

To: Her Worship the Mayor and Councillors
From: Property Projects Specialist
Subject: **CONSULTATION ON POTENTIAL PART SALE OF 1262 CAMBRIDGE ROAD TO KĀINGA ORA**
Meeting Date: 30 May 2023

1 PURPOSE - TAKE

The purpose of this report is to inform Council on the outcome of the recently completed public consultation on the potential part sale of the property at 1262 Cambridge Road to Kāinga Ora, to allow Council to deliberate on the matter, and to seek approval for the sale to proceed.

2 EXECUTIVE SUMMARY – WHAKARĀPOPOTOTANGA MATUA

This report summarises the results of the consultation process, in order for Council to deliberate on this matter, and recommends that Council resolve to complete the part sale of this property to Kāinga Ora.

Council has consulted with the community on its proposed selling of 1.4ha (subject to survey) of land at 1262 Cambridge Road, Te Awamutu, to Kāinga Ora for a housing development comprising what was initially planned to be a minimum of 25 single level dwellings for over 55's. Subsequently Kāinga Ora have indicated they will provide 30 dwellings as demonstrated in Appendix 1. The targeted letter to properties in the vicinity of the proposed development is provided in Appendix 2.

Sixty-five (65) submissions were received through the consultation exercise. Thirty-seven (37) of the submissions (57%) were in support, 8 (12%) recorded partial support, and 20 (31%) were against. Appendix 3 provides a summary of the submissions and Appendix 5 contains the submission forms in full.

We have also received significant social media feedback, with 204 posts. Feedback across the posts had similar themes, many saying this is exactly what is needed for our aging population, some who agreed but had reservations about the piece of land's suitability, and others very anti "another" Kāinga Ora development, or sceptical that it will be kept to over 55s. Appendix 4 provides a summary of the social media feedback.

Staff recommend that Council resolve to complete the part sale of this property to Kāinga Ora for the following reasons:

- Council will enable a project which will provide much needed housing for the over 55 cohort.
- Sale proceeds can be utilised for other projects.
- Demonstrates Council is adhering to Our Vision, Purpose and Community Outcomes.
- Aligns with Council’s vision when purchasing the site.

3 RECOMMENDATION – TŪTOHU Ā-KAIMAHI

That Council:

- a) *Receives the report of Andrew Don, Property Projects Specialist, titled Consultation on Potential Part Sale of 1262 Cambridge Road to Kāinga Ora (ECM number 11016095).*
- b) *Notes that Council entered into a sale and purchase agreement commencing 24 November 2022 (“**Sale and Purchase Agreement**”) for the sale to Housing New Zealand Limited of land at 1262 Cambridge Road, Te Awamutu for an amount of Two Million, Six Hundred and Eighty Two Thousand, Five Hundred Dollars (\$2,682,500) plus GST (“**Sale**”), subject to Council approving the Sale following consultation with the local community;*
- c) *Receives and considers the written submissions on the Sale following consultation, as attached in Appendix 5.*
- d) *Pursuant to clause 21.5(b) of the Sale and Purchase Agreement, approves the Sale proceeding in accordance with that agreement; and*
- e) *Delegates authority to the Group Manager Business Support to execute any documents necessary to give effect to recommendation d).*

4 BACKGROUND – KŌRERO WHAIMĀRAMA

Sale and Purchase Agreement

In 2017 Council purchased 3.7535 hectares of rural zoned land located at 1262 Cambridge Road, Te Awamutu, being Lot 1 on DP 46927 and held within Record of Title SA41B/692. The property was purchased via an open market ‘willing seller willing buyer’ process for future provision of pensioner/community/affordable housing.

On 15 November 2022 approval was sought from Council to enter into a Sale & Purchase Agreement with Kāinga Ora to purchase 1.4ha of this land. The Sale & Purchase Agreement included a condition requiring public consultation to determine wider community and mana whenua views of the merits or otherwise of the proposal.

This was approved via Resolution IC1/22/44 –

IC1/22/44

That Council

- a) *Receives the report of John Miles, Manager Property Services, titled Potential Sale of Land, Te Awamutu (document number 10918715);*
- b) *Approves entering into a Sale and Purchase agreement of similar form and with similar terms to the one attached as Appendix 4 of this report (except that clauses 27.4 and 27.5 be varied to be similar to those used in the agreement with Habitat for Humanity for the sale of the Palmer Street Pensioner Housing complex), for the sale approximately 1.4ha of land at 1262 Cambridge Road, Te Awamutu, being part of Lot 1 Deposited Plan South Auckland 46927, and being part of the land contained in Record of Title SA41B/692, for an amount of Two Million, Six Hundred and Eighty Two Thousand, Five Hundred Dollars (\$2,682,500) plus GST, if any, with the sale to be made to Housing New Zealand Limited, subject to Council undertaking public consultation on the sale, and Council's subsequent approval of the sale following consultation;*
- c) *Subject to the Council approval sought in part b) of this recommendation, authority is delegated to the Group Manager Business Support, to finalise negotiations on, and execute any sale and purchase agreement in relation to the sale of the land, and to execute any other documents necessary to give effect to this resolution;*
- d) *Approves the release of the resolutions at the discretion of the Chief Executive or the Deputy Chief Executive.*

The Sale and Purchase Agreement was entered into on this basis on 24 November 2022.

The key terms of the Agreement include:

- a) Under clause 21.5, the agreement is conditional on Council :
 - i) undertaking consultation with local community on the sale before 30 April 2023; and
 - ii) obtaining a resolution from Waipā District Council approving the sale, in its absolute discretion, following the satisfaction of the condition of clause (i) above
- b) Under clause 27.1, the purchaser's commitments must
 - i) commence development of the land within 24 months of the settlement date; and
 - ii) develop the site with a minimum of 25 residential units for the over 55 year old cohort
- c) Under clauses 27.2 and 27.3, if the purchaser has not commenced plans or provided a design concept within 20 months of the settlement date, the Council

and purchaser will consult with each other and evaluate the expected timeframe for completion of the development. If the Council is not satisfied with the outcome of this, it may purchase back the property for the same purchase price as it was sold.

