

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Joan and Robin Cuff (joint submission with L&M McDowell)
Date: Friday, 28 October 2022 12:47:22 am

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Full name of submitter Joan and Robin Cuff (joint submission with L&M McDowell)
Contact name (if different from above) Bruce Cuff
Email address [REDACTED]
Address for service [REDACTED]
Contact phone number 0064-0211900258

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

Plan Change 20. Northern Precinct Expansion

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):

1. Plan Change should be Public and include wider catchment
2. Visual effects not adequately assessed to Rukuhia Neighbourhood zone
3. Traffic control measure to limit traffic to Raynes Rd questionable and thus effects are too
4. Infrastructure Assessment doesn't consider nearby Neighbourhood zone which should be considered concurrently given; proximity to Industrial land, national shortage of housing, the creation of jobs to enable workers to live in immediate vicinity of employment opportunities as well as maximising residential yields so to limit effect of population growth on arable land.
4. Consultation completed inadequate and information not made available when contacted
5. The Plan Change submission refers future development rights and an extension of Industrial Land area towards the Neighbourhood Centre, but no assessment of effects for these included. Is this part of submission or not?
6. Stormwater solutions does not consider wider catchment (comprehensive stormwater) and effect of

future Waka Kotahi Rd works (overlay shows this will compromise proposed solution) and other developments in wider catchment. This may impact best outcome for community

My submission is

Whilst generally support concept of Plan Change, the submission also needs to consider sound integrated infrastructure planning of immediate area and given Council's stakeholding should be a public submission? An example would be to ensure any development at Northern Precinct to include provision of infrastructure to Neighbourhood Zone development. The Neighbourhood development would therefore be able to be reclassified from 4,000m² minimum lot size to allow development densities in accordance with those of Hamilton City Council rules as applied to Peacockes Rd development. This would be in keeping with National Policy for providing denser developments in key areas urban areas close to employment opportunities and major centres.

Submission to be re-presented following adequate consultation with locally impacted community and proper consideration of the effects on the current Neighbourhood Zoned areas

Development shall be limited until State Highway Rd works undertaken to minimise effect of increased traffic flow on local community unless further explanation as to how traffic generation mitigation measures actually achieved.

Stormwater solutions for Northern Precinct should be developed as part of a wider Comprehensive Stormwater Consent which includes consideration of Neighbourhood Centre, State Highway Road Works and Pedestrian linkage to Peacockes planned for Middle Road. This is standard fare and given the scale of developments proposed, should be considered more thoroughly.

I seek the following decision/s from Council

Make Plan Change Public and integrate with wider catchment planning of Rukuhia Neighbourhood Centre including density and timing of developments

Integrate Infrastructure Planning with cross district-boundary infrastructure planning

Require specific outcomes from Waka Kotahi's new Highway works as a condition of Northern Precinct Expansion

Review and consult upon issues raised with immediate neighbours

Confirm/limit future growth of Precinct alluded to in submission

Attachments