shall include, but not be limited to:

- a) A reserve network in general accordance with the LDAP that's core function is stormwater treatment, but has a secondary role of providing for connectivity as demonstrated in Figure 3.
- b) A neighbourhood park within the PREC1- Lockerbie with a minimum size of 2,500m².
- c) Reserves that break up block lengths and provide connections between the reserves, as in the locations demonstrated in Figure 3.

9.4.5 Wastewater

Subdivision and development within the LDAP will require the following wastewater infrastructure and design considerations:

- a) Wastewater design is based on 45 persons per hectare.
- b) A new pump station near Taukoro Road prior to the first *residential unit*, as the first stage of development, within the LDAP in the location generally shown in Figure 3.
- c) The new pump station shall be designed to collect and pump wastewater from the whole LDAP area into Council's reticulation located at the end of the Lockerbie Street rising main.
- d) The connection between the pump station and Lockerbie Street will be via a rising main along Werewere Street.
- e) A further connection will be required to service the lower south-western catchment.
- f) Potential pump station upgrade works at Allen Street pump station
- g) Reticulation upgrade works to the MPDC wastewater network to service the LDAP
- h) Increased treatment capacity at the Morrinsville Wastewater Treatment Plant.

9.4.6 Water Reticulation

Subdivision and development within the LDAP will require the following water infrastructure and design considerations:

- a) The operation of the Lockerbie Water Treatment plant ~~and associated bore~~ prior to the first *residential unit*, as the first stage of development.
- b) A new water connection to the 250mm truck main constructed as part of the Lockerbie Estates development, south of the LDAP area.
- c) Reticulation upgrades to the MPDC network to service *the LDAP*.
- d) Provisions for water efficiency measures, as necessary.

9.4.7 Stormwater

Subdivision and development within the Lockerbie Development Area Plan will require the following stormwater infrastructure and design considerations:

- a) A piped network that discharges into a wetland or a storage device depending on their catchment area. This network shall be designed to have capacity for the 10-year storm event.
- b) Wetlands or storage devices will be designed to provide extended detention by detaining the 10-year event and limiting post development discharges to 80% of predevelopment levels for the 100-year events.
- c) Individual lot connections, unless it can be demonstrated that on-lot devices are proposed.

9.4.8 Water Conservation Methods

[Refer to MRZ-R1\(5\) Water Conservation within the Lockerbie Development Plan Area](#)

[Refer to 6.3.12 \(b\)](#)

Figure 4: Three Waters Plan



LOCKERBIE ESTATE LIMITED
3 WATERS

9.4.9 Triggers for Works

Table 1 sets out the timing for the transportation, reserves and three waters upgrades set out in sections 9.4.3 to 9.4.8 above, where the timing for those works is known.

Table 1: Trigger Points

Transportation and pedestrian networks	
Requirement	When
Shared path extension down Werewere Street	First stage of development
Shared path network within reserves LDAP	When the associated reserve is constructed and vested in Council. When subdivision reaches 600 lots across the LDAP
Shared path network within the roading network	When the associated road is built and vested in Council
Provision for a connection to Lockerbie Road	When the subdivision reaches 150 lots across the LDAP
Intersection to Morrinsville-Tahuna Road north of Rhonda Read hospital and a shared path from new intersection to the existing pedestrian network.	When subdivision reaches 500 lots across the LDAP
Urbanisation of Morrinsville-Tahuna Road	Either when there are additional lots fronting Morrinsville-Tahuna Road or at the same time the roundabout at Morrinsville-Tahuna and Taukoro Roads is established When a roading connection to Morrinsville-Tahuna Road north of Rhonda Read hospital is established and there are additional lots fronting Morrinsville-Tahuna Road.
Intersections to Taukoro Road	When subdivision reaches 700 lots across the LDAP
Urbanisation of Taukoro Road	When intersections to Taukoro Road are established
Roundabout at Morrinsville-Tahuna Road/Taukoro Road/Hangawera Road including associated land take	When intersections to Taukoro Road are established
Roundabout at Morrinsville-Tahuna and Taukoro Roads including associated land take	
Wastewater	
Requirement	When
A new pump station and storage facility in the vicinity of the future intersection of Taukoro Road and Werewere Street to service the LDAP	First stage of development
A rising main that connects the new pump station and Lockerbie Street with existing Lockerbie development	First stage of development
Potential pump station upgrade works at Allen Street pump station	Upgrades, if any, to be agreed with Council

Any upgrade works to the MPDC wastewater network	Upgrades to be agreed with Council
Increased treatment capacity at the Morrinsville wastewater treatment plant	Upgrades to be agreed with Council.
Water	
Requirement	When
Lockerbie bore and water treatment plant	To be agreed with Council. Some development may be able to be accommodated without this based on modelling results. To be operational before any demand is required from development within the area.
Any upgrade works to the MPDC water network	To be agreed with Council
Stormwater	
Requirement	When
Stormwater treatment devices	To be constructed when supporting catchment is developed
Reserves	
Requirement	When
Neighbourhood park vested and playground equipment installed	When subdivision reaches 450 lots across the LDAP
Smaller reserves, paths, footbridges constructed and vested in Council	To be constructed/vested when adjoining land is developed

Council may impose a consent notice on the balance area, at the time of subdivision, to record the future works that need to be implemented as per the above trigger points.

9.4.10 Development Agreement

~~The Council and the Developer may need to enter into an agreement for the provision of servicing and infrastructure upgrades required for subdivision and development within and beyond the land included within/live zoned through Plan Change 56 and depicted in the Lockerbie Development Area Plan (LDAP). This may include external or off-site infrastructure, services and/or structures in the four categories set out below.~~

Prior to any development of the land shown in the Lockerbie Development Plan Area (LDAP) the Council and the Developer have a Development Agreement in place which provides:

- a) ~~For the obligations of the Developer, as set out in the Development Agreement, which are secured by a first register encumbrance against the relevant records of title to the land shown in the LDAP;~~
- b) ~~That any purchaser of the any balance land not yet developed, must sign a deed of accession in a form approved by Council which will bind future landowners to the performance obligations in the Development Agreement; and~~
- c) ~~The developer or successor will construct upgrades of services and infrastructure required for the subdivision and development of the land shown in the LDAP which may include external or off-site infrastructure, services and /or structures in the four categories set out below.~~

Any Developer Agreement will (where applicable) provide for a proportional contribution to any infrastructure upgrades required to service the LDAP, and any contribution will be balanced

against the effects of the development and the needs of the existing environment and future development within Morrinsville. In addition, a review of Council's Development Contributions Policy may be required to fully inform the funding of, and cost sharing for new infrastructure.

9.4.10.1 Water

- New water-take consent for Lockerbie Bore with adequate capacity to service LDAP.
- Reticulation upgrade works to the MPDC water network to service LDAP.
- New Lockerbie Water Treatment Plant.

9.4.10.2 Wastewater

- Reticulation upgrade works to the MPDC wastewater network to service LDAP.
- New Wastewater Pump Station and Storage Facility in the vicinity of the future intersection of Taukoro Road and Werewere Street.
- Potential pump station upgrade works at Allen Street Pump Station.
- Increased treatment capacity at the Morrinsville Wastewater Treatment Plant.

