

**47 COLERIDGE ST., CAMBRIDGE
SUBDIVISION AND COMPACT HOUSING
APPLICATION**

- AFFECTED PARTIES SUBMISSION -

**PRESENTATION TO WDC HEARING
17 MAY 2021**

INTRODUCTION

Peter Hobman, B Tech (Hons), NZCE (Mech), Fellow of NZ Inst. Food Science & Tech.

- **35 yrs. of Senior & Exec Management positions in dairy/food industry... NZ, Japan, Australia**
 - Involved in project management of technology & development ...Exec/BOD decisions not uncommon

- **30 yrs. Board of Directors (NZ, Japan, Aust) for companies; commercial...manufacturing, sales & marketing (incl. ASX listed) & technology.**

- **Director (since 2015) - NZ Food Innovation Waikato and Melody Dairies; manufacturing operations at Innovation Park, Ruakura (major owner Hamilton City Council)**
 - Importance of Exec & Management following strategy, business plans & rules...
 - Understand challenges BODs face in making some decisions ...
 - Councillors here today have duty to make a well-considered and a responsible decision in accordance with the principles of good governance.

- **We moved to Cambridge in 2013 – and invested in a ‘designer’ home**
 - Due to Character of Cambridge and specifically the location at 39 Coleridge St.
 - Previously lived in award winning 34 storey apartment in CBD Melbourne – both on the Body Corporate Cttee and fully understand the implications & challenges of living in compact housing!

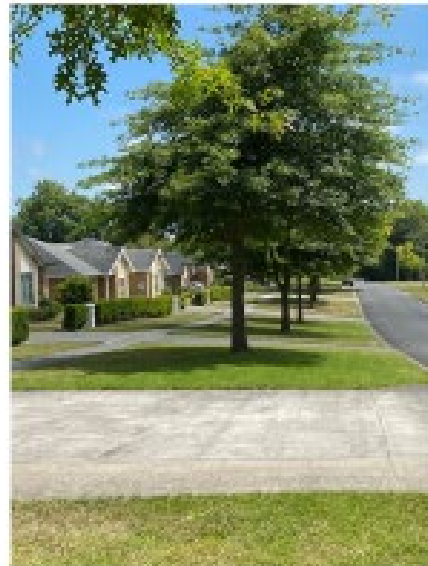
INTRODUCTION

- **Today I am representing the interests of the Affected Parties and the neighbouring properties**
 - **We recognise and appreciate the highly favourable location we reside in**
 - **Fully aware 47 Coleridge St would be further developed... not against development**
 - **We recognise NZ's and the District's need for Compact/Affordable Housing**
 - **Our expectation is that development of 47 Coleridge St. will be in keeping with the neighbouring properties & residential area (excluding Lauriston Park is a retirement village which are specifically excluded from the definition of Compact Housing).**
 - **We believe the Application sets a poor precedent for Cambridge and**
 - **Is inconsistent with the Strategic intent of the WDC District Plan**
 - **The image and reputation of Cambridge will be damaged irreversibly**