- d) Under clause 27.4, the purchaser has agreed that the purpose of buying the land is to provide housing for over 55 year olds and provision of elderly housing for at least the next 50 years (“use”). On that basis the purchaser has agreed that if, following completion of the development, they are unable to comply with the ongoing use of the property due to a demonstrable reduction and demand for elderly housing and a corresponding increase in demand for housing in a non-elderly demographic, then the parties will meet in good faith to identify and agree an alternative use that the property can be put to.
- e) Under Clause 27.5, the Call option and ongoing compliance requirements set out in Clause 27.4 shall be set out in an encumbrance instrument.

Consultation

Kāinga Ora’s plan is to develop the 1.4ha with 30 single level dwellings for people over 55 years of age.

Council developed and implemented a consultation plan which included a targeted letter drop to surrounding neighbours of the property, and a public meeting was held which was attended by Kāinga Ora and Council staff. The meeting was attended by around 30 people including owners of surrounding properties and the general public. The targeted letter is provided in Appendix 2 of this report. Media releases and social media posts initiated by Council ensured good general awareness of the proposal, the public meeting and the ability of anyone in the community to make a submission.

Mana Whenua have been consulted on the proposal and no objections have been raised. If the sale is confirmed Kāinga Ora will further engage with Mana Whenua as the development proceeds.

Analysis of Submissions

65 submissions were received. The submissions are summarised as follows:

Support	Against	Partial	Total
37	20	8	65
57%	31%	12%	100%

The full submissions are appended in Appendix 5.

The themes of the submissions are separated into the following categories:

Support Comments

- Need for more affordable housing generally and particularly for older people
- Good location for this project

Against Comments

- Negative impact on surrounding property values
- 'Riff raff' coming into the neighbourhood
- Oversupply of housing for elderly people
- Retain in Council ownership – they are an 'unbiased' owner
- Why 55 plus age group not 65 – age discrimination
- Young offenders, beneficiaries and 'riff raff' coming into the neighbourhood
- Poor design and loss of rural outlook
- Impact on driveway – neighbour
- Impact on business – neighbour
- Isolated community anti-social behaviours
- Negative impact on Cambridge with Kāinga Ora involvement
- Kāinga Ora have a poor track record - gang involvement at other KO communities

Partial Supportive Comments

- Supportive but concerned about water pressure
- Kāinga Ora Management
- Should be for Waipa residents only
- Ensuring 55 years plus only rules are followed
- The property being utilised for emergency housing
- Traffic safety
- Road design

Summary

Those in support of this development, via submissions (57%), commented on the need for affordable housing generally and particularly for older people.

Those against the development (31%) were primarily concerned with:

- The impact on the values of surrounding properties
- The development will have a negative impact on the look and feel of the existing area
- Kāinga Ora's ability to manage and maintain the development
- Introduction of gangs into the area

The partial submitters identified the following areas of concern:

- Kāinga Ora's ability to manage and maintain the development
- Traffic safety

- That the property will be utilised for emergency housing

Social Media Feedback Summary

The communication and engagement team published three posts, two on the Waipā District Council Facebook page (on 20 April and 9 May), and one on the Te Awamutu community grapevine. Engagement on all three posts was high overall.

The post on 20 April received 107 comments, and nine shares. Some comments were from members of the community who are in favour and also made suggestions as to what they think would add to the development, other comments weren't in favour of the development being a Kāinga Ora project, and some were complaining about the number of rest homes in the district.

The post on the Waipā District Council Facebook page on 9 May only received six comments on our own page but was shared to the Te Awamutu Grapevine page and received much more engagement there.

The shared post to Te Awamutu Grapevine post (formally known as A Better Te Awamutu & Surrounding Areas Grapevine), on the same day, received 91 comments, with mixed reactions.

Feedback across each of the posts had similar themes, many saying this is exactly what is needed for our aging population, some who agreed but had reservations about the piece of land's suitability, and others very anti "another" Kāinga Ora development, or sceptical that it will be kept to over 55s. Some people shared their frustrations on other Council issues, and us referring to the land as "Council owned" rather than ratepayer owned.

Over 55s requirement

This was a topic that regularly arose in the consultation and social media feedback.

As noted above, the Sale and Purchase Agreement includes a condition whereby an encumbrance will be registered on the new title ensuring that the 55 year plus cohort will be maintained for at least the next 50 years.

There is ability for this to be varied if Kāinga Ora is unable to comply due to a demonstrable reduction and demand for elderly housing and a corresponding increase in demand for housing in a non-elderly demographic. This however requires Council and Kāinga Ora to meet in good faith to identify and agree an alternative use that the property can be put to. This provision has been modelled on a very similar condition put in place when Council's Palmer Street housing for the elderly village was sold to Habitat for Humanity.

5 SIGNIFICANCE & ENGAGEMENT – KAUPAPA WHAI MANA ME NGĀ MATAPAKINGA

Staff have considered the key considerations under the Significance and Engagement Policy, in particular sections 7 and 8, and have assessed that the matters in this report have a high level of significance. For that reason a consultation process was conducted and is presented to Council for deliberation.

Iwi and Mana Whenua Considerations - Whaiwhakaaro ki ngā Iwi me ngā Mana
 Mana Whenua have been consulted on the proposal and no objections have been raised. If the sale is confirmed Kāinga Ora will further engage with Mana Whenua as the development proceeds.

