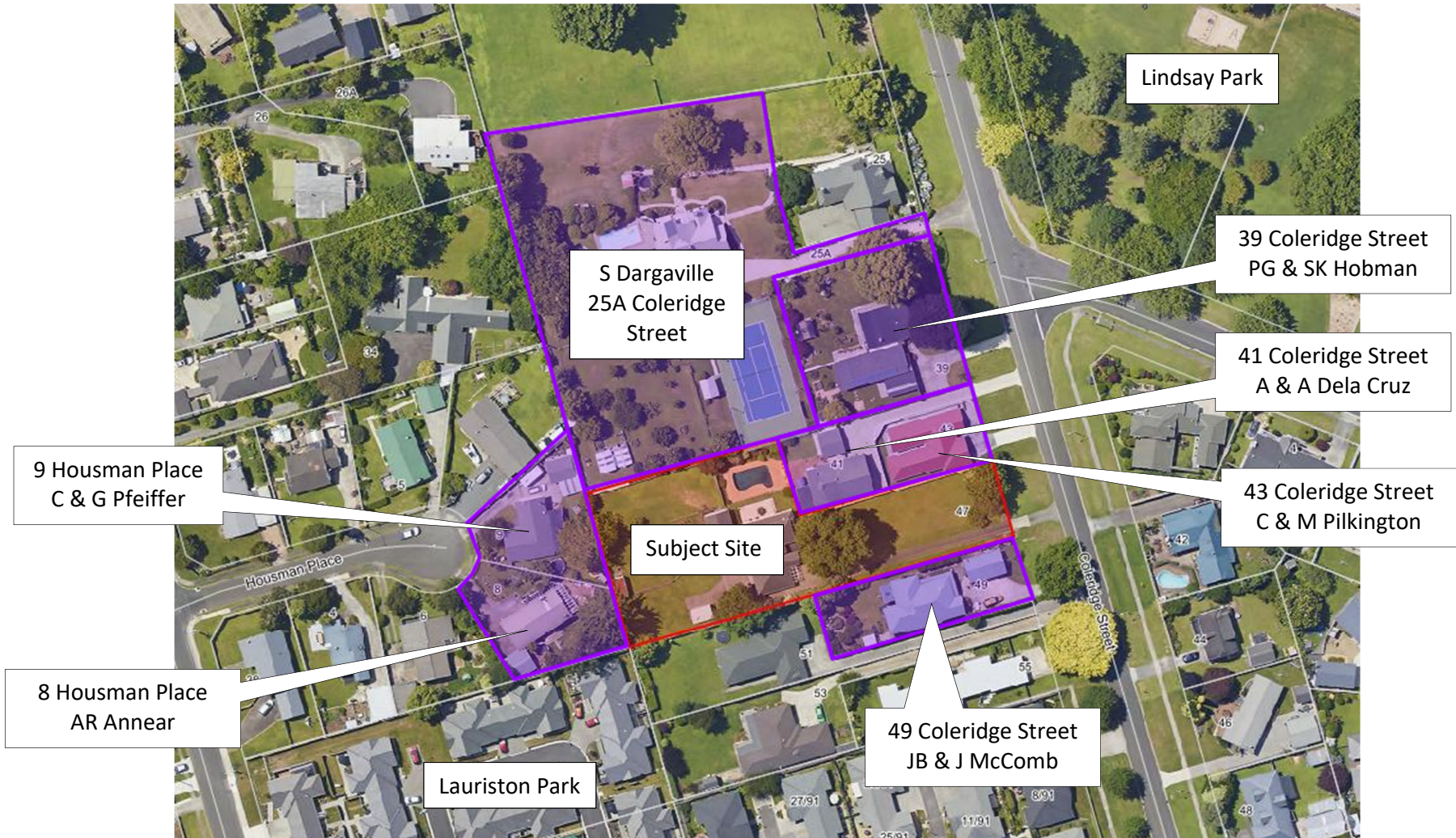


## **Appendix 4**

Location of Submitter's Map, Summary of Submissions and Copy of Submissions

### Location of Submitter's Map



## Summary of Submissions

Submitter #	Address	Submitter name	Support /Oppose /Neutral	Wish to be heard?	Summary	Relief Sought
1	25A Coleridge Street	Scott Dargaville	Oppose	No	<ul style="list-style-type: none"> <li>▪ The change to zoning from Residential to Compact Housing be declined;</li> <li>▪ Any development should be compliant with District Plan;</li> <li>▪ Two storey dwellings will overlook property and result in loss of privacy, noise, constrain future development and affect property value;</li> <li>▪ Other impacts and concerns include:                             <ul style="list-style-type: none"> <li>▪ Adverse impact on character of Coleridge Street;</li> <li>▪ Increase health and safety risk as result of increased traffic;</li> <li>▪ Construction effects (i.e. vibration and heavy vehicles)</li> <li>▪ Reduced water pressure;</li> <li>▪ Stormwater runoff;</li> <li>▪ Number of non-compliances with District Plan; and</li> <li>▪ Collection of soil samples.</li> </ul> </li> </ul>	Decline application
2	43 Coleridge Street	Margaret and Craig Pilkington	Oppose	Yes	<ul style="list-style-type: none"> <li>▪ The area is not zoned for Compact Housing;</li> <li>▪ Concerns regarding:                             <ul style="list-style-type: none"> <li>▪ The breaches of non-compliance (i.e. internal boundaries and road boundary setback);</li> <li>▪ Increased traffic on Coleridge Street and resulting parking;</li> <li>▪ Rubbish and berm collection;</li> <li>▪ Infrastructure servicing (i.e. wastewater, stormwater, and water supply);</li> <li>▪ Loss of trees; and</li> <li>▪ Property value impacts.</li> </ul> </li> </ul>	Maximum of 5 compliant dwellings on site

Submitter #	Address	Submitter name	Support /Oppose /Neutral	Wish to be heard?	Summary	Relief Sought
3	41 Coleridge Street	Amanda and Arvin de la Cruz	Oppose	Yes	<ul style="list-style-type: none"> <li>▪ Development will compromise quality of life, privacy and property values;</li> <li>▪ Concerns regarding: <ul style="list-style-type: none"> <li>▪ Close proximity of outdoor living areas from Units 3 and 4, and height of Unit 5;</li> <li>▪ Traffic effects (including parking);</li> <li>▪ Infrastructure effects;</li> <li>▪ Construction effects (i.e. noise and vibration); and</li> <li>▪ The number of breaches of non-compliance with District Plan.</li> </ul> </li> </ul>	Decline application
4	49 Coleridge Street	James & Janet McComb	Oppose	Yes	<ul style="list-style-type: none"> <li>▪ Development will compromise quality of life, privacy and property values;</li> <li>▪ Concerns regarding: <ul style="list-style-type: none"> <li>▪ Traffic effects (including parking);</li> <li>▪ The number of breaches of non-compliance with District Plan;</li> <li>▪ Character and Amenity effects; and</li> <li>▪ Rubbish and berm collection.</li> </ul> </li> </ul>	Compliance with 500m <sup>2</sup> minimum net lot area provision
5	8 Houseman Place	Andrew Annear R	Oppose	No	Development will compromise property values, quality of life, and privacy	Compliance with 500m <sup>2</sup> minimum net lot area provision
6	9 Houseman Place	Gustave & Caroline Pfeiffer	Oppose	No	<ul style="list-style-type: none"> <li>▪ 10 lot development not permitted and infringes Residential Zoning provisions.</li> <li>▪ Development should be built in a Zone where it is permitted or scaled down to comply.</li> </ul>	Decline application. Allow maximum of 5 compliant dwellings on site.

Submitter #	Address	Submitter name	Support /Oppose /Neutral	Wish to be heard?	Summary	Relief Sought
7	39 Coleridge Street	Peter & Susannah Hobman	Oppose	Yes	<ul style="list-style-type: none"> <li>▪ Compact housing should not be allowed to destroy the well-established areas of Cambridge and should be restricted to green field development;</li> <li>▪ Development will compromise quality of life, amenity and property values;</li> <li>▪ Concerns regarding: <ul style="list-style-type: none"> <li>▪ Traffic effects (including parking);</li> <li>▪ Noise Effects:</li> <li>▪ Loss of Privacy; <ul style="list-style-type: none"> <li>○ The number of breaches of non-compliance with District Plan;</li> <li>○ Infrastructure effects; and</li> <li>○ Rubbish and berm collection.</li> </ul> </li> </ul> </li> </ul>	Decline application

# Submission on a Notified Resource Consent Application

## Form 13



Sections 41D, 95A, 95B, 95C, 96, 127(3) and 234(4),  
Resource Management Act 1991

This is a submission on an application from (name, address & activity) -Meridian Asset Management  
47 Coleridge Street, Cambridge - 10 Lot Compact Housing Landuse & Subdivision: In conjunction with  
LU/0288/20

I am/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

I am/am not directly affected by an effect of the subject matter of the submission that—

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

The specific parts of the application that my submission relates to are:

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My submission is:

Support parts or all of  Oppose parts or all of  are neutral parts or all of   
include—

- the reasons for your views.

PLEASE SEE ATTACHED

I seek the following decision from the consent authority:

give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought

WHAT THE APPLICATION TO CHANGE THE ZONING FROM  
RESIDENTIAL TO COMPACT HOUSING BE DECLINED AND  
ANY DEVELOPMENT OF THE SITE BE COMPATIBLE WITH WDC/RMA  
REGULATIONS & RULES.

I wish (or do not wish) to be heard in support of my submission.

- I do wish to be heard in support of my submission  
(this means that you will speak at the hearing)
- I do not wish to be heard in support of my submission  
(this means that you will not be advised of the date of the hearing and will not speak at the hearing)
- If others make a similar submission I will consider presenting a joint case with them at the hearing.

You must tick one of the boxes above, otherwise it will be deemed that you do not wish to be heard and we will not advise you of the date of the hearing.