9.4.10.3 Transport

- Morrinsville-Tahuna urbanisation (eastern side) and intersections.
- Taukoro Road urbanisation (southern side) and intersections.
- New Roundabout at the intersection of Taukoro Road and Morrinsville–Tahuna Road (Studholme Street).
- [Monetary payment for the upgrade of the intersection to a right turn bay at the George Street/Coronation Road intersection.](#)

9.4.10.4 Reserves

- Development of the reserves/stream upgrades and planting will be undertaken by the Developer wholly at its cost and will vest in Council free of charge. Development Contributions for reserves will continue to apply.

Part 11 - Planning Maps

C.2.16) – Amend Planning Map 26 to remove Rural zoning and Future Residential Policy Area from the site and replace with the zoning shown on the Lockerbie Zoning Plan.

Part 12 – Structure Plans

C.2.17) – Insert the Lockerbie Development Area Plan

Definitions

For the purpose of Plan Change 56, the following definitions will apply only in relation to activities and provisions within Section 17 of the District Plan and any associated rule mechanism.

In some instances, the definitions are those mandated for adoption by the National Planning Standards. These are identified by the annotation (NPS).

Insert the following definitions into Section 15.

Activity	Proposed Definition
Accessory building (NPS)	For the <i>Medium Density Residential Zone</i> , means a detached <i>building</i> , the use of which is ancillary to the use of any <i>building</i> , <i>buildings</i> or activity that is or could be lawfully established on the same <i>site</i> , but does not include any <i>minor residential unit</i> .
Allotment (NPS)	has the same meaning as in section 218 of the RMA
Ancillary Activity (NPS)	For the Medium Density Residential Zone, means an activity that supports and is subsidiary to a primary activity.
Building (NPS)	For the Medium Density Residential Zone, means a temporary or permanent movable or immovable physical construction that is: <ul style="list-style-type: none"> a. partially or fully roofed, and b. is fixed or located on or in <i>land</i>, but c. excludes any motorised vehicle or other mode of transport that could be moved under its own power.
Building coverage (NPS)	For the Medium Density Residential Zone, means the percentage of the <i>net site area</i> covered by the <i>building footprint</i> .
Building footprint (NPS)	For the Medium Density Residential Zone, means, in relation to <i>building coverage</i> , the total area of <i>buildings</i> at ground floor level together with the area of any section of any of those <i>buildings</i> that extends out beyond the ground floor level limits of the <i>building</i> and overhangs the ground.
Duplex dwelling	Means a residential <i>building</i> comprising two attached <i>residential units</i> on one <i>allotment</i> , or two Computer Freehold Registers where subsequently subdivided. For the avoidance of doubt, <i>residential units physically</i> connected by one or more <i>accessory buildings</i> , such as garages, will also be deemed to be attached.
Design feature	For the Medium Density Residential Zone, means a distinctive part of a <i>building</i> designed for visual effect that is not integral to the day to day functioning of that <i>building</i> .
Earthworks (NPS)	For the Medium Density Residential Zone, means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, cultivation and disturbance of land for the installation of fence posts.
Educational facility (NPS)	For the Medium Density Residential Zone, means land or <i>buildings</i> used for teaching or training by child care services, schools, or tertiary education services, including any <i>ancillary activities</i> .
Height (NPS)	For the Medium Density Residential Zone, means the vertical distance between a specified reference point and the highest point of any feature structure or <i>building</i> above that point.

Height in relation to boundary (NPS)	For the Medium Density Residential Zone, means the height of a structure, <i>building</i> or feature, relative to its distance from either the boundary of; <ul style="list-style-type: none"> a. a <i>site</i>; or b. another specified reference point.
Home business (NPS)	For the Medium Density Residential Zone, means a commercial activity that is: <ul style="list-style-type: none"> a. undertaken or operated by at least one resident of the <i>site</i>; and b. incidental to the use of the <i>site</i> for a <i>residential activity</i>.
Land (NPS)	has the same meaning as in section 2 of the RMA
Net site area (NPS)	For the Medium Density Residential Zone, means the total area of the <i>site</i> , but excludes: <ul style="list-style-type: none"> a. any part of the <i>site</i> that provides legal access to another <i>site</i>; b. any part of a rear <i>site</i> that provides legal access to that <i>site</i>; c. any part of the <i>site</i> subject to a designation that may be taken or acquired under the Public Works Act 1981.
Outdoor Living Space (NPS)	For the Medium Density Residential Zone, means an area of open space for the use of the occupants of the <i>residential unit</i> or units to which the space is allocated.
Residential Activity (NPS)	For the Medium Density Residential Zone, means the use of <i>land</i> and <i>building(s)</i> for people's living accommodation.
Residential unit (NPS)	For the Medium Density Residential Zone, means a <i>building(s)</i> or part of a <i>building</i> that is used for a <i>residential activity</i> exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities
Site (NPS)	For the Medium Density Residential Zone, means: <ul style="list-style-type: none"> a. an area of <i>land</i> comprised in a single record of title under the Land Transfer Act 2017; or b. an area of <i>land</i> which comprises two or more adjoining legally defined <i>allotments</i> in such a way that the <i>allotments</i> cannot be dealt with separately without the prior consent of the council; or c. the <i>land</i> comprised in a single <i>allotment</i> or balance area on an approved survey plan of <i>subdivision</i> for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or d. despite paragraphs (a) to (c), in the case of <i>land</i> subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.
Terraced housing	Means a residential <i>building</i> comprising three or more attached residential units. For the avoidance of doubt, residential units physically connected by one or more <i>accessory buildings</i> , such as garages, will also be deemed to be attached.
Rear access lot	Means a lot that has frontage to both a public road and an access site, or a right of way.