CHARACTER OF THE NEIGHBOURHOOD



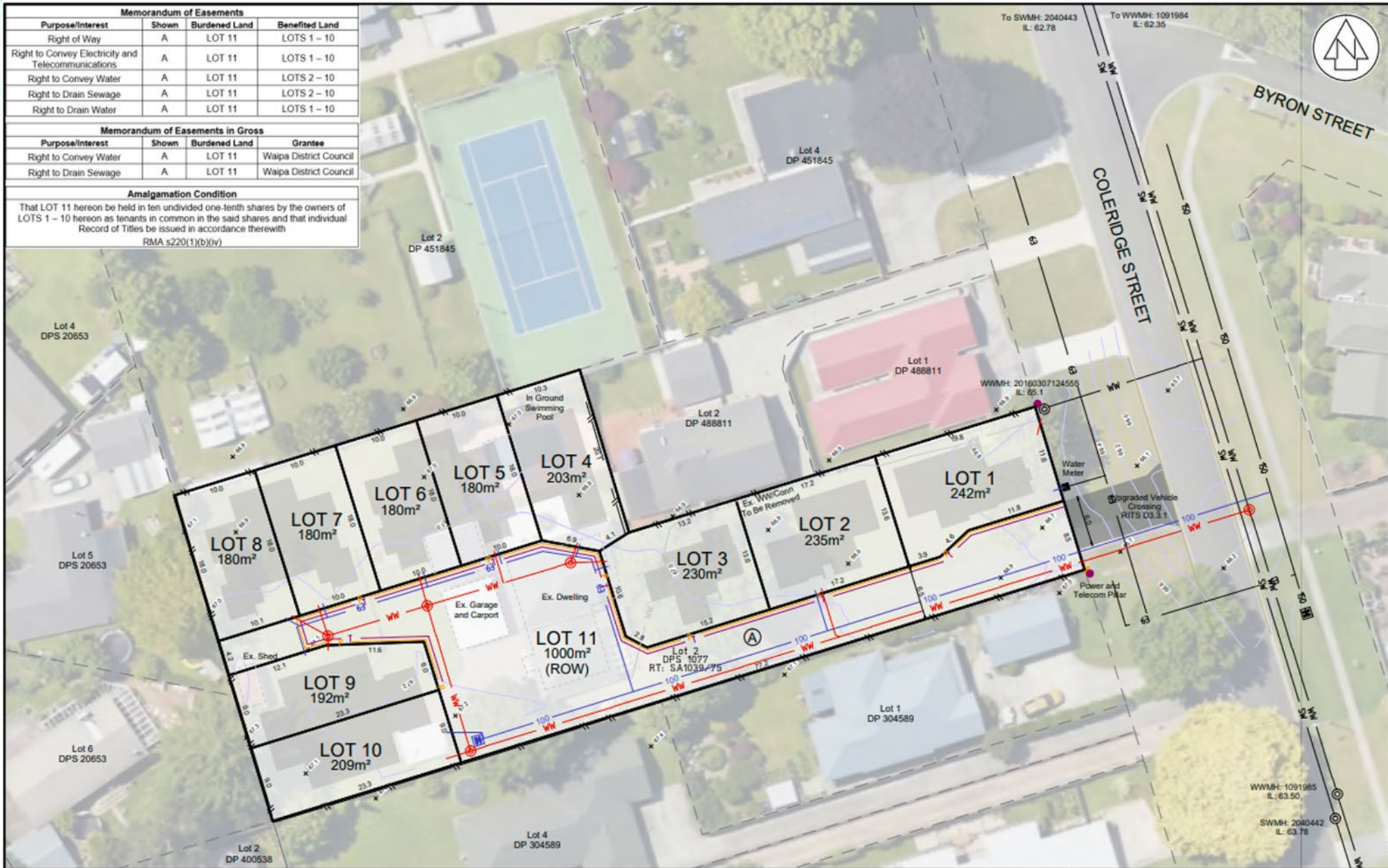
CHARACTER OF THE NEIGHBOURHOOD



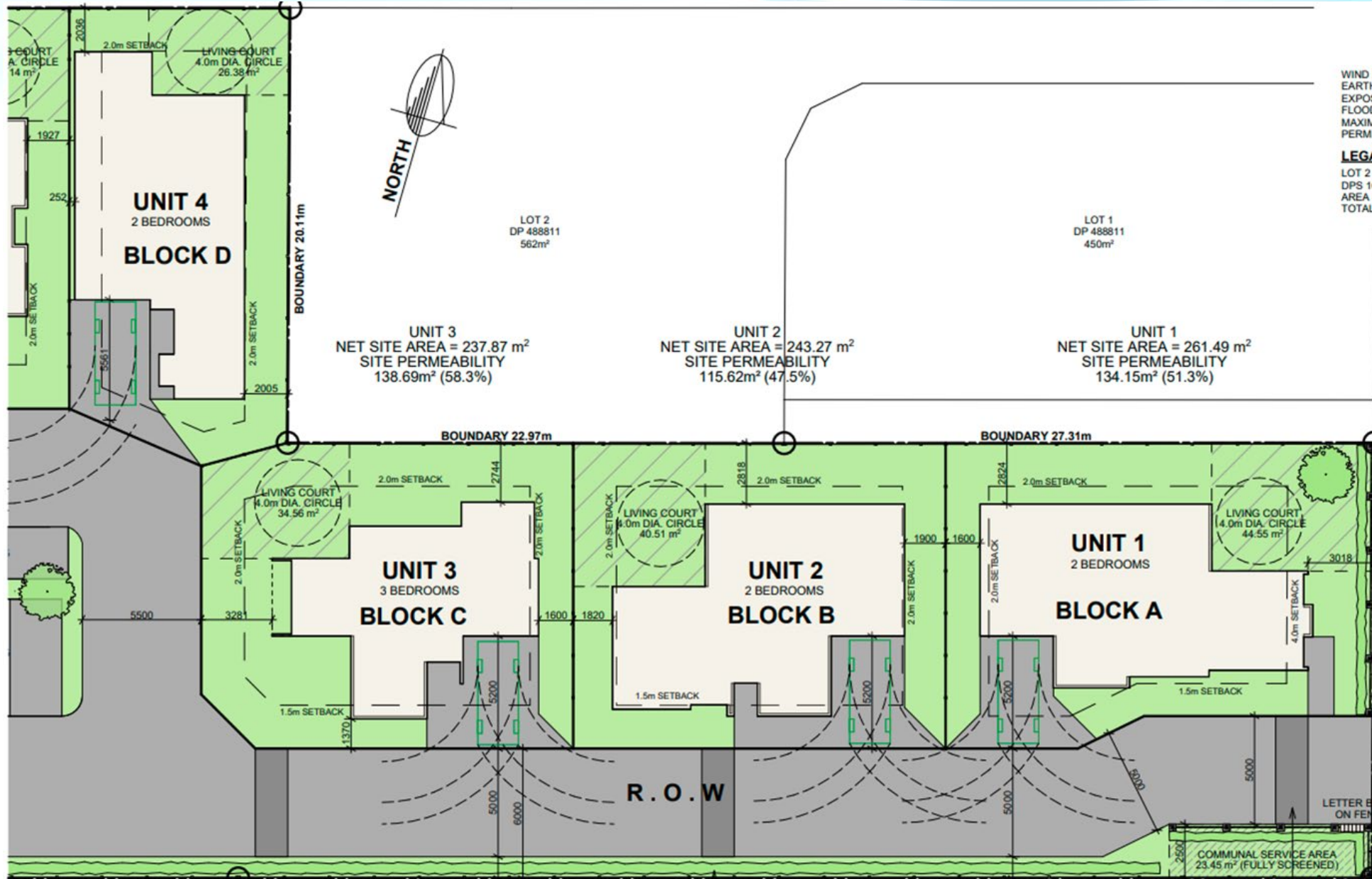
WDC PROCESS/SEQUENCE OF EVENTS

1. **SALE OF PROPERTY – advised by owner (circa June 20)**
2. **On request, we were provided with a copy of part of the planned development only**
3. **Requested WDC in writing to provide development plans & approval process (11 Jan 21)**
4. **MERIDIAN APPLICATION received...proposing to subdivide (10x; 180 - 242m²) & build 10 Units (25 bedrooms)**