- I have served a copy of my submission on the applicant.  
(this is required by section 96(6) (b) of the Resource Management Act 1991)

I ~~request~~/do not request\*, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the local authority.

Submitter Name: SCOTT DARGONVILLE

Signature of submitter: [Signature]  
 (or person authorised to sign on behalf of submitter.) (A signature is not required if you make your submission by electronic means.)

Date: 27.2.21 Contact person: SCOTT DARGONVILLE  
 (name and designation, if applicant)

Postal address: Box 769 Cambridge  
 (or alternative method of service under section 352 of the Act):

#### Notes to submitter

If you are making a submission to the Environmental Protection Authority, you should use form 16B.

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

If you make your submission in hard copy please deliver to Waipa District Council, 101 Bank Street, Te Awamutu or 23 Wilson Street, Cambridge or post to Private Bag 2402, Te Awamutu 3840

If you make your submission by electronic means, a signature is not required. Electronic submissions on resource consent applications must be directed to [submissions@waipadc.govt.nz](mailto:submissions@waipadc.govt.nz).

If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

#### Privacy information

The information you have provided on this form is required so that your submission can be processed under the RMA. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission.

**NOTIFIED RESOURCE CONSENT APPLICATION BY MERIDIAN ASSET MANAGEMENT FOR  
SUBDIVISION AND LANDUSE CONSENT APPLICATION FOR A COMPACT HOUSING DEVELOPMENT  
47 COLERIDGE STREET, CAMBRIDGE**

**SUBMISSION FROM SCOTT & SUZANNE DARGAVILLE, 25A COLERIDGE ST.**

**We strongly oppose the proposed re-zoning of the Property from Residential to Compact Housing and request that development of the Property be in full compliance with Residential Zoning.**

The reasons for our view are:

- 1) The Proposed development will result in five Units, all with a setback of 2m from the boundary of our property. Four of these Units are two storied with windows over-looking our property. In addition, all have their outdoor living area against our boundary. This will inevitably result in:
  - a) A loss of privacy and unacceptable noise which will damage the character of the area and our quality of life;
  - b) Seriously constrain any future property developments;
  - c) Undoubtedly adversely affect our property value.
  
- 2) Other impacts and concern include:
  - a) The adverse impact on the character of Coleridge St and the neighbouring area;
  - b) The increased Health & Safety risk as a result of increased traffic flows. This is particularly pertinent to us and our neighbour Ms Patricia Wallace, 25 Coleridge St, due to our shared driveway being down the hill and out of sight from motorists coming from further up the road towards the Property. This is compounded by the driveway being on the intersection of Bryon St.
  - c) Vibration during construction (note that the currently property experiences vibration from heavy vehicle traffic on Pope Terrace (due to rough road surfaces?));
  - d) Reduced water pressure (note that at times we currently experience low water pressure);
  - e) Runoff of storm water onto our property;
  - f) The number of non-conformances with Rules and Regulations in the Application;
  - g) We also wish to point out that soil samples referred to in the Titus Report (page 14), were taken without our approval and when approached the workmen did not accept that they were trespassing and were unapologetic.

**SIGNED**

Scott Dargaville ( & on behalf of Cameron Dargaville)

Suzanne Dargaville

Endorsed by Patricia Mary Wallace, 25 Coleridge St.

DATED:

14.02.21



# Submission on a Notified Resource Consent Application

## Form 13



Sections 41D, 95A, 95B, 95C, 96, 127(3) and 234(4),  
Resource Management Act 1991

This is a submission on an application from (name, address & activity) -Meridian Asset Management  
47 Coleridge Street, Cambridge - 10 Lot Compact Housing Landuse & Subdivision: In conjunction with  
LU/0288/20

I am/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

I AM  
~~I am/am not~~ directly affected by an effect of the subject matter of the submission that—

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

The specific parts of the application that my submission relates to are:

Please find attached

My submission is:

Support parts or all of  Oppose ~~parts or~~ all of  are neutral parts or all of   
include—

- the reasons for your views.

Please find attached

I seek the following decision from the consent authority:

give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought

Max 3 dwellings being fully compliant with residential zoning and designed to fit in with the surrounding area

I wish (or do not wish) to be heard in support of my submission.

- I do wish to be heard in support of my submission (this means that you will speak at the hearing)
- I do not wish to be heard in support of my submission (this means that you will not be advised of the date of the hearing and will not speak at the hearing)
- If others make a similar submission I will consider presenting a joint case with them at the hearing.

You must tick one of the boxes above, otherwise it will be deemed that you do not wish to be heard and we will not advise you of the date of the hearing.

- I have served a copy of my submission on the applicant. (this is required by section 96(6) (b) of the Resource Management Act 1991)

opp  
Mr  
②

do not

I request/~~do not request~~\*, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the local authority.

Submitter Name:

Craig and Margaret Pilkington

Signature of submitter:

M. Pilkington C. P. M. P.  
(or person authorised to sign on behalf of submitter) (A signature is not required if you make your submission by electronic means.)

Date:

4/3/2021

Contact person:

(name and designation, if applicant)

Postal address:

(or alternative method of service under section 352 of the Act):

43 Colevidge st Leamington  
Cambridge 3432

### Notes to submitter

If you are making a submission to the Environmental Protection Authority, you should use form 16B. ?

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

If you make your submission in hard copy please deliver to Waipa District Council, 101 Bank Street, Te Awamutu or 23 Wilson Street, Cambridge or post to Private Bag 2402, Te Awamutu 3840

If you make your submission by electronic means, a signature is not required. Electronic submissions on resource consent applications must be directed to [submissions@waipadc.govt.nz](mailto:submissions@waipadc.govt.nz).

If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity. ?

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
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To Whom It May Concern.

Re: Application Number: SP/0155/20 & LU/0288/20  
 Applicant: Meridian Asset Management  
 Address: 47 Coleridge St Leamington Cambridge  
 Proposed activity(s): 10 Lot Compact Housing Land use & Submission.

As direct neighbours of the above proposed development, we at 43 Coleridge St (Craig and Margaret Pilkington) are strongly opposed to the above application.

1. The area involved is not zoned for Compact Housing. The sections involved would have to be re-zoned involving public consent. We have not been advised of the intention to change zoning. The sections on the plan are less than the minimum of 500 squares, as required for a residential zoning in Waipa. We are a central residential location in Cambridge and do NOT want our neighbourhood changed to accommodate an invasive, overpopulated, squeezed housing development in our area.
2. We are opposed to the breeches of compliance i.e. Internal boundaries are too close and the front property is under the required distance from the berm.
3. **Traffic Obstruction.** Coleridge Street is already a busy street as it is a through road via: Raleigh Street to the supermarket and other services provided in Leamington. Coleridge St is too narrow for the increased traffic that will be a subsequent problem, as the dwellings in the proposed development have single garages and the option for a 2-car family will be parking on the road or the berm. This creates a severe hazard as it blocks vision up and down the road for us and our neighbours when reversing out of our driveways. Traffic flow will be greatly increased and elderly residents including residents living in Lauriston Park will be affected by the hazard also. **EMERGENCY vehicles** such as ambulance and fire services will be severely compromised when attending an emergency as the parked cars on the berm and the road will block a clear run through up or down the street.
4. No room for rubbish put out or removal as the berm will have excess cars from the Compact Housing Development parked in the way.
5. Drainage, Storm water, Water Supply and water pressure will be severely compromised as there is barely sufficient infrastructure now.
6. The loss of mature trees in the area is incompatible with our town plan-parks etc.
7. The value of our property will be severely reduced due to number of extra dwellings that do comply with the WDC District plan Residential zoning. Our quiet neighbourhood will be not the peaceful and pleasant place to live like it is now.

Craig and Margaret Pilkington, 43 Coleridge St, Leamington, Cambridge 3432

*C. Pilkington*  
*M Pilkington*

17/3/2021  
 17/3/2021

# Submission on a Notified Resource Consent Application

## Form 13



Sections 41D, 95A, 95B, 95C, 96, 127(3) and 234(4),  
Resource Management Act 1991

This is a submission on an application from (name, address & activity) -Meridian Asset Management  
47 Coleridge Street, Cambridge - 10 Lot Compact Housing Landuse & Subdivision: In conjunction with  
LU/0288/20

I am/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

I am/am not directly affected by an effect of the subject matter of the submission that—

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

The specific parts of the application that my submission relates to are:

The applicants request to change rule 15.4.2.1 (a) from having minimum lot areas of 500sqm to much smaller lots (10) is not compliant with the District Plan (dated 1 July 2020).  
(PLEASE SEE ATTACHED DOCUMENT)

My submission is:

Support parts or all of  Oppose parts or all of  are neutral parts or all of   
include—

- the reasons for your views.

Having 10 dwellings (compact housing) with a projected 200 car movements per day will greatly impact on our quality of life, our privacy and the value of our property and neighboring properties.  
(PLEASE SEE ATTACHED DOCUMENT)

I seek the following decision from the consent authority:

give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought

We seek the plan application to be declined regarding the development on 47 Coleridge St. Any resubmission should be FULLY COMPLIANT with Residential zoning rules.

I wish (or do not wish) to be heard in support of my submission.

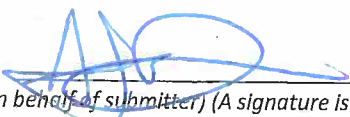
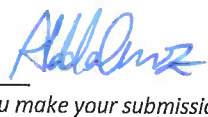
- I do wish to be heard in support of my submission (this means that you will speak at the hearing)
- I do not wish to be heard in support of my submission (this means that you will not be advised of the date of the hearing and will not speak at the hearing)
- If others make a similar submission I will consider presenting a joint case with them at the hearing.

You must tick one of the boxes above, otherwise it will be deemed that you do not wish to be heard and we will not advise you of the date of the hearing.

- I have served a copy of my submission on the applicant. (this is required by section 96(6) (b) of the Resource Management Act 1991)

I ~~request~~/do not request\*, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the local authority.