Development Manual

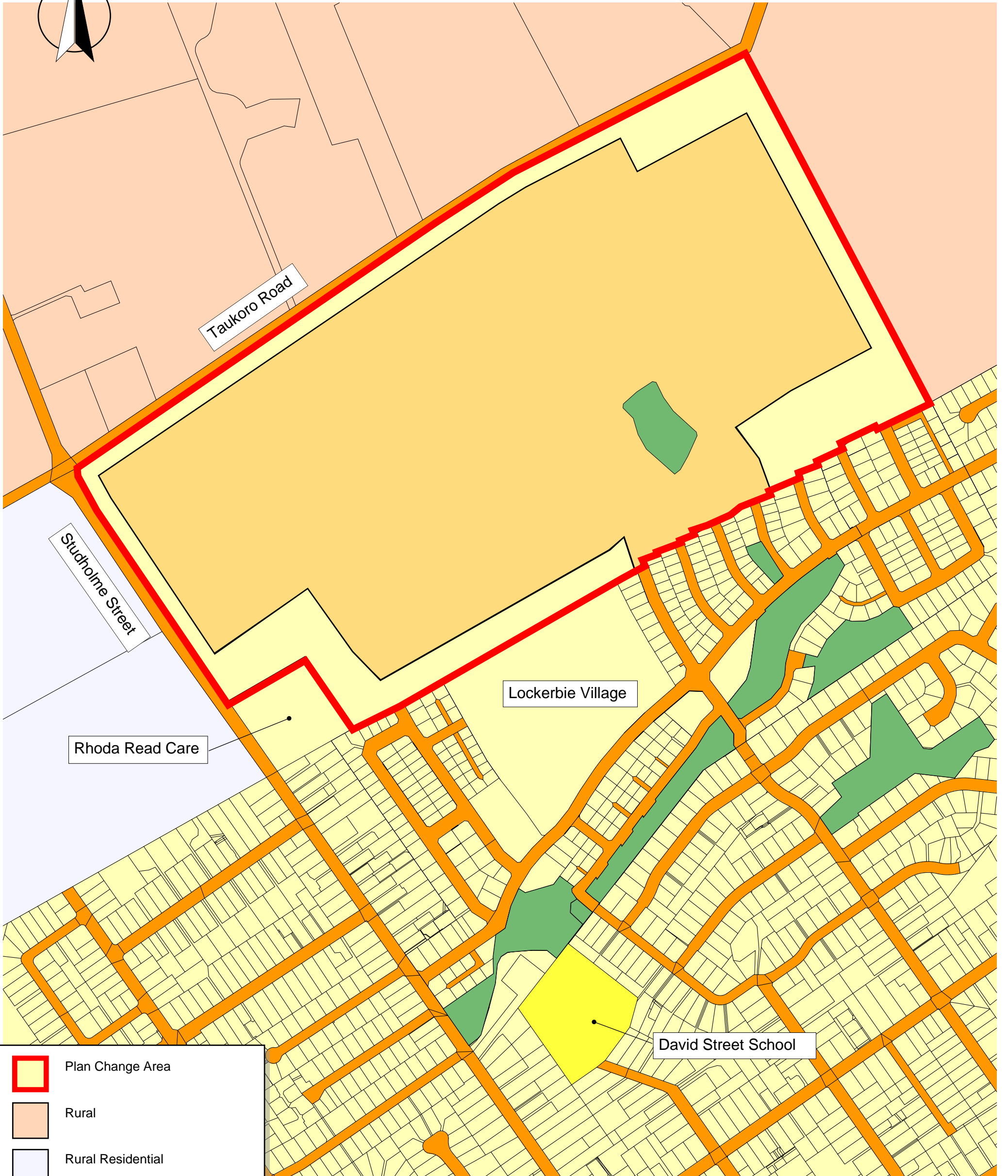
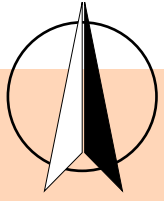
Add in a new section 6.14







Section 6.14 Rainwater storage tanks

1. The rainwater storage tanks must be installed so that there are safe setback distances from property boundaries.
2. Where a development will contain more than one residential unit, e.g. a retirement home or village or a multi-unit residential development, a common rainwater storage facility with a volume of 2,000 litres per residential unit can be provided so long as access to operate and maintain the facility is secured via an easement or it is located within an area of 'common property'.
3. Separation and/or backflow prevention between potable and non-potable systems will be required in residential situations to ensure that public health is not compromised by cross contamination from the use of non-potable water.
4. No outdoor taps shall be connected to the potable public water supply.

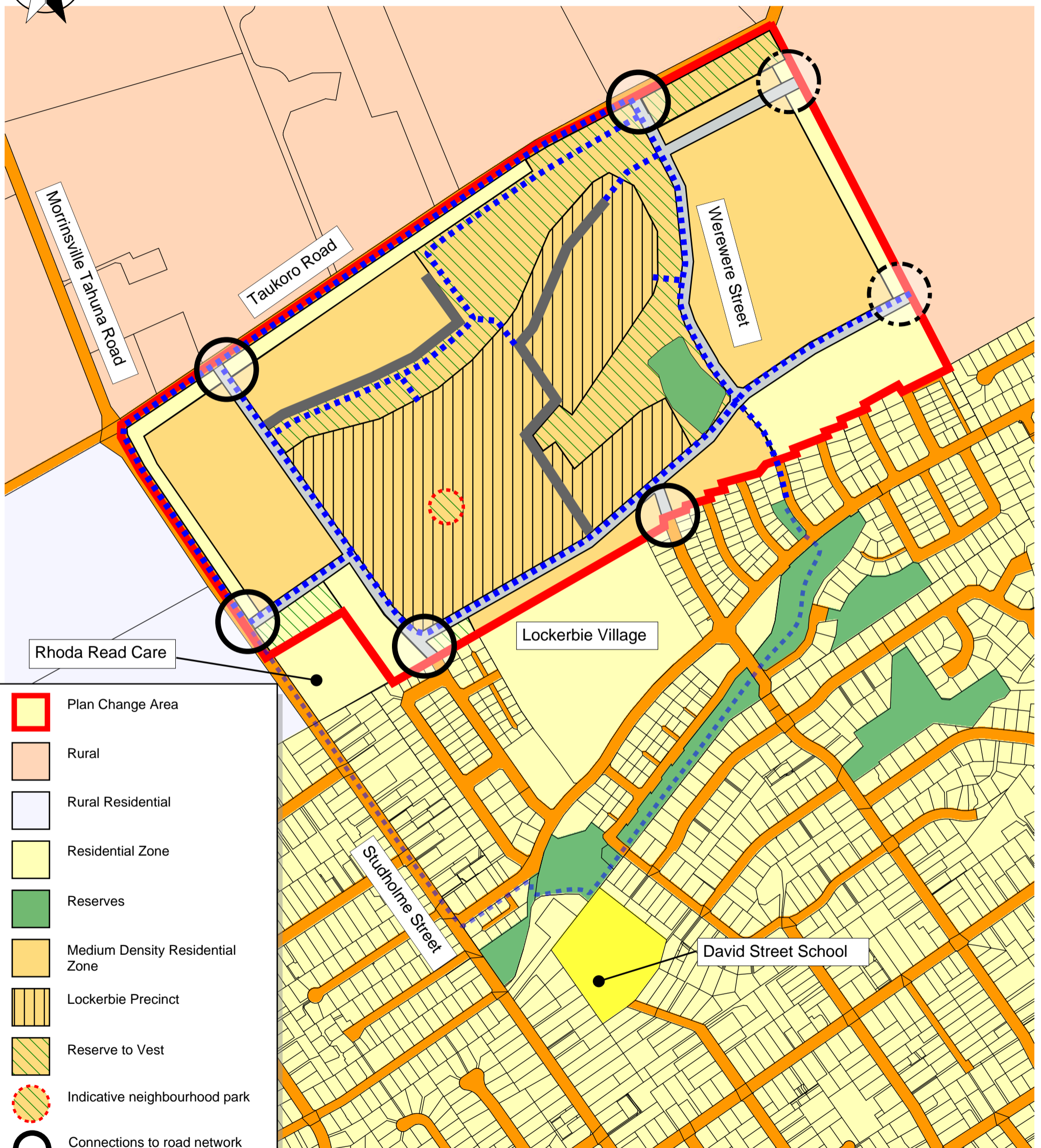
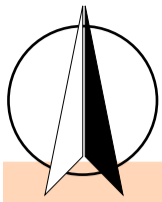
Attachment 2

Amended zoning maps and the Lockerbie Development Area Plan (“LDAP”)



	Plan Change Area
	Rural
	Rural Residential
	Residential Zone
	Reserves
	Medium Density Residential Zone

LOCKERBIE ESTATE LIMITED PROPOSED ZONING



LOCKERBIE ESTATE LIMITED DEVELOPMENT AREA PLAN

Attachment 3

Section 32AA Assessment

SECTION 32AA EVALUATION ASSESSMENT OF OPTIONS (S32(1)(b))

