

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Graeme & Lucy Campbell
Date: Sunday, 26 March 2023 5:13:11 pm

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

The Character Area review/Character Cluster as part of the Proposed Plan Change 26.

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 not
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 support in part

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

Our position is to support in part the Character Area review/Character Cluster as part of the Proposed Plan Change 26.

My submission is

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Reasons:

1. Under 3. 10 (Characteristics':

"It is the purpose of conservation to retain and reveal such values and to support the ongoing meanings and functions of places of cultural heritage values, in the interests of present and future generations".

Under the current outlined proposals, we do not consider that being part of a Cluster area 2 is in our

‘personal interest’. Indeed, it appears that under the present proposal, it will limit and restrict our interest and interaction with our own home by placing us in a position whereby any future measures we to take to preserve/conservate our home through renovation and general upkeep of the home or grounds will need Council consent (for example, home colour, choice of vegetation, additions). A process that can be lengthy and is costly, and there seems to be no provision made in the current proposals that indicate any financial recompense for current/future owner occupiers placed by the council in the position of having a home in their designated Character Cluster.

For us to be in complete agreement, there needs to be thought given by the Council to financial recompense for owner/occupiers of houses places within a Conservation Cluster who need or desire to upkeep and preserve/conservate their homes.

There is a potential for owner/occupiers of Heritage Cluster homes to be left shouldering more financial and organisational responsibility than the Council, and this needs to be addressed and redressed by the Council.

2. Our property (17 Hall Street, Cambridge) falls within the Lower Hall Street Conservation Cluster. 17 Hall Street stands alone and is not clearly adjoined to the other houses listed to be within the cluster. 17 Hall Street is surrounded by 6 houses on its boundary and faced by 3 homes where neither Character Street provisions apply or there are homes of no significant heritage value.

In the case of the direct neighbouring property (no 21 Hall Street, which has no significant heritage value), It is noted that for such house designations “it is recommended that any development replacements be fully sympathetic to the heritage design and control of the surrounding dwellings and properties”. This is a ‘recommendation’ only. There needs to be thought given to this wording of ‘recommendation’ by the council, as in our experience, successive previous council actions within Lower Hall Street have ignored the ‘heritage value’ of homes in this area. The intensification that has previously been allowed has weakened and allowed this area of Lower Hall Street to become crowded (3.11.3), lose relevance with the surrounding heritage (3. 11. 4) and has diminished the overall character of this part of the street (3.11.5).

Without stronger wording, we have no confidence that successive future Council’s would either have the power or would move to prevent infill (perhaps 3 story) housing on land deemed to be of ‘no significant heritage value’. There is the potential that if 21 Hall Street were to be developed the onus would fall on us, the owner/occupiers of no 17, to make challenges. This could be a lengthy and expensive process, and once again, no indication of financial recompense of current owner occupiers is mentioned in the proposals. The Council needs to consider such recompense if the widely and loosely drafted proposal is allowed to move forward.

I seek the following decision/s from Council

If the Council are not able to address issues outlined above, then we wish to be removed from Cluster Area 2 (Lower Hall Street) in order that we may continue to enjoy our current property and all the rights we have over it.

Attachments

[Council Proposal Reply.docx](#) (15 kb)

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