Submitter Name: ARVIN DELA CRUZ & AMANDA DELA CRUZ

Signature of submitter:    
(or person authorised to sign on behalf of submitter) (A signature is not required if you make your submission by electronic means.)

Date: 17-3-2021 Contact person: ARVIN DELA CRUZ  
(name and designation, if applicant)

Postal address: 41 COLERIDGE STREET, CAMBRIDGE 3432  
(or alternative method of service under section 352 of the Act):

#### Notes to submitter

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- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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NOTIFIED RESOURCE CONSENT APPLICATION BY MERIDIAN ASSET MANAGEMENT FOR  
SUBDIVISION AND LANDUSE CONSENT APPLICATION FOR A COMPACT HOUSING DEVELOPMENT

47 COLERIDGE STREET, CAMBRIDGE

Submission from  
A & A DELA CRUZ, 41 Coleridge  
Street,  
on the Proposed Sub-Division &  
Development of  
47 Coleridge Street, Cambridge.

**Submission from Arvin & Amanda Dela Cruz, 41 Coleridge Street.**

NOTIFIED RESOURCE CONSENT APPLICATION BY MERIDIAN ASSET MANAGEMENT FOR  
SUBDIVISION AND LANDUSE CONSENT APPLICATION FOR A COMPACT HOUSING DEVELOPMENT

47 COLERIDGE STREET, CAMBRIDGE

**Submission from Arvin & Amanda Dela Cruz, 41 Coleridge Street.**

Summary of Application

The Application dated 19 Nov 20, requires a Zone change from Residential to Compact Housing and sub-division, thereby enabling construction of 10, separate title (180 – 242m<sup>2</sup> blocks), 2- and 3-bedroom dwellings, (including 2 storeys) on the 3035m<sup>2</sup> site.

Overall Comment

**We strongly oppose the proposal to change the Zoning of the property from Residential to Compact Housing – and oppose any Overlay or Discretionary Use that undermines the rules of the current Residential Zone.**

Additionally, we expect that any redevelopment of the Property will be in full accordance with the Waipa District Council's Plan (dated 1 July 2020) as has been required by other property developments in the area.

The proposal - if allowed to proceed at its current state has numerous knock-on effects, and will have harmful consequences to our privacy, property values, and quality of life.

We chose Cambridge for its character and lifestyle (which are all self-evident and these values are virtues which the Council itself champion) in choosing where to settle. We believed Cambridge is the best place to get away from the busy and dense lifestyle that we chose to avoid – and believe that Cambridge has values that fit to an inclusive and safe environment for families. The proposal will unequivocally fail to do this at both levels of policy and spirit.

Further to this, our privacy will most certainly be affected most notably with Units 3 & 4, where these will be uncomfortably close to our indoor and outdoor living areas. Additionally, we have concerns with Unit 5's effects on our property with the unit being multi-storey. Not to mention the other safety concerns regarding vehicles, stormwater and waste management, and environmental issues this will undoubtedly cause.

Moving here from densely populated areas (such as Auckland, Hamilton) we have lived first-hand what intensification of this nature can bring – we must not let this happen and find ways to expand that is sustainable to Cambridge's environmental characteristics.

Finally, we have very strong concerns as to the issues and undoubted complications a project of this size and scope will bring – as we have an infant, we worry as to the constant digging, boring, and safety issues that is consequential to building 10 dwellings. Any prolonged outage (of internet or electricity) or extreme proximity and noise is simply unacceptable.

**Submission from Arvin & Amanda Dela Cruz, 41 Coleridge Street.**

**NOTIFIED RESOURCE CONSENT APPLICATION BY MERIDIAN ASSET MANAGEMENT FOR  
SUBDIVISION AND LANDUSE CONSENT APPLICATION FOR A COMPACT HOUSING DEVELOPMENT**

**47 COLERIDGE STREET, CAMBRIDGE**

Reasons for our view

1. Material Loss

If the proposal is to proceed, it is our view that ourselves and the neighbouring properties will suffer a material loss of:

- Quality of life/amenity and
- Property values.

**This is unacceptable.**

2. Loss of Privacy.

We will be adversely impacted by some loss of privacy due to the extreme closeness of the units on Lots 2, 3, and 4. This is exacerbated even more so by any multi-storey dwelling(s) which will be directly over our indoor **and** outdoor living areas.

This will have adverse effects to key aspects of our living and night spaces, in particular where are our infant's room is situated.

3. Noise

Together with other Adversely Affected Persons and other neighbours, we will be adversely impacted by noise. Given the current nature of the environment, including the proximity to Lauriston Park Retirement Village, this is unacceptable.

4. Failure to conform & comply with Waipa District Policies, Plans & Rules

The Application contains numerous non-conformances and seeks variance to Policies, Plans and Rules, many of which, in our view, have the potential to seriously adversely impact on ourselves and the greater neighbourhood. These include:

4.1. *Cambridge's Character*

The Policy for Cambridge is stated as being "To maintain and enhance Cambridge's character" in which:

- 2.3.1.1 requires "Providing for development that is of a low density, one or two storeys, and set back from road frontages to enable sufficient open space for planting of trees and private gardens:"

*The proposed development will require the complete removal of thirteen mature trees and have insufficient land to establish "Planting of trees and private gardens." In addition, it can be anticipated that the proposed construction will impact on trees on some neighbouring properties.*

*It is also relevant to note that Mr JD Wallace (deceased) and Mrs Patty Wallace (25 Coleridge St) contributed very significantly to developing the Character of the Street*

**Submission from Arvin & Amanda Dela Cruz, 41 Coleridge Street.**



**NOTIFIED RESOURCE CONSENT APPLICATION BY MERIDIAN ASSET MANAGEMENT FOR  
SUBDIVISION AND LANDUSE CONSENT APPLICATION FOR A COMPACT HOUSING DEVELOPMENT**

**47 COLERIDGE STREET, CAMBRIDGE**

*and wider area by donating the land in front of 25 Coleridge St to WDC & then undertaking to fund the complete development of Lindsay Park for the benefit of the community. Furthermore, when the original property of 25 Coleridge St was subdivided in Dec 2011, it provided for generous sized sections specifically to ensure that the Character of the Street was maintained and further developed.*

If the Application to proceed it will have a serious adverse impact on the Character of the Street and materially damage the Quality of Life for all residents of adjacent properties and other residents of Coleridge St.

*4.2. Site coverage & permeable surfaces*

2.3.2.6 and 2.3.2.7 requires "that all sites have sufficient space to provide for...on-site stormwater disposal ...by maintaining a maximum site coverage requirement for buildings in a Residential Zone."

The Application specifically notes that details regarding disposal of stormwater (by soak pits) will be dealt with at a later stage. Given the history of surface flooding in the area and runoff down Coleridge St and pooling in Lindsay Park, this is not acceptable. It needs to be clearly identified how roof stormwater and driveway and other covered areas will be effectively drained in accordance with the appropriate Regulations (regardless of Zoning). Also, if this is not addressed appropriately there is a risk that run-off will flow onto adjacent properties.

It is noted too that Fig 3 of the Subdivision Plan states that the "Ex w/w connection to be removed" on the boundary of our property (41 Coleridge St) plus 43 & 47 Coleridge Street.

This is located close to and/or under a fence and will have a significant impact on this property (as well as 43 Coleridge).

*4.3. Comprehensive design and development*

2.3.5.1 require that in-fill housing is designed by:

- "Ensuring that developments effectively relate to the street, existing buildings, and adjoining developments in the neighbourhood; and
- Retaining of existing trees and landscaping within the development where this is practical; and ...
- Mitigating adverse effects related to traffic generation, access, noise, vibration and light spill"

The proposed development will seriously adversely affect adjacent neighbours and road users in a number of ways including:

*4.3.1. Dwelling Locations*

- We will be seriously adversely affected by both the proximity to and the height of the proposed dwellings, particularly the two storey units #3 & #8 respectively.
  - This will compromise our standard of living (indoor and outdoor) and privacy, as well as the aesthetics of our property.

**Submission from Arvin & Amanda Dela Cruz, 41 Coleridge Street.**

**NOTIFIED RESOURCE CONSENT APPLICATION BY MERIDIAN ASSET MANAGEMENT FOR  
SUBDIVISION AND LANDUSE CONSENT APPLICATION FOR A COMPACT HOUSING DEVELOPMENT**

**47 COLERIDGE STREET, CAMBRIDGE**

- Furthermore, it can be anticipated that it will have an adverse impact on ours and adjacent property values and the surrounding neighbourhood.
- It is also of relevance that Units 4 & 5 fence line are separated by only 0.252m.

4.3.2.Existing trees and gardens.

- Existing trees will need to be removed in order to construct the buildings and there is extremely limited space to plant gardens etc. This will seriously compromise and fail to adhere to the character and quality of the area.

4.3.3.In-Fill Housing

- It is noted that “in-fill” housing requires a minimum of 350m<sup>2</sup> for each dwelling (and 500m<sup>2</sup> for Residential Zone, which is currently the zoning of Coleridge Street).

***The Application does not meet the criteria.***

4.3.4.Maximum height – 2.4.2.9 (9m)

- It is important that the height does not exceed the 9m maximum in order to minimize the significant impact to our, and other adversely affected properties.

4.3.5.Maximum site dwelling coverage 2.4.2.11 (40%)

- Based on the information provided in the Application, the combined property boundaries for the 10 lots is 2048m<sup>2</sup>, which accounts for 67% of the total site area. The combined dwelling coverage for the 10 lots is 911m<sup>2</sup>. Thus, the resultant dwelling site coverage of the combined 10 lots is 45% and exceeds the Regulation of 40%. This is unacceptable.

4.3.6.Permeable surfaces 2.4.2.12

- It is unclear how stormwater drainage will be managed both during construction and for the completed dwellings.
- We would like to have been informed of the reasons that these have been as no to low impact.

4.3.7.Compact housing 2.4.2.43(b)

- States that “where there is more than one building on a site, it shall be separated from other buildings on the site by at least 3.5m.

