

Evidence of Adrienne Olsen submitted on Friday 17th September 2021

Introduction

My name is Adrienne Olsen (Associated Chartered Accountant) and the owner of 111 Taylor Street Cambridge purchased 11 September 2020 as our retirement home.

Qualifications and Experience

I have a business studies degree from Wintec Hamilton. I have 47 years of experience in Corporate Accounting, 36 years of my career included fraud investigation. I am a past chairperson of the Institute of Chartered Accountants Waikato Bay of Plenty Branch and spent several years on their National Corporate Committee in Wellington.

Background Facts for Inclusion

Today I'm going to take a few steps back to when the district plan allowed infill compact housing was entered into the district plan. When compact housing was suggested in our area of perhaps up to two buildings on this size land. No one could have imagined that a design like Warren and Wendy Hodges

I have put in a submission against this resource consent being granted for the building of 5 sets of two story glorified flats by applicants Warren and Wendy Hodges at 109 Taylor Street Cambridge. They are trying to squeeze the dwellings onto a small 1012sq metres of land.

It is my opinion that these are the background facts.

5 August 2020:- 109 Taylor Street Cambridge purchased by Warren & Wendy Hodges.

They paid \$175000 over the asking price of \$625000 specifically to build what Christopher Beer has since designed for them.

18 August 2020:- Hodges Projects Company Incorporated 8092697 (Appendix AO1 Attached) for this project.

8 December 2020:- Warren emails proposal pack for us to have a look at. (Appendix AO2)

In that pack it clearly states that: *"There is no obligation to sign the affected persons form and no reasons need be given"*

16 January 2021:- Warren tells Bill James that Adrienne & Murray were going to approve his proposal, much to our surprise.

17 January 2021:- Warren comes over to discuss what we thought of the proposal. Summarised as below.

Non-compliance was raised and we asked why he intended to put up a proposal that was clearly totally non-compliant with the Waipa District Plan.

Warren replied that it was the only site he could find and that compliant plots of land that were suitable would cost him too much.

We told him the foot print of proposal was grossly excessive.

We went on to suggest another unit behind would be acceptable (the normal in our area) and he wouldn't need to consult with us as having a second unit would naturally comply and would be in keeping with ALL other properties in Taylor Street.

We suggested that he sell the property and buy land that does comply.

Warren said he would not compromise on the current proposal and he would see how it flies.

Warren went onto say he needed to have 5 units to make a millions dollar profit.

Warren proposed a meeting with a Gareth Moran. He went onto tell us that he actively sort out Gareth, as Gareth new the inner workings of the Waipa District Council and he knew how to push the non-compliant consent through to get granted. We told Warren that the meeting was pointless and we would not be attending the meeting due to Warren's hard line stance of no changes.

Warren confirmed there was to be no body corporate (as this would cost him more) and he was not intending to live in any of the units.

18 January 2021:- Email 1. Warren ignores our declining the meeting the day before and invites us to the meeting anyway. (Appendix AO3)

Our email address was passed on without our permission to Gareth Moran who started sending emails about Warren's project (Appendix AO4 email chain 7 emails in total). We felt unduly pressured and were hassled to accept the proposal.

Email 2. Sent ½ hour later

From: Gareth Moran [<mailto:GarethM@barker.co.nz>]
Sent: Monday, 18 January 2021 3:45 p.m.
To: Wendy & Warren Hodges <wendy@hodgee.co.nz>; amo@infogen.net.nz
Cc: billjames4@icloud.com; avrildewet@hotmail.com
Subject: RE: 109 Taylor St Terrace Housing Development

Just to emphasise your below point, the purpose of the meeting is for us to listen carefully to any concerns you might have (there are no silly ideas).

Once we have a good understanding of the potential issues, we will look at whatever compromises can be made to ensure any potential effects on your property are nullified.

Not satisfied with no reply as we were away. Gareth sends another email.

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Email 3.

From: Gareth Moran [<mailto:GarethM@barker.co.nz>]
Sent: Tuesday, 19 January 2021 10:22 a.m.
To: Adrienne & Murray <amo@infogen.net.nz>
Subject: RE: 109 Taylor St Terrace Housing Development

Just wondering if you would possible be able to have a phone conversation (if a meeting is not suitable)?

Email 4.

From: Adrienne & Murray <amo@infogen.net.nz>
Sent: Tuesday, 19 January 2021 10:39 AM
To: Gareth Moran <GarethM@barker.co.nz>
Subject: RE: 109 Taylor St Terrace Housing Development

Just to emphasise your point below...

We let Warren know directly, with Bill James present, that we would not be attending or signing the consent form.