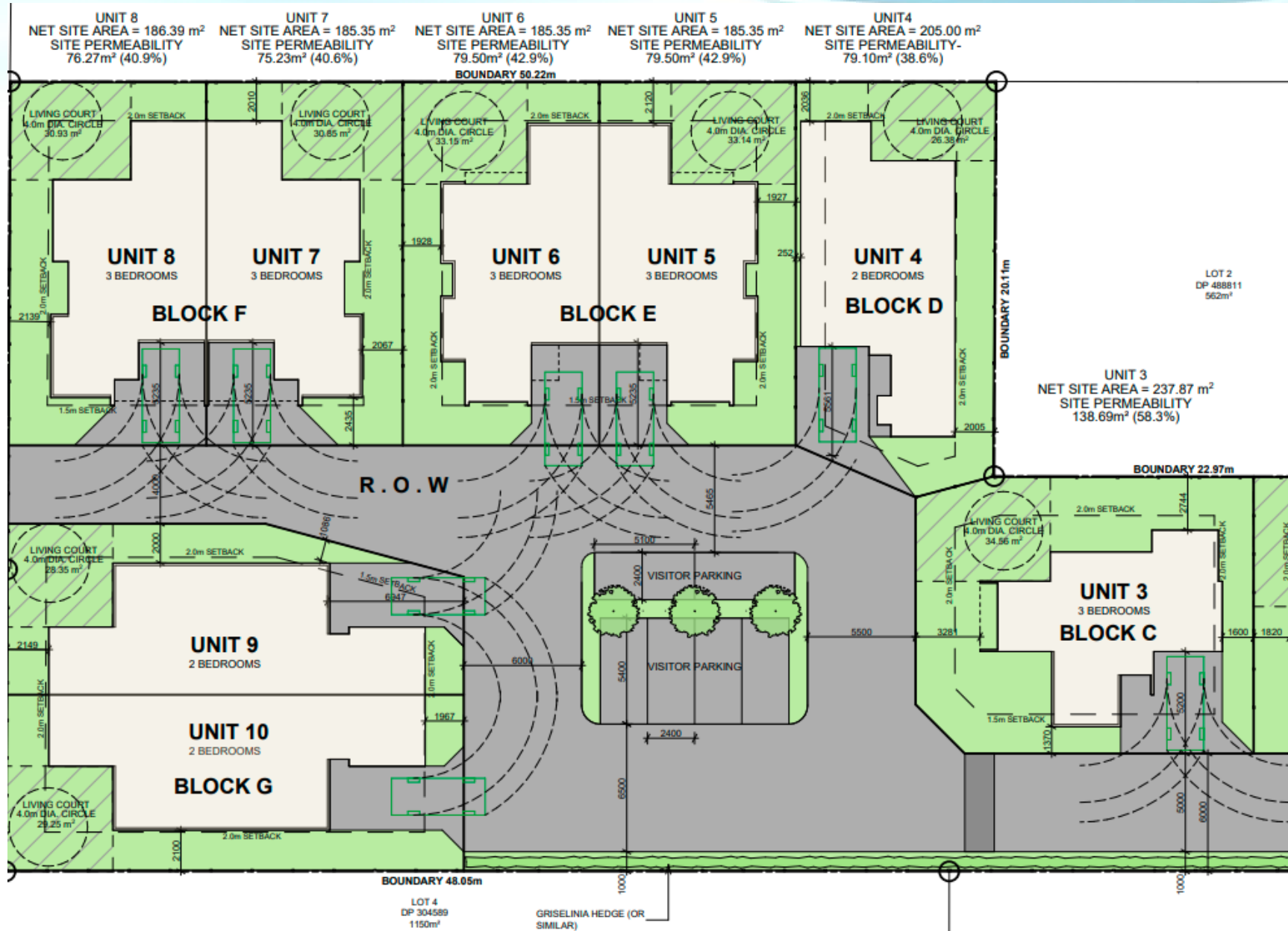
WDC PROCESS/SEQUENCE OF EVENTS - APPLICATION



WDC PROCESS/SEQUENCE OF EVENTS – APPLICATION (REVISED)



WDC PROCESS/SEQUENCE OF EVENTS –APPLICATION (REVISED)



WDC PROCESS/SEQUENCE OF EVENTS – NOTIFICATION REPORT

5. NOTIFICATION REPORT (Ms Emma Norman, Planner) received (17 Feb 21).

Key points included:

- ❖ Memo of WDC Meeting with Cogswell Surveys (25 Aug 20 by Ms Hayley Thomas) noted that:
 - the density was “higher than what could be naturally anticipated by the surrounding residents” & “Where possible discussions with neighbouring parties should be undertaken...”
 - This advice was not followed
- ❖ “.....Proposal is a Discretionary Activity as it is located outside of the Compact Housing overlay and is therefore not a Permitted Activity. The proposal does not comply with the following Rules...
 - 4.5.1 Permitted Baseline “my view that the site would be able to accommodate up to 4-5 dwellings as a permitted activity.” The proposal seeks to double the permitted number of dwellings.
 - ❖ 4.6.1 Effects on character and amenity “.....will constitute a noticeable change to the existing character and amenity of the area, when compared to the existing environment or the permitted baseline”

AND

“adverse effects on character and amenity will generally be limited to the immediately adjoining properties”

WDC PROCESS/SEQUENCE OF EVENTS – NOTIFICATION REPORT

5. NOTIFICATION REPORT (Ms Emma Norman, Planner) received (17 Feb 21) cont.

➤ 5.4 Assessment of adversely affected persons

- “..... will be substantial change to the amenity values associated with the current environment,
 - that may lead to a loss of appreciation of the ‘pleasantness’ of the area
 - possible that ‘perceived loss’ of privacy would be experienced ...
 - an assessment that the effects on amenity values cannot be regarded as less than minor.”
-
- “owners/occupiers of all of these properties could not have reasonably anticipated a development with a density as high as proposed....
 - ...the site is not located within the Compact Housing Policy overlay area and the minimum net lot area for lots in the Residential Zone is 500 m²
 - ...could give rise to effects on these properties’ amenity values that are at least minor.”
-
- Residential Rules & Regulations. Identified 8 Non-Conformances some of which required Discretionary approval by WDC.

