

**From:** info@waipadc.govt.nz  
**Sent:** Friday, 30 September 2022 7:38 am  
**To:** Policy Shared  
**Subject:** External Sender: Waipā District Plan - Plan Change Submission Form 5 - Kellie Pearson

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**Full name of submitter** Kellie Pearson

**Contact name (if different from above)**

**Email address**

**Address for service**

**Contact phone number**

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

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**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 support in part

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

Qualifying matters

**My submission is**

I support councils opposition to the mandatory changes to the district plan. I am a local planner living in Cambridge and am concerned that unregulated development would destroy the character of our town and put unnecessary strain on infrastructure and community facilities. Also roading and traffic effects. I support a cautionary approach and the use of qualifying matters to assess appropriate development, and would want council to consider if any other qualifying matters could be overlayed beyond those shown in the proposed map. I am particularly concerned with effects on amenity values and the need to protect amenity for residents. I support appropriate development and understand the need for housing, but wide scale unregulated development with rules allowing density of this nature will have many unintended consequences for many years to come. Proceed cautiously please, as I'm sure you are trying to do. Thank you

**I seek the following decision/s from Council**

Use as many qualifying matter overlays as you can to dampen the implementation of wide scale unregulated change and ensure higher density developments are appropriate for our town and environment. Thank you.

**Attachments**