Email 5

From: Adrienne & Murray [mailto:amo@infogen.net.nz]
Sent: Tuesday, 19 January 2021 10:52 a.m.
To: 'Gareth Moran' <GarethM@barker.co.nz>
Subject: RE: 109 Taylor St Terrace Housing Development

Hi Gareth

Was our email not clear.

Let me know what part of it you don't understand?

Kind regards

Adrienne & Murray Olsen

Email 6.

From: Gareth Moran [mailto:GarethM@barker.co.nz]
Sent: Tuesday, 19 January 2021 11:59 a.m.
To: Adrienne & Murray <amo@infogen.net.nz>
Subject: RE: 109 Taylor St Terrace Housing Development

Adrienne and Murray

Why are you being rude.... I'm honestly trying to help you.

Option 1

We have a conversation and we do whatever we can to alter the development, this could include a number of different mitigation measures, which would be driven by yourself. Wendy and Warren really want to work with the neighbours to create something special, that will actually enhance property values in the area

Option 2

We don't have a conversation and application for resource consent is lodged without taking into account your concerns (as they are unknown). If Council doesn't consider your property to be effected (which is a realistic scenario) then you are left in a situation where the application is approved without you having any input into the outcome.

If council considers you to be potentially effected, then you will be given the opportunity to submit against the proposal and attend a hearing, which can be quite costly and time consuming (as it is generally the expectation that you engage a professional planner/lawyer to assist). At a hearing the commissioners will generally try and work with submitters to come up with a compromised position – which is what we are trying to do at this stage (rather than doing it during a hearing).

Given there is very strong policy support in the District Plan, in addition to recent government legislation, in my opinion it is very likely that this application will be approved.

I would suggest you reconsider your position to not meet with us (as it could potentially save you a great deal of time and money).

However this is ultimately your call, and the development will be advanced with or without your involvement.

After this pressure email that is full of inaccuracies of trying to scare us to attend the meeting we replied with email 7

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Email 7

From: Adrienne & Murray [<mailto:amo@infogen.net.nz>]
Sent: Tuesday, 19 January 2021 11:45 p.m.
To: 'Gareth Moran' <GarethM@barker.co.nz>
Subject: FW: 109 Taylor St Terrace Housing Development

Gareth

We were not rude we answered in the same fashion as the email you sent to us.

Obviously you did not understand my email.

So we will repeat what was sent at 10.39 below.

“We let Warren know that we would not be attending the meeting and would not be signing the consent form.

Please stop trying to bully us through email.

It is OUR rights that you are trampling on.

Please respect ours rights.

We have no issue in talking directly with Warren.

Kind Regards

Adrienne & Murray

This chain of emails shows us how determined Gareth is in pushing this resource consent through and Gareth is prepared to be economically with the truth to get his way for Hodges Projects Ltd (HPL) and is trying to turn this hearing into a rubber stamp.

26 February 2021 Resource Consent Application for 109 Taylor Street Cambridge filed with Waipa District Council by Gareth Moran agent (Appendix AO5 attached) filed under the "auspices of a "compact housing development" to construct 5 terraced houses and associated titles. Knowing full well that this proposal DOES NOT met Compact Housing for Taylor Street area.

"Garth under Comment on page 28" of this application refers to State housing in Taylor Street and he says that it would create a high bench mark in Taylor Street.

We strongly disagree with his statement because it does not follow the two dwelling compact housing development for this area.

We all know in 1960's when Two Storey State Housing was built in new subdivisions of Porirua Panmure etc. These areas were the "Latest Design by architects" at the time and since then they have turned into low social economic housing and this development would be no different.

My submission on Social and environmental character and substantial change to the amenity values on our adjoining property

The proposed units could be sold to investors for rentals and thus destroying the typical character of Taylor Street. Realistically if this proposal is approved it will down grade our property values and quality of living conditions.

Currently the whole of Taylor Street has only a few properties that have been infilled with ONLY 1 extra property and thus keeping the area a desirable place to live adjacent to the green belt and Cambridge High School.

This proposal breaks all council rules with impunity for decent social environmental living for Taylor Street

A current example is at 113 Taylor Street on the other side of our property. There is infill of ONE dwelling being built at the rear in keeping with the compact housing overlay and character of the area. The owners did not need our consent as they have complied with council the bylaws.

Gareth has read today his statement on Page 9 that our statement above should not be given any weighting in the decision making process.

In fact our statement is highly realistic with the example I have given on State housing and should have a weighting in your decision making process.

This resource application breaks all council rules with impunity for decent social environmental living for us in Taylor Street.