***The Application does not conform with this requirement. Units 4 & 5 are separated by only 0.252m. This is impractical & unacceptable.***

4.3.8.Landscaping and permeable surfaces 2.4.2.43(f)

- Requires “At least 30% of net site area or unit site shall be grassed, planted in trees and/or shrubs or otherwise landscaped in a manner that retains the permeable nature of the surface.”

***The Application does not comply with this requirement and is unacceptable.***

**Submission from Arvin & Amanda Dela Cruz, 41 Coleridge Street.**

**NOTIFIED RESOURCE CONSENT APPLICATION BY MERIDIAN ASSET MANAGEMENT FOR  
SUBDIVISION AND LANDUSE CONSENT APPLICATION FOR A COMPACT HOUSING DEVELOPMENT**

**47 COLERIDGE STREET, CAMBRIDGE**

5. Vehicular traffic

The Application suggests 100 vehicle movements daily. It is our view that this figure represents the absolute best case. An alternative scenario is that each of the 25 bedrooms in the 10 Units will be occupied by someone who owns a car. In this case, there could be 25 vehicles on site (or more if some of the bedrooms are occupied by couples). WDC Notification document identifies that there could be 200 vehicle movements per day which we consider to be more realistic.

It is our view that the anticipated movement of vehicles to and from the Property represents a significant increase in the Health & Safety Risk to all who live in the vicinity (e.g., particularly when backing out of driveways such as residents at 42 Coleridge St.) as well as other road users. It is pertinent to note too, that the proximity of Lauriston Park Retirement Village exacerbates this risk, which is already recognised by the placement of the Aged Persons sign close to the Property.

It is also apparent that the allowance of 1 garage per Unit plus 3 visitor car parks is grossly insufficient to provide for on-site parking of the Unit owners/occupiers vehicles (noting 2018 census states that 60% of households have 2 or more cars) and others (visitors, couriers, trades people, etc) – and thus resulting in on-street parking.

Having seen and lived in roads completely inundated with cars (as the above statistics suggest) – poses risks not only for ambulance or other emergency access (especially pertinent to Lauriston Park) as well as exiting out of driveways safely.

In addition, the parking of vehicles on the street, or on the council berm, will be unsightly and inconsistent with the character of the area.

Notably, 49 Coleridge Street will be particularly adversely affected by such a rate of vehicle movement on the Property.

6. Other

6.1. Length and intensity of construction/works: digging, electricity/internet/utilities outages etc) expected & unforeseen, that are associated with an undertaking of this size (i.e. development of 10+ dwellings. **This is unacceptable at the proposed extent of work.**

6.1.1. As a 'work from home' professional any outage (planned or unplanned) associated with projects and works of this magnitude, is untenable and completely unacceptable.

6.1.2. Further to this, with a young infant, any prolonged work that is necessary (i.e. prolonged and increased excessive noise or affects from loss of power are damages are not risks we are willing to undertake. **This is unacceptable.**

6.1.3. Rubbish Removal: Rubbish collection from the 10 residences proposed will be difficult due to the limited frontage. There is insufficient space on which to put the bins and bags from the 10 Units without utilizing the berm of neighbouring properties. **This is unacceptable.**

**Submission from Arvin & Amanda Dela Cruz, 41 Coleridge Street.**

NOTIFIED RESOURCE CONSENT APPLICATION BY MERIDIAN ASSET MANAGEMENT FOR  
SUBDIVISION AND LANDUSE CONSENT APPLICATION FOR A COMPACT HOUSING DEVELOPMENT

47 COLERIDGE STREET, CAMBRIDGE

CONCLUSION

The Application is not compliant with the current Cambridge, Waipa District Plan and Rules.

We strongly reject that consent be granted under Discretionary Activity for the establishment of Compact Housing – or any other amendments that are not within the Residential Zoning rules for Cambridge.

The re-zoning as Compact Housing and the numerous 'non-compliances' noted in the Application cannot be considered "minor" and accumulatively represent a significant adverse effect on the Character of the Street, the amenity enjoyed presently by the neighbourhood, the material values of the properties in the street, neighbourhood and the wider area. The quality of life, privacy, and safety currently enjoyed in the neighbourhood will be destroyed.

It is absolutely clear that the Application does not conform to the Objectives and Policies of the District Plan, the Provisions of the Regional Policy Statement and the Principles of the RMA.

Furthermore, we question the complete lack of communication presented to us (e.g. the developers) especially as extremely affected parties in this matter and we (along with other adversely affected parties) have been let down due to the lack of transparency.

X 

Arvin Dela Cruz

16/3/21

X 

Amanda Dela Cruz

16-3-21

Submission from Arvin & Amanda Dela Cruz, 41 Coleridge Street.

Submission on a Notified Resource Consent Application



Form 13

Sections 41D, 95A, 95B, 95C, 96, 127(3) and 234(4), Resource Management Act 1991

This is a submission on an application from (name, address & activity) -Meridian Asset Management 47 Coleridge Street, Cambridge - 10 Lot Compact Housing Landuse & Subdivision: In conjunction with LU/0288/20

I am/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

I am/am not directly affected by an effect of the subject matter of the submission that—

- (a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

The specific parts of the application that my submission relates to are:

The Applicants request to change rule 15.4.2.1 (a) from having minimum lot areas of 500sqm to very much smaller lots (10) is not compliant with the District Plan dated 1July 2020. (See attached document)

My submission is:

Support parts or all of [ ] Oppose parts or all of [x] are neutral parts or all of [ ]

Include—

- the reasons for your views.

Having 10 dwellings (Compact housing) with a projected 200 car movements per day will greatly impact on our enjoyment of life, our privacy and the value of our property and neighbouring properties. (See attached document.) Plus ENDORSEMENTS FROM 49 & 55 COLERIDGE ST.

I seek the following decision from the consent authority:

give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought

The Applicant must comply with Waipa District Council's plan, Rule 15.4.2.1 (a) Residential Zone, with a minimum lot area of 500sqm to remain compatible with the surrounding properties.

I wish (or do not wish) to be heard in support of my submission.

- I do wish to be heard in support of my submission (this means that you will speak at the hearing)
I do not wish to be heard in support of my submission (this means that you will not be advised of the date of the hearing)
If others make a similar submission I will consider presenting a joint case with them at the hearing.

You must tick one of the boxes above, otherwise it will be deemed that you do not wish to be heard and we will not advise you of the date of the hearing.

- I have served a copy of my submission on the applicant. (this is required by section 96(6) (b) of the Resource Management Act 1991)

I ~~request~~/do not request\*, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the local authority.

Submitter Name: James Bruce and Janet McComb

Signature of submitter: J. B. McComb  
(or person authorised to sign on behalf of submitter) (A signature is not required if you make your submission by electronic means.)

Date: 14/02/2021 Contact person: James McComb  
(name and designation, if applicant)

Postal address: 49 Coleridge St, Levington Cambridge  
(or alternative method of service under section 352 of the Act)

#### Notes to submitter

If you are making a submission to the Environmental Protection Authority, you should use form 16B.

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

If you make your submission in hard copy please deliver to Waipa District Council, 101 Bank Street, Te Awamutu or 23 Wilson Street, Cambridge or post to Private Bag 2402, Te Awamutu 3840

If you make your submission by electronic means, a signature is not required. Electronic submissions on resource consent applications must be directed to [submissions@waipadc.govt.nz](mailto:submissions@waipadc.govt.nz).

If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

#### Privacy Information

The information you have provided on this form is required so that your submission can be processed under the RMA. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission.



**NOTIFIED RESOURCE CONSENT APPLICATION SP/0155/20 & LU/0288/20**

**NOTIFIED RESOURCE CONSENT APPLICATION BY MERIDIAN ASSET MANAGEMENT FOR  
SUBDIVISION AND LANDUSE CONSENT APPLICATION FOR A COMPACT HOUSING  
DEVELOPMENT AT 47 COLERIDGE STREET, LEAMINGTON, CAMBRIDGE**

**Submission from J B & J McComb, 49 Coleridge Street, on the proposed sub-division and  
development of 47 Coleridge Street, Leamington, Cambridge.**

**OBJECT:** We strongly object to the proposed change in zoning and seek to have development of the Site fully compliant with the Residential Zone for Cambridge as prescribed in the Waipa District Plan (dated 1 July 2020) where residential lots should be no less than 500sqm.

**SUMMARY OF APPLICATION**

The Application dated 29 November, 2020, requires a Zone change from Residential to Compact Housing and sub-division thereby enabling construction of 10 separate titles (180 – 242 sqm blocks), 2 and 3 bedroom dwellings, including 5 two storey dwellings on the 3035sqm site.

**OVERALL COMMENT**

**We strongly oppose the proposal to change the Zoning of the property from Residential to Compact Housing.**

We have not been able to find anywhere on the Waipa District Council website where it says that WDC have changed the District plan to allow Compact housing in the middle of a residential street. Our understanding is that this would require the RMA being involved and a public notification.

We feel that if the WDC is going to allow Compact housing that it should be fully publicly notified in the WDC District Plan. There are large new subdivisions opening in Cambridge and surely they are the place for Compact housing to be properly planned and implemented. Compact housing must not be allowed to destroy the environment of well-established areas of Cambridge and should be restricted to the new green field developments opening up in Cambridge where it will have the minimum impact on value and the lifestyle amenity of neighbouring properties.

The primary reason we chose to settle in Coleridge Street was the lovely park like nature of the area. Very little traffic, quiet and with close proximity to the town and all other amenities.

**REASONS FOR OUR VIEW**

1. **Material loss.** If the Proposal is allowed to proceed, it is our view that we and the neighbouring properties will suffer a material loss of:
  - i. **Quality of life/amenity and**

*JBL*  
*JMcC*

Page 1

*SW*  
*RW*  
*MB*

ii. **Property Values.**

2. **Vehicular Traffic.** The application suggest there could be up to 200 car movements per day, this equates to one movement every 7.2 min for 24 hours or 3.6 min over a 12 hour day. As this traffic will all go down and up the drive next to our fence line on the living side of our house we would be adversely impacted by noise, suffer considerable loss of privacy and the enjoyment of our property.