6 OPTIONS – NGĀ KŌWHIRINGA

Option	Advantages	Disadvantages
Option 1: Accept staff recommendation	<ul style="list-style-type: none"> ▪ Council will be part of a project which will enable much needed housing for the over 55 years cohort. ▪ Sale proceeds can be utilised for other projects. ▪ Demonstrates Council is adhering to Our Vision, Purpose and Community Outcomes. ▪ Aligns with Council's vision when purchasing the site. ▪ Is consistent with the majority view from the Community following consultation on the proposal. 	<ul style="list-style-type: none"> ▪ Staff recommendation will not be a universally well-received outcome for all the community.
Option 2: Decline recommendation	<ul style="list-style-type: none"> ▪ This will enable Council to consider other options i.e., Council funding the development and maintain ownership and control of the land. ▪ Opportunity to find another entity to partner with e.g., Habitat for Humanity. 	<ul style="list-style-type: none"> ▪ Delay in the provision of housing where a need has been established. ▪ If Council were to own and deliver the project our pensioner housing policy only allows for subsidised housing which will impact on Councils return. ▪ The land was purchased for the provision of housing and not

		<p><i>delivering on this is counter to the original resolution to purchase the land.</i></p> <ul style="list-style-type: none"> ▪ <i>May affect relationship with Kāinga Ora who have been positively working with Council on this project.</i> ▪ <i>Is inconsistent with the majority view on the proposal.</i>
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The recommended option is Option 1. The reason for this is that it fills an identified need for housing and aligns with the intention of the purchase of the land in 2017, as well as aligning with the majority of the community views as identified through the consultation process.

7 OTHER CONSIDERATIONS – HEI WHAIWHAKAARO

Council’s Vision and Strategic Priorities

The proposal increases the supply of housing that is affordable for the tenants that will be housed in this development. This proposal is consistent with Council’s Vision and Community Outcomes.

Legal and Policy Considerations – Whaiwhakaaro ā-Ture

Staff confirm that option 1 complies with Council’s legal and policy requirements.

Financial Considerations – Whaiwhakaaro ā-Pūtea

There is no cost associated with the sale of the property to Kāinga Ora and it assists in meeting part of the asset sales programme targets set out in the 2021/31 LTP.

Risks - Tūraru

Some sections of our Community are against this development, and we anticipate some negative feedback should the sale proceed.

There is potential for negative reactions towards Council in the longer term if the development is not well managed i.e., the age limits are not adhered to, and the development detracts from the surrounding properties.

Iwi and Mana Whenua Considerations - Whaiwhakaaro ki ngā Iwi me ngā Mana Whenua

Please note that Kāinga Ora are driving the development and local iwi have been engaged.

Climate Change – Hurihanga Āhuarangi

This question was raised in some submissions i.e., does the council have the necessary infrastructure in place to cope with all these new housing developments. The answer is yes, we do.

8 NEXT ACTIONS

Action	Responsibility	By When
Advise Kainga Ora of Council decision and proceed with settlement.	Property Team	May 2023

9 APPENDICES - ĀPITITANGA

No:	Appendix Title
1	1262 Cambridge Road Kainga Ora Housing Development Plan
2	Property Owner Letter
3	Summary of Submissions
4	Facebook Comments
5	Full Submission Forms (redacted)



Andrew Don
PROPERTY PROJECTS SPECIALIST



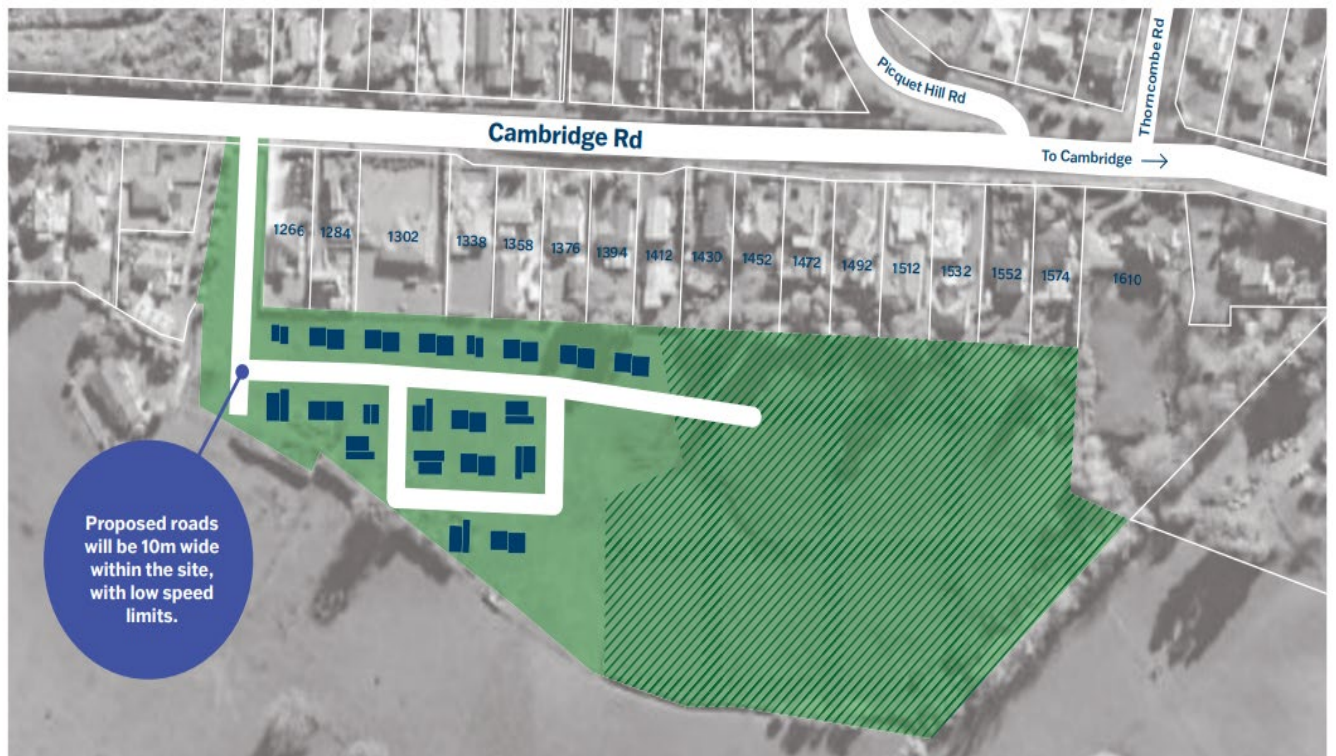
Reviewed by David Varcoe
PROPERTY MANAGER