The precursor to this hearing was all about bullying, keeping costs down, maximizing profits without any consideration for the neighbours and neighbourhood.

In accountancy this is called avaricious greed.

(One person is obsessed on making maximum money showing a total disregard to persons they are affecting around them.)

This Resource Consent application in my opinion has been shown for what it is “Totally Non-compliant” and we are asking based on facts for this application for the consenting authority to reject as it currently stands.

Introduction and Qualifications

My name is Murray Olsen. I hold a Bachelor of Arts Degree from Massey University. The degree was in Geography which included Environmental and Urban Studies. I currently teach Geography at Tokoroa High School and I am also a Property Developer in the South Waikato.

The Specific Parts of the application that my submission that I am going to speak to are:-

Permeability of site and flooding potential

Pressures on Infrastructure

Lot Design

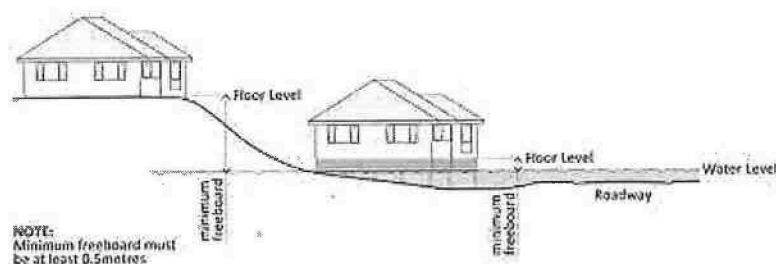
Fence design

Foot print non compliance

We are an adjacent property to the development, and this will have a major impact on our property and the environs in which it is located.

Permeability of site and flooding potential

11 June 2021:- Waipa DC sent a letter for 111 Taylor Street and has included the property in a Flood Hazard zone area. (Appendix AO9)



Above taken from Waipa District Council Flood Mapping



Our house at 111 Taylor Street Cambridge

Flooding is one our major concerns. Properties at 107,109 and our place at 111 Taylor Street are at the lowest points of the entire street. Of all properties our dwelling is the only property at ground level (Photo shown above). We have included a photograph below of the

2017 flooding of the front of the three properties. I am informed that Taylor Street has a long history of flooding. Which indicates the council has not been able to eliminate the problem.

Reference to Titus Consulting Engineers Report (Appendix AO6 Attached)

Page 11 2.6 *Flooding*

Council maps show no ponding or flooding in the area.

This shows the Titus report on flooding in the area is totally wrong.

If the development of 109 is granted it must lead to an increase in flooding in our neighbourhood. This would be the result of a huge increase in the non-permeability of the surface area. Permeability rates of ALL proposed 5 terraced houses fails to comply by more than 50%)

You can see below that Not one of the proposed dwellings meet the minimum standard of 30% permeability.

Rule 2.42.43 (Waipa District Plan, Page 32)

Provision (f) requires at least 30% of the net site area shall be made up of permeable surfaces

NONE of the lots can meet the requirement as follows:-

Lot1 = 26.6%

Lot2 = 5.2%

Lot3 = 13.6%

Lot4 = 10%

Lot5 = 13.3%

The total permeable area for 109 Taylor Street site is 14%



Photo taken outside of 109 Taylor Street flooding and ponding in 2017

The development includes soak holes, these will concentrate water and will quickly saturate the soils and substrata.

The driveway has the biggest non permeable surface and will increase the surface run off and discharging into Taylor Street and adjacent properties.

Environmentalists all agree with global warming there will be increased storms, weather bombs and rainfall. eg Auckland 2021 recent floods.

Photographic evidence provided shows that with this development the situation will only get worse and will have a major impact on our property and the environs in which it is located.

Pressures on Infrastructure

Traffic issues.

We have noticed a steady growth in traffic density and there is already a problem with parking and through traffic. This is the result of the increase in vehicles used to attend Cambridge High School by students on weekdays. Weekends are equally hectic with the use of sport fields, dog obedience fields and the cyclist circuit for competition.

We live in the congested part of the street and the council has recognised this and has recently added speed reduction judder bars along this section. The proposed large footprint of 10 plus cars and visitors will only add to this problem.

Sewerage Issues.

We have noted and informed council of a sewerage type smell in our area. The council informed us that there have been previous several reports about this very issue. We are concerned that such a big development will exacerbate this problem.

Lot Design

“Subdivision within the urban limits shall not create more than two rear units”, under the District plan.

This proposal is to create four rear units. Again totally non-compliant and this is another reason to reject this proposal.