**Lot 1 – Open home for 12 months.** This is a business activity and will increase traffic movement on Coleridge Street and where will the cars park. As we presume that while it is an open home construction work will be continuing on the site with all the attendant vehicles. Coleridge Street is a residential street, with no other businesses. Therefore this is a change in the application. Why would a residential street want an open home running for twelve months.

Backing out of properties is very difficult if there is a car parked immediately opposite a driveway, due to the narrow road

**We do not consider these projected traffic problems to be less than minor.**

3. Within the 10 units planned there will be 25 bedrooms. This could mean that there could be as many as 25 vehicles on site or more. As there is not enough room on site for this many cars to park the rest will need to park on the road. The garages in the proposed units are small, the floor plans show very little storage and our guess is that quite a few residents will use their garages for storage and park their cars outside which will increase the need to park on the road. At the moment if two cars are parked on opposite sides of the road only one vehicle at a time can get past. Where Coleridge and Byron join it can be quite difficult to see if another vehicle is coming. With more cars always parked on the road this will increase the danger. The elderly residents of Lauriston Park Retirement Village find it quite difficult at times if there are cars parked on both sides of the road. This is a real health and safety issue.
4. **Non -Conformance with WDC Policies, Plans & Rules.** The Application contains numerous non-conformances and seeks variance to Policies, Plans and Rules, many of which in our view, have the potential to seriously adversely impact on ourselves and the greater neighbourhood.
5. **Cambridge's Character:** The Policy for Cambridge is stated as being "To maintain and enhance Cambridge's character" in which:  
**2.3.1.1** requires "Providing for development that is of low density, one or two storeys, and set back from road frontages to enable sufficient open space for planting of trees and private gardens.  
**The proposed development will require the complete removal of thirteen mature trees and will have insufficient space to establish the planting of trees and private gardens.**
- 5.1 Site coverage and permeable surfaces 2.3.2.6 and 2.3.2.7 requires that all sites have sufficient space to provide on site stormwater disposal by maintaining a maximum site coverage requirement for buildings in a Residential Zone. **The application specifically notes that details regarding disposal of stormwater, by soak pits, etc will be dealt with at a later stage. With the history of surface flooding in the area and runoff down Coleridge St and pooling in Lindsay Park, this not acceptable. The Application surely needs to clearly identify how roof stormwater and driveway and**



- 5.2 **other covered areas will be effectively drained in accordance with the appropriate Regulations, regardless of Zoning. It is noted that the existing w/w connection will be removed on the boundary of 41 and 43. This is located close to or under a fence and will have a significant impact on the adjacent properties.**
- 5.3 **In-Fill Housing 2.4.1.3 (f).** It is noted that "in Fill" housing requires a minimum of 350sqm for each dwelling (and 500sqm for Residential Zone, which is currently the zoning of Coleridge Street.). **This Application does not effectively meet the Criteria.**
- 5.4 **The following sections of the Application do not comply with the current WDC rules and regulations for building in a residential zone. This is of great concern and we feel completely unacceptable.**
- Minimum building setback from the road boundaries 2.4.2
  - Maximum height 2.4.2.9 (9m)
  - Maximum site dwelling coverage 2.4.2.11 40%
  - Permeable surfaces 2.4.2.12
  - Compact housing 2.4.43 (b)
6. **Rubbish removal.** Rubbish collection from the 10 residences proposed will be difficult due to the limited road frontage. There is insufficient space on which to put 10 bins as the WDC rules state that the bins should be 1 metre apart to enable the rubbish truck to safely pick up each bin. If there are more cars parked on the street this will cause a real problem for the trucks. **This is not acceptable.**

#### IN CONCLUSION:

The proposal is not considered to need public notification. We feel that at least the immediate neighbours should have been consulted or informed by the developer about what was being proposed. In the application they consider that any impact on the neighbours would be less than minor but they would let us know what they were proposing. This did not happen. On reading through the full Application, looking up WDC rules and regulations, we do not accept that the impact on our property in particular, and the surrounding neighbours will be less than minor. We accept that any development on 47 Coleridge Street will cause us and other neighbours some disruption but allowing a development of 10 small houses in a Residential Zone is NOT ACCEPTABLE. Any development must be within the Rules for a Residential Zone in Cambridge and in particular in keeping with the properties in Coleridge Street.

This development would represent a substantial change to the character of the current environment that will lead to a loss of appreciation of the 'pleasantness' of the area, and as a potential intrusion of privacy for owners/occupiers of the neighbouring properties. We will be affected by the proposed subdivision to a degree THAT IS NOT LESS THAN MINOR.

It is absolutely clear that the Application does not conform to the Objectives and Policies of the District Plan, the Provisions of the Regional Policy Statement and the Principles of the RMA.

*gpm - Jane R.W. S.W.*

*msb*

SIGNED

*J.B. McComb*

James Bruce McComb. Retired Craftsman Plumber. JB McComb Plumbing Ltd.

Janet McComb Retired

*J.M. McComb*

Date: *14/03/2021.*

We fully support and Endorse the submissions by:

- Peter Graeme Hobman and Susannah Kathleen Hobman
- Craig and Margaret Pilkington
- Amanda and Arvin Dela Cruz
- Caroline and Gustave Pfeiffer
- Andrew Annear
- Cameron and Scott Dargaville

And the added Submissions from:

Robin and Julia Watkins 42 Coleridge Street

*Julia Watkins 14 March 2021*

Marie Sheedy 55 Coleridge Street

*M. Sheedy 14 March 2021*

*Robin Watkins  
14 March 2021*

*J.B.*

**SP/0155/20 & LU/0288/20 – Meridian Asset management****Establishment of a 10 Lot Compact Housing Development****47 Coleridge Street, Cambridge**

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Endorsement of submission on this matter by: Janet & Bruce McComb, 49 Coleridge Street, Leamington, Cambridge – from Robin Watkins & Julia Watkins, 42 Coleridge Street, Leamington Cambridge

Legitimate comments from Robin Watkins & Julia Watkins in opposition to SP/0155/20 & LU/0288/20 - Meridian Asset Management – Establishment of a 10 Lot Compact Housing Development: 47 Coleridge Street, Leamington, Cambridge.

While we have not been listed as an affected owner/occupier, we consider the negative effects of the proposed development: 47 Coleridge Street will have a direct impact on our property and the amenity of Coleridge Street. We would like to be considered during the processing of this Applicant by the people in Waipa District Council and our concerns are:

**1. Rezoning to allow compact housing development**

- We oppose the proposed rezoning to allow compact housing development in Coleridge Street as this will have a significant negative impact on both the material and financial quality of life and properties within Coleridge street.
- Properties in Coleridge Street were purchased based on the amenity of Coleridge Street as a residential street with larger section sizes.
- Allowing compact housing development will diminish these existing values and have a direct impact on the amenity value of existing residential properties.

**2. Incomplete Application**

- The application submitted is incomplete and does not include required consultant reports to ensure the suitability of land for the proposed development, i.e. Haile Technical report.
- There has been no discussion with affected landowners, which should have been undertaken as a first step by the landowner/developer.

**3. Additional comments on Non-Complying or Restricted Discretionary aspects of the application**

- Minimum set back from the road/Lot frontage – a decrease will create inconsistencies with the visual amenity of residential properties within Coleridge Street. This is not supported.

J.W  
R.W  
μ

- Minimum building set back from internal boundaries – a decrease will create inconsistencies with Current residential development in Coleridge street and have a direct impact on neighbouring properties. This will detract from individual property spaces, increase noise between properties, impact on daylight requirements and affect existing neighbours outdoor living spaces. Essentially ramming 10 properties onto this side will have a significant impact on the surrounding properties. This is not supported.
- Net Lot Area – oppose the reduction of net lot area within existing Residential Zone due to the consequential impacts of allowing compact housing within an existing well established residential zone.
- Minimum width of vehicle access to rear lots – due to this not complying, it will provide additional pressure to existing roading infrastructure, which is not setup for the impact of additional vehicles this development will afford. This is not supported.

#### 4. Roothing Network

- Coleridge Street is a short cut for many between Pope Terrace and the Leamington Shops – Fresh Choice. It is not a street for resident only traffic, which appears to be how the assessment has been made.
- Coleridge Street is not very wide. When one car is parked, the road is turned into a single lane. If there are two cars parked the road is blocked.
- Any on-street parking causes a hazard for road users and residents due to the narrowness of the road. Unfortunately, this doesn't slow people down. There are also a lot of elderly drivers in the street, along with pedestrians.
- An increase in vehicle movements will detract from the residential nature of Coleridge Street.
- There is insufficient on-street parking for current residents and visitors. Adding a compact housing subdivision will only exacerbate the current situation.
- We believe the development will incur a minimum of 20 vehicles (we expect more) and not all these vehicles will fit on the site according to the subdivision drawings. Therefore, it will be up to 10 or more cars parked on Coleridge Street. This will create a hazard for people using Coleridge street as a short cut and for residents backing out of driveways.
- This significant increase in traffic movements for Coleridge Street is greater than a minor impact on the existing residents in the street.

J.W  
R.W

### Lot 1 – Open home for 12 months

- Continuing from comments in point 4 above, this business activity will increase traffic movement on Coleridge Street and where will the cars park? This has not been addressed in the application.
- Coleridge Street is a residential street, with no other businesses. Therefore, this is a change in activity.
- Why would a residential street want an open home running for twelve months? The constant flow of people and cars to the open home will have a direct impact on the adjacent neighbours and the amenity of a residential environment.

### 5. Visual amenity and character of Coleridge Street

- The impact of this development will significantly alter, and in our view, negatively impact the residential character of Coleridge Street.
- The reduced section sizes and the number of dwellings will detract from the current residential form, notably will significantly reduce the pleasantness of the immediate neighbours and will impact the overall physical qualities and characteristics that contribute to peoples appreciation of its pleasantness and aesthetic coherence of the Street.
- The loss of the significant trees on site will also detract from the visual amenity which is seen from wider than the neighbouring properties.
- The number of rubbish bags and bins on collection days for this site will also detract from the visual amenity of Coleridge Street. A consideration also required is where will these bins and bags go if there are 10 cars + parked in the road verge?

