

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Eileen Hawkins
Date: Wednesday, 29 March 2023 4:16:52 pm

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This is a submission on the following proposed plan change to the Waipā District Plan

Plan change number is PC26 and specifically Character Clusters

Could you gain an advantage in trade competition through this submission? I could not

Are you directly affected by an effect of the subject matter that - (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition? I am

Do you wish to be heard (attend and speak at the Council hearing) in support of your submission? I do

If others make a similar submission, will you consider presenting a joint case with them at the hearing? Yes

Do you support the proposed change(s)? I oppose

The specific provisions of the plan change my submission relates to are (give details):

The inclusion of 5 Bowen Street in the proposed Character Cluster

My submission is

I feel that my house at 5 Bowen Street (corner Princes Street), should not be included in the proposed character cluster as shown on Map 58A.

Reasons that my house should not be included in the character cluster are:

My house at Bowen Street although it is an older house, does not have striking character features as seen from the road. Further, four of my direct neighbouring houses are modern (non character) houses, with only one adjoining property being a character house.

The character cluster raises an issue of equity. Establishing a character cluster will penalize those of us who have already sought to maintain the character of our properties by limiting development or by

implementing a development in keeping with the surrounding character. Now, we will be subject to resource consent time delays and significant fees for any development on our properties. These are burdens that those who developed before us have not had to shoulder. If the character cluster is to go ahead, then I ask that the Council waive resource consent fees for those properties within the cluster, (as I understand happens in some Heritage areas).

There is a shortage of housing in New Zealand which this plan change seeks to address. New Zealand requires a diverse range of affordable housing urgently. It would be best if that new housing is provided in areas that already have infrastructure in place and are close to town. Those of us to be included in a character cluster, wishing to build granny flats and the like for aging relatives or for other family members are likely to be put off undertaking any building work because of the burden put on us of extra resource consent fees. Currently fees faced for administration of a development (plans and council consent fees), could be as much as the cost of a smaller building project. Therefore, we are unlikely to provide this extra potential housing, close to town, because of the burden of extra fees, plans and time delays.

Houses included in the character cluster will be subject to stronger controls and resource consent for new buildings and alterations and additions. (see 2A.4.1.1.g). My house at 5 Bowen Street is on the corner of Bowen and Princes Streets. As such, two sides of my house could be seen as “front yard”, with the potential that I would be subject to more limitations than everyone else.

In summary, I would like the property at 5 Bowen Street Cambridge to be removed from the Character Cluster proposal. If the Character Cluster goes ahead I would like the Council to waive Resource Consent fees for those included in the Character Cluster.

I seek the following decision/s from Council

I would like the property at 5 Bowen Street Cambridge to be removed from the Character Cluster proposal.

And

If the Character Cluster goes ahead I would like the Council to waive Resource Consent fees for those included in the Character Cluster.

Attachments