

**LOCKERBIE PRIVATE PLAN CHANGE (PC 56)**

**TO THE MATAMATA-PIAKO OPERATIVE DISTRICT PLAN**

**STATEMENT OF EVIDENCE**

**OF PAULA ROLFE**

**FOR MATAMATA-PIAKO DISTRICT COUNCILS SUBMISSION**

**DATED 20 JULY 2022**

## SUMMARY STATEMENT

Matamata-Piako made a detailed submission on the Lockerbie Private Plan Change. The Council has worked through with the applicant those matters raised in the submission whereby agreement has been reached and support the changes made because of its submission. There are however a couple of issues to work through for clarity and changes made through the section 42A report. On this basis along with the evidence provided within the section 42A report MPDC supports the plan change and seeks the resolution of those matters being raised in this evidence.

The detailed relief sought by Matamata-Piako is collated in **Attachment A**. This identifies that there are 47 submission points and identifies that all matters have been addressed, except for one matter that relates to rule 6.3.13.

Outstanding issues relate to the following matters:

- Rule Numbering
- The use of “notes”
- The wording of Matters of Discretion in rule 6.3.13

## INTRODUCTION

1. My full name is Paula Jane Rolfe. I am representing Matamata-Piako District Council (MPDC) where I am employed as a Consultant Planner to prepare and work through Councils submission.
2. I have my own consultancy, Paula Rolfe Consultancy Ltd for almost three years. Prior to this I was Team Leader / Project Manager for the Hamilton City District Plan Review since 2010, for a period of ten years.
3. My qualifications include the New Zealand Certificate in Town Planning, Diploma of Business Studies Waikato University and am a member of the New Zealand Planning Institute and Resource Management Law Association. I have had over 40 years' experience in planning and management roles in Local Government which has related to regulatory and policy development

roles under the Resource Management Act 1991 (RMA) as well as under the Local Government Act 2002. I have also given numerous lectures at the University of Waikato through the development of the Hamilton District Plan, Ruakura Inland Port/Structure Plan and District Plan Monitoring.

4. During this time, I:
  - a. Managed a District Plan Review for MPDC bringing six former territorial authorities district plans together under the one umbrella and under the RMA.
  - b. Managed the preparation of Long-Term Council Community Plans for MPDC.
  - c. Managed the Hamilton District Plan Review whereby I also managed the development of the Ruakura Structure Plan and its plan provisions for introduction into the Proposed District Plan in 2012.
  - d. Project managed structure planning projects and plan changes.
5. I prepared Councils submission on this private plan change.

#### **EXPERT CODE OF CONDUCT**

6. I confirm that I have read and am familiar with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2014, and I agree to comply with it. In that regard I confirm that this evidence is written within my expertise, except where otherwise stated, and that I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

#### **RELIEF SOUGHT**

7. The relief sought is identified and collated in Attachment A. Attachment A also identifies that the matters have been addressed through working with the applicant and their advisors.

There are however a couple of minor matters to be addressed as follows:

- a. Rule numbering- Under the National Planning Standards it identifies how numbering should occur throughout the District Plan. Whilst the new chapter of the District Plan has attempted to meet this requirement whilst working through the latest version I have identified that rule MRZ-R(1) Permitted Activity and MRZ-R1 Performance Standards for Medium Density Residential Zone and Lockerbie Precinct as well as MRZ-R(2) Permitted activity and MRZ-R2 Matters of Discretion for Medium Density Residential Zone and PREC1-Lockerbie is confusing, although they are different.

For clarity and to ensure the numbering reflects the zone and the precinct it is suggested that the numbering of the rule for the performance standards and the matters of discretion for the Medium Residential Zone and Precinct 1 be renumbered. For example MRZ-R1 and MRZ-R2 to be rewritten as “MRZ,PREC1-R1” and “MRZ,PREC1-R2” or rewritten as “MRZ & PREC1-R1” and “MRZ & PREC1-R2”

- b. The use of “Notes” is not encouraged under the National Planning Standards and should be written as a rule. Under MZR-R2(4) RDIS Matters of Discretion – Educational Facilities the following note exists:

*“Note: The matters of discretion in Rule MRZ R2(1) to MRZ R2(4) 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.”*

This should be written as a separate rule for Discretionary Activities.