In summary we feel the proposed compact subdivision and development at 47 Coleridge Street will negatively impact the established residential character of Coleridge Street, which was the key driver in purchasing our property. Therefore, we strongly oppose the resources consent application and recommended Waipa District Council decline this application.

Autograph:

R. Watkins

:Robin-Nigel: Watkins:

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without prejudice, without recourse

Autograph:

Julia R. Watkins

:Julia-Rose: Watkins:

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without prejudice, without recourse

14 March 2021

14 March 2021

**SP/0155/20 & LU/0288/20 – Meridian Asset Management  
Establishment of a 10 Lot Compact Housing Development  
47 Coleridge Street, Cambridge**

**Submission from:  
Marie Sheedy, 55 Coleridge Street, Leamington, Cambridge**

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To whom it may concern

Please find to follow my additional comments in opposition to *SP/0155/20 & LU/0288/20 – Meridian Asset Management - Establishment of a 10 Lot Compact Housing Development at 47 Coleridge Street, Cambridge.*

While I have not been listed as an affected owner/ occupier, I consider the negative effects of the proposed development at 47 Coleridge Street will have a direct impact my property and the amenity of Coleridge Street. My concerns I would like considered during the processing of this applicant by Waipa District Council are:

**1. Rezoning to allow compact housing development**

- I oppose the proposed rezoning to allow compact housing development in Coleridge Street, as this will have a significant negative impact on both the material and financial quality of life and properties within Coleridge Street.
- Properties in Coleridge Street were purchased based on the amenity of Coleridge Street as a residential street with larger section sizes.
- Allowing compact housing development will diminish these existing values and have a direct impact on the amenity value of existing residential properties.

**2. Incomplete application**

- The application submitted is incomplete and does not include required consultant reports to ensure the suitability of land for the proposed development i.e. Hailo Technical report.
- There has been no discussion with affected landowners, which should have been undertaken as a first step by the landowner/ developer.

**3. Additional comments on Non-Complying or Restricted Discretionary aspects of the application**

- Minimum set back from the road/ Lot frontage- a decrease will create inconsistencies with the visual amenity of residential properties within Coleridge Street. This is not supported.
- Minimum building set back from internal boundaries – a decrease will create inconsistencies with current residential development in Coleridge Street and have a direct impact on neighbouring properties. This will detract from individual property spaces, increase noise between properties, impact on daylight requirements and affect existing neighbours outdoor living spaces. Essentially ramming 10 properties onto this site will have a significant impact on the surrounding properties. This is not supported.
- Net Lot Area – oppose the reduction of net lot area within existing Residential Zone due to the consequential impacts of allowing compact housing within an existing well established residential zone.
- Minimum width of vehicle access to rear lots – due to this not complying, it will provide additional pressure to existing roading infrastructure, which is not set up for the impact of additional vehicles this development will afford. This is not supported.

#### 4. Rooding network

- Coleridge Street is a short cut for many between Pope Terrace and the Leamington shops - Fresh Choice. It is not a street for resident only traffic, which appears to be how the assessment has been made.
- Coleridge Street is not very wide. When one car is parked, the road is turned into a single lane. If there are two cars parked the road is blocked.
- Any on-street parking causes a hazard for road users and residents due to the narrowness of the road. Unfortunately, this doesn't slow people down. There are also a lot of elderly drivers in the street, along with pedestrians.
- An increase in vehicle movements will detract from the residential nature of Coleridge Street.
- There is insufficient on-street parking for current residents and visitors. Adding a compact housing subdivision will only exacerbate the current situation.
- I believe the development will incur a minimum of 20 vehicles (I expect more) and not all of these vehicles will fit on the site according to the subdivision drawings. Therefore, it will add up to 10 or more cars parked on Coleridge St. This will create a hazard for people using Coleridge Street as a short cut and for residents backing out of driveways.
- This significant increase in traffic movements for Coleridge Street is greater than a minor impact on the existing residents in the street.

#### 5. Lot 1 - Open home for 12 months

- Continuing on from comments in point 4 above, this business activity will increase traffic movement on Coleridge Street and where will the cars park? This hasn't been addressed in the application.
- Coleridge Street is a residential street, will no other businesses. Therefore this is a change in activity.
- Why would a residential street want an open home running for twelve months? The constant flow of people and cars to the open home will have a direct impact on the adjacent neighbours and the amenity of a residential environment.

#### 6. Visual amenity and character of Coleridge Street

- The impact of this development will significantly alter, and in my view, negatively impact the residential character of Coleridge Street.
- The reduced section sizes and the number of dwellings will detract from the current residential form, notably will significantly reduce the pleasantness of the immediate neighbours and will impact the overall physical qualities and characteristics that contribute to peoples appreciation of its pleasantness and aesthetic coherence of the Street.
- The loss of the significant trees on site will also detract from the visual amenity which is seen from wider than the neighbouring properties
- The number of rubbish bags and bins on collection days for this site will also detract from the visual amenity of Coleridge Street. A consideration also required is where will these bins and bags go if there are 10 cars + parked in the road verge?

In summary, I feel the proposed compact subdivision and development at 47 Coleridge Street will negatively impact the established residential character of Coleridge Street, which was the key driver in purchasing my property. Therefore, I strongly oppose the resources consent application and recommended Waipa District Council decline this application.

Marie Sheedy



14/03/2021



## Submission on a Notified Resource Consent Application



## Form 13

Sections 41D, 95A, 95B, 95C, 96, 127(3) and 234(4),  
Resource Management Act 1991

This is a submission on an application from (name, address & activity) -Meridian Asset Management  
47 Coleridge Street, Cambridge - 10 Lot Compact Housing Landuse & Subdivision: In conjunction with  
LU/0288/20

I am/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

I am/am not directly affected by an effect of the subject matter of the submission that—

- (a) adversely affects the environment; and  
(b) does not relate to trade competition or the effects of trade competition.

The specific parts of the application that my submission relates to are:

Request to change rule 15.4.2.1 (a) from having minimum lot areas of 500sqm to much smaller lots (10) is not  
compliant with the Waipa District Plan – dated 1 July 2020

**My submission is:**

**Support** parts or all of  **Oppose** parts or all of  **are neutral** parts or all of

include—

- the reasons for your views.

Material impact: A loss of property values for my and the neighbouring houses, and a decrease quality of life/amenity for my and the  
neighbouring houses  
A loss of privacy for my and the neighbouring houses

**I seek the following decision from the consent authority:**

give precise details, including the parts of the application you wish to have amended and the general nature of any conditions  
sought

- To have any future redevelopment of the property to be in full accordance with the Waipa District Councils Plan,  
rule 15.4.2.1 (a) Residential zone, with a minimum lot area of 500sqm to remain compatible with the surrounding properties

**I wish (or do not wish) to be heard in support of my submission.**

- I do wish to be heard in support of my submission  
(this means that you will speak at the hearing)
- I do not wish to be heard in support of my submission  
(this means that you will not be advised of the date of the hearing and will not speak at the hearing)
- If others make a similar submission I will consider presenting a joint case with them at the hearing.

You must tick one of the boxes above, otherwise it will be deemed that you do not wish to be heard  
and we will not advise you of the date of the hearing.

- I have served a copy of my submission on the applicant.  
(this is required by section 96(6) (b) of the Resource Management Act 1991)



I ~~request~~/do not request\*, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the local authority.

Submitter Name: Andrew Ross Annear

Signature of submitter:   
 (or person authorised to sign on behalf of submitter) (A signature is not required if you make your submission by electronic means.)

Date: 13-03-2021 Contact person: Andrew Ross Annear  
 (name and designation, if applicant)

Postal address: 8 Housman Place, Leamington, Cambridge  
 (or alternative method of service under section 352 of the Act):

#### Notes to submitter

If you are making a submission to the Environmental Protection Authority, you should use form 16B.

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

If you make your submission in hard copy please deliver to Waipa District Council, 101 Bank Street, Te Awamutu or 23 Wilson Street, Cambridge or post to Private Bag 2402, Te Awamutu 3840

If you make your submission by electronic means, a signature is not required. Electronic submissions on resource consent applications must be directed to [submissions@waipadc.govt.nz](mailto:submissions@waipadc.govt.nz).

If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

#### Privacy information

The information you have provided on this form is required so that your submission can be processed under the RMA. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission.

Submission on a Notified Resource Consent Application

Form 13



Sections 41D, 95A, 95B, 95C, 96, 127(3) and 234(4), Resource Management Act 1991

This is a submission on an application from (name, address & activity) -Meridian Asset Management 47 Coleridge Street, Cambridge - 10 Lot Compact Housing Landuse & Subdivision: In conjunction with LU/0288/20

I am/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

I am/am not directly affected by an effect of the subject matter of the submission that—

- (a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

The specific parts of the application that my submission relates to are:

All of the application

My submission is:

Support parts or all of [ ] Oppose parts or all of [x] are neutral parts or all of [ ]

the reasons for your views. The proposed 10 lot development is not a permitted activity and infringes residential zoning laws. The town planning rules are there for a reason, to keep the surrounding environment in balance. If the developer is passionate about such a development, it should be built in a zone where it is permitted or scaled down to comply.

I seek the following decision from the consent authority:

give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought

Decline 10 lot development. Allow a maximum of 5 dwellings being fully compliant with residential zoning and designed to fit in with the surrounding area.

I wish (or do not wish) to be heard in support of my submission.

- I do wish to be heard in support of my submission (this means that you will speak at the hearing)
I do not wish to be heard in support of my submission (this means that you will not be advised of the date of the hearing and will not speak at the hearing)
If others make a similar submission I will consider presenting a joint case with them at the hearing.