WDC PROCESS/SEQUENCE OF EVENTS

6. SUBMISSIONS from Affected Parties PLUS endorsements/comments from neighbouring properties provided to WDC & Cogswell Surveying PLUS. (18 Mar 21)

❖ Details provided later in presentation

7. HEARING REPORT received and **concludes**:

“In consideration of Section 104, and pursuant to Sections 104B, and 104D, of the Resource Management Act 1991, the **Waipa District Council grants its consent** subject to conditionsfor the:

- Subdivision of one lot into ten in the Residential Zone;
- Land use for Compact Housing Development...”

Our understanding is that outside the Compact Housing overlay, the full discretionary activity status should require a greater degree of compliance to succeed and

- this development does not meet the required threshold.

HEARING REPORT vs NOTIFICATION REPORT

NOTIFICATION REPORT states (p 27):

“Conclusionfound that the development would represent a substantial change to the character of the current environment that may lead to a loss of appreciation of the ‘pleasantness’ of the area, and as

- **a potential perceived intrusion of privacy for the owners/occupiers of these properties.**
- **This leads to an overall assessment that the owners and occupiers of Properties 1 to 5 and 8 to 10 will be affected by the proposed subdivision to a degree that is not less than minor.”**

HEARING REPORT - Adverse Effects states (p15)

- **“The assessment of effects considered the proposal with regard to:**
 - Residential Character and Amenity;
 - Roading Network;
 - Infrastructure; and
 - Construction Noise.

The adverse effects were assessed to be below the ‘more than minor’ threshold and the proposal could be considered without the need for public notification.”

HEARING REPORT vs NOTIFICATION REPORT

- **THE HEARING REPORT AND NOTIFICATION REPORT ARE NOT IN AGREEMENT**
- **WHAT ARE THE MITIGATING CIRCUMSTANCES THAT CHANGED THE AFFECT ON AMENITY & PLEASANTNESS THAT ENABLED A RECOMMENDATION OF APPROVAL TO PROCEED?**

WDC PROCESS/SEQUENCE OF EVENTS – REVISED PLANS

9. REVISED PLANS & covering letter (prepared by Ms Hayley Thomas) received (dated 9 Apr 21). Covered by Mr McComb

➤ Key changes identified by Ms Rebecca Steenstra, Cogswell Surveys:

- Constructing a new fence along the frontage with Coleridge Street
- Working with Council to plant some trees within the berm
- Screening the outdoor storage area with landscaping
- Landscaping along the southern boundary of the right of way approx. 1.8m tall for its entire length adjoining properties 49 & 51 Coleridge St.
- 2 more visitor parks
- All dwellings have 2 parking spaces
- **Reduce** the ROW paving to 5m width
- Plant trees within the grass at the turn around area in the carparking to break the hard surface
- Plant a tree within Unit 1 in the front yard to soften the appearance
- **Provide for pedestrians within the right of way by controlling the speed of vehicles.** You could do this by having some strips of paving or change of surface at certain intervals (this will not be judder bars or speed bumps).
- Add some **privacy measures** to the second storey windows of unit 5 – **tinted glass** and louvres.

Affected Parties considered these changes to be superficial/‘less than minor’ and have no significant/material impact on the serious concerns previously expressed particularly regarding Amenity & Traffic Safety.

SUBMITTERS CONCERNS & ISSUES

COMPARISON OF HEARING REPORT WITH NOTIFICATION REPORT - SUMMARY

- The following Non-Conformances & Restricted Discretionary Rules require approval/sign off by WDC. **The Hearing Report recommends the Application be Approved.**
- **Such Approval implies that all the non-conformances have been thoroughly examined & signed. WHAT CRITERIA?**

RULES IDENTIFIED IN REPORTS	TYPE	IMPACT/RISK	COMMENT
▪ Activity Status. Show Home – 12 mo.	C	No longer relevant	Withdrawn by Developer
• Activity Status. ≥7 “dwellings” outside planning maps classified Compact Housing	RC	No justification for Approval 2 x Permitted Residential Density	10 dwellings planned therefore Compact Housing (as per overlay) classification
▪ Minimum set-back from road boundary 4m required	NC	Character	3m Revised Plan
• Minimum set-back from internal boundaries 2m & 1.5m	RC/NC		All 10 units fail to comply
• Day light control – internal boundaries	RC/NC	Reduced Amenity for residents	Lots 1 – 8 all fail to comply
• Neighbourhood amenity & safety	Com		Affected Parties disagree
• Compact Housing	D/NC	Reduced Amenity for neighbours	Outside Compact overlay. Outside areas
• Net Lot Area	NC	Reduced Amenity for neighbours	Zoned “Residential.” No Compact Overlay
• Lot frontage, Lot shape factor, vehicle crossings AND • Site Suitability: General	D/NC	Health & Safety risk	Lot 1 <20m frontage. All Lots <13m turning circle
• Minimum width of vehicle access to rear lots	D/NC	Health & Safety risk	Public road reqd. for ≥7 units.
• Lot design	D/NC	Health & Safety risk	Requires Public Road to comply

C = Controlled. D = Discretionary. RC = Restricted Discretionary. Com = Complies. NC = Non Complying.

SUBMITTERS CONCERNS & ISSUES

FOR THE AVOIDANCE OF DOUBT, THE DEVELOPMENT IS “COMPACT HOUSING” AS DEFINED IN WDC DISTRICT PLAN:

“2.4.1.3 Restricted discretionary activities. The following activities shall comply with the performance standards of this zone...”