- c. Within Appendix 9 – section 9.4.2 additional performance standards for subdivision and development were proposed by the applicant and were identified as Principles to be considered against. As part of Councils submission (submission 42) we sought to have these moved to the subdivision rules, which was accepted by the applicant. It has been recommended that these be included as “Matters of Discretion” as part of

the Section 42A report and whilst we don't disagree with this approach, the wording needs to be amended so that the principles read as Matters of Discretion. For example to add in those additional words to the rule as underlined or as otherwise agreed.

### 6.3.13 (v) *Matters of Discretion*

The following matters of discretion shall apply

#### a. *Connectivity and block design*

- *The extent of breaking up of block length with pedestrian linkages and/or roads.*
- *Whether the provision has been made for roads on at least two sides of the neighbourhood park.*

#### b. *Clear defined public and private realms/back and fronts*

- *The extent to which all places are clearly perceived as either public or private.*

#### c. *Active edges and architectural variation*

- *The degree to which dwellings ~~to~~ activate uses fronting onto the public areas in front of them.*
- *Whether no blank walls on the street edge.*
- *Whether garages ~~to be~~ are set back to avoid street frontages dominated by garage doors.*
- *Whether key Local Roads as shown on the LDAP ~~are to be~~ located on specified reserve edges.*

#### d. *Block and Lot design*

- *Whether residential blocks are orientated north to south so that lots generally orientate east and west.*
- *The extent rear lots are minimised.*
- *Whether wider lots are provided on corners i.e. between 12m-15m.*
- *Whether Standalone lot widths to range between 10.5m to 13.5m.*
- *Whether Lot widths for duplex dwellings ~~to~~ relate to garage size i.e. 12m for double garage and 9m for single garage.*
- *Whether Terraced housing are in blocks of no more than 6 units i.e. 4 middle units and two "book-ends".*

a) *Architectural variation*

- The extent ~~Provide for~~ *architectural variation in the built form* is provided.

Paula Rolfe  
Paula Rolfe Consultancy Ltd

Attachment A: Summary of Matamata-Piako District Council Submission

SUMMARY MATAMATA-PIAKO DISTRICT COUNCIL SUBMISSION: PPPC 56, LOCKERBIE MORRINSVILLE

Specific Provision of Submission	Support or oppose with reasons	Decision Sought	Agreed Approach
<p>1. Provide for on-site water storage and use, and water meters</p>	<p>Oppose                      The issue of water is of concern to Council, and it is opposed to not have any measures in place to mitigate the effects from development. Demand for water from reticulated water supply services is an effect of urban subdivision and development. Seasonally, such demand can place significant pressures on the urban water supply network and the natural systems that they draw on. Developing infrastructure to service new development can have both positive and adverse effects on natural and physical resources, ecosystems, and amenity values (eg water bodies). Infrastructure servicing and design should promote sustainable management solutions and work with natural features in the environment such as water bodies and incorporating where possible elements into the design of development. Water meters encourage people to use water wisely, and a fairer way of sharing cost of water because those who use less pay less. Reducing demand means less water needs to be treated, which saves money, and has longer term on how much money needs to be spent on new treatment plants, pipes, and reservoirs. Water meters will not only assist in helping to conserve water but will also avoid Council breaching resource</p>	<p>Add the following standard or similar and renumber for all activities within the Lockerbie Development Plan Area</p> <p><u>MRZ-R1(5) Water Conservation within the Lockerbie Development Plan Area</u></p> <ol style="list-style-type: none"> <li>1. <u>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:</u> <ol style="list-style-type: none"> <li>(i) <u>rainwater storage tanks with a minimum capacity of 10,000 litres for the supply of non-potable water for outdoor uses; or</u></li> <li>(ii) <u>rainwater storage tanks with a minimum capacity of 4,000 litres for the supply of non-potable water for outdoor areas, and a greywater re-use system for outdoor irrigation. The greywater re-use system shall re-use all water from bathrooms (excluding toilets) and laundry washing machines.</u></li> </ol> </li> <li>2. <u>The greywater re-use system must be installed to meet the Requirements under the Matamata-</u></li> </ol>	<p>Agreed to include:</p> <p>MRZ-R1(5) Water Conservation within the Lockerbie Development Plan Area</p> <p>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:</p> <ol style="list-style-type: none"> <li>1. 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</li> <li>2. Rainwater storage tanks with a minimum capacity of 2,000 litres for the supply on 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).</li> </ol>