You must tick one of the boxes above, otherwise it will be deemed that you do not wish to be heard and we will not advise you of the date of the hearing.

- I have served a copy of my submission on the applicant. (this is required by section 96(6) (b) of the Resource Management Act 1991)

I request/do not request\*, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the local authority.

Submitter Name: Gustave Leon & Caroline Lisa Pfeiffer

Signature of submitter:  

(or person authorised to sign on behalf of submitter) (A signature is not required if you make your submission by electronic means.)

Date: 28/3/21

Contact person: \_\_\_\_\_  
(name and designation, if applicant)

Postal address: P O Box 365 Cambridge 3450  
(or alternative method of service under section 352 of the Act):

### Notes to submitter

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You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

If you make your submission in hard copy please deliver to Waipa District Council, 101 Bank Street, Te Awamutu or 23 Wilson Street, Cambridge or post to Private Bag 2402, Te Awamutu 3840

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- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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# Submission on a Notified Resource Consent Application



## Form 13

Sections 41D, 95A, 95B, 95C, 96, 127(3) and 234(4),  
Resource Management Act 1991

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47 Coleridge Street, Cambridge - 10 Lot Compact Housing Landuse & Subdivision: In conjunction with  
LU/0288/20

I am/am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

I am/~~am not~~ directly affected by an effect of the subject matter of the submission that—

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

The specific parts of the application that my submission relates to are:

PLEASE SEE ATTACHED DOCUMENT

My submission is:

Support parts or all of  Oppose parts or all of  are neutral parts or all of

include—

- the reasons for your views.

PLEASE SEE ATTACHED DOCUMENT (6 PAGES)  
Plus Submission in support from owner of 2 Green St.

I seek the following decision from the consent authority:

give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought

WE WISH THE APPLICATION TO BE DECLINED.  
ALL DEVELOPMENT 47 COLERIDGE ST BE  
FULLY COMPLIANT OF CURRENT WDC DISTRICT PLAN

I wish (or do not wish) to be heard in support of my submission.

- I do wish to be heard in support of my submission  
(this means that you will speak at the hearing)
- I do not wish to be heard in support of my submission  
(this means that you will not be advised of the date of the hearing and will not speak at the hearing)
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- I have served a copy of my submission on the applicant.  
(this is required by section 96(6) (b) of the Resource Management Act 1991)

I ~~request~~/do not request\*, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the local authority.

Submitter Name: Peter Hobman

Signature of submitter: [Signature]  
(or person authorised to sign on behalf of submitter) (A signature is not required if you make your submission by electronic means.)

Date: 15/3/21 Contact person: Peter Hobman  
(name and designation, if applicant)

Postal address: 39 CONCORDIA ST, CAMBRIDGE, 3432.  
(or alternative method of service under section 352 of the Act):

#### Notes to submitter

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- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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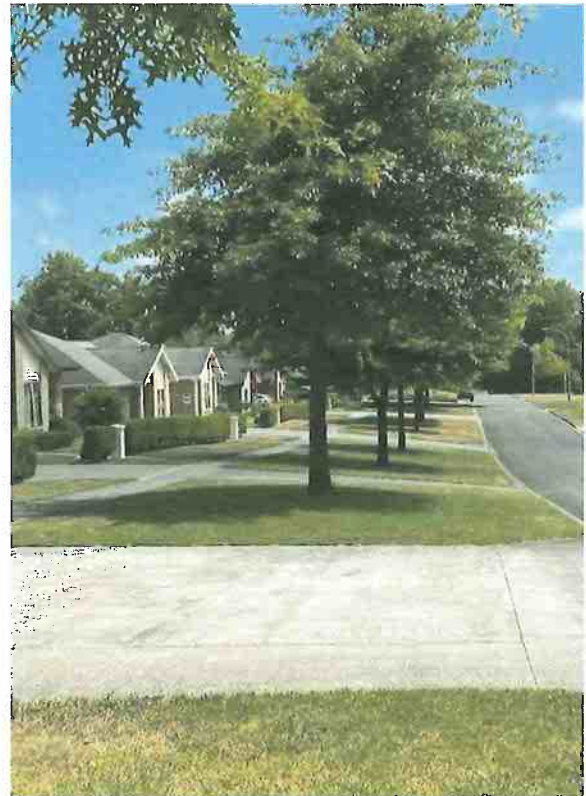
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**NOTIFIED RESOURCE CONSENT APPLICATION SP/0155/20 & LU/0288/20**



**SUBMISSION FROM P & S  
HOBMAN, 39 COLERIDGE  
ST., ON THE PROPOSED  
SUB-DIVISION &  
DEVELOPMENT OF 47  
COLERIDGE ST,  
CAMBRIDGE.**

**DATE: 19 March 2021**



**ABSTRACT**

*We strongly object to the proposed change in Zoning and seek to have development of the Site fully compliant with the Residential Zone for Cambridge as prescribed in the Waipa District Plan (dated 1 July 2020).*

**NOTIFIED RESOURCE CONSENT APPLICATION BY MERIDIAN ASSET MANAGEMENT FOR  
SUBDIVISION AND LANDUSE CONSENT APPLICATION FOR A COMPACT HOUSING DEVELOPMENT**

**47 COLERIDGE STREET, CAMBRIDGE**

**SUBMISSION FROM PETER & SUSANNAH HOBMAN, 39 COLERIDGE ST.**

**SUMMARY OF APPLICATION**

The Application dated 19 Nov 20, requires a Zone change from Residential to Compact Housing and sub-division, thereby enabling construction of 10, separate title (180 – 242m<sup>2</sup> blocks), 2- and 3-bedroom dwellings, (including 2 stories) on the 3035m<sup>2</sup> site.

**OVERALL COMMENT**

**We strongly oppose the proposal to change the Zoning of the Property from Residential to Compact Housing.**

Furthermore, we expect that any redevelopment of the Property will be in full accordance with the Waipa District Council's Plan (dated 1 July 2020) as has been required by other property development in the area.

The primary reason we chose to settle and build our home at 39 Coleridge St., Cambridge, in 2013 - was the quiet, park- like nature of the area, its proximity to the town and the township as a whole.

Compact housing must not be allowed to destroy the environment of well-established areas of Cambridge and should be restricted to green field development (such as Kelly Road sub-division) where it can be integrated and planned to have minimum impact on value and lifestyle amenity of neighbouring properties.

**REASON FOR OUR VIEW**

1. **Material Loss** If the Proposal is allowed to proceed, it is our view that we ourselves and the neighbouring properties will suffer a material loss of:
  - i. Quality of life/amenity and
  - ii. Property values.
  
2. **Vehicular traffic**. The Application suggests 100 vehicle movements daily. It is our view that this figure represents the absolute best case. An alternative scenario is that each of the 25 bedrooms in the 10 Units will be occupied by someone who owns a car. In this case, there could be 25 vehicles on site (or more if some of the bedrooms are occupied by couples). WDC Notification document identifies that there could be 200 vehicle movements per day which we consider to be more realistic.

It is our view that the anticipated movement of vehicles to and from the Property represents a significant increase in the Health & Safety Risk to all who live in the vicinity (e.g., particularly when backing out of driveways such as residents at 42 Coleridge St.) as well as other road users. It is pertinent to note too, that the proximity of Lauriston Park Retirement Village exacerbates this risk, which is already recognised by the placement of the Aged Persons sign close to the Property.

It is also apparent that the allowance of 1 garage per Unit plus 3 visitor car parks is grossly insufficient to provide for on-site parking of the Unit owners/occupiers vehicles (*noting 2018 census states that 60% of households have 2 or more cars*) and others (visitors, couriers, trades people, etc). We note too that the lack of storage space in the Units will, in all probability, resulting in some of the garages being used for storage and not car parking.



**NOTIFIED RESOURCE CONSENT APPLICATION BY MERIDIAN ASSET MANAGEMENT FOR  
SUBDIVISION AND LANDUSE CONSENT APPLICATION FOR A COMPACT HOUSING DEVELOPMENT**

**47 COLERIDGE STREET, CAMBRIDGE**

Given there is inadequate space available to park additional vehicles on the sites it can be anticipated with a high degree of certainty that this will result in a significant number of vehicles being parked on the road. Due to the narrowness of the Coleridge St, and the need to stop for on-coming traffic if there are parked cars, we believe this represents a very significant Health & Safety Hazard to all residents and users of Coleridge St (cycles and cars). Furthermore, it may compromise access of emergency vehicles to properties in the Street. In addition, the parking of vehicles on the street, or on the council berm, will be unsightly and inconsistent with the character of the area.

It is pertinent to note too, that 49 Coleridge St will be particularly adversely affected by such a rate of vehicle movement on the Property.

3. **Noise.** Together with other Adversely Affected Persons and other neighbours, we will be adversely impacted by noise, particularly from Units 4, 5, 6, 7, & 8. Given the current nature of the environment, including the proximity to Lauriston Park Retirement Village, this is unacceptable.
4. **Loss of Privacy.** We will be adversely impacted by some loss of privacy due to the closeness of the two-story Units 5, 6, 7 & 8 to the property boundaries particularly. This is a serious issue for other Adversely Affected Persons.
5. **Non-Conformance with WDC Policies, Plans & Rules.** The Application contains numerous non-conformances and seeks variance to Policies, Plans and Rules, many of which, in our view, have the potential to seriously adversely impact on ourselves and the greater neighbourhood. These include:

5.1 **Cambridge's Character.** The Policy for Cambridge is stated as being "To maintain and enhance Cambridge's character" in which:

- 2.3.1.1 requires "Providing for development that is of a low density, one or two storeys, and set back from road frontages to enable sufficient open space for planting of trees and private gardens:"

*The proposed development will require the complete removal of thirteen mature trees and have insufficient land to establish "Planting of trees and private gardens." In addition, it can be anticipated that the proposed construction will impact on trees on some neighbouring properties.*

*It is also relevant to note that Mr JD Wallace (deceased) and Mrs Patty Wallace (25 Coleridge St) contributed very significantly to developing the Character of the Street and wider area by donating the land in front of 25 Coleridge St to WDC & then undertaking to fund the complete development of Lindsay Park for the benefit of the community. Furthermore, when the original property of 25 Coleridge St was subdivided in Dec 2011, it provided for generous sized sections specifically to ensure that the Character of the Street was maintained and further developed.*

*If the Application is allowed to proceed it will have a serious adverse impact on the Character of the Street and materially damage the Quality of Life for all residents of adjacent properties and other residents of Coleridge St.*

- 5.2 **Site coverage and permeable surfaces.** 2.3.2.6 and 2.3.2.7 requires "that all sites have sufficient space to provide for...on-site stormwater disposal ...by maintaining a maximum site coverage requirement for buildings in a Residential Zone."