“Rule 2.4.1.3 (b) Compact housing seven or more dwellings per site located within the compact housing overlay identified on the Planning Maps, or as provided for in Rule 2.4.1.3(c), or within the following areas of the C1 and C2/C3 Structure Plan areas:”

WHERE WDC District Plan Definition for a Dwelling is:

“Dwelling means any SELF CONTAINED BUILDING, whether permanent or temporary, that is occupied or designed to be occupied, in whole or in part, by a single household for the purposes of a RESIDENTIAL ACTIVITY”

➤ 47 COLERIDGE ST IS OUTSIDE OF THE APPROVED AND PUBLICALLY NOTIFIED ZONES (SUCH AS C1, C2/C3)

SUBMITTERS CONCERNS & ISSUES

1. CHARACTER, AMENITY & ENVIRONMENTAL IMPACT

1.1 Objectives and Policies (Section 2.3.1). The Policy for Cambridge, “To maintain and enhance Cambridge’s character” and:

- a) **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:”**

Note: Mr JD and Mrs Patty Wallace (25 Coleridge St) contributed significantly to developing the Character of the Street and wider area by donating land in front of 25 Coleridge St to WDC & development of Lindsay Park for the benefit of the community. Also, subdivision of the original property of 25 Coleridge St in Dec 2011, provided for generous sized sections to ensure the Character of the Coleridge St was maintained and further developed.

❖ If allowed to proceed the Development will have a serious adverse affect on Character & Quality of Life.

SUBMITTERS CONCERNS & ISSUES

1. CHARACTER, AMENITY & ENVIRONMENTAL IMPACT cont.

1.2 Quality of Life, Privacy, Loss of Amenity

- The proposed development will cause a serious reduction in the quality of life and Amenity of adjoining properties as well as the general neighbourhood.
- **41 Coleridge St is seriously impacted** due to 3 dwellings on their boundary (7 bedrooms & 3 outdoor living spaces). Two of these are located 2.8m from the boundary and the third 2m from the boundary. Privacy of their existing outdoor living area will be seriously impacted.
- **The permitted baseline 500m² subdivision shown in Mr Crisp's Statement of Evidence would reduce the density from 3 to 2 dwellings and thereby be consistent with the surrounding area.**

PRESENT VIEW FROM 41 COLERIDGE ST

SOUTHERN BOUNDARY



WESTERN BOUNDARY



VIEW FROM 41 COLERIDGE ST WESTERN BOUNDARY (20.1m)

UNIT 4

20.1m



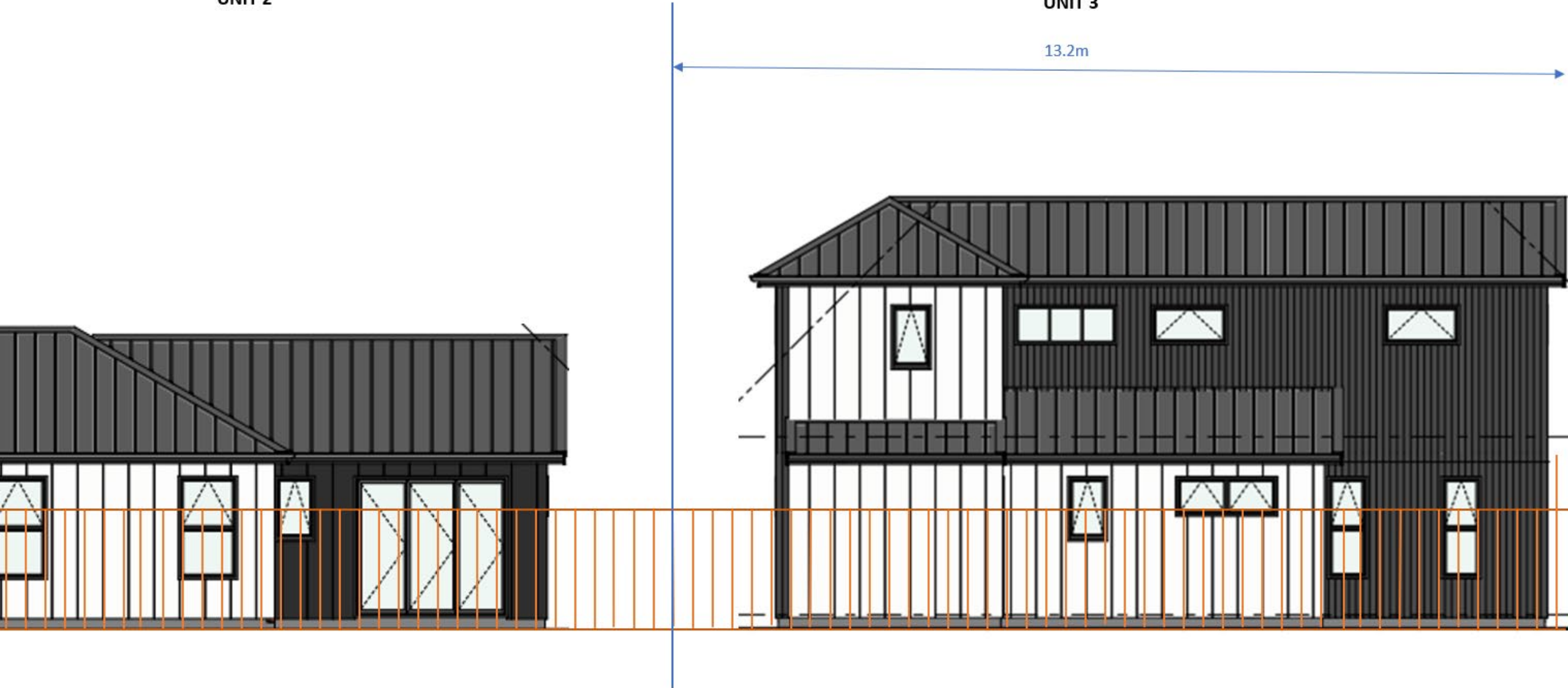
Scale 23.6mm = 1m

VIEW FROM 41 COLERIDGE ST SOUTHERN BOUNDARY (22.97m)

