

Plan Change 39, Residential Building Coverage - Summary of Decisions sought by Submitter

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS2.1	Melvin	Dinn			Plan Change 39 - Building Coverage - Residential Environment	Seek amendment	All sections over 600- 999 sqm be allowed to be subdivided into two to increase Council Revenue and affordable housing.	Submitter requests all sections over 600-999 sq m sqm be allowed to be subdivided into two.
OS2.2	Melvin	Dinn			Plan Change 39 - Building Coverage - Residential Environment	Seek amendment	Further subdivision should be allowed to increase affordable housing and Council revenue for infrastructure and civic resources.	Submitter requests all sections over 1000 sqm - 1500 sq m to be subdivided into 3 and sec on over 2000 sq m to be divided into 4- 5 subsections.
OS2.3	Melvin	Dinn			Plan Change 39 - Building Coverage - Residential Environment	Seek amendment	Any section over 3000 sqm can be subdivided into 4 plus sections to bring more Council revenue and affordable housing.	Sections in the outer suburbs are too big such as Kinloch and Acacia Bay area. Any section over 3000 sqm can be subdivided into 4 plus sections.
OS17.4	Jennifer	Molloy-Hargreaves			Plan Change 39 - Building Coverage - Residential Environment	Support	Submitter is fully supportive of Plan Change 39.	Retain Plan Plan Change 39 as notified.
OS24.1	Paul	Taylor	Classic Builders Lakes District		Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions	Support	Submitter supports the proposed increase of the maximum building coverage from 30% to 35%.	Retain proposed increased building coverage.
OS29.22	Joao Paulo	Silva	Waikato Regional Council		Plan Change 39 - Building Coverage - Residential Environment	Seek amendment	Change 1 to the WRPS has been notified and so is a 'proposed policy statement'. District Councils are required, when preparing a change to the district plan, to have regard to the WRPS under section 74(2)(a)(i) of the RMA	Give regard to Change 1 to the WRPS as a 'proposed policy statement' in the proposed plan changes.
OS29.28	Joao Paulo	Silva	Waikato Regional Council		Plan Change 39 - Building Coverage - Residential Environment	Seek amendment	Submitter seeks plan change 29 be updated in the new plan format within the National Planning Standards.	Update PPC38-43 to the new plan format provided with the National Planning Standards 2019
OS36.1	Peter	Hill			Plan Change 39 - Building Coverage - Residential Environment	Support	Submitter fully supports the proposed site coverage increase for Residential from 30% to 35%.	Retain proposed increase in building coverage.

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OS38.2	Terry	Palmer			Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions	Support	This makes sense, and reduces workload of the council to review applications outside the coverage area.	Retain as notified.
OS40.1	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 39 - Building Coverage - Residential Environment > Section 32	Support	The submitter supports the increase in building coverage in the residential are from 30% to 35% and seeks it be retained.	Support the increase in building coverage from 30% to 35% for the Residential Environment.
OS46.1	Chris	Marshall	Tukairangi Trust		Plan Change 39 - Building Coverage - Residential Environment	Seek amendment	The larger you make the allowable house coverage of a residential site the less room there is for gardens and trees that will reduce the visual impact of the built environment and contribute to soaking up carbon. People with small sections generally find large trees hard to manage and look after.	That if the council approves an increase in the building coverage maximum for new (and I guess this means established sections in the applicable area) it must set up a measurable target, and meet it, for the planting of large trees and - where size is impractical - gardens on road verges, median strips and parks and reserves.
OS48.1	Linda	Smeaton			Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions	Oppose	Submitter is concerned about the reduction of neighbours privacy, reduced access to light and sunlight, decreased quality of life, impeding natural drainage of rainfall, reducing greenery and reducing parking areas. Intensification is not necessary.	I would like the current site coverage to be retained or reduced.
OS55.1	Rick	Keehan		Enterprise Great Lake Taupo trading as Amplify	Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions	Support	Support the increase to the permitted residential building coverage in most residential environments from 30% and 35%.	Retain