	<p>consents and avoid unnecessary investment in water supply.</p>	<p><u>Piako District Council Development Manual</u></p> <p>Add a new section 6.14 the following or similar to the Matamata-Piako District Council Development Manual</p> <p><u>Section 6.14 Rainwater storage tanks</u></p> <p>1. <u>The greywater re-use system must be installed to meet the following requirements</u></p> <p>a) <u>there are safe setback distances from property boundaries;</u></p> <p>b) <u>the device uses water from a single residential building only;</u></p> <p>c) <u>the irrigation shall be sub-surface and suited to the soil type and slopes;</u></p> <p>d) <u>the greywater is not stored in any way, or treated other than primary screening or filtration;</u></p> <p>e) <u>the diversion device has a switching or selection facility so that greywater can be easily diverted back to sewer;</u></p> <p>f) <u>some form of non-storage surge attenuation is installed as part of the diversion system;</u></p>	<p>Agreed to include:</p> <p>Section 6.14 Rainwater Storage Tanks</p> <p>3. The rainwater tanks must be installed so that there are safe setback distances from property boundaries</p> <p>4. Where a development will contain more than one residential building, 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'.</p> <p>5. Separation and/or backflow prevention between potable and non-potable systems will be required in residential situations to ensure that</p>
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		<p><u>g) a coarse filter for screening out solids and oils/greases;</u></p> <p><u>h) no risk of cross contamination between greywater and drinking water supplies; and</u></p> <p><u>i) in case of sewage backflow, greywater system will shut off in times of sewage backflow.</u></p> <p>2. <u>The greywater irrigation system must be installed by an approved installer who must produce an installer's certificate demonstrating that the system meets requirements and will be installed correctly.</u></p> <p>3. <u>A greywater installer's certificate must be provided with the building consent application and the greywater diversion device must be installed by a licensed plumber who has a greywater installer's certificate from the manufacturer and the system will be inspected and verified by a building inspector. Greywater re-use system set up and maintenance instructions must be added to the Land Information Memorandum for every property installing such a device.</u></p> <p>4. <u>All new or relocated residential buildings where a rainwater storage tank supplies toilets must be fitted with separate plumbing, including backflow prevention devices, for these non-potable uses to prevent cross</u></p>	<p>public health is not compromised by cross contamination from the use of non-potable water.</p> <p>6. No outdoor taps shall be connected to the potable public water supply.</p>
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		<p><u>contamination of drinking water. Non potable water pipes between the rainwater tank and outlets (toilets and outdoor taps) shall be clearly labelled and coloured to differentiate them from potable water pipes and there shall be permanent non-drinking water signage over outdoor taps connected to rainwater tanks. Roof gutters are required to have leaf guards or screens and mosquito screens on all rain water tank vents. A restricted top-up from the public potable water supply will be provided to the tank to ensure that sufficient water to flush toilets is available.</u></p> <p>5. <u>Where a development will contain more than one residential building, e.g. a retirement home or village or a multi-unit residential development, a common rainwater storage facility with a volume of 10,000 litres per household 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'.</u></p> <p>6. <u>In both rainwater storage tanks and greywater re-use systems, backflow prevention must comply with the legislative requirements of the Drinking-water Standards for New Zealand 2005 (revised 2008), in particular, where connections to a potable water supply exist.</u></p> <p>7. <u>Separation and/or backflow prevention between potable and non-potable</u></p>	
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		<p><u>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.</u></p> <p>8. <u>No outdoor taps shall be connected to the potable public water supply.</u></p> <p>Add the following standard for the subdivision of land in 6.3.12 (i)(b)</p> <p><u>(b) Every subdivision within the Lockerbie Development Plan Area shall put in place a water meter for each individual residential unit.</u></p> <p>As an alternative, the above to be inserted in under 9.4.7 Water Conservation Methods as part of the Lockerbie Development Plan Area</p>	<p>Agreed to include water meters for each residential unit in 6.3.12</p>
2. General to MRZ-Medium Density Residential Zone	Consistency with the NZ Planning Standards	Outline all definitions that are used in the chapter with Italic wording	Agreed
3. General to MRZ-Medium Density Residential Zone	<p>For consistency with the NZ Planning Standards</p> <p>Restricted Discretionary Activities should relate to 'Matters of Discretion' and Discretionary Activities &amp; Non-complying should relate to 'Assessment Criteria' not to performance or activity performance standards</p> <p>It is noted that the existing plan relates to all matters of discretion being called assessment criteria – therefore could change to this and undertake an admin</p>	Amend in relation to all RDIS and DIS and NC rules	Agreed with minor amendments still to be put in place – see evidence

