

From: info@waipadc.govt.nz
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Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Rodney Kevin Ross
Date: Monday, 10 April 2023 5:59:47 pm

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Full name of submitter Rodney Kevin Ross
Contact name (if different from above)
Email address rodneyross49@hotmail.com
Address for service 517 Rewi Street, Te Awamutu 3800
Contact phone number +64-078713192

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

Plan Change 26 - Residential Zone Intensification

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):

Appendix 2A 2A.3.3.3, 2A.4.1.1 (b) (g) (q); 2A.4.1.3 (d), 2A.4.2.22 (a); 15.4.1.1; 15.4.2.1; 21.1.2.5; 21.1.2A.4

My submission is

I oppose the expansion of the character cluster areas from existing areas, in particular the character cluster overlay area for Rewi Street, and Bank Street. These areas are located very near to the town centre, schools amenities and community services. These locations should be permitted to construct dwellings in accordance with the intent of the NPS-UD. This will increase residential density should the owners choose it for appropriate development, reduce emissions by having development in areas where people can walk, cycle, or scooter, and reduce the demand of Council services, instead sprawling infrastructure that increases the provision of and demand for services.

I seek the following decision/s from Council

That the Council remove the Rewi Street and Bank Street character cluster from the amendments.

Attachments