



# WAIKATO PROPERTY INVESTORS ASSOCIATION

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# INTRODUCTION

## CKL Planning | Surveying | Engineering | Environmental

- Multi-disciplinary land development consultancy
- Established 32 years ago here in the Waikato
- 100+ staff
- Offices in Auckland, Hamilton, Tauranga and Te Awamutu

# CKL EXPERTISE



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- Resource Management Planning
- Surveying
- Civil Engineering
- Environmental/Stormwater Engineering
- Transportation Engineering



# GENERAL RESIDENTIAL SUBDIVISION



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- Minimum Lot size is 400m<sup>2</sup> net site area
- Net site area excludes access.
- Lots capable of containing a 15m diameter shape factor circle.
- Ideally need 3.6m width for access to a rear lot (sometimes less is okay)
- Council will impose conditions for service connections, entranceways, ROWs etc.

# ANCILLARY RESIDENTIAL UNITS



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- Self-contained unit built in association with the principal dwelling on the site
- Must have own kitchen, bathroom, bedroom(s), living and laundry facilities, and outdoor living
- Can be attached or detached to the principal dwelling
- Held in common ownership (i.e. cannot be subdivided)
- Land area depends on the zone
  - General Residential – 600m<sup>2</sup> (Permitted Activity)
- Only 1 Ancillary Residential Unit per site
- Maximum Gross Floor Area is 60m<sup>2</sup> (excl. garage)

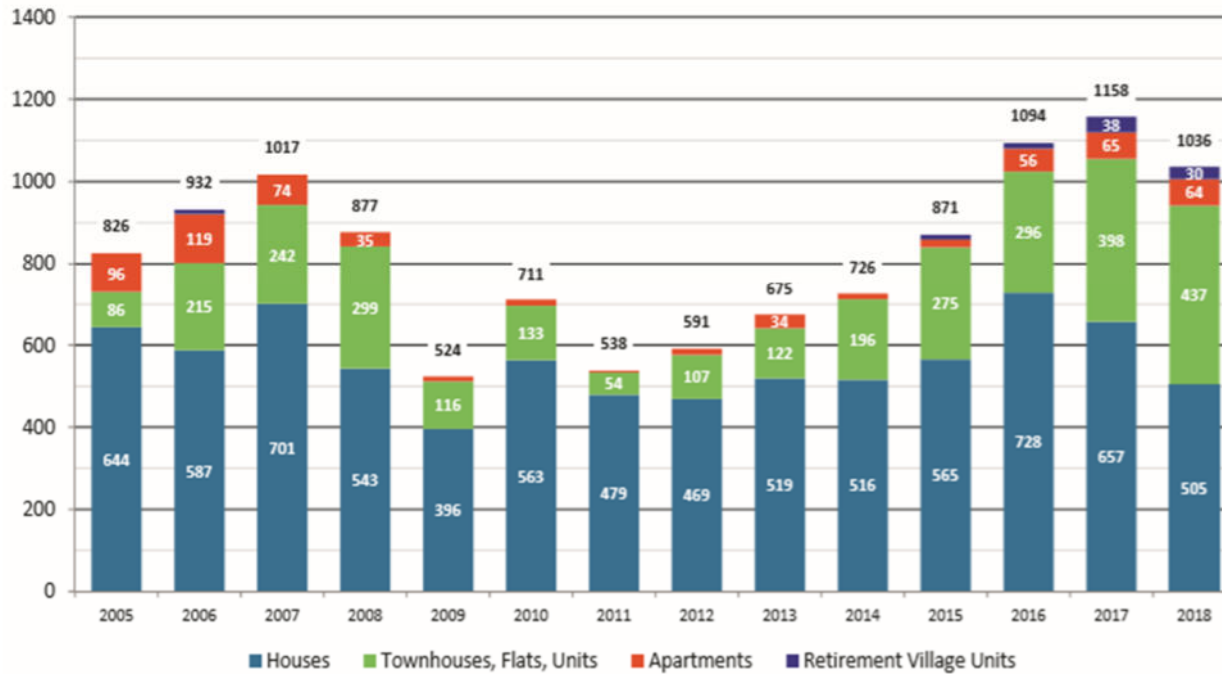


# THE RISE AND RISE OF THE DUPLEX !



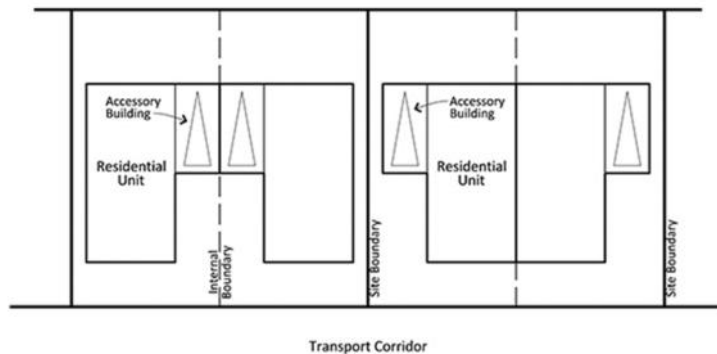
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New residential dwellings completed (CCC) by building type  
2008 to December 2018



# DUPLEX DEVELOPMENTS

- Duplex is a residential building comprising two attached units
- Located on one allotment, or two titles where subdivided
- Can be attached by accessory buildings (i.e. garage)
- They are a higher density form of development but are required to maintain a sense of open space and private on-site amenity



# DUPLEX DEVELOPMENTS



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- Duplex development requires resource consent
- Duplex development is not anticipated in all residential zones
- Corner or wide sites work best – can eliminate land area being lost to shared/rear access
- Approx. 250m<sup>2</sup> per unit works best
- An existing dwelling can potentially be converted to a duplex (by adding onto it)
- Fee simple subdivision possible



# CHANGES TO THE DISTRICT PLAN

## PLAN CHANGE 6

- Implementing some of the changes driven by Council's Regulatory Effectiveness and Efficiency Programme (REEP).
- Relaxing of certain design standards
  - Allow 3 dwellings as Permitted Activity (1 currently)
  - Allowing fee simple subdivision of apartments
  - Conversion of Cross Lease to Fee Simple title process refined
- Timeframes
  - Hearings to be scheduled, decisions mid to late 2020

# CHANGES TO THE DISTRICT PLAN

## DRAFT PLAN CHANGE 11

- Not a formal process under the RMA as yet
- Council have signalled their intent and sought community feedback (now closed)
- Key proposed changes
  - General Residential Zone density reduced from 400m<sup>2</sup> to 300m<sup>2</sup>
  - Allow apartments in General Residential Zone adjoining open spaces (parks/reserves)
- Timeframes
  - 2 years +

## WE ARE HERE TO HELP



CKL Planning | Surveying | Engineering | Environmental

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