Assessment of Options to Achieve Objectives

Table No. 1 – Overall Assessment of Alternatives

Section 32 – Alternatives, cost-benefit, efficiency and effectiveness, risk of not acting analysis (method to achieve objective)				
	Option 1 – Retain the status quo or do nothing	Option 2 – Retain and status quo and progress non-complying resource consent applications	Option 3 – Rezone the site to enable residential development	Option 4 – Wait for MPDP review
Costs	<ul style="list-style-type: none"> • Environmental – opportunity lost for restoration of features/wetlands in conjunction with development. • Economic – creation of jobs, support to existing business’ all lost. No contribution to meeting established demand and alleviating housing affordability. Critical mass of population opportunity for additional services for Morrinsville lost. • Social – opportunities for security of home availability/ownership diminished. Lost opportunity for growth in support base for existing community services/groups etc. Feasibility of social infrastructure (Lockerbie Junction Retail Precinct) in Stages 1-3 of Lockerbie development at risk. • Cultural - lost opportunity cost for restoration and enhancement of mauri of taonga (streams and wetland in particular) at the site. 	<ul style="list-style-type: none"> • Environmental – residential use on rural land, not in keeping with site and surrounding zone (made lead to reverse sensitivity effects), future challenge costs in terms of strict compliance with consents. Inefficient method owing to staggered regulatory processes (accompanying necessary staggering of development of this nature), results in uncertainty of effects over lifetime of development and may lead to inconsistent environmental outcomes and piecemeal development/delivery of infrastructure. Piecemeal development layouts will detract from the overall intention of a comprehensive approach sought via a Development Area Plan. • Economic – risk of declined applications is high, representing high risk use of finance. Higher up-front costs associated with 	<ul style="list-style-type: none"> • Environmental – less certainty of precise effects than consenting, noting that consenting is still an outcome required with this option. • Economic – costs to applicant of obtaining plan change, which are significant, that do not arise with option 1, and are likely to be less than option 2 too. • Social – would result in permanent, cemented loss of rural use, and associated amenity values, across part/all of the site if successful. • Cultural – no identifiable cultural costs. 	<p>Same costs as option three however increased opportunity costs in terms of duration and/or magnitude. Uncertainty in timing considering PC47 was made operative at the site in September 2017 and with RMA reform there is uncertainty around what future planning provisions will look like. To elaborate:</p> <ul style="list-style-type: none"> • Environmental – lost opportunity to expedite environmental enhancement of the site. • Economic – significant land holding costs to wait until such time the District Plan provisions in respect of the site are reviewed. • Social – injection of housing supply and variety, addressing

		<p>specificity required for consents now and the future (to meet range of market demand). Future regulatory changes may also result in materially different costs to consenting, which in turn would be reflected in higher dwelling prices.</p> <ul style="list-style-type: none"> • Social – staggered nature of consents, timeframes for each increases risk of reverse sensitivity effects at neighbouring rural properties (considering range of permitted farming/rural activities). • Cultural – one-stop opportunity for iwi to influence outcomes (consent phase). The scope of influence is greater via a plan change with embedded consenting framework. 		<p>affordability and suitability of housing, significantly delayed.</p> <ul style="list-style-type: none"> • Cultural – lost opportunity to expedite improvement to mauri of taonga across the site.
<p>Benefits</p>	<ul style="list-style-type: none"> • Environmental – no change to current landscape character. • Economic – no financial costs associated with plan change, resource consent processes, development. May reduce competition to established social infrastructure/services (childcare centres/café/medical centres) if these do not go ahead within Stages 1 -3 of Lockerbie as a result of doing nothing with the plan change site. • Social – amenity of existing site retained. • Cultural – no benefit. 	<ul style="list-style-type: none"> • Environmental – high specificity and certainty of effects within each stage. Ecological restoration potential on a stage-by-stage basis. • Economic – potential ease of financing based on staged consents and associated reduction of risk to lender to single stage only, provided consents are approved. • Social – more frequent opportunities to challenge consent applications and address specific amenity concerns as stages come in for consenting. If approved, the consents will deliver developable sections that will provide additional housing for Morrinsville. • Cultural – clear outcomes could be secured by way of consent conditions. 	<ul style="list-style-type: none"> • Environmental – holistic and comprehensive consideration of the site, its ecosystems, with a high degree of certainty of effects. Ecological restoration potential considered and integrated across the site, spatially provided for within DAP. • Economic – most expedient in terms of up-front costs, and flexible in terms of reducing future regulatory costs. Provides certain signal to the market of forthcoming dwellings in the area. Will result in quickest delivery to alleviate housing supply and affordability issues. Similarly, positive economic effects to existing service providers in 	<p>Similar benefits (in substance) to option 3 however overall level of benefit inherently reduced owing to time delay in realising such benefits. There are also the following additional benefits:</p> <ul style="list-style-type: none"> • Environmental - would provide the opportunity to holistically consider the site and set objectives, policies, rules and design guidelines that guide future development alongside the other considerations of the review. • Economic – Rezoning will occur through Council

			<p>Morrinsville, critical mass for new services in the area based on whole-of-site zoning and likely yield.</p> <ul style="list-style-type: none"> • Social – with most expedient delivery of houses, support to existing community services, groups and endeavours would commensurately be most quickly realised to improve the social welfare and capital of the community at large. • Cultural – most appropriate degree of influence in that a) the vision, framework and values are agreed to inform the plan provisions and DAP, b) engagement with Council through the plan change process and c) future engagement opportunities created by way of proposed consenting framework. 	<p>lead plan change and minimise the total costs of development on applicants.</p> <ul style="list-style-type: none"> • Social – will provide additional housing supply for Morrinsville. • Cultural – no identified cultural benefits.
Effectiveness/efficiency	Nil – objective not achieved and fundamental issue giving rise to the plan change not addressed.	Effective if successful and will address the fundamental issue giving rise to the plan change. Ineffective in terms of piecemeal approach. Inefficient in terms of process and lack of certainty around outcome.	Will address the fundamental issue of the plan change, in a structured and certain manner, making it both effective and efficient.	Nil – objective not achieved and fundamental issue giving rise to the plan change not addressed.
Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.			
Preferred option	Option 3 is the most efficient way of ensuring District Plan integrity, giving the community surety over intended environmental outcomes for the site and providing for the growth of Morrinsville.			