	change when the plan is fully compliant with the standards The identification of Precincts also needs to refer to the set way of writing Precinct	Where a rule relates to Precincts amend to refer to PREC1-	Agreed
4. MRZ-R(1) Outdoor Living Space (i)	Clarify wording	Reword as follows "----- <i>Except that this space may be reduced by the same <del>amount</del> <u>area</u> where balconies, decks and conservatories are provided</i> -----"	Agreed
5. MRZ-R(1) Outdoor Living Space (iii)	By imposing a limit on the height of decks is likely to trigger several resource consent applications, therefore it is proposed to delete a limit on the height of a deck	Reword as follows or similar " <i>Be located to the north, east or west of the unit. <u>Except where balconies are provided this area shall be at ground level and may include decks up to 1m above ground level</u> <del>except where balconies are provided</del> and may include decks that are connected with the rest of the outdoor living space</i> "	Agreed
6. MRZ-R(3) Home Business – Activity Performance Standards (v)	The amenity from of a 10m2 display area of goods is not conducive to a medium residential zone	Reword as follows: "A maximum area of <del>6</del> 10m2 for the display of goods for sale in addition to (iv)"	Agreed
7. MRZ-R(4)-R(11)	Delete (v) as this is a repeat of the general standards and clarify the wording to new (vi)	Delete (v) Total Building coverage not to exceed 50% Reword as follows: <i>(i) No yard or height relative to boundary rules shall apply <u>at common (shared) walls; and</u></i>	Agreed  Agreed
8. MRZ-R(6)	Performance standards are not required for demolition	Delete general performance standards for MRZ-R(6)	Agreed
9. MRZ-R(9)(vi)	Need to ensure this aligns with the NES-FW		Agreed no further action

10. MRZ-R(9) Exclusion Bullet point 2	Need to clearly outline that the earthworks are associated with a building consent	Reword as follows: <i>"are for the removal of topsoil for building foundations and/or driveways associated with an approved building consent, or"</i>	Agreed
11. Restricted Discretionary Activities Preamble	Need to include reference to MRZ-R1(5) to provide for consistency throughout the plan	Reword as follows: <i>"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."</i>	Agreed
12. MRZ-R(11) Duplex Dwelling	Need to include reference to earthworks for consideration as a RD	<i>General Performance Standards Refer Rules MRZ-R1(1) to MRZ-R1(6) and MRZ-R(9)</i>	Agreed
13. MRZ-R(11) Duplex Dwelling (iii)	Clarify wording	Reword as follows: <i>"----- . Except that this space may be reduced by the same <u>amount-area</u> where balconies, decks and conservatories are provided -----"</i>	Agreed
14. MRZ-R(11) Duplex Dwelling (v)	Repeated rule from general performance standards – all other performance standards are not listed here	Delete rule MRZ-R(11)(v)	Agreed
15. MRZ-R(11) Duplex Dwelling	For clarity reference should be made to identify that title cannot be sought for until the framing of a duplex is completed	Add in the following or similar where duplex standards are referred to <i>"viii) Refer to rule 6.3.13 (ii)"</i>	Agreed – reference to (iii)
16. MRZ-R(12)	Clarify wording	Reword as follows: <i>"Any permitted activity -----"</i>	Agreed
17. MRZ-R(13) to MRZ-R(16)	Provide for the consideration of earthworks. Also as there is a cleanfill rule within the activity table it is suggested that there could be a conflict	1. Add into the assessment criteria (worded as general performance standards) <i>"MRZ-R1(9)"</i>	Agreed

