

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Vaughan Martin
Date: Wednesday, 29 March 2023 4:22:51 pm

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This is a submission on the following proposed plan change to the Waipā District Plan
 Plan Change 26

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):

Bank Street Character Cluster

My submission is

Please refer to attachment.

I seek the following decision/s from Council

I seek that 1030B Bank Street, Te Awamutu be removed from the Character Cluster as shown on Map 59A.

Attachments

[Submission.pdf](#) (314 kb)

Introduction

I am the current owner of 1030B Bank Street, Te Awamutu. I oppose the inclusion of the property in the Bank Street cluster (as shown on Map 59A).

The dwelling at 1030b Bank Street is a non-character defining property, as stated within the Waipa District Council Heritage/Character Report 2023 by Lifescapes (dated 9 March 2023). However, I understand it has been included within the character cluster due to its proximity to character properties.

I also understand the Proposed Plan Change 26, places resource consent restrictions on development within character clusters, in an attempt to maintain the identified character of the cluster. I do not disagree with the intent of the plan change.

I value the character of some of our dwellings in the district. I own another house in Hamilton, which I consider has character value, and was included in Plan Change 12 by Hamilton City Council. I did not oppose this.

Building Type

The dwelling at 1030b Bank Street is a 1990s timber-clad townhouse. It is well set back from the road reserve and is mostly obscured by the front house from the road frontage. I do not consider the dwelling is sympathetic to the surrounding character houses.

Photo 1: 1030b Bank Street dwelling – a 1990s townhouse.



Photo 2: 1030b Bank Street dwelling fully obscured from road frontage.



Future Costs

Although the resource consent restrictions may not prevent alterations to the dwelling, they will definitely add further consultation, design, consenting and construction costs for any works requiring resource consent.

It does not seem fair and reasonable to me to burden myself or any future property owner of 1030b Bank Street, with additional resource consent associated costs, when the dwelling is currently unsympathetic to the character displayed within the cluster.

Demolition and Removal of a Building

I also note that the demolition and removal of a building within a character cluster is not a permitted activity (2A.4.1.1 (f)). This does not appear to be consistent with a 1990's townhouse, which I imagine most of the surrounding neighbours with character houses would want removed or demolished and replaced with a more sympathetic building.

I note that Waipa District Council Heritage/Character Report 2023 by Lifescapes (dated 9 March 2023) recommends that Permitted activity 2A.4.1.1(f) is amended as follows:

(f) Demolition and removal of buildings, except in character clusters and those listed in Appendix NI - Heritage Items and those on sites identified as "Character Defining" in a character cluster.

Note: This amendment appropriately ensures that demolition of character defining buildings within character clusters does not occur without assessment as a restricted discretionary activity. It creates a differentiation between "Character Defining" and "Non Character Defining" buildings in a character cluster, with the demolition of "Non Character Defining" buildings remaining a permitted activity.

This recommendation does not appear to have been carried through to the tracked changes version of the Proposed Plan Change 26. There therefore appears to be an inconsistency in approach.

Character Cluster Definition

Character Cluster does not appear to be defined with Proposed Plan Change 26. I wonder how my property can be included within something that does not have a definition.

Peer Review

I have not found any record of a peer review of the Waipa District Council Heritage/Character Report 2023 by Lifescapes (dated 9 March 2023). I consider that a peer review should be undertaken.

Conclusion

I seek that 1030B Bank Street, Te Awamutu be removed from the Character Cluster as shown on Map 59A.