Fence Design

Our boundary fence with 109 Taylor Street to be kept in its current form.

Foot print non compliance

The footprint proposed at 109 Taylor Street is agreed by ALL the experts at this hearing that the proposal is non complaint with the District plan.

The site fails to meet the minimum area of 2000 sqm under the compact housing rule (2.4.2.43), by approximately half (being 1,012sqm). Therefore, whilst the site is within the compact housing overlay, the intent of the policy overlay is clearly to enable compact housing in sites that are at least 2000sqm in area for a development like this. Given the

direction of the compact housing rule, we as the owner of 111 Taylor Street could never reasonably anticipate a development of this nature to occur on this site.

The high density of this housing proposal is obscene in my opinion, being above the norm and character for the street

The application is an attempt to push the boundaries of the district for the compact housing overlay to the extreme.

As Warren Hodges said to us early in the process "*We will see how it flies*"

We are surprised that we are at this meeting today, as the council should have already have rejected the proposal for non-compliance under its own bylaws.

I have recently subdivided a property in the South Waikato and in order to get Resource Consent, I have had to comply with all the by law requirements of our district plan, otherwise it would not have been granted.

Councils are required to provide for their communities Health and Safety and Equality under the law for ALL its citizens.

By allowing such a development to go ahead the Waipa District Council would be breaking its own bylaws, therefore making such bylaws worthless.

Why not just let urban development run rampant, which is exactly what the application does.

Bylaws should be enforced for the good of ALL

Comments I wish to make on Gareth Moran Statement

Assessment for environmental effects Page 37 11.0 Other Matters (Section 104 (1) (c)

Precedence

This is a naïve suggestion.

He claims that this development will not create a precedence, however, based on history this is not correct as other developers will use this example as it becomes common knowledge in Cambridge to have their developments granted.

He tells us in his statement that other developments like this will be built.

Changing the character forever of Taylor Street and therefore a less desirable place to live in.

We see this development is just the thin end of the wedge and all residence in Taylor Street need to be aware of this.

Comments I wish to make on Christopher Beers Statement

We have heard this morning from Christopher Beer telling us what a glossy development he has put on paper on behalf of the applicants and how the applicants want you to believe it is the best thing since sliced bread.

We are going to tell you why his information is irrelevant as the proposal is a nonstarter as it totally” “Non-compliant” with the overlay of the district plan and this application should be rejected outright.

In the proposed plan he has tried to trick us into believing that square pegs can go into round holes, by squeezing the 5 glorified flats onto a tiny piece of land.

I wish to draw your attention to the following points that I have noticed in his report.

Page 4 15. *Design brief is for 5 dwellings*

However in his conclusions on Page 11 No. 46 the arrangement is now for two buildings.

He is trying to mislead us that by calling it two buildings as in reality it is 5 dwellings!. We dispute his interpretation as it is fanciful and ask that this paragraph is not relevant and should not be given a weighting in the decision making process.

Page 7 paragraph 31 references are for Auckland we are Waipa District Council and paragraph is not relevant and should not be given a weighting in the decision making process.

Page 7 point 32 is a fanciful suggestion that if he had 2000sq metres of land he would have suggested putting 10 sets of flats on a piece of land that size. While this statement is not relevant in this application it shows you how determined the applicants are to be non-compliant with this application.

Page 9 point 44 Christopher has said *No Comment has been provided on overlooking the rear of our premises of 111 Taylor Street.*

So we will provide this hearing with the information on overlooking our property at the rear and losing our privacy completely.

We do not have a “standard backyard” as shown in the view on page 9. The outdoor covered living space was specifically designed for privacy and includes multi-coloured night lighting and clear see through all-weather protection blinds. We have spent considerable funds on developing an extensive entertainment area and will now have NO privacy at all from dwelling 3 upstairs window as shown on page 9.

The last 7 pages of Christopher Beers statement presented today has no relevance to this hearing (as it refers to Auckland) and ask that these pages are not relevant and should not be given a weighting in the decision making process.

On the correct size piece of land Christopher’s plan would be ideal and we will make no further comment on his statement

I seek the following decision from the consent authority:-

This application shows a gross disregard for council regulations & other issues that we have identified, and in turn consequently has shown total disregard for the adjoining residential properties.

We are having to make a submission on an application that does not comply with council regulations and the proposal should have been stopped earlier. It raises the real question of why does our have council bylaws, when proposals like this are up for consideration.

The proposal in its arrogance makes it look normal for our area when it is clearly not..

We are asking the consent authority for this proposal not to be granted.

We would support 109 Taylor Street being subdivided into two properties as is the character for the rest of the street.