

BEFORE WAIPA DISTRICT COUNCIL

UNDER the Resource Management Act 1991 (**RMA**)

IN THE MATTER OF an application by Kelly Road Investments Limited for resource consent for a Compact Housing Development at 3 Kelly Road, Cambridge (LU/0125/23).

Statement of corporate evidence of Zane Beckett on behalf of Kelly Road Investments Limited.

DATED 15 March 2024

INTRODUCTION

1. My name is Zane Beckett and this statement is in support of the application for resource consent on behalf of Kelly Road Investments, which involves the creation of a six-unit, compact housing development at 3 Kelly Road, Cambridge.
2. I am the owner of ZB Homes and a Share Holder at Kelly Road Investments.
3. I have worked in the greater Waipa area for 25 years and have been a part of a number of large projects, from both a residential, commercial and industrial perspective.
4. I have extensive experience working in the Waipa District and am familiar with the planning regulations and Council requirements.
5. I'm always committed to delivering quality developments to the Waipa District.
6. I have read the evidence of Gareth Moran (planning), Frank Pierard (Urban Design) and Stan Kingma (Architectural) and the Legal Statement from Phil Lang.

Scope

7. My statement will address the following matters
 - (a) Background to Kelly Road investments.
 - (b) Recent experience with developments in Waipa.
 - (c) Project Vision.

Background to Kelly Road Investments

8. My business partner Josh and myself have created what we think is a fantastic amenity for this side of Cambridge with the Medical Centre and supportive businesses and tenants. We purchased 3 Kelly Road with the intention of creating some smart compact housing for staff of the medical practices and locals alike to support this area and create a live work type environment.

Recent experience with developments in Waipa

9. I have been involved in the following previous projects within Cambridge
 - Urbanization of Kelly Road, including 18 Lot subdivision, full road and services upgrade.

- Hamilton Road Medical Center Complex, consisting of a Medical Centre, Pharmacy, Radiology, gymnasium, supermarket, café.
- Coleridge Street – Compact Housing Development consisting of 10 Units.
- We have just started earthworks at 33 Abergeldie Way where we are doing 87 sites with a mixture of stand-alone, duplex and terraced houses.
- Just finishing Haultain Estate subdivision in Te Awamutu with 73 lots.

Project Vision

10. Based on my experience, there is a significant shortage of smaller three-bedroom units in Cambridge.
11. Cambridge has become a destination for athletes and young professionals who don't want the maintenance burden of large sections. Thus, there is a significant gap in the market for dwellings of this nature.
12. There is also a significant shortage of low maintenance rentals for professionals.
13. The C2 Structure Plan area and the Objectives and Policies of the District Plan encourage higher density developments in certain areas of Cambridge; in close proximity to reserves and commercial areas. As such, significant time and money was expended to conceptualise a quality development of this nature.
14. On this basis, 3 Kelly Road was purchased to create a high-quality compact housing development which aligns with the policy direction of the District Plan, whilst also filling a vacancy in the housing market.
15. Up until this point, the process has cost circa \$50,000. This has included variations to the plans in an attempt to alleviate the concerns of Council's Consultant Urban Designer.
16. No notification process was required as part of the Cambridge Medical Center Development, which arguably contained a much wider spectrum of effects.
17. We have attempted to work with the neighbouring residents; and have added further amendments to the plans in order to mitigate any potential visual effects. We continue to want to work with the neighbour.
18. In my view, the proposal will create an overall betterment to the area, which will enhance property values; including that of the adjoining property.
19. Higher density housing is going to become much more prominent in Cambridge, especially in areas in close proximity to reserves and greens belts. This is also encouraged by central government and regional planning. Whilst the development

may look 'different' to what currently exists in the area, it represents a snapshot into what the future anticipated density looks like.

20. Council's Urban Designer has suggested that the development should be *broken* in order to avoid effects on the adjoining landowner. As referenced in evidence from Mr Pierard, the breaking of the unit will not result in any material visual benefits to the adjoining landowner. In addition, this requirement would ultimately reduce a unit from the development. In my view, the reducing of a unit, in favour of a 'gap' is not an appropriate outcome and makes a big difference to financial viability.

Conclusion

21. In conclusion, I respectfully ask that the Hearings Panel grants the application as lodged and now modified.

Zane Beckett

Dated 15 March 2024