

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Anna O'Brien
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This is a submission on the following proposed plan change to the Waipā District Plan

Proposed Plan Change 26 to the Operative Waipa District Plan

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):

Height criteria affecting privacy, not requiring off-street parking, how required infrastructure is paid for, that Waipa is caught in the high-density housing zone at all, effect on the character of the town.

My submission is

I strongly oppose that Waipa is caught in the high-density changes by national government at all. I personally have already been affected by the changes, buying and building in a quiet area with strict covenants, that now has no privacy thanks to a high-density development going up right next door. This has already led to increased costs to make changes to my property to try to claw back some privacy. People (including myself) moved to Cambridge precisely because of the character of the town. Because it has/had a unique character, a required aesthetic, because it is small, friendly, boutique and personal. Removing the authority of the District Council to preserve the intimate community of our town will be detrimental to the strength of community. Parking is already becoming scarce due to rapid development, and if we do not require off-street parking for intense 3 storey developments, this will exacerbate an already growing problem. We are also trying to make our streets safer for cyclists,

and this is undermined by encouraging more vehicles to park on roadsides. Developers will be the ones to make money from the undermining and intensification of our lovely town. They should incur the costs of upgrading infrastructure, including roading, stormwater upgrades etc. If high-density houses must go ahead, to reduce stress and uphold the closeness of our community, the high density developments should be grouped together, so existing privacy, light, noise levels are not eroded, and new infrastructure can be established to meet the demands of the new builds. Erecting 3 storey buildings amongst settled residences is an intrusion that will negatively impact the mental health and well-being of the residents of Cambridge, by changing the quiet, private, peaceful nature of Cambridge, which is the very reason we love living here.

I seek the following decision/s from Council

I appreciate that the Waipa council and the majority of Cambridge residents strongly oppose this amendment. I would like Waipa Council to add additional consent requirements and try to uphold the character of Cambridge as far as they are able. The negative changes in privacy, busyness, noise and parking take a mental toll on those impacted. I would also appreciate the Council communicating to residents any impact they can have to reverse this plan change - voting included.

Attachments