	with the earthworks rule for the Lockerbie Development Plan Area (LDPA). It is therefore suggested that an exclusion be provided in activity table 2.2.9.2 to exclude the LDPA.	2. Rule 2.2.9.2 <i>Cleanfill activities involving the deposit of 1000m3 or more of material (as measured compacted in place) except for those areas covered by the Lockerbie Development Plan Area (see rule MRZ-R(9))</i>	Agreed
18. PREC-R(3) One residential unit on lots less than 325m2	Consistency of terminology	Reword as follows: <i>The minimum lot size shall not be less than 273m2 <u>net site area</u></i>	Agreed
19. PREC-R(4) Duplex Dwellings	General performance standard MRZ-R1(4) Interface between public and private has not been included within the standards for assessment – Council considers this is one of the key matters to be considered for medium residential density housing.	Reword as follows: <i>“Refer Rules MRZ-R1(1) to MRZ-R1(3-6) and MRZ-R1(5).”</i>	Agreed
20. PREC-R(4) Duplex Dwellings (v)	Repeated rule from general performance standards – all other performance standards are not listed here	Delete rule PREC-R(4)(v)	Agreed – rule relative to total building coverage
21. PREC-R(4) Duplex Dwellings (vii)	Reword to relate to common (shared) walls only for no height and yard requirements	Reword as follows: <i>“(vii) No yard or height relative to boundary rules shall apply at <u>common (shared) walls; and</u>”</i>	Agreed
22. PREC-R(5) Terraced Housing	General performance standard MRZ-R1(4) Interface between public and private has not been included within the standards for assessment – Council considers this is one of the key matters to be considered for medium residential density housing.	Reword as follows: <i>“Refer Rules MRZ-R1(1) to MRZ-R1(3-5) and MRZ-R1(5).”</i>	Agreed
23. PREC-R(5) Terraced Housing (iii)	Repeated rule from general performance standards – all other performance standards are not listed here	Delete PREC-R(5) (iii)	Agreed

24. PREC-R(5) Terraced Housing (v)	Inconsistency as General performance standards require 50% building coverage	Either delete rule or delete reference to MRZ-R1(3)	Agreed to provide for 55% due to building definition footprint & 60% where adjoining open space areas wider than 20m
25. PREC-R(5) Terraced Housing (vii)	Reword to relate to common shared walls only for no height and yard requirements	Reword as follows: <i>“(vii) No yard or height relative to boundary rules shall apply at common (shared) walls; and”</i>	Agreed – see (vi)
26. Discretionary Activities	Requires meeting all the performance and activity specific standards – these matters should be identified as Assessment Criteria therefore it is unnecessary to include the first paragraph	Delete first paragraph under the heading Discretionary Activities	Agreed
27. PREC (6) – Any permitted or controlled activity -- -----	Consistency of terminology as there are no controlled activities  General Performance Standards No reference to activity related performance standards (assessment criteria)	Delete reference to “controlled activity”  Ensure activity related and specific standards apply	Agreed  Agreed
28. PREC-1(7) Retirement Village	Need to ensure earthworks standard is considered as part of any application	<i>Refer Rules MRZ-R1(1) to MRZ-R1(5) and MRZ-R(9)</i>	Agreed
29. PREC-1(8)	Council considers that the Lockerbie Development Plan Area (LDPA) should be abided by therefore it is appropriate to identify that any development that does not meet the LDPA shall be a non-complying activity	Add the following: <u>PREC1-(11) Development not in accordance with the Lockerbie Development Plan Area</u>	Agreed
30. MRZ-R1(2) Building Envelope	(a) To clarify the intent of rule and to ensure it can be consistently interpreted a diagram needs to be	Insert Height diagram	Agreed

	<p>provided to show how the maximum height rule works</p> <p>(b) (b)(ii) Height to boundary should apply except for the internal (common) boundaries</p> <p>(c) Yards – consistency of terminology – bulletpoint 2 should relate to accessory buildings</p> <p>(d) consistency of terminology – bulletpoint 2 (v) should relate to accessory buildings</p>	<p>Reword as follows: “(ii) For <u>common walls of duplex or terraced housing</u>”</p> <p>Reword as follows: “It is proposed to site <u>the accessory a building</u> ----”</p> <p>Reword as follows: “(v) No more than one <u>accessory building</u> is -----”</p>	<p>Agreed</p> <p>Agreed</p> <p>Agreed</p>
<p>31. MRZ-R1(4) Interface between public and private (d),(e) and (f)(iv)</p>	<p>Clarify terminology &amp; Typo</p>	<p>Reword as follows: “(d) ----- For corner <del>sites</del> <u>sites</u> with two <u>transport corridor street frontages</u>, and/or where one street frontage and a reserve on the other frontage this is required on both <del>street frontages</del>”.</p> <p>“(e)Maximum fence heights – Front and side boundary fences or walls located forward of the front <del>building line</del> <u>wall of the dwelling residential unit</u>”</p> <p>“(f)(iv) -----<del>expect</del> <u>except</u> -----”</p>	<p>Agreed</p>
<p>32. MRZ-R2(1)</p>	<p>Clarification, terminology and typo Reword heading to relate to Matters of Discretion and reword (a) to include any specific standards as Matters of Discretion</p>	<p>Reword as follows: “MRZ R2(1) <u>General Assessment Criteria</u> <u>Matters of Discretion</u></p> <p>(a) <u>The extent of non-compliance with any performance standards or activity specific standards and the degree to which this adversely affects the amenity and</u></p>	<p>Agreed</p>