Table No. 2 – Overall Assessment of Zoning Approach

Section 32 – Alternatives, cost-benefit, efficiency and effectiveness, risk of not acting analysis (zoning alternatives)			
	Option 1 – Adoption of existing zones in the MPDP	Option 2 – Mixed zoning (Residential and Medium Density Residential) and Precincts	Option 3 – Alternatives considered
Description	<ul style="list-style-type: none"> Applying the Residential Zone to the site with no changes to the existing provisions. Introduction of a Development Area Plan (DAP) for the site. 	<ul style="list-style-type: none"> Use of Residential Zone (with bespoke changes) around the perimeter of the site and a new MRZ in the core. New precinct identified within the MRZ Introduction of a Development Area Plan (DAP) for the site. 	<ul style="list-style-type: none"> Adoption of modified Residential Zone i.e. bespoke changes to some of the Residential Zone provisions to enable the increased density thru a more permissive consenting framework. Adoption of a MRZ across the whole site, or a higher density option.
Costs/Benefits	<ul style="list-style-type: none"> Environmental – Limited costs or benefits. Some developers may prefer the existing residential zone provisions, however, this is not precluded with Option 2. Certainty over land use outcomes i.e. open space/infrastructure connections is enabled with the use of a DAP. Economic – Does not achieve the density outcomes sought through the proposed objectives without using Council’s existing infill provisions which comes with increased consenting costs and time delays. Does achieve housing supply to assist with accommodating the growth of Morrinsville, albeit at a lesser density. Default standards for residential intensification are targeted at more infill development than greenfield sites. Social – Certainty of outcomes for Council and the community through the use of a tested set of performance standards. Does not provide an easy consenting pathway for differing/denser housing typologies, which in turn can affect affordability, and gives rise to notification risks that seek to achieve such outcomes. 	<ul style="list-style-type: none"> Environmental – A drive to an increased density, requires further consideration of how off-site amenity is achieved i.e. greater open spaces/environmental enhancement arises from a concurrent master planning approach for the site and the adoption of a DAP. The use of a DAP enables the land use outcomes to be spatially defined. The use of the Residential Zone around the fringes of the site addresses reverse sensitivity and ensures a consistent external interface. Economic – The mixed zoning approach will provide greater certainty to developers and the community as the expected outcomes across the site. Increased density, enabled by the MRZ, will provide variety of housing typologies which will help housing affordability. Will provide developer greater certainty to invest in and develop to increased densities. Maximises development and land efficiency and provides flexibility around a variety of housing options. Social – The increased density, changing typologies will require a social change which in part is driven by housing affordability. The 	<ul style="list-style-type: none"> Environmental – The option of a modified Residential Zone would offer benefits over Option 1, but would require substantial alteration to the Residential Zone provisions and the use of MRZ or a higher density option does not address the reverse sensitivity or interface matters. Economic – May provide greater certainty for developers and the community. Social – Some benefits may accrued from adoption of a MRZ across the whole site or a higher density option, however, the community may not be ready to support a higher density than that enabled by the MRZ, particularly in Morrinsville and on its northern fringe. Cultural – No significant cultural issues or benefits/costs identified.

	<ul style="list-style-type: none"> • Cultural – No significant cultural issues or benefits/costs identified. 	<p>planning framework provides certainty of outcomes for Council and the community around density expectations, over Option 1. The use of a DAP and definition of off-site amenity opportunities is important to provide future residents with certainty of their amenity opportunities.</p> <ul style="list-style-type: none"> • Cultural – No significant cultural issues or benefits/costs identified. 	
Effectiveness/efficiency	<ul style="list-style-type: none"> • The existing zoning provisions are considered to be inefficient and ineffective in achieving the objectives of the plan change, particularly around increasing density and housing choices, without going through cumbersome and risky consenting processes. They would result in an inefficient use of the land development potential (development density and variety). 	<ul style="list-style-type: none"> • The use of a MRZ and precinct mechanism are supported under the National Planning Standards. • The new zone and precinct mechanisms will provide a framework to establish new forms of residential activities (i.e. duplex's and terraces housing), as well as effects-based rules to enable and manage landuse activities. • The MRZ chapter provides for a consolidated set of objectives, polices and rule mechanism which will provide ease of administration and linkages between plan provisions. • Wholesale changes to the Residential Zone provisions are not required. • The new zone and precinct mechanisms can be adopted by MPDC to apply to other portions of the District, as they see fit. 	<ul style="list-style-type: none"> • The use of MRZ across the whole site would not be effective in addressing reverse sensitivity or interface matters. • A complex set of amendments to the District Plan provisions would be required to achieve the objectives of the plan change, which in turn would by default create a bespoke zoning for the site.
Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.		
Preferred option	<ul style="list-style-type: none"> • Option 2 is the most appropriate way of achieving the objectives of the plan change and the District Plan. • The adoption of a split zoning approach, with a supporting DAP, will clearly identify the nature and location of future activities on the site, including a range of housing typologies giving the community surety over intended environmental outcomes for the site. 		

SECTION 32 EVALUATION OF OBJECTIVES (S32(1)(a))

Assessment of Objectives

Note: The objectives of the Residential Zone have been subject to a previous s32 analysis as required to become operative, and therefore are not revisited here. Furthermore, no changes to those objectives are being proposed. This assessment consequently focuses on the new Medium Density Residential Zone objectives.

Table No. 3 – Assessment of Medium Density Objectives

Section 32 – Proposed Medium Density Objectives		
Objective	Resource Management Act	Waikato Regional Policy Statement
	These objectives achieve the purpose of the RMA by:	These objectives give effect to the RPS sections, and specifically section 6 built environment (and its associated objectives 3.12) as well as the Schedule 6A criteria by:
MRZ O1	<p>To provide for residential activities and medium density housing, in comprehensively design greenfield areas, to provide a variety of lot sizes and housing typologies.</p> <ul style="list-style-type: none"> • This objective makes it clear that residential activities (i.e. housing provision) is central to the purpose of the zone, which addresses the fundamental issue sought to be addressed by the plan change. • It further makes it clear a range of densities and housing types are anticipated and expected, so as to be responsive to market demand terms of supply of dwellings, therefore promoting and enabling an efficient use of natural and physical resources. • While the land will no longer be retained for its rural amenity, the future amenity values and quality of the area are recognised in the DAP and zoning framework and will be enhanced through the implementation of development in accordance with both. • There are no specific “outstanding landscapes”, and the DAP provides for the retention, enhancement and public access to the identified watercourses and the one identified wetland. • The technical assessments that support the plan change confirm that the site is not subject to inappropriate natural hazard risks. • The relationship of Māori with their waahi tapu (and any customary activities) has been recognised (and obligations under the Treaty of Waitangi) and provided for through engagement undertaken with Ngāti Hauā. Implementation of this objective does not undermine this. 	<ul style="list-style-type: none"> • Enabling a compact urban form by releasing land already identified for urban growth (as identified by the site FRPA overlay), which in turn is consistent with Policy 6.1. • Promoting medium density housing and releasing land for development enables people to provide for the socio-economic wellbeing through the provision of additional housing supply. • Providing for the retention, enhancement and public access to natural features and along their margins as set out in the DAP. • Providing for ecosystems and stream margins can be enhanced through riparian vegetation and removal of farming activities from their margins and the wetland. • Implementing water quality targets for improving stream health through future stormwater networks being designed for this purpose.

