

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Ailea Jane Martin and Brett David Street
Date: Wednesday, 29 March 2023 4:10:22 pm

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

Plan Change 26 - Residential Zone Intensification
 Proposed Character Clusters

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

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):

Proposed Te Awamutu Bank Street Character Cluster

My submission is

See attached.

I seek the following decision/s from Council

See attached.

Attachments

[AJ Martin and BD Street Submission.pdf](#) (205 kb)

Submission re Plan Change 26 – Residential Zone Intensification

Proposed Bank Street Te Awamutu Character Cluster

We are the current owners of 1030 Bank St Te Awamutu and have owned the property for over 10 years. The property is a circa 1950's 2 bedroom home with a carport, on a cross-leased section with a town house already in-situ on the rear portion of the section when we purchased it. We purchased the property noting that there were no heritage listings or specific restrictions on the property (other than the need for a Building Consent for any proposed alterations), and that although there was already a house to the rear, the front lawn was large and flat. In other words, we purchased the property believing that it had "potential".

We received the general information letter and flyer regarding the Proposed Plan Change 26 dated 15 August 2022. We opted not to make a submission. We did not receive any further information either generally or specifically pertaining to our property and were unaware that our property was being reviewed and considered as part of a Character Cluster. It was not until we received a letter from the Waipa District Council on 17 March 2023 (dated 13 March 2023) that we became aware that we were not being considered in terms of the Proposed Residential Zone Intensification on an equal basis with the majority of other Te Awamutu residential properties.

The timeframe given for late submissions (being only 8 working days from receipt of the letter) has made it a very stressful time for us. Initial submissions were not due until 30 September 2022 giving interested parties over 6 weeks to compile their submissions. We believe the short timeframe given to us is unrealistic and it has made it very difficult to source, digest and attempt to understand all of the available information prior to submitting. The short timeframe has reduced our ability to make a completely informed submission on the decisions we seek from council and we will provide further input on that at the hearing.

We **oppose** the inclusion of our property in the proposed Bank Street Character Cluster, Section 2 – Residential Zone as shown on map 59A Character Clusters Te Awamutu Waipa District Plan due to the following:

- That the Heritage/Character Report 2023 by Lifescapes was completed without any consultation with us. We were only notified of our inclusion after the report was completed via letter received Friday 17th March.
- That the PAUA Architects Ltd Character Area Review April 22 Appendix A Proposed Planning Map: Te Awamutu noted our property as an "area to be considered as essential to identified clusters". If we had been made aware of this by Council (and we believe we should have been as our property was proposed to be directly affected) we would have made a submission in September 2022. We believe we have been disadvantaged by this as the first round of submissions have been heard and acted upon in terms of alterations to the proposed plan change and we were not able to have input.
- That our property rights are being removed as when we purchased the property over 10 years ago it was not listed within a character overlay and if it had been we would not have purchased it. We purchased the property as we saw "potential" in it. Inclusion will result in the loss of our opportunity to undertake exterior modifications or alterations should we wish to do so.

- That we are on a cross lease section (already cross-leased when we purchased the property) with the property to the rear of us being Non-Character Defining where as our property is Character Defining. Given two parties own properties on the same section, it does not then seem fair and reasonable that two properties on the same section can be defined differently without one party being more heavily penalised in terms of permitted activity than the other.
- That a number of properties identified in the Lifescapes Report 7. Character Clusters Assessment Figure 35 Bank Street Study Area have not been included in Character Cluster and that a number of those properties surveyed are coded green (as is ours) or grey. Our property sits between 2 smaller clusters comprising of villas and bungalows and it seems to us that our property has been included in order to “join up” these properties and justify it as a cluster.
- That by definition (in the Lifescapes Report) a Character Cluster should encompass both sides of the street (as it does with the Rewi Street Cluster) however this is not the case with the Bank Street Cluster at the point our property is located (nor at other points along Bank Street). It seems then that the houses opposite us are not deemed significant enough to be included, therefore our property does not form part of a “cluster”. View from our property in image below.



- That the proposed rules (2A.4.1.1) in terms of permitted and non-permitted activity for our property are onerous and heavily penalise us in terms of scope and financially. It is our understanding than any exterior modifications or alterations works currently only requiring a Building Consent, would now require a Resource Consent. To even apply for a Resource Consent would involve considerable cost by way of additional design, consenting and construction costs. We believe that the proposed rules will completely restrict us from undertaking any future modifications/alterations. It is not fair and reasonable that expensive Resource Consent fees should be imposed on us for works that other property owners can undertake under a Building Consent.
- That any Resource Consent application could be notified, requiring neighbours approval.
- That alterations are only permitted to the rear of Character Defining Properties (which in our case is not possible due to the existing rear property) and that there are minimum increased set backs from the front boundary.
- That we understand our property would not be permitted the same rights in terms of the Building Consent Exemption additions announced in 2020 that other property owners are afforded.

We **support** in part:

- A single level restriction (2A.4.1.1 (q)).

We seek the following from the Waipa District Council:

- That our property be removed from the proposed Bank Street Character Cluster on Map 59A Character Clusters Te Awamutu Waipa District Plan
- That our property be removed as a Character Defining property on Map 59A Character Clusters Te Awamutu Waipa District Plan