Approved by Ken Morris
DEPUTY CHIEF EXECUTIVE / GROUP MANAGER BUSINESS SUPPORT

APPENDIX 1

1262 Cambridge Road, Kāinga Ora Housing Map – (ECM number 10998544)



Proposed land sale of 1262 Cambridge Road

Key

- Subdivision boundary
- /// Land to be retained by Council

● Proposed houses

- All single-storey houses
- 7 x 2 bed standalone
- 3 x 1 bed standalone
- 20 x 1 bed duplex
- 30 x dwellings total**



APPENDIX 2

Property Owner Letter. Proposed Land Sale. 1262 Cambridge Rd Te Awamutu
(ECM number 11000353)

18 April 2023

Proposed sale of Council-owned land: 1262 Cambridge Road, Te Awamutu

Dear property owner,

In 2017, Council purchased 1262 Cambridge Road with the intention of developing it for affordable housing, including housing for the elderly.

There is a significant shortage of affordable housing in the Waipā district. The location was considered ideal for the elderly because services like a supermarket, bank and medical centre are close-by.

Waipā District Council has been approached by government agency Kāinga Ora to purchase a portion of this land in order to provide housing for Waipā people aged over 55.

Council sees a lot of benefit in this:

- Kāinga Ora has the means to build on the land much faster than Council could, meaning housing will be available sooner for those who most need it.
- It gives over 55s in our district an opportunity to live independently, affordably, and ideally close to family or support.
- The money from the land sale would be used to repay the debt on the original purchase of this land, with the remaining balance available for potential investment in other community projects.

Council supports the sale but no confirmed agreement has been made. Before any agreement is reached, Council wants to know what you as a neighbouring property, and the wider community, think.

Of the 3.75ha piece of land, Kāinga Ora has offered to buy 1.4ha of this from Council. Kāinga Ora would like to build around 30 single storey, one and two bedroom housing units on the land.

The map included with this letter shows the area of land Kāinga Ora would like to develop, if the land sale goes ahead. You can find out more details on the proposed development on their website by visiting kaingaora.govt.nz/waikato.

If the sale goes ahead, more detailed concept plans will be developed which Council would expect Kāinga Ora to share with you.

We'd like to hear what you think about this proposal. Please visit waipadc.govt.nz/haveyoursay to have your say by 5pm, Thursday 11 May or you can fill out a hard copy feedback form that's included with this letter and return it to either of Council's offices in Te Awamutu or Cambridge.

We are also holding an information session on Thursday 27 April at the Burchell Pavilion, next to the Te Awamutu i-SITE (1 Gorst Avenue) from 4-7pm. There will be representatives from Kāinga Ora and Council there to answer any questions you may have.

If you have any questions on the proposed sale of land, please contact Ken Morris, group manager - business support at Waipā District Council on 0800 WAIPA DC (0800 924 723).

If you have any questions on what Kāinga Ora is proposing to build, please contact Andy Mannering, community engagement and partnerships manager at Kāinga Ora on 027 220 3723.

Kind Regards,



Ken Morris
DEPUTY CHIEF EXECUTIVE / GROUP MANAGER BUSINESS SUPPORT

See some questions outlined below.

1. *What guarantees are there to ensure only 55+ tenants are housed in the units?* It's a condition of the proposed sale and purchase agreement. If this doesn't happen, the development/land must be returned to Council at a discount.
2. *Will the units be multi-storey buildings?* No, single storey.
3. *When will construction of the units begin?* Council has required the build to start within two years. If not, the site must be returned to Council.
4. *If the sale goes ahead, what will the money be used for?* Some of it will be used to repay the debt incurred to purchase the land. The remaining money is likely to be invested into community projects but that is something Council has yet to discuss; no decisions on this have been made.
5. *What happens if sale to Kāinga Ora doesn't go ahead?* There would be significant delay in Council delivering this project with its own resource.
6. *This is only part of the landholding; what will the rest of the land be used for?* The rest of the site is not as suitable for high density development. Council will potentially sell or develop this for larger lot sizes.
7. *Why would Council not build its own housing for the elderly units?* This project is large and requires significant investment in both the build and the infrastructure provision. Kāinga Ora has this resource available to it, Council does not.
8. *Why are 55+ tenants being prioritised when there are young families in Waipā without housing?* Because there is an identified need for this and this location is great for this age group due to the services in close proximity, supermarket, bank, medical, etc. It should also be noted that some of the people most likely to go into this development are currently in larger 3-4 bedroom homes that would be freed up for families if they were to relocate.
9. *How many units will be put on the land?* Approximately 30.
10. *Will they all be one-bedroomed units?* The units will be a mix of one-bedroom and two-bedroom.

11. *Who will pay to upgrade the water, wastewater and stormwater services and if Council, is this reflected in the sale price?*

Wastewater: The development will feed into the proposed Wastewater pump station that will service the T11 area (which this block of land resides in).

Council is funding this system via a combination of existing rates and localised development contribution funding tied to the growth cell.

Water supply: There are no localised upgrades necessary to service the development. The development will need to connect to infrastructure at the developer's expense.