	<p>The development principles have been identified in Appendix 9 and it is considered that these principles apply to any applications for development as well as subdivision.</p>	<p><i>character of the site and surrounding area;</i></p> <p>(g) The extent to which landscaping and screening is <del>uses</del> <u>used</u> to mitigate adverse visual effects; and</p> <p>Add the following:</p> <p>(i) <u>The extent to which the subdivision and development principles in 6.3.13 are met.</u></p>	<p>Agreed</p> <p>Agreed</p>
<p>33. MRZ-R2(2) Restricted Assessment Criteria – Duplex Dwelling</p>	<p>Clarification and terminology Reword heading to relate to matters of Discretion and delete “Note” under heading. Reword to require an additional Matters of discretion to consider all matters (via general performance standards and specific activity standards which need to be headed up in the rules as Matters of Discretion)</p>	<p>Reword as follows: “<u>MRZ R2(2) Restricted Discretionary Matters of Discretion Assessment Criteria – Duplex Dwelling</u>”</p> <p><del>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</del></p> <p><i>In addition to -----</i></p>	<p>Agreed</p> <p>Agreed</p>
<p>34. MRZ-R2(3) Restricted Assessment Criteria – Terrace Housing</p>	<p>Clarification and terminology Rule MRR2(1) provides the rule to consider all performance standards or activity related standards as submitted above in item 31- Note: that under item 3 above this submission requests that standards applying to RDIS are Matters of Discretion</p>	<p>Reword as follows: “<u>MRZ R2(3) Restricted Discretionary Matters of Discretion Assessment Criteria – Terrace Housing</u>”</p> <p><del>Note: These specific Restricted Discretionary Assessment criteria apply in addition to all other general assessment criteria and other assessment criteria</del></p>	<p>Agreed</p> <p>Agreed</p>

		<i>resulting from the rule mechanisms that apply to the activity</i>	
35. 5.2.2A Medium Residential Density Zone (ii)	Clarification to ensure medium residential density zone is provided for	(ii) <i>Residential activities</i>  <i>The noise level (<math>LA_{eq}</math>) as measured at any point within the boundary of an adjacent residential or medium density residential zoned site must not exceed the following:---</i>	Agreed
36. 6.2.4 Development Suitability	Amend area to align with rule as 7.5m by 15m is 112.5m <sup>2</sup> – more effective to identify the rule as 113 m <sup>2</sup> minimum so compliance is achieved	<i>Reword 6.2.4 (i) as follows: "Each lot ----- must contain a minimum of <del>442</del> 113 m<sup>2</sup> rectangular area of land ----"</i>	Agreed
37. 6.3.12 Lockerbie Development Plan Area	Clarification and Terminology as no controlled activities exist for LDPA – need to relate to Restricted Discretionary Activities  It is unclear as to what rule 6.1.2(j) relates to – needs clarification	Reword as follows:  (i) <i>Additional performance standards for subdivision using Rule 6.1.2(j). UNCLEAR what this reference is to and need to clarify</i>  <i>a) The minimum lot size shall be 600m<sup>2</sup>.</i>  (ii) <i><del>Controlled Assessment Criteria</del> Matters of Discretion See Section <del>6.4</del> 6.5</i>  (iii) <i>Non-compliance</i>  <i>Subdivision that fails to comply with the additional <del>controlled</del> standards in 6.3.12(i) above shall be non-complying activity.</i>	Clarified  Agreed  Agreed