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OS59.11	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 39 - Building Coverage - Residential Environment	Support	The submitter supports the proposed increase to the maximum building coverage for residential areas from 30% to 35%. The RVA considers this to be a reasonable increase that reflects the NPSUD and the need to provide for housing in the district, however does note that that exceedances of this standard will be appropriate for some developments in residential areas, such as retirement villages.	Retain
OS61.2	Kirsteen	McDonald		McKenzie & Co	Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions	Support	Submitter supports the increase in building coverage to 35%.	Retain
OS63.5	Debs	Morrison			Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions	Support	Support the proposal but limit the % to 35% to allow for good space between properties.	Increase permitted residential building coverage in most residential environments from 30% to 35%.
OS65.4	Richard	Thompson			Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions	Support	Support the proposal but limit the % to 35% to allow for good space between properties.	Increase permitted residential building coverage in most residential environments from 30% to 35%
OS79.1	Catriona	Eagles		Cheal Consultants	Plan Change 39 - Building Coverage - Residential Environment	Support	We support this change to building coverage as it brings TDC in light with other similar sized Councils and provides for additional housing within our Residential Environment, however note that permeability may need to be addressed with Residential Chapter review.	Retain

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OS98.11	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 39 - Building Coverage - Residential Environment	Support	The RVA supports the proposed increase to the maximum building coverage for residential areas from 30% to 35%. The RVA considers this to be a reasonable increase that reflects the NPSUD and the need to provide for housing in the district. The RVA notes however that exceedances of this standard will be appropriate for some developments in residential areas, such as retirement villages. Because of their functional and operational needs, retirement village and aged care facilities tend to be larger than surrounding residential housing, and may require a greater building coverage, in order to properly cater for resident needs. However, retirement villages often include a range of options to manage stormwater and provide high quality environments for their residents.	Retain
OS101.9	Jane	Penton		LWAG	Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions	Seek amendment	LWAG see that there are advantages to consolidating subdivision in the residential zone. However, we are concerned by the lack of provisions to prevent the restriction of hard surfaces in the residential zone. Hard surfaces such as paved and concrete areas mean reduced opportunities for capturing rainwater. There is increased potential for pollutant and nutrient pathways to Lake Taupo via stormwater systems.	LWAG therefore seek amending wording of the total coverage rule to have a limit on impermeable surfaces. We ask that a minimum of 10% of vegetation be retained per site

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OS104.10	Gurv	Singh	Kainga Ora		Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions	Seek amendment	The submitter seeks that the maximum residential building coverage is increased to 40%. Amendment will provide for more development potential on a site, housing typology options and is a more efficient use of land.	The submitters seek amendments to Maximum building coverage as follows: 35% <u>40%</u>
OS114.8	Alana	Delich		Taupō Climate Action Group	Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions	Seek amendment	Submitter concerned that the increase in residential building coverage from 30 to 35% will lead to increase in impermeable surfaces within the lake Taupo catchment.	Submitter seeks that solutions such as permeable driveways are promoted, and that the maximum site coverage of 50% is made enforceable by changing the wording of the maximum building coverage rule to restrict the amount of non-permeable surfacing.
OS115.16	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 39 - Building Coverage - Residential Environment	Seek amendment	That the objectives and policies of the strategic directions and Plan Changes 38 to 43 recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki as set out within Section 181 of the Settlement Act.	Amend PC 39 to recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki.
OS115.22	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 39 - Building Coverage - Residential Environment	Seek amendment	That the content and interpretation of the objectives, policies, rules and performance standards of Plan Changes 38-43 respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.	Amend Plan Changes 39 to respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.
OS115.28	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 39 - Building Coverage - Residential Environment	Seek amendment	That TDC ensure that the content and interpretation of the objectives and policies of Plan Change 38-43 reflect the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.	That TDC ensure that the content and interpretation of the objectives and policies of Plan Change 39 reflects the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.