Stormwater: there are no localised upgrades planned for the T11 growth cell and no development contributions for stormwater in this growth cell. It's expected the Kāinga Ora development won't be detrimental to the downstream land owners, or they will work with the downstream land owners to provide something mutually beneficial.

12. *Do mana whenua support the sale?* Initial feedback from mana whenua has been supportive.

13. *Will Council have a say on what tenants are placed in the development?* No, Council will not have a say.

14. *Does Council still have plans to build more of its own housing for the elderly? If so, where?* Yes, there is a current, budgeted proposal to build ten units at Vaile Court, Cambridge.

15. *Will there be any urban design criteria for this site?* Kāinga Ora have a strong urban design team involved in this project.

APPENDIX 3

Summary of Submissions. Proposed Land Sale. 1262 Cambridge Rd Te Awamutu
(ECM number 11016781)

Submission Forms

Proposed Land Sale
1262 Cambridge Rd, Te Awamutu

Submission No.	ECM	Support	Against	Partially	Submission Summary	Contact Name
1	11005971	✓			The more housing we have for this age group, the more housing will be freed up for families and this is desperately needed.	Stephanie Owen
2	11005967	✓			Is there going to be anything done with regards to people's mobility needs on Cambridge Rd? Really need to do something about safety ie. Wider footpath.	Allan John Stanley
3	11004556		✓		No comment	Rheanna Kingma
4	11004552		✓		No comment	Andrew Cumming
5	11004548	✓			Good to have development with smaller homes but Council should buy more and do shared equity for other homes, of different sizes.	Sally Fraser

Submission No.	ECM	Support	Against	Partially	Submission Summary	Contact Name
6	11004523		✓		As a resident of Cambridge Rd we will have no say on who moves in, I see standard of our homes being brought down in value with 'riff raff' persons coming and going.	Lynette Karam-Whalley
7	11004518	✓			Not Councils job to be involved in property development. Will Council be subject to any claims later on should it flood etc?	Neil Aberhart
8	11004307	✓			No comment	Peter Leach
9	11004304	✓			I am a financial mentor, many people are struggling to pay rent heading into retirement this development would assist some of our most vulnerable, Great location.	Susan Patricia Goodridge
10	11004301	✓			Te Awamutu needs more affordable housing for low income and retirement people. I myself will be looking to retire in approx. 4 years.	Derek Flint

Submission No.	ECM	Support	Against	Partially	Submission Summary	Contact Name
11	11003048			✓	Supportive of project but concerned about water pressure as already low due to pumping up hill, more dwellings may make this worse.	Peter J Spence
12	11001432		✓		There is a ton of old folks housing being built. The town is too crammed. Create a park instead.	Amanda Smith
13	11001301	✓			It's not fair for pensioners to pay market rate for rental homes as pension doesn't cover, they need warm dry housing. This will free up more rental housing for others.	Samantha Gibson
14	11001295	✓			IF this helps our elderly community have lower rent price so they can live their retired years not struggling, then yes, all for this.	Renee Stapleton
15	11001290		✓		Keep as town ownership, having an unbiased owner for housing our elders is important.	Benjamin Yates

Submission No.	ECM	Support	Against	Partially	Submission Summary	Contact Name
16	11001284	✓			Waipa is extremely short of suitable housing for seniors. Concerned Council bought this land 6 years ago and nothing done, I wonder why Kainga Ora didn't buy in the first place.	Heather Colgan
17	11000724	✓			No comment	Sharon Cousins
18	11000719			✓	I want clauses to ensure it was 55+ people only. Last thing we need is the usual gangs and other riff raff that a lot of their other houses have.	Elizabeth Ann Quilty
19	11000716	✓			We get appropriate housing sooner.	Tom Davies
20	1100713	✓			I am nearly 70 and lucky enough to support myself. For those not able, this is a great option, awful to get to this stage of life and be able to do so.	Margaret Lelieveld-Grover

Submission No.	ECM	Support	Against	Partially	Submission Summary	Contact Name
21	11000260		✓		I am disgusted, there are already Kainga Ora houses going in Norfolk Downs. Cambridge is going down hill and losing the village feel 100 percent against it. Sell to anyone but Kainga Ora.	Sue Hazlewood
22	11000257	✓			This is a good place for this project, close to amenities that the elderly will need such as doctors and supermarkets. We should also be doing this in Cambridge.	Rebekah Bright
23	11000247	✓			Waipa does good things for community but leave this to a property developer.	Jason Trower
24	11000240		✓		Retirement age is 65 why is 55+ considered elderly? Area is near school, we don't want young offenders in area. Kainga Ora may not be best option, have you compared to other retirement villages. You should consider pedestrian crossing.	Dhara Shyamal
25	11000234	✓			Over 55s desperately need this affordable housing as many are locked out of housing market, in debt poverty to meet private rental rates.	Jillian Zanders

Submission No.	ECM	Support	Against	Partially	Submission Summary	Contact Name
26	11000229			✓	Housing priority should only be given to long term Waipa residents instead of bringing in people from other towns. More affordable housing makes an area less desirable.	Sian Broughton
27	11000223		✓		No confidence that Kainga Ora will administer it in the best interest of Cambridge elderly. Council should build and add to portfolio and get ROI, maybe do joint venture with local developer.	Ann Robbie
28	11000208	✓			Great Idea, homes for elderly are needed.	Bryan Clements
29	11000201	✓			As population ages we need resources and 50+ housing in sooner rather than later. Include reserve/green areas as a requirement of sale to promote wellbeing and community.	Vicky Finlayson
30	11000200	✓			Leave the building to Kainga Ora – We have social obligation to provide housing for those less fortunate and those disadvantaged by colonisation.	Tania Ruki