UNIT 2

UNIT 3

13.2m



Scale 20.6mm = 1m

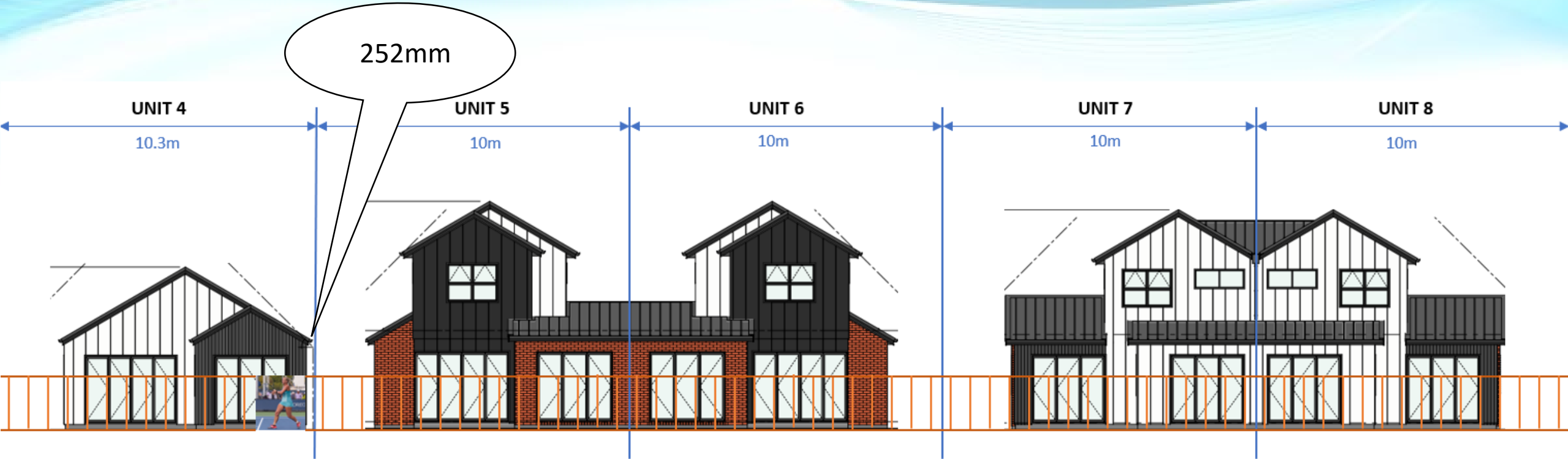
SUBMITTERS CONCERNS & ISSUES

1. CHARACTER & AMENITY cont.

1.2 Quality of Life, Privacy, Loss of Amenity

- The proposed development will cause a serious reduction in the quality of life and Amenity of adjoining properties as well as the general neighbourhood.
- 41 Coleridge St will be most seriously impacted due to 3 properties on their boundary. Two of these are located the 2.8m from the boundary and the third 2m from the boundary and privacy of their outdoor living area will be seriously impacted.
- 25A Coleridge St will be seriously affected due to 5 Units (4 x 2 storey & 14 bedrooms), being located 2m from the fence line and overlooking the back yard. Also the 5 outdoor living areas are hard up against their boundary fence line.
- In comparison, 500m² subdivision would result in 2 dwellings comprising 6 bedrooms and be consistent with properties in the area.
- 25A Coleridge St future development will be seriously compromised as a result of the 5 Units.

VIEW FROM 25A COLERIDGE ST SOUTHERN BOUNDARY (50.22m)



