

From: info@waipadc.govt.nz
Sent: Tuesday, 20 September 2022 1:50 pm
To: Policy Shared
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Elaine Ruis

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

Proposed 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 not

If others make a similar submission, will you consider presenting a joint case with them at the hearing? No

Do you support the proposed change(s)? I support in part

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

Under the proposed new rules, neighbours will not be able to object to developments happening nearby if all the requirements and standards of the Waipā District Plan are met. Council is not required to inform or advise neighbours of all new buildings, so the first that neighbours might be aware is when construction starts. However, any new construction will still have to meet Building Code requirements.

My submission is

Overall I support the changes, but would like some additions as follows:

That council is required to provide notice to neighbours of construction so they have advance notice of works and can plan accordingly.

That Council restricts the type of building allowed, to remove the "sausage house" style or other non desirable type of build out of keeping with the existing character (as per Auckland council)

That council extends the submission period to match that of Hamilton council in order to take note of any helpful information that they receive that allows this legislation to be modified as much as possible to suit the areas in question
 That Waipa council investigates the possibility of returning a negative response to the legislation, objecting to its implementation as per the Christchurch Council, which gives support to the argument against the legislation especially if the government changes in 2023.

I seek the following decision/s from Council

To decide in favour of adding the points as per the submissions above in the plan change.