

Public Notice of Proposed Private Plan Change 12 Growth Cell T2 Rezoning, Te Awamutu

Clauses 5 of Schedule 1, Resource Management Act 1991

Waipa District Council has accepted for notification the following private plan change request to the Waipa District Plan.

In summary, the proposed private plan change request seeks to amend the Waipa District Plan by:

- Rezoning 41ha of Deferred Residential Zone to Residential Zone;
- Within the Residential Zone, provision of 9.56ha for a retirement village with the remaining land for general residential use;
- Insertion of a structure plan for the growth cell that will set out the specific layout and design guidelines;
- Amendments to the rule mechanisms to implement the design guidelines; and
- Specific staging rules for development across the structure plan including integration with infrastructure provision and supply.

The location of the site is to the west of Te Awamutu along Frontier and Pirongia Roads.

The proposal may be inspected at the following:

- Online at www.waipadc.govt.nz/planchange12
- Waipa District Council offices in Te Awamutu and Cambridge
- Waipa District Council libraries

Hardcopies may be purchased on request at a Waipa District Council office. If you have any questions about the application, please contact Tim Wilson - ph: 027 766 2995 or email: tim@placegroup.co.nz.

The following persons may make a submission on the proposal:

- The local authority in its own area may make a submission; and
- Any other person may make a submission but, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposal that—
 - adversely affects the environment; and
 - does not relate to trade competition or the effects of trade competition.

You may make a submission by:

- Send to: Freepost 167662, Waipa District Council, Private Bag 2402, Te Awamutu 3840
- Online: waipadc.govt.nz/haveyoursay
- Email: districtplan@waipadc.govt.nz
- Deliver to: Waipa District Council, 101 Bank Street, Te Awamutu OR 23 Wilson Street, Cambridge

The submission must be in Form 5 and must state whether or not you wish to be heard on your submission. Copies of this form are available from Waipa District Council.

Submissions close **5pm Friday, 27 November 2020.**

The process for public participation in the consideration of the proposal under the Act is as follows:

- after the closing date for submission, Waipa District Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where the summary and submissions can be inspected; and
- there must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
 - any person representing a relevant aspect of the public interest;
 - any person who has an interest in the proposal greater than the general public has;
 - the local authority itself; and
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Waipa District Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within 2 years of notifying the proposal and serve it on every person who made a submission at the same time; and
- any person who has made a submission has the right to appeal against the decision on the proposal to the Environment Court if,—
 - in relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal; and
 - in the case of a proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

Garry Dyet
Chief Executive
On behalf of Waipa District Council