**NOTIFIED RESOURCE CONSENT APPLICATION BY MERIDIAN ASSET MANAGEMENT FOR  
SUBDIVISION AND LANDUSE CONSENT APPLICATION FOR A COMPACT HOUSING DEVELOPMENT**

**47 COLERIDGE STREET, CAMBRIDGE**

*The Application specifically notes that details regarding disposal of stormwater (by soak pits) will be dealt with at a later stage. Given the history of surface flooding in the area and runoff down Coleridge St and pooling in Lindsay Park, **this is not acceptable**. It needs to be clearly identified how roof stormwater and driveway and other covered areas will be effectively drained in accordance with the appropriate Regulations (regardless of Zoning). Also, if this is not addressed appropriately there is a risk that run-off will flow onto adjacent properties.*

*It is noted too that Fig 3 of the Subdivision Plan states that the "Ex w/w connection to be removed" on the boundary of 41 (plus 43) & 47 Coleridge St. This is located close to and/or under a fence and will have a significant impact on the adjacent properties.*

5.3 Comprehensive design and development 2.3.5.1 require that in-fill housing is designed by:

- "Ensuring that developments effectively relate to the street, existing buildings, and adjoining developments in the neighbourhood; and
- Retaining of existing trees and landscaping within the development where this is practical; and ...
- Mitigating adverse effects related to traffic generation, access, noise, vibration and light spill"

*The proposed development will seriously adversely affect adjacent neighbours and road users in a number of ways including:*

- i. Vibration. *Our property has been adversely affected by vibration from heavy road vehicles to the extent we have been seriously concerned about physical damage to our house (this has been previously communicated with WDC Manager of Roading). Similarly, others in close proximity are understood to experience vibration. There is concern that during construction of the 10 Units, there will be unacceptable vibration that will potentially damage properties in addition to disrupt individual's comfort over a long period of time.*
- ii. Dwelling locations. *Adjacent neighbours at 41 Coleridge St and 9 Housman Place (as well as neighbours at 8 Housman Pl) will be seriously adversely affected by both the proximity to their properties and the height of the proposed dwellings, particularly the two storey units #3 & #8 respectively. This will compromise their standard of (particularly outdoor) living and privacy, as well as the aesthetics of their properties.*

*Furthermore, it can be anticipated that it will have an adverse impact on adjacent property values and the surrounding neighbourhood.*

*It is also of relevance that Units 4 is separated from the boundary by only 0.252m. This is impractical & unacceptable.*

- iii. Existing trees and gardens. *As previously noted, existing trees will need to be removed in order to construct the buildings and there is extremely limited space to plant gardens etc. This will seriously compromise the character of the area.*

**NOTIFIED RESOURCE CONSENT APPLICATION BY MERIDIAN ASSET MANAGEMENT FOR**  
**SUBDIVISION AND LANDUSE CONSENT APPLICATION FOR A COMPACT HOUSING DEVELOPMENT**  
**47 COLERIDGE STREET, CAMBRIDGE**

- 5.4 In-Fill Housing 2.4.1.3 (f). It is noted that "in-fill" housing requires a minimum of 350m<sup>2</sup> for each dwelling (and 500m<sup>2</sup> for Residential Zone, which is currently the zoning of Coleridge Street).

***The Application does not effectively meet the criteria.***

- 5.5 Minimum building setback from road boundaries 2.4.2. This requires a distance of 4m from the garage if attached to dwelling or 5m if detached from the dwelling.

***The request to reduce this requirement by 1.2m does not meet the criteria, is unacceptable and will damage the character of the area.***

- 5.6 Maximum height 2.4.2.9 (9m). It is important that the height does not exceed the 9m maximum in order to minimise impact on adjacent properties.

- 5.7 Maximum site dwelling coverage 2.4.2.11 (40%). Based on the information provided in the Application, the combined property boundaries for the 10 lots is 2048m<sup>2</sup>, which accounts for 67% of the total site area. The combined dwelling coverage for the 10 lots is 911m<sup>2</sup>. Thus, the resultant dwelling site coverage of the combined 10 lots is 45% and exceeds the Regulation of 40%. This is unacceptable.

- 5.8 Permeable surfaces 2.4.2.12. It is unclear how stormwater drainage will be managed both during construction and for the completed dwellings. (Refer previous comment)

- 5.9 Compact housing 2.4.2.43(b). States that "where there is more than one building on a site, it shall be separated from other buildings on the site by at least 3.5m.

***The Application does not conform with this requirement. Units 4 & 5 are separated by only 0.252m. This is impractical & unacceptable.***

- 5.10 Landscaping and permeable surfaces 2.4.2.43(f). Requires "At least 30% of net site area or unit site shall be grassed, planted in trees and/or shrubs or otherwise landscaped in a manner that retains the permeable nature of the surface."

***The Application does not comply with this requirement and is unacceptable.***

**NOTIFIED RESOURCE CONSENT APPLICATION BY MERIDIAN ASSET MANAGEMENT FOR**  
**SUBDIVISION AND LANDUSE CONSENT APPLICATION FOR A COMPACT HOUSING DEVELOPMENT**  
**47 COLERIDGE STREET, CAMBRIDGE**

**6. Other**

6.1 Assessment of Affect. The AEE is considered essential.

*The Application made no comment. Given the potential impact on adjacent neighbours and surrounding area this is of critical importance.*

6.2 Stormwater drainage. Coleridge St stormwater road drainage is compromised due to the underground stream that flows from Byron St into Coleridge St and down through Lindsay Park. The road on the corner of Byron and Coleridge Streets is unstable and as a result regularly experiences subsidence. Any further road run off of stormwater will exacerbate the situation. The proposed development will almost certainly make the situation worse. **This is unacceptable.**

6.3 Potable water supply. At times the residents of Coleridge St experience low water pressure. A full technical assessment of the current water supply network must be undertaken prior to any further subdivision of the site, to ensure there is sufficient water available at all times for everyday use and emergencies such as fire.

6.4 Rubbish removal. Rubbish collection from the 10 residences proposed will be difficult due to the limited frontage. There is insufficient space on which to put the bins and bags from the 10 Units without utilizing the berm of neighbouring properties. **This is unacceptable.**

**NOTIFIED RESOURCE CONSENT APPLICATION BY MERIDIAN ASSET MANAGEMENT FOR**  
**SUBDIVISION AND LANDUSE CONSENT APPLICATION FOR A COMPACT HOUSING DEVELOPMENT**  
**47 COLERIDGE STREET, CAMBRIDGE**

**CONCLUSION**

The Application is not compliant with the current Cambridge, Waipa District Plan and Rules.

We reject outright that consent be granted under Discretionary Activity for the establishment of Compact Housing.

The re-zoning as Compact Housing and the numerous 'non-compliances' noted in the Application cannot be considered "minor" and accumulatively represent a significant adverse effect on the Character of the Street, the amenity enjoyed presently by the neighbourhood, the material values of the properties in the street, neighbourhood and the wider area. The quality of life currently enjoyed in the neighbourhood will be destroyed.

It is absolutely clear that the Application does not conform to the Objectives and Policies of the District Plan, the Provisions of the Regional Policy Statement and the Principles of the RMA.

**END**



**NOTIFIED RESOURCE CONSENT APPLICATION BY MERIDIAN ASSET MANAGEMENT FOR  
SUBDIVISION AND LANDUSE CONSENT APPLICATION FOR A COMPACT HOUSING DEVELOPMENT  
47 COLERIDGE STREET, CAMBRIDGE**

**SIGNED**

Peter Graeme Hobman (NZ Certificate of Engineering (Mechanical), Bachelor of Technology (Hons))

Susannah Kathleen Hobman (Bachelor of Social Science)

Date: 14 MARCH 2021

**Supporting Neighbour Endorsement**

Patricia Wallace

25 Coleridge St, Cambridge

Date: 14.03.21

Sandra Watkins 42 Coleridge St 14/3/21.  
Robin Watkins 42 Coleridge St 14/3/21

## THE PROPOSED SUB-DIVISION OF 47 COLERIDGE STREET.

As we live in a democratic society, we believe that any change to the current residential zone regulations regarding the subdivision proposal for 47 Coleridge Street should require the approval and acceptance of the majority of the surrounding property owners who will be negatively affected by such a development.

We strongly support Peter and Susannah Hobman's submission, agreeing with all the points made in their document. The proposed development is totally out of character with the surrounding environment. Any adverse effects considered minor, or less than minor, by the developer is still an adverse effect and its degree of significance is debatable.

As the owners of 2 Byron Street, our property faces the frontage of 47 Coleridge Street. We believe we will be impacted by the compact housing proposal. The applicant states that the proposed development does not compromise the site but from our perspective the removal of the existing mature trees significantly compromises the site. Where in this proposal is there room for the planting of trees and gardens as suggested?

The berms in Coleridge Street may be wide but the road is narrow meaning there will be traffic flow and safety problems with the likelihood of multiple cars using the street for parking. When vehicles are parked on the street there is insufficient space for two-way flow.

If the current residential zoning of this property is to be changed to allow compact housing on this site, it will set a precedence for all of Cambridge which we believe should require public notification.

Rae L. Willoughby 14/3/2021  
Don E. Willoughby 14-3-21