

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: Submission 01- PC14 - Terence Maxfield West
Date: Sunday, 14 July 2024 12:32:02 pm

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Full name of submitter Terence Maxfield West

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Contact phone number [REDACTED]

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

Plan change 14

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? Yes

Do you support the proposed change(s)? I oppose

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

1. The funding of the change by council.
2. Lack of any independent assessment of the proposal.
3. Adverse impact on surrounding residents.
4. Lack of evidence supplied that more industrial land is required in the area.

My submission is

1. Should council be funding a plan change submitted by a private developer, who will likely benefit from the proposed plan
2. There does not appear to have been any independent assessment or report on the proposal. Council has simply relied on information and reports provided by the plan change . Given rate payers are funding the proposed change I would like to see the justification for this and the benefits rate payers will receive from it.
3. Being an area of not insignificant size, there are likely to be significant effects on the local environment. These could range from traffic volumes and flow, noise, light pollution. I don't believe it

is acceptable to leave these considerations until a specific consent request is received. They need to be covered off at the outset.

4. What is the justification for the change. Given there has been a large area of industrial land between the expressway and Hautapu Rd on the market for several years, there is hardly a shortage of this zoning .

It appears the council are pandering to the whim of the two large businesses in the vicinity, without regard to the local residents or the rate payers in general.

I seek the following decision/s from Council

I would like answers or responses to the issues raised above. At this stage no specific wording is required as overall justification for the proposal is not evident.

Attachments