Submission No.	ECM	Support	Against	Partially	Submission Summary	Contact Name
31	1000076	✓			Expediency of construction will provide an earlier benefit to the community. Include a provision in the sale and purchase agreement to have the title revert to Waipa DC if Kainga Ora do not complete by a specified date.	Dave Hallett
32	11008755		✓		Refers to land being in Cambridge. It is age discrimination, which is illegal and council will have no control. It is a lie to say this is a long term project. (please refer to ECM to view letter with 15 points raised)	James Parlane
33	11009573	✓			Very much in support. Hope local elderly are given priority. Discusses lots of issues for the elderly including high suicide rate due to low self-esteem, hoping this development will help many.	Kane Kahora Rangitonga
34	11009586	✓			According to plan shown in Te Awamutu Courier, there are no garages. People will want to store various outdoor equipment in garages not their houses.	Jonathan Watson
35	11009587			✓	Only support if it is strictly over 55s and that there are rules around who can stay there ie. No extended family permanently residing there.	Sarah Johnston

Submission No.	ECM	Support	Against	Partially	Submission Summary	Contact Name
36	11009590		✓		No comment	James Mackay
37	11009594	✓			We are in desperate need of good housing for our seniors.	Veronica Apps
38	11009602	✓			We need more housing like this for the over 55's and social housing.	Pam Thomson
39	11009605	✓			Affordable appropriate accommodation is required for elderly. Age, however should be 65 not 55.	Dianne Tautari
40	11009607	✓			Government has ethical responsibility to provide warm dry housing for anyone who needs it. Ideally located, this is a good proposition.	Alice Hicks

Submission No.	ECM	Support	Against	Partially	Submission Summary	Contact Name
41	11009616	✓			Seems an obvious decision to tackle disheartening shortage of affordable housing for elderly.	Sydney Berkers
42	11009794		✓		Kainga Ora has a very poor track record	J Haworth
43	11010304			✓	Concerned this is emergency housing that may become 'rough rental' with lack of maintenance. Important people move in for right reason and look after their property.	Phoebe Craw
44	11010310		✓		Should sell it privately, KO will only bring in beneficiary.	Jasmeet Singh
45	11010314		✓		Kainga Ora should not be involved. The people they house and their visitors will be terrible for this area. Waipa DC needs to take responsibility and develop this land for the elderly.	Maria Heslop

Submission No.	ECM	Support	Against	Partially	Submission Summary	Contact Name
46	11010317	✓			There is dire need for housing in TA especially for low income & elderly people. Good location, ideal site. Good to have smaller homes not big sections no one can afford. Go for it.	Topsey Uerata
47	11010326		✓		I don't understand what legal protections there is to ensure it is used for pensioners over time it may become social housing. Council should sell on open market. Council must take NO responsibility for any servicing cost of the development. No public services in private land.	Carl Smith
48	11010367		✓		Concerns about the design character of the properties as the street is dominated by freestanding properties & undefined future of remaining piece of land. The development may devalue the surrounding.	Kevin Shum
49	11010629	✓			I am concerned at lack of affordable housing for all age groups. Many cases of people having to leave their homes causing insecurity and disengagement with support services, schools & wider community.	Julie Guest

Submission No.	ECM	Support	Against	Partially	Submission Summary	Contact Name
50	11010632		✓		I grew up in Dinsdale & experience the devastation when KO properties are built, it ruins & devalues neighbouring properties. Gang affiliated, constant police visits. Cheap shoddy construction. Won't stay at 55+, stupid reason to use KO just to speed up construction. My friend committed suicide as he couldn't deal with undesirables who moved in when KO built next to him, I feel the same.	Craig John Greene
51	11010635	✓			We have a need for affordable housing for people over 55.	Craig Holz
52	1101640			✓	Concerned about losing our rural outlook, increased noise & lack of privacy, affect on our property valuation. How will properties be managed & maintained. What guarantees are there that it will remain in hand of KO & over 55s, will this be written in agreements & covenants imposed. Also worried that land platform directly behind our private property is not raised or elevated further to completely block our rural views to the south	Rob & Sue Sinclair

Submission No.	ECM	Support	Against	Partially	Submission Summary	Contact Name
53	11010647	✓			Excellent use of the land – more housing & free up homes for families.	Rebecca Baldwin
54	11010652		✓		Premium location, beautiful views – social housing in cul de sac will create an isolated community, leading to anti-social behaviour. Nothing to stop 10 people living in same house. You will have problems selling rest of land.	Allan Shum
55	11010655		✓		Same as above – submitted again with other comment – I am the owner of *****	Allan Shum
56	11010658	✓			Parish of St John vestry together wish to support this proposal. We have been concerned for some time. The site, proximate to services is appropriate to the purpose.	Reverend Julie Guest
57	11010845	✓			I works as volunteer at CAB there is not enough accommodation, we are always asked. I hope they will be future proofed ie. Wheelchair access & mobility scooters etc.	Katherine Anne Jones

Submission No.	ECM	Support	Against	Partially	Submission Summary	Contact Name
58	11010885	✓			Effective way to support homeless in our community. I suggest council looks at ways elderly can use this site safely, ie. Handrails and appropriates materials under foot.	Samuel Kain Pullenger
59	11010888			✓	Needed but we must ensure it's safe and accessible, consider upgrading road with a crossing, there are narrow curb cuts. Traffic calming as 10m residential rd is very wide and may encourage speeding.	Rick Bosacker
60	11011000		✓		Directly on our boundary line, will impact our drive way & current living. Will make opening our business from home more difficult. Not overly keen on KO stigma. I wouldn't of bought had I of known this 18 months ago. Council should use for private housing not seek profit over lifestyle.	Caitlin Georgantas
61	11011039 & 11011205			✓	Jay EI is seeking to deliver a development in the direct vicinity of the subject site. We will have shared boundary and access from Cambridge Road. Keen interest in ensuring quality, cohesive design to ensure a desirable place to live. (Please see ECM for full submission which includes much more detail & plans)	Jay EI Limited – Veros Sean Haynes Director Veros Property

