

From: info@waipadc.govt.nz
Sent: Wednesday, 28 September 2022 7:31 am
To: Policy Shared
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Marcia Lawrence

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Full name of submitter Marcia Lawrence
Contact name (if different from above)
Email address [REDACTED]
Address for service [REDACTED]
Contact phone number [REDACTED]
Contact phone number [REDACTED]
Contact phone number [REDACTED]

This is a submission on the following proposed plan change to the Waipā District Plan
Proposed Plan Change 26 which affects overall property development within Cambridge

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 not

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 oppose

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

My concern is allowing uncontrolled building development within the existing community putting strain on existing amenities. Destroying the environmental aesthetics of streets and undue stress for current property owners regarding who have little to no say on development nearby.

My submission is

Submission re Proposed Plan Change 26 to the Operative Waipa District Plan

I would like to place on record my anger and concern regarding the imposition of 'Plan Change 26' new building regulations. While I fully understand the need to control the amount of Green Belt land being subjected to housing development in the major cities of New Zealand, these regulations will lead to significant harm to the natural environment, the architectural merit and the heritage and character of towns such as Cambridge, Te Awamutu and Kihikihi.

Larger, more unified, developments (for example, St Kilda in Cambridge) must surely be a more sensible solution? Due regard can then be paid to the provision of necessary infrastructure to support the new buildings and their residents, as well as the practical requirements needed to support much higher density housing. Council documentation mentions the

potential impact on pipes, roads and “other infrastructure”, but appears not to consider the day-to-day impact that these measures may have on the lives of local residents. Consider, as just one example of this, the question of parking, which developers will have no obligation to provide. Nor is there any mention of any requirement to invest in improved public transport provision. Buildings under multiple occupancy have multiple cars and will require sufficient space in which to park them; anything else is chaotic and potentially dangerous. How will parking be controlled to avoid cars littering the streets, potentially blocking emergency access and refuse collection vehicles?

I understand that the new regulations effectively remove any rights that residents may have to object to new development in their area. Given that the value of the land to developers is entirely derived from the existing community, the new rules disproportionately benefit the developer at the expense of the homeowner. While any fall in property values from ill-conceived planning may just be the next opportunity for a developer, for the residents involved, it can be financially ruinous, with no recourse or right to compensation from either developers or the local councils. Put bluntly, these rules constitute a veritable developers’ charter: they can make a “quick buck” on any available land at the expense of local residents, whose quality of life may be left in tatters. You say that there are no rights of appeal on these decisions; while this may be true in isolation, I firmly believe that residents will use their ultimate right to appeal - their votes at the ballot box - if these ill-considered changes are imposed upon them.

A knee jerk reaction from government and regulators is a poor solution to the problem and I would implore you to consider the complex issues these new regulations will raise in greater detail.

Yours faithfully

Marcia Lawrence

This letter is also written on behalf of my Mother Irene Lawrence.

I seek the following decision/s from Council

I am also writing on behalf of my Mother who lives in 60 Addison Street Cambridge. I also reside at the same address but also spend time in the UK.

We are very concerned about such reckless development within Cambridge which can destroy the fabric of the neighbourhood, amenities etc.

You can contact me via email: [REDACTED]

Attachments