



**Hearing Submission for 47 Coleridge Street, Leamington, Cambridge**  
**Re: Application number SP/0155/20 & LU/0288/20**  
**Applicant: Meridian Asset Management**  
**Proposed Activity(s) 10 lot Compact Housing Land use and Subdivision**

My name is James Bruce McComb. I am a retired Craftsman Plumber and ran my own Plumbing business for 41 years employing up to 4 men. I have worked on high rise buildings as well as new builds and maintenance. I understand the codes and requirements for buildings, how to read plans, measure the area of a building site and the boundary requirements.

I own and reside at 49 Coleridge Street Leamington. Since coming to Cambridge 15 years ago I joined the Cambridge Tree Trust to help further the beautifying endeavours to keep Cambridge the Top tree town in New Zealand.

There have been a large number of trees removed from properties around Leamington recently to make room for infill builds and no room to replace them. Environmentally we are supposed to be retaining as many trees as possible.

Along with Mr Peter Hobman, I am speaking on behalf of all the neighbours who have submitted an objection to the proposed development by Meridian Asset Management on the property at 47 Coleridge Street, Leamington.

47 Coleridge Street is in a Residential Zone and is not in the Waipa District Council Unitary plan as an area marked for Compact Housing.

The property is in the middle of established homes in an established street. Our view is that this is not an appropriate place for a development like this amongst established residential Homes.

We understand that the houses in this development will be individually owned so there will be no corporate body responsible for the care and upkeep of the communal land. Who will be responsible for mowing the Council Berm. You may say these are minor details but Coleridge Street is a street where all the residents endeavour to keep the Council Berm mowed and we take pride in our street. It is well known that in this type of development where no one resident has the responsibility for care and upkeep it can become a contentious issue for the residents and the surrounding neighbours.

We and the surrounding neighbours have grave concerns about this. These houses will be crammed onto this section with no room for gardens or green space and if families with children should purchase one of these houses there is no room for children to play safely or anywhere to contain a dog if they wish to have one. You may say there is a park over the road and children could go there to play. Unsupervised small children cannot cross a road alone and play in a park which has a busy road running past it.

#### **Site Coverage**

The planner report 5, fails to assess site coverage of each site under the Residential Zone rules. The report uses the Compact Housing specific rules 2.4.2.43 which at the outset state

Mr Foster suggests that because there are already 2 story dwellings in the surrounding area the development is no different. The existing 2 story dwellings in the area are not as close to the neighbouring properties as they will be in this development and they all face out to the road. There is a big difference.

**Conclusion:** We know that the Council planners and other experts are employed to look at and assess all applications for building consents. This Development is asking for special dispensation on every aspect of the application and will alter the whole character of the street and surrounding area. The site according to the Waipa District Council is in a Residential zone and should therefore have no more than 4 dwellings to comply.

We consider that the concerns expressed in our Submissions have not been adequately addressed and we continue to oppose the sub-division and construction of 10 dwellings as proposed.