Submission No.	ECM	Support	Against	Partially	Submission Summary	Contact Name
62	11011147		✓		<p>KO Properties alter our privacy and will devalue our property. We've worked hard to get our home. Plans not mentioned to us by real estate agent who is or was from Waipa DC. We have plans to operate our business now the access will be changed which limits access & advertising. Who is going to oversee the implementation of 55+? Who do we speak to if we have issues. Will Tenants be loitering all day? These properties will be on our back fence, I am not a fan.</p>	Hayden Stockman
63	11011352	✓			<p>Kia noho haumaruru i nga whaanau kiihai he tuanui. Manaakitia te rawakore. Tokomaha nga whaanau o Apakura, o Hinetuu e noho kiihai he tuanui.</p> <p>Teena ra taatou katoa, Me matua moohio moata mai i nga hui e paa ana ki teenei kaupapa. Kiihai i kite i nga meneti mai i nga hui tawhito. Kia tiakina te whenua tupu o a maatou Tuupuna. Pai maarire ki runga i a taatou katoa</p>	<p>Tiaki Ana Tikamaiwhea Ormsby Ka Puta Ka Ora</p>

Submission No.	ECM	Support	Against	Partially	Submission Summary	Contact Name
64	11011362	✓			Shortage of affordable housing. Ko can get this up & tenanted in 2 years. Seniors living in damp cold homes can be upgraded and allow bigger homes for families. Great location. We would like to see council continue with LTP to provide more pensioner housing for those that don't meet the criteria of Kainga Ora.	Ange Holt Te Awamutu & Kihikihi Community Board
65	11011685	✓			I support sale to Kainga Ora after being reassured by Ken Morris that sale of Palmer St unis has not been used in the funding of Cambridge Rd land and is being used in the best interest of the elderly of Waipa. Maybe beneficial to use sale funds for development of remaining 2.35HA and community projects so land does not become a burden.	Mervyn John Fulford

Support	Against	Partially	Total Submissions
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37

20

8

65

APPENDIX 4

Facebook Comments. Proposed Land Sale. 1262 Cambridge Rd Te Awamutu
(ECM number 11016241)

Entry	Facebook Comments
1	I hope a small community building is included so that the residents in the new development can meet as a community. A shared or community orchard and gardens too. Social and food needs need to be met too.
2	What about first time buyers
3	Amazing that the council actually asks for feedback. Unlike Hamilton. In one really nice street in Hamilton North developers have been buying up houses to build units for Kainga Ora. These are not single level so not suitable for the elderly. From the houses sold it looks like 60-80 units being built in this street alone. No public consultation. (family member lives in this street)
4	Already got Kaianga Ora housing coming to town..let's add a bit more.
5	You need more homes not rest homes I understand there is alot more older people but of you want to attract more People to move to Cambridge you need more homes than anything
6	You won't actually on what we think so why ask
7	There is a shortage of affordable accommodation suitable for older people throughout NZ. It is a good idea for Kainga Ora to facilitate a small community for people 55+ to live within easy access of services. Like others, I believe it will be incumbent on Kainga Ora to ensure these homes are built with mobility issues tenants may have as they grow older, such as wider hallways and doorways for wheelchairs, accessible showers, accessible work surfaces in the kitchen.
8	Waipā District Council since this area would be targeted at the older demographic who often have mobility issues, will better public transport be offered to include this new development area?
9	We Need more green areas around Cambridge Road and less Housing

Entry	Facebook Comments
10	WE are still waiting for the council to issue our certificate of title so we can build, 18 months and counting with increasing costs. So well done Waipa Council.
11	So many retirement villages in Cambridge. Housing the younger family's surely is more important
12	Lets add more people to Cambridge and spend more money doing that! BUT dont bother building another bridge because that would cost money! Lets hope the high level bridge holds up for another 100 plus years!
13	Will an Occupational Therapist be consulting to ensure these builds are actually suitable for elderly peoples needs?
14	I don't live in that area, but I would hope that this housing scheme is not built like some of the retirement villages in Cambridge where you can hardly back out of your garage without knocking the neighbours letter box over. I know they are owned by corporations in the main but the houses are so close together and roads so narrow you really are concerned about meeting a car, also parking for visitors is often quite a way from their homes, and some who are elderly would struggle to walk the distance. From what you have written it sounds as if this is just another street area with more affordable housing. Will some be rentals as some folk have reached that stage in life through no fault of their own, where they can only afford rentals, not purchase.
15	As long as it is used for that purpose, for the elderly I mean then that is great. I read an article recently about some land in Auckland that had been gifted for the elderly and kianga ora have repurposed it for social housing. Make sure whatever agreement is in place that it is solid and Kianga Ora can't do with it willy nilly.
16	Why for people over 55? Pension age is 65. Surely a 55 year old would still be working and not considered elderly.
17	Do the rate payers own this land?
18	Who owns them now ?

Entry	Facebook Comments
19	That land was for pensioners when bought 😞 why would you even consider mixing vulnerable older people with welfare families - some which have caused major problems for their neighbours? Council was selling older pensioner units and they were building there to replace them!
20	How can council say who will live in them thou? Once sold it's out of your hands and they can place who they like in them.
21	Such a brilliant idea. How will you ensure they are and will remain designated for the elderly?
22	Council owns land? Wow
23	Arthur Stacey Once it is in Kainga Ora's hands, council has no say who they are going to tenant these properties. It is not up to them...Anything to do with Kainga Ora I would take a wide berth. Sadly the ones that are deserving for a home are not the ones that get it unless you know somebody within the system, Winz is similar
24	This land is own by my nanny not council lol did you ask the iwi
25	Time to go through rubbish bags!! Surely a waste of ratepayers money ?? WDC You can do better than this!!
26	1- educate on how to waste less 2- provide small food scrap bins 3- community worm farms where scraps can be turned into compost for a community garden.
27	Hamilton has a food waste collection it sounds like a good idea
28	Perhaps providing compost bins along with the recycling bins that could be collected same day as the general waste each week would see it not go to landfill and in all honesty I must say I'm not excited about people rifling through our rubbish. What reassurance do we have that your not sticky beaking at people's personal info
29	I find this so wierd....

