

## Summary of Primary Evidence for IPI Hearing, Waipa District Council PC26

### Re: The Character Area review/Character Cluster as part of the Proposed Plan Change 26.

**Graeme & Lucy Campbell, 17 Hall Street, Cambridge.**

#### Summary:

On 26<sup>th</sup> March, we made a submission (**no 88**) supporting in part the proposed changes to PC26.

The basis for our partial support of these changes were that:

- we did not think being included in the Character Cluster was in our best interests personally, and financially.
- we felt that our property, falling within the Lower Hall Street Conservation Cluster, stood alone and was not joined in any way to other similarly listed houses within that cluster. Indeed, the six properties on our own boundary and the three properties opposite were considered homes of no significant heritage value.
- we felt that changes would hinder our enjoyment of our own property.
- we felt that the changes would result in financial detriment of having to go through the Resource Consent process for any alterations/upgrades to our own home and if there were potential development in our area.

We asked for the Council to suitably address the issues we submitted and/or remove our property from the proposed Lower Hall Street Conservation Cluster.

Since our submission, we have read the Rebuttal Statement from Carolyn Joy Hill, Heritage Consultant (19 April 2023). In her statement, she makes note under **Site-Specific Modifications**, 2.7, of our request to remove our property from an identified character cluster. This was addressed in more detail by her in 2.8 and Appendix A, where she stated:

“Discontinuing the cluster to the north of these properties as shown above (i.e. removing these furthestmost properties) is a reasonable end point in light of the non-character defining status of 21 and 24, and the dividing line of Brock Place (north of no. 21)”.

In Appendix A, Ms Hill makes the following comments

“Discontinuing the cluster at no. 23 (east side) is a reasonable end point, given the dividing line of Brock Place on its southern boundary, and the fact that no. 17 is categorised as a non-character defining site”.

Her recommendation is as follows:

“The following recommendation is made in light of the discussion above and in response to Submissions 88 and 99. - Delete no. 17, 21 and 24 Hall Street from the Hall St / Hamilton Rd character cluster. Recolour-code the Character Cluster Statement map (DG1) accordingly. It is noted that the Character Street 6m setback rule would continue to apply along this length of street”.

We wish to agree with the comments and recommendation of Ms Hill of 19 April 2023, and if Waipa District Council agree with this recommendation, then we wish to be officially notified and that the Waipa District Council take the appropriate steps to remove our property from their current Lower Hall Street Heritage Cluster.

**Graeme & Lucy Campbell**