Scale 95cm = 10m

SUBMITTERS CONCERNS & ISSUES

1. CHARACTER & AMENITY cont.

1.2 Quality of Life, Privacy, Loss of Amenity

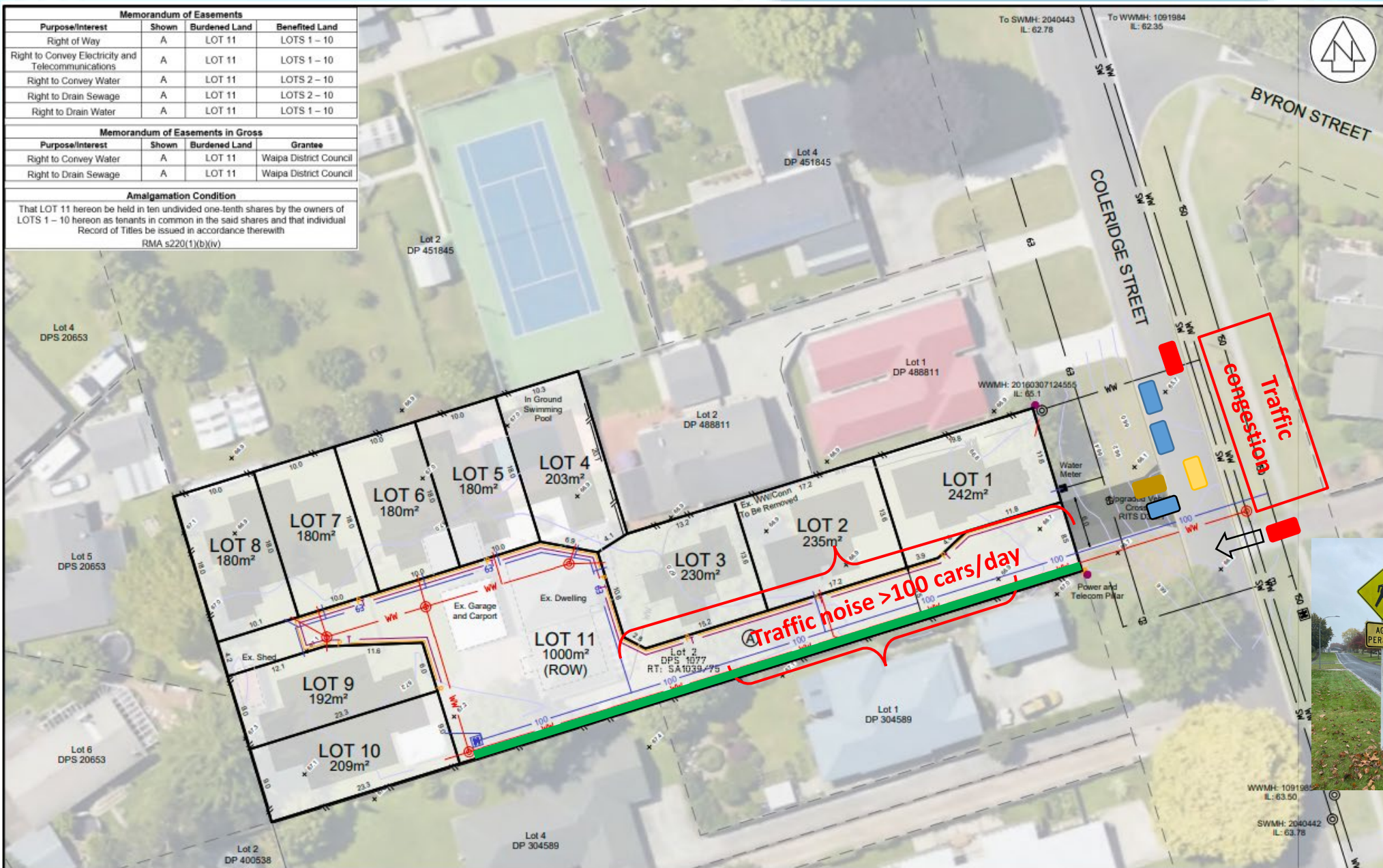
- The proposed development will cause a serious reduction in the quality of life and Amenity of adjoining properties as well as the general neighbourhood.
- 41 Coleridge St will be most seriously impacted due to 3 properties on their boundary. Two of these are located the 2.8m from the boundary and the third 2m from the boundary and privacy of their outdoor living area will be seriously impacted.
- 25A Coleridge St will be seriously affected due to 5 Units (4 of which are 2 storey), being located 2m from the fence line and overlooking the back yard. Also the 5 outdoor living areas are hard up against their boundary fence line. In comparison, 500m² subdivision would result in 2 dwellings comprising 6 bedrooms and be consistent with properties in the area.
- 25A Coleridge St future development will be seriously compromised as a result of the 5 Units.
- 8 & 9 Housman Pl are similarly adversely affected due to the 2 storey Units being 2.1m from the boundary.

SUBMITTERS CONCERNS & ISSUES

2. MOTOR VEHICLES & TRAFFIC IN COLERIDGE ST

- **Health & Safety risk** 5m driveway is not a public road...represents risk particularly to pedestrians too & from Units
- Vehicle Noise Disturbance (refer residential chapter 2.2.4) resulting from an increase in density from 5 to 10 dwellings will cause a loss of Amenity/enjoyment for 49 & 51 Coleridge **AND Units 1, 2 & 3**
- Vehicle number under estimated given 25 bedrooms – particularly if used as rental accommodation
- Vehicle parking. Insufficient in our view. 60% NZ houses have >2 vehicle NZ (Census 2018)
- **Parking on road inevitable... Health & Safety risk. Lauriston Park residents may be most affected.**
- **Driveway opposite 47 Coleridge requires residents to back up hill onto street. Health & Safety risk.**
- Turn around area – does not comply. **Health & Safety risk.** Emergency services compromised?

SUBMITTERS CONCERNS & ISSUES – VEHICLES/TRAFFIC



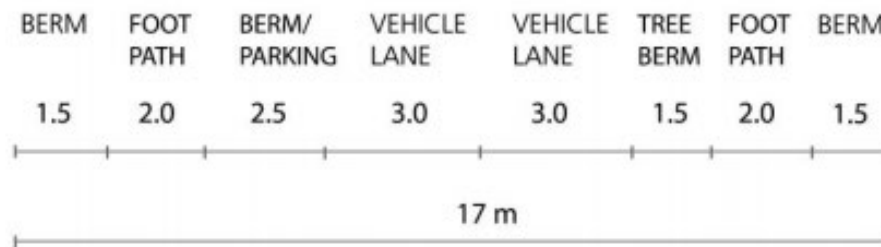
COMPACT HOUSING – OVERLAY C2/C3 – GREENFIELD



COMPACT HOUSING OVERLAY
➤ DESIGNED FOR MINIMUM IMPACT ON NEIGHBOURING PROPERTIES & VEHICLE/TRAFFIC & PEDESTRIAN FLOWS

COMPACT HOUSING - TYPICAL LOCAL ROAD

TYPICAL LOCAL ROAD: 17m



KEY LOCAL ROAD (TE AWA LIFECARE VILLAGE CONNECTOR ROAD) : 15m

SUBMITTERS CONCERNS & ISSUES cont.

