

From: info@waipadc.govt.nz
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Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Xiaojing Zhu
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Full name of submitter	Xiaojing Zhu
Contact name (if different from above)	Oliver Bleskie
Email address	onbleskie@gmail.com
Address for service	14 Lydford Place, Glendene, Auckland 0602
Contact phone number	0204-1057014
Contact phone number	0204-1058129

This is a submission on the following proposed plan change to the Waipā District Plan

Proposed Plan Change 26 - inclusion in a character cluster of my property at 1050 Bank Street in Te Awamutu.

Could you gain an advantage in trade competition through this submission? I could not

Are you directly affected by an effect of the subject matter that - (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition? I am not

Do you wish to be heard (attend and speak at the Council hearing) in support of your submission? I do

If others make a similar submission, will you consider presenting a joint case with them at the hearing? Yes

Do you support the proposed change(s)? I oppose

The specific provisions of the plan change my submission relates to are (give details):

As described above: proposed zoning of 1050 Bank Street as part of a character cluster - opposed.

My submission is

We are OPPOSED to the inclusion of my property at 1050 Bank Street, Te Awamutu, for the following reasons:

1. Urban sprawl means unnecessary use of green areas. In times of climate change, it is more important than ever to preserve as much land as we can for agricultural use and to ensure existing ecosystems remain in tact.
2. The original quarter-acre character of 1050 Bank Street was lost long ago. Many of the sections, including that of my neighbours at 1040 Bank Street, were subdivided decades ago. In consequence, garden size not only varies enormously but architecturally speaking the street is now a motely

collection of different styles with some rather unsightly houses added in the second half of the twentieth century. Such ill-considered developments of the past are not worth giving heritage status to now.

3. Past experience shows that New Zealand is not isolated from the world's population explosion. Population pressure is notably not confined to big urban centres such as Auckland and Wellington but is felt in small towns as well. In line with these developments, Te Awamutu is in need of more residential dwellings in an around the town centre. Situated within walking distance from the town centre, Bank Street is ideally positioned to allow more ecologically oriented development in future where, through further intensification of land use, larger numbers of residents will be able to walk or cycle rather than drive into the town centre.

4. We do not have to reinvent the wheel. Experience overseas in cities such as Europe, for example, show that intensification of urban land use provides an excellent answer to increasing population pressure.

For all these reasons I am opposed to my property at 1050 Bank Street Te Awamutu being zoned as part of a character cluster.

Many thanks for your attention in this matter.

Oliver Bleskie and Xiaojing Zhu

I seek the following decision/s from Council

Residential Zone Intensification should be implemented for Bank Street as envisaged by Parliament's Amendment Act of 20 December 2021. Character clusters should be limited strictly to areas where the original style and land use have been preserved in their entirety. That is not the case for Bank Street.

Attachments