<p>38. 6.1.3 Medium Density Residential Zone and PREC1-Lockerbie (Relates to 6.3.13)</p>	<p>Clarification to require appropriate width of lots and making it clear this relates to Terrace housing</p>	<p>Reword as follows: <i>(i)(b) <u>Minimum lot width of (front and rear boundary) for 25% of front sites shall be 13.5m in the Medium Density Residential Zone (excluding PREC1- Lockerbie).</u></i>  <i>(iii)(b)(ii) A condition of the land use consent will be that the records of title for each adjoining Terrace House is 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 Terrace House is completed.</i></p>	<p>Agreed (now 6.3.13 (ii)(b))  Agreed &amp; reworded to suit Terrace housing &amp; lots less than 200m2</p>
<p>39. 6.3 Structure Plan Areas (Restricted Discretionary Activity)</p>	<p>Clarification – add in reference to Development Plan Areas</p>	<p>Reword as follows: <i>(i) Additional Performance Standards  Compliance with the relevant Structure Plan or Development Area Plan for subdivision within the following areas:</i></p>	<p>Agreed</p>
<p>40. 6.5.4 Structure Plan Areas and Development Plan Areas</p>	<p>Clarification of wording and adding in reference for the user</p>	<p><i>“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.</i>  -----  <ul style="list-style-type: none"><li><i>Lockerbie Development Area Plan – Refer to Medium Density Residential Zone and 6.3.13,</i></li></ul></p>	<p>All Agreed</p>

		<u>Appendix 9.4 and Lockerbie Development Plan Area</u>	
41. Appendix 9: Schedule of Works 9.4 Lockerbie Development Area Plan	Within the Description and Purpose Statement, second bullet point, last point it identifies the provisions for a storage facility, subject to resource consent. This is also identified within MRZ-R(20) as a non-complying activity. It is not appropriate to anticipate such an activity for a non-complying activity resource consent application within and amongst medium residential density provisions. The applicant had the opportunity to plan for a business area within the development, which would have been more appropriate than considering a non-complying activity which is an activity that isn't provided for.	Delete "Provision for a storage facility, subject to resource consent approval"	Agreed
42. Appendix 9: 9.4.2 Additional Standards for Subdivision or Development	This section is specifically dealing with the design of subdivision and development and should be included in the standards for development and subdivision, otherwise it is considered that these may get lost. Alternatively clear references need to be made within the activity rules and subdivision rules to refer to.	To either include section 9.4 into the rules for development and subdivision or To include references within the Activity Rules and Subdivision Rules to "Refer to Appendix 9.4"	Included in Rule 6.3.13 as assessment criteria – see evidence
43. Appendix 9: 9.4.3 Transport Connections	Section 9.4.3 identifies the LDPA connections and upgrades. Council is concerned that due to the size of the development additional traffic could result in adverse safety effects on the surrounding road network, in particular along the Coronation Road corridor and the intersection with George Street.	That a Safety Assessment be undertaken, and any works required as a result of the LDPA be identified as works to be undertaken and/or a Trigger for Works within the LDPA.	Agreed to include in the DA monetary payment for the upgrade of George St/Coronation Road intersection

	Council requests that a detailed safety assessment is provided. The safety assessment should also identify any mitigation required to minimise the safety effects on Coronation Road and at the Coronation Road/George Street intersection.		
44. Appendix 9: 9.4.3 Transport Connections Figure 1 Morrinsville- Tahuna Cross- Section	There is some uncertainty regarding the Morrinsville-Tahuna Road cross-section. Council wants to ensure that there is sufficient carriageway width to allow for a compliant flush median, lanes and shoulders/cycle lane. As a starting point, Council requests that dimensions are provided on the Morrinsville -Tahuna Road cross-section. These dimensions and details could be refined with Council input in the future.	Insert into Figure 1 Morrinsville-Tahuna Cross- section dimensions	Agreed
45. Appendix 9: 9.4.9 Triggers for Works – Table 1 - Water	The trigger for the Lockerbie bore and water treatment plant needs to clearly identify 'when' the bore and treatment plant needs to be operational.	Reword as follows or similar: <del>“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”</del>	Agreed
46. Appendix 9: 9.4.10 Development Agreement	Reword the preamble to make it clear a Development Agreement is required and that it needs to be signed and agreed to prior to the decision on this plan change and be legally binding on future landowners. Reasons are to ensure that the community are not left with costs that are directly as a result of the development.	Reword as follows or similar: <del>The Council and Developer may need to enter into an agreement to be signed and agreed prior to a decision on this plan change and shall be legally binding on future landowners. for The agreement is for the provision of servicing ----</del>	Agreed to reword as proposal

<p>47. Definitions</p>	<p>The definition of 'Building Footprint' is not the same definition as provided for under the National Planning Standard. This standard definition must be used and cannot be changed.</p>	<p>Reword as follows:  <i>"For the Medium Density Residential Zone, means, in relation to building coverage, the total area of buildings at ground floor level 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.</i></p>	<p>Agreed</p>
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