MRZ O2	To ensure residential development produces good on-site amenity and good quality urban design that enhances our communities.	<ul style="list-style-type: none"> • This objective addresses the quality and amenity of the expected to be achieved and signals that density is being enabled through good quality urban design and with the expected resulting residential amenity. • This objective also aligns with the use of a DAP which specifies the location of more intensive housing typologies that are supported by access to and proximity to open space. • The zoning and DAP has deliberately been devised to avoid, remedy and mitigate effects on the surrounding community as much as possible whilst addressing the fundamental issue of housing supply. • Adverse effects of urban activities will be avoided, remedied or mitigated through the proposed provisions for the site, so that good on-site amenity and urban design outcomes are achieved. These provisions are consistent with that reasonably anticipated for MRZ. • Integration with the surrounding townscape is enabled through a residential zoning on the perimeter of the plan change site and through the integration of pedestrian movements between the site and the existing environs are required by the DAP. 	<ul style="list-style-type: none"> • Providing for opportunities for walking and cycling through the development (as specified in the DAP), which will be linked to the wider network and that being developed by Lockerbie. • Not giving rise in inappropriate effects on the state highway network nor regionally significant infrastructure. • Ensuring that infrastructure to service the site can be provided as required by Policy 6.3, and the additional water efficiency requirements that have been added to PC56 since notification. The nod to energy efficiency supports policy 6.5.
MRZ O3	A range of housing types and densities are available to meet the needs of the communities.	<ul style="list-style-type: none"> • This objective build on MRZ O1 by reiterating that a mix of housing types and densities are expected. It further makes it clear a range of housing types and densities are anticipated and expected, so as to be responsive to market demand both in terms of pure supply of dwellings as well as quality of dwellings catering to all members of the community. 	
MRZ O4	To ensure that the design and appearance of buildings and sites provides good urban design, certainty for residents and integrates with the surrounding townscape.	The statements for MRZ O2 above are also relevant to these two objectives.	
MRZ O5	All activities are compatible with residential amenity.		
MRZ O6	Land-use, subdivision and infrastructure are planned in an integrated manner that does not compromise the supply and capacity of public services.	<ul style="list-style-type: none"> • This objective ensures development within MRZ's occurs in an integrated manner that respects the supply and capacity of public infrastructure, which is vital to ensuring the social and economic well-being of the wider community within which the plan change site is located. 	

		<ul style="list-style-type: none"> • Growth in this location helps, being a site signalled for urban development, relieves pressure for growth in other less appropriate parts of the Waikato region (i.e. such as productive land) thereby safeguarding the needs of future generations. • Triggers are provided for in the DAP to clearly differentiate what infrastructure is required when. Similarly, the DAP records that a Development Agreement may be required to address the funding of infrastructure that has a wider public benefit. 	
MRZ 07	Residential buildings make efficient use of water and energy resources through access to sunlight and daylight.	<ul style="list-style-type: none"> • This objective also signals a driver for development outcomes to be more efficient with water use to help reduce demand. This objective is driven by water availability and allocation pressures for Morrinsville, which goes hand in hand with water conservation measures. • The energy aspect of this objective seeks to encourage energy-efficient urban development, through promotion of energy-efficient urban form through access to good forms of sunlight and daylight and through the design of energy efficient buildings. 	

SECTION 32 EVALUATION OF PROPOSED RULES AND METHODS (S32(2))

PROPOSED PROVISIONS TO ACHIEVE OBJECTIVES

Table No. 4 – Activity Lists and Performance Standards

Section 32 – Objectives Assessment of Activity Status			
	Option 1 – Activity Lists and Performance Standard included	Option 2 – Effects based rules	Option 3 – Linkage to existing Activity List and Rules in District Plan
Description	Activity lists and associated performance standards are identified for the MRZ and the Precinct	Activities are assessed in terms of effects-based criteria and standards	Activity lists are utilised for existing District Plan provisions
Costs/benefits	<ul style="list-style-type: none"> • Environmental – The spatial relationship between activities and the nature and type of activities which can be established without resource consent are clearly defined and can differ depending on location. • Economic – Certainty over plan provisions may enable more confidence in terms of building and development within the MRZ and Precinct. • Social – Activity based rules are a simple and easy way to represent planning rules. They are also generally easier to understand and quantify. • Cultural – No significant cultural issues or benefits/costs identified. 	<ul style="list-style-type: none"> • Environmental – Lack of certainty can lead to some inefficiencies and uncertainty for the community. Effects based rules often require a planning assessment before certainty is determined on whether an activity is permitted. • Economic – Lack of certainty may lead to additional assessment and compliance costs before a decision can be made to invest in or develop a property. • Social – Can provide for more innovative approaches to land use, as activities can be assessed on their merits without being assessed against prescribed rules and definitions. • Cultural – No significant cultural issues or benefits/costs identified. 	<ul style="list-style-type: none"> • Environmental – The performance standards within the District Plan may not translate well to the nature and character sought to be achieved in the MRZ, and the flexibility sought to enable a diversity of housing typologies. • Economic – Potential discrepancies between zone standards which would require significant time and investment to rectify i.e. wholesale changes to the District Plan. • Social – Dependent on the precise rules which could be adopted and translated to our settlement areas • Cultural – No significant cultural issues or benefits/costs identified.
Effectiveness/Efficiency	<ul style="list-style-type: none"> • The creation of a MRZ and an associated precinct with specific activity lists with associated performance standards allows for the provisions of new rules which reflect and can be tailored to the specific characteristics of the Lockerbie site and resulting MDR zoning. 	<ul style="list-style-type: none"> • Effects based rules can be effective in focussing on the effects of activities without being tied to classes of activities and definitions apply across a wide range of different activities. • The disadvantage is that there is often inefficiency created with the assessment of permitted activities, and where 	<ul style="list-style-type: none"> • This option would be less efficient and effective as it would require modification and reframing of activity lists and rules to recognise and cater for differences between the Lockerbie site and other urban areas.

	<ul style="list-style-type: none"> • The overlap with and need to modify other sections of the District Plan is minimised. • The creation of a new MRZ allows for the adoption of the National Planning Standards while work is progressed on the transition of the remainder of the District Plan. • The activity list approach is also adopted for other zones in the District Plan and there is efficiency in maintaining a consistent approach. 	<p>compliance with performance standards must be demonstrated in order to assess whether an activity require land use consent.</p> <ul style="list-style-type: none"> • Providing advice and certainty to users of the District Plan is more difficult to achieve. 	
<p>Risk of acting/not acting – uncertain or insufficient information</p>	<p>The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.</p>		
<p>Preferred option</p>	<ul style="list-style-type: none"> • Option 1 is the most appropriate way to achieve the objectives of the Settlement Zone and the District Plan. • The opportunity to establish activity lists and performance standards specific to the MRZ is the most effective and efficient mechanism as it allows the rules to be tailored to the nature and character envisaged for a MRZ. • This approach allows an early adoption of the National Planning Standards. 		