3. SITE DRAINAGE/STORMWATER DISPOSAL

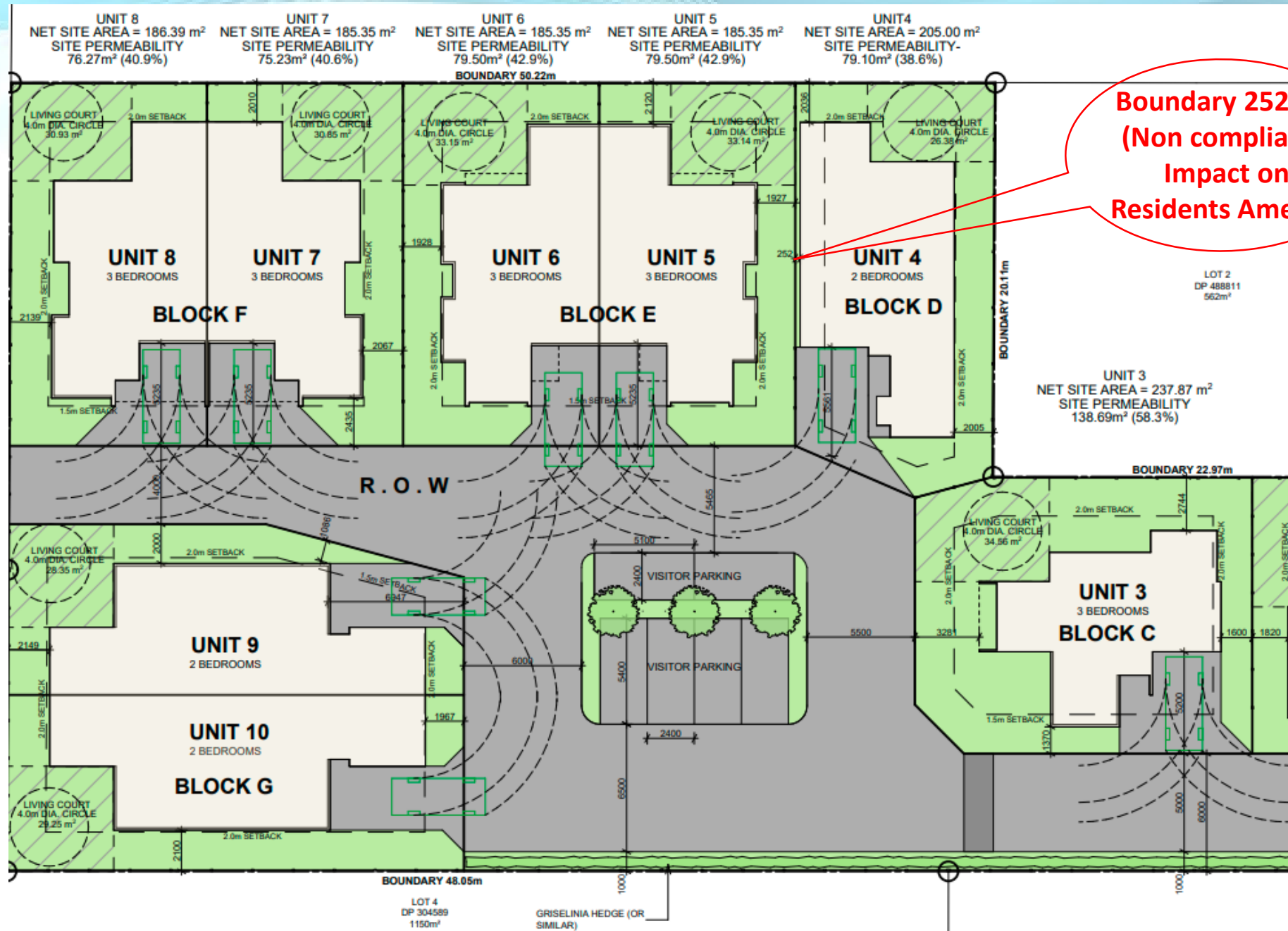
- No comprehensive design provided. In our view and experience during building this is unacceptable. We are concerned that the present proposed development will not address our concerns.
 - During Lauriston Park construction a **neighbouring property was flooded resulting in significant physical damage to the dwelling**
 - Potential for flooding of neighbouring properties
 - Given limited area of permeable surface & the need to dispose of water on-site (soak holes) we are of the view details of drainage need to be provided prior to approval.
 - Rule 2.4.2.43(f) Landscaping and permeable surfaces requires “At least 30% of net site area or unit site shall be grassed... **proposal is Non Compliant**”

SUBMITTERS CONCERNS & ISSUES cont.

4. SITE IS UNSUITABLE FOR COMPACT HOUSING - Over development of the site

- **Density twice that could be reasonably expected in a Residential Zone**
- **L-Shape section**
- **Non compliant frontage width**
- **Location in an established developed neighbourhood**
- **Needs to be designed to minimise impact on Amenity bordering properties and neighbourhood**

SUBMITTERS CONCERNS & ISSUES cont.



**Boundary 252mm
(Non compliant).
Impact on
Residents Amenity**

CONCLUSION

1. We consider the Hearing Report is biased in favour of the Developers:

- ❖ **Understates the impact on Quality of Life/Amenity of Affected Parties, particularly the six bordering properties (as recognised in the Notification Report) which will be not be less than minor (significant);**
- ❖ **Application is a Restricted Discretionary Activity outside the Overlay and therefore requires a greater degree of Compliance. The Application does not meet the threshold of WDC District Plan Rules or intent of the Plan**
- ❖ **Requires numerous Discretionary Non Compliant consents, impacting adversely on the neighbourhood**
- ❖ **The analogy to Lauriston Park (LP) is mis-leading.**
 - **District Plan Retirement villages specifically excluded from Compact Housing Rules.**
 - **LP is a well-planned & integrated estate (on a greenfield site) containing quality housing, occupied by elderly & aged.**
 - **In stark contrast the Compact Housing proposed will inevitably attract totally different demographic of owners/occupiers/tenants.**

CONCLUSION

2. Compact Housing in Cambridge should be restricted to Green-Field Sites

- ❖ C1, C2/C3 sub-division overlays are appropriately planned, designed & integrated with appropriate infra-structure to minimise the impact on neighbouring properties.
- ❖ The Application sets a poor precedent for Cambridge and could potentially occur elsewhere
- ❖ The image and reputation of Cambridge will be damaged irreversibly – and destroy the essence of why people live here

3. The Affected Parties consider an acceptable outcome to be:

- ✓ Development of 3 - 4 (3 bedroom) single storey dwellings of
- ✓ High quality and integrated design in keeping with the Amenity and Character of the neighbourhood

The background features a series of flowing, wavy lines in shades of light blue and white, creating a sense of movement and depth. The lines are most prominent at the top and bottom edges, curving across the frame.

THANK YOU