Table No. 5 – Performance Standards for the Medium Density Residential Zone

Section 32 – Objectives Assessment of Performance Standards			
MAXIMUM HEIGHT PROVISION			
	Option 1 – Utilise the Residential Zone standards	Option 2 – Apply A different standard for the MRZ	Option 3 – Alternatives Considered
Description	Adopt the 9m height limit for the MRZ that applies to the Residential Zone	Adopt a 10m height limit for the MRZ	No maximum height
Costs/benefits	<ul style="list-style-type: none"> • Environmental – The 9m height provision is tried and tested in the MPDC as being a suitable height for a residential environment, giving rise to suitable amenity outcomes. Also minimises the visual impact of the development on the surrounding environment to a level that is reasonably anticipated. • Economic – Compliance expected, so additional consenting costs are not expected. • Social – No significant social issues or benefits/costs identified as the height provision aligns with that reasonably expected in a residential type environment. • Cultural – No significant cultural issues or benefits/costs identified. 	<ul style="list-style-type: none"> • Environmental – May provide the opportunity to increase roof pitch over and above that enabled by 9m i.e. more opportunity to maximum built form and urban design outcomes. Unlikely to be able to provide for three storey outcomes. • Economic – Again, compliance expected, so additional consenting costs are not expected where compliance is achieved. • Social – No apparent visual difference between 9m and 10m, so no significant social issues or benefit/costs derived from increased height. • Cultural - No significant cultural issues or benefits/costs identified. 	<ul style="list-style-type: none"> • Environmental – Could give rise to inappropriate environmental outcomes in relation to off-site amenity. • Economic – No compliance costs, as no standards to consider/no consenting requirements. • Social – No certainty of outcome for the community around the bulk of built form. Council has no ability to refuse consent for poorly designed outcomes, or for developments that do not achieve acceptable amenity for surrounding residents. • Cultural - No significant cultural issues or benefits/costs identified.
Effectiveness/Efficiency	<p>The existing 9m height provision is effective and efficient in that it enables double storey buildings, which is a reasonably anticipated outcome for Morrinsville and is consistent with the reasonably expected character.</p> <p>It is noted, that it does however differ from the MRZ height of 11m that Tier 1 Council’s are required to adopt under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act (the Act), so their may</p>	There is limited difference between 9m and 10m, so it too would be effective and efficient.	Having no height standards would be effective and efficient in providing for increased density, however this could lead to unintended consequences relating to built form that is out of character for the receiving environment.

	be a need in the future for MPDC to amend their MRZ to align with this standard.		
Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.		
Preferred option	Option 1 is the most appropriate way to achieve the objectives of the District Plan because it retains the status quo for a residential environment and is consistent with the character and amenity reasonably expected.		
HEIGHT IN RELATION TO BOUNDARY PROVISION			
	Option 1 – Utilise the Residential Zone standards	Option 2 – Apply a different standard for the MRZ	Option 3 – Alternatives Considered
Description	Adopt the Residential Zone standard i.e. 2m plus the shortest horizontal distance between that part of the building and the nearest site boundary	Apply a standard that is less stringent than the current Residential Zone standard i.e. 3m and 45 degrees depending on site boundary affected	No height relative to site boundaries standard
Costs/benefits	<ul style="list-style-type: none"> • Environmental – Amenity outcomes are consistent with that reasonably anticipated for a residential environment. • Economic – Likely to result in a consent being required for breaches of the standard, particularly for double storey outcomes. This will add time and cost to the built outcome. • Social – Compliance unlikely to be achieved, so density outcomes may not be realised, or consent will need to be obtained. • Cultural - No significant cultural issues or benefits/costs identified. 	<ul style="list-style-type: none"> • Environmental – The provision provides additional flexibility over the existing residential standard to enable and encourage diversity of housing typologies and on smaller lots. • Economic – Compliance is easier to achieve, so less consenting is likely to result. A preclusion where neighbours approval is provided, will help with this outcome too. • Social – Density and diversity of housing typology outcomes will be able to be realised. • Cultural - No significant cultural issues or benefits/costs identified. 	<ul style="list-style-type: none"> • Environmental – Could give rise to inappropriate environmental outcomes in relation to off-site amenity. • Economic – No compliance costs, as no standards to consider/no consenting requirements. • Social – No certainty of outcome for the community around the bulk of built form. Council has no ability to refuse consent for poorly designed outcomes, or for developments that do not achieve acceptable amenity for surrounding residents. • Cultural - No significant cultural issues or benefits/costs identified.
Effectiveness/Efficiency	The existing height relative to boundary provision is efficient and effective for single storey dwellings or on larger residential sites where double storey buildings can be setback further than 1.5m from site boundaries. On smaller sites, such as that proposed in the MRZ, where double storey buildings are likely the provision will not provide a	The increased height for a starting point and angle adopted will provide more flexibility over and above the existing residential standard which is more in line with increasing density and diversity of built form in the MRZ. The standards are effective and efficient as they provide a clear set of standards around the	Having no height relative to boundary standards would be effective and efficient in providing for increased density, however this could lead to unintended consequences relating to built form that is out of character for the receiving environment.

	practicable building envelope and may lead to unintended urban design outcomes where compliance is sought to be achieved.	building envelope expected. They are also easy to use and interpret being applicable to all boundaries and having one angle. It is noted, that it does however differ from the MRZ height in relation to boundary that Tier 1 Council's are required to adopt under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act (the Act), so there may be a need in the future for MPDC to amend their MRZ to align with that standard (which is 4m high + 60 degree recession plane).	
Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.		
Preferred option	Option 2 is the most appropriate way to achieve the objectives of the District Plan because it provides create flexibility to increase density on the smaller sites that are anticipated in the MRZ through enabling a more permissive recession plane than the current Residential Zone provisions.		
YARDS PROVISION			
	Option 1 – Utilise the Residential Zone yard standards	Option 2 – Adopt different yard standards for the MRZ	Option 3 – Alternatives Considered
Description	Adopt the Residential Zone yard standards	Apply yard standards that are less stringent than the current Residential Zone standards i.e. 3m for front yard, 5m for garaging and option for rear access lots	No standards, or lesser yards.
Costs/benefits	<ul style="list-style-type: none"> • Environmental – Amenity outcomes are consistent with that reasonably anticipated for a residential environment. • Economic – Likely to result in a consent being required for breaches of the standard, particularly on smaller sites where a 5m setback to the front yard serves no apparent amenity purpose. This will add time and cost to the built outcome. • Social – Density outcomes may not be realised, or consent will need to be obtained. 	<ul style="list-style-type: none"> • Environmental – The provision provides additional flexibility over the existing residential standards to enable and encourage diversity of housing typologies and on smaller lots. The increased setback for garaging provides sufficient space for off-street vehicle parking. • Economic – Compliance is easier to achieve, so less consenting is likely to result. • Social – Density and diversity of housing typology outcomes will be able to be realised. The bulk of the built form will protrude forward 	<ul style="list-style-type: none"> • Environmental – Could give rise to inappropriate environmental outcomes in relation to off-site amenity/ the receiving streetscape. • Economic – No compliance costs, as no standards to consider/no consenting requirements. • Social – No certainty of outcome for the community around the bulk of built form. Council has no ability to refuse consent for poorly designed outcomes, or for developments that do not

	<ul style="list-style-type: none"> • Cultural - No significant cultural issues or benefits/costs identified. 	<p>of the garage which is a good urban design outcome.</p> <ul style="list-style-type: none"> • Cultural - No significant cultural issues or benefits/costs identified. 	<p>achieve acceptable amenity for surrounding residents.</p> <ul style="list-style-type: none"> • Cultural - No significant cultural issues or benefits/costs identified.
Effectiveness/Efficiency	The existing yard provisions are efficient and effective on larger residential sites. On smaller sites, such as that proposed in the MRZ, there is a desire to maximise the available building envelope. This outcome is not achieved using the Residential Zone standards.	The proposed yard standards provide reduced setbacks that are reflective of the size of the site, albeit still maintaining suitable separation for the street and a suitable level of on-site and off-site amenity. The standards are effective and efficient as they provide a clear set of standards around the bulk form expected.	No yard setbacks would be effective and efficient in providing for increased density, however this could lead to unintended consequences relating to built form that is out of character for the receiving environment.
Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.		
Preferred option	Option 2 is the most appropriate way to achieve the objectives of the District Plan because it provides create flexibility to increase the building envelope on the smaller sites that are anticipated in the MRZ, whilst at the same time achieving a suitable level of on-site and off-site amenity.		
MAXIMUM BUILDING COVERAGE AND PERMEABLE SURFACE AREA			
	Option 1 – Utilise the Residential Zone standards (where applicable)	Option 2 – Adopt standards for the MRZ	Option 3 – Alternatives Considered
Description	Applying the maximum building coverage that applies to residential infill development being 45%	Applying a maximum building coverage of 55% (or 60%) and a minimum 20% permeable surface area.	No building coverage and permeable surface area requirements.
Costs/benefits	<ul style="list-style-type: none"> • Environmental – The outcomes is consistent with that reasonably anticipated for smaller lot development as enabled by the infill provisions, however, that the coverage only enables a 130m² dwelling on a 325m² section. • Economic – Likely to result in a consent being required for breaches of the standard, particularly on smaller sites where a 5m setback to the front yard serves no apparent amenity purpose. This will add time and cost to the built outcome. • Social – Density outcomes may not be realised, or consent will need to be obtained. 	<ul style="list-style-type: none"> • Environmental – The provision provides additional flexibility over the existing infill standards and specifically will enable a 178.75m² single storey dwelling to be built on a 325m² site, which is a reasonable built form outcome, counterbalanced with providing sufficient room for outdoor living and building separation from neighbouring form. • Economic – Compliance is easier to achieve, so less consenting is likely to result. • Social – Density and diversity of housing typology outcomes will be able to be realised. 45% of the site will still be available for 	<ul style="list-style-type: none"> • Environmental – Could give rise to inappropriate environmental outcomes in relation to off-site amenity/ the receiving streetscape. • Economic – No compliance costs, as no standards to consider/no consenting requirements. • Social – No certainty of outcome for the community around the bulk of built form. Council has no ability to refuse consent for poorly designed outcomes, or for developments that do not achieve acceptable amenity for surrounding residents.

	<ul style="list-style-type: none"> • Cultural - No significant cultural issues or benefits/costs identified. 	<p>alternative uses, including 20% that is permeable.</p> <ul style="list-style-type: none"> • Cultural - No significant cultural issues or benefits/costs identified. 	<ul style="list-style-type: none"> • Cultural - No significant cultural issues or benefits/costs identified.
Effectiveness/Efficiency	<p>The existing building coverage provisions for infill development are effective, however, are not efficient in maximising the resulting built form that could eventuate by applying a lower coverage.</p>	<p>The increased site coverage, counterbalanced by a requirement for a minimum permeable surface area reflects the size of MRZ sites, whilst still providing for reasonable built form outcomes and an appropriate residential amenity. The standards are effective and efficient as they provide a clear set of standards around the bulk form expected.</p> <p>It is noted, that it does however differ from the MRZ site coverage that Tier 1 Council's are required to adopt under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act (the Act), so there may be a need in the future for MPDC to amend their MRZ to align with that standard (which is 50%).</p>	<p>No site coverage and permeable surface areas requirements would be effective and efficient in providing for increased density, however this could lead to unintended consequences relating to built form that is out of character for the receiving environment and less protection of residential amenity.</p>
Risk of acting/not acting – uncertain or insufficient information	<p>The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.</p>		
Preferred option	<p>Option 2 is the most appropriate way to achieve the objectives of the District Plan because it provides create flexibility to increase built form on the smaller sites that are anticipated in the MRZ, whilst providing good on-site amenity.</p>		
INTERFACE BETWEEN PUBLIC AND PRIVATE			
	Option 1 – No standards	Option 2 – Adopt standards for the MRZ	
Description	<p>Have no standards relating to the interface between public and private realm</p>	<p>Adopt standards relating to the interface between public and private realm i.e. to control garage widths, glazing, entrance location, maximum fence and retaining wall heights and outlook space.</p>	
Costs/benefits	<ul style="list-style-type: none"> • Environmental – Could give rise to inappropriate environmental outcomes in relation to off-site amenity/ the receiving streetscape. • Economic – No compliance costs, as no standards to consider/no consenting requirements. • Social – No certainty of outcome for the community around the bulk of built form. Council has no ability to refuse consent for poorly designed outcomes, or for developments that do not achieve acceptable amenity for surrounding residents. 	<ul style="list-style-type: none"> • Environmental – The rules, when combined, will contribute to a high-quality public realm that is safe and attractive, and minimises the visual dominance of garaging and fencing. • Economic – Compliance is easier to achieve, so less consenting is likely to result. 	

	<ul style="list-style-type: none"> • Cultural - No significant cultural issues or benefits/costs identified. 	<ul style="list-style-type: none"> • Social – Safe and attractive outcomes are enabled through opportunities for passive surveillance, variation to the façade and good interaction with the streetscape. • Cultural - No significant cultural issues or benefits/costs identified.
Effectiveness/Efficiency	No standards would be efficient and effective, however would not result in good urban design outcomes.	The standards are effective and efficient as they provide a clear set of standards around how a high-quality public realm that is safe and attractive will be enabled. The standards have been determined with urban design input.
Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.	
Preferred option	Option 2 is the most appropriate way to achieve the objectives of the District Plan because it will provide for good quality urban design outcomes.	
WATER CONSERVATION		
	Option 1 – No standards	Option 2 – Adopt standards for the Lockerbie Development Area Plan
Description	Have no standards relating to water conservation.	Adopt standards that required water conservation methods to be adopted in all residential units within the Lockerbie DAP.
Costs/benefits	<ul style="list-style-type: none"> • Environmental – This represents the status quo, and means there are no environmental benefits. The environmental costs include the fact that water demands use will continue to rise placing pressure on existing water allocation consents. • Economic – No compliance costs, as no standards to consider/no consenting requirements. No water conservation methods will however mean that water use will continue to rise, placing additional pressures and improvement costs on Council and then ratepayers. • Social – Does not reflect wider concerns in the community about water supply and availability particularly in the summer months. • Cultural - No significant cultural issues or benefits/costs identified. 	<ul style="list-style-type: none"> • Environmental – The inclusion of requirements for rainwater storage/re-use requirements and water meters will make the development outcomes more environmentally conscious and sustainable. Water meters in particular are identified as an effective tool for reducing overall water demand. • Economic – Additional compliance costs (i.e. meters, tanks and separate pipe network), which will need to be factored into the built form being delivered. Re-use has the benefit of reducing reliance on Council’s supply which has both individual and collective economic benefits in the form of reduced costs to landowners and Council’s. • Social – Certainty of the outcomes for the community around expectations relating to water conservation and the shift that communities will need to make in this space. • Cultural – Water re-use will decrease pressures on water allocation and stormwater disposal requirements, which is seen as positive to Maaori.
Effectiveness/Efficiency	No standards would be efficient and effective and would reflect the status quo, but would not recognise the shift that Council’s need to make to address climate change, stormwater management and water allocation.	

Risk of acting/not acting – uncertain or insufficient information	The information available is sufficient to provide an informed assessment of the planning alternatives and costs and benefits.
Preferred option	Option 2 is the most appropriate way to achieve the objectives of the District Plan because it aid in water conservation and efficiency across the development outcome, which reduced pressure on Council’s existing network.