Entry	Facebook Comments
30	This is exactly what's needed, but does the council have the necessary infrastructure in place to cope with all these new housing developments –
31	Don't you mean public /tax payer owned land
32	No such thing as council owned land.
33	Tax payers and rate payers are not the same and not even close. Home owners are rate payers, those renting are not rate payers
34	I've taken a look at this site and concerned that it's up a steep hill and far out from town .What about older people who don't drive or have trouble walking. I've seen more appropriate land next to mitre 10 garden center and there is spare land further down Cambridge Rd near to the round about. Much better for older people.
35	As long as not to kāinga ora, they don't accomodate elderly, and take way too long to build.
36	#LandBack
37	Is that Ngāti Apakura whenua?
38	Really? I hope its unproductive land which is what farmers have to build on if they want another house on farm. So many double standards
39	Your not considering your going to sell this land to them
40	Is there any point in having your say? A majority of people voted against the velodrome and it was ignored. Council needed/wanted the cash and did it anyway. A bit like the 50 plus development on Cambridge Road. It was known by many that it would flood easily. Council granted permission and boom. Flooded in it's first year. I lived on the neighbouring property and saw it all unfold. As for selling to a crowd such as this, lock your cars. Because sadly, it seems it's not those in genuine need that get the homes. More like dropkick gang members and feral hangers on. Keep an eye out for the real estate signs.

Entry	Facebook Comments
41	Housing shortage but yet we can't put a section in because of 'High Class soil' wtf!!
42	We've tried too, but can't because there's a minimum area of 40ha. I don't know how when there's already lots of houses and sections on our road without land attached.
43	Exactly!!! housing shortage and we have sections that can help that BUT NO. Waipā District Council?? let us subdivide!!
44	I feel sorry for the home owners around this. No one wants to live near Kainga Ora
45	aw how awful for them. I guess families living in emergency housing don't wanna keep living there either
46	yeah it would be awful living next door to violent gang members that terrorise their neighbours. The poor home owners working hard for their home to be ruined by scum.
47	so every emergency housing family are gang members now? White people stole our land, should I assume your a thieving scumbag too?
48	Will you publish the submission results?
49	I would like to know why council is playing around with property. So I would like to know when this was bought, for how much and will it be sold for more (so a financial benefit for ratepayers?) Who is going to pay for the development costs? It's well known that developers are not always paying the full amount. (A statement made by the planning manager) so more costs for ratepayers?.
50	<p>Firstly I am totally disgusted with WDCs position here, the money in part, initially contributed to the purchasing of such land, came by way of the sale of Palmer Street Units - and a promise was made by WDC at the time that it would be used to provide more affordable housing - yet here they are looking to hand it over to someone else, and ratepayers enduring yet another failed promise in my opinion.</p> <p>Secondly, anyone familiar with the site would know that it's gradient is not suited to those over 55 or having limited mobility, you would have to be a mountain goat to live here.....this is not an appropriate site for such, anyone with common sense can see that. The amount of battery drain on mobility scooters to just negotiate the gradients to go to Pak N Save and back will scare any novice mobility scooter user.</p> <p>Thirdly, if the land is sold, just where is that money going? Are ratepayers going to see a rates reduction with the funds acquired?</p>

Entry	Facebook Comments
51	I thought the same about the gradient. Not suitable for the elderly.
52	I think it's good if the run down Palmer Street pensioner flats in town are demolished and sold off as private sections for new homes. The flat land out by Pak n Save closer to the shops and medical facilities would be better suited for the elderly. However, don't really think there should be any Kainga Ora involvement and development included, should all just be council owned to have full control of the land, buildings and tenants. Once again though, such short notice and timeframe for submissions closing on the 11th May..
53	Waipā District Council you bought that piece of and how long ago? 3 or 4 years? It could have been subdivided by now and houses built...
54	There goes the neighborhood
55	Anyone else roll their eyes so hard they did a backflip when they read "council owned land."? Like they don't control all the land already
56	It doesn't solve the housing crisis. There is a criteria you have to meet to qualify for these homes
57	Given the number of hundred year floods there have been around the country this year. Where does this land sit in relation to Waipa 100 year flood assessment?
58	As long as it has a lot of greenspace, and isn't jampacked in, I think it's a good idea...and we share the boundary with this proposed development so are quite invested in its outcome. We've all seen the 'proposed initial development' and then the actual developments be quite different *cough*, Kihikihi medium density development *cough*. What assurances will there be that what we agree upon will remain that way in actuality with Kainga Ora?
59	Selling it back to the original owners you stole it off..... what a joke

Entry	Facebook Comments
60	<p>Waipā District Council Be honest. In short, the answer is actually NO!</p> <p>And the actual long of it William Melville T.A has no stormwater system to speak of & as it turns out, nor do they plan to in any future developments either. Although they (WDC) have been VERY well aware of the NEED to replace the (inherited) aged pipes & upgrade systems as far back as 2005/2006, (according to WDC Minutes).</p> <p>And if you read between the lines, BOTH WDC & K/O, it seems their plan is to, as usual, pass the buck onto the developers who will get the green light with oversized culverts & soakholes thinking that'll be good enough. Maybe so if it was just THAT development. But it's not!!!</p> <p>And as a landowner 'downstream', I assure you, we are already highly affected NOW!</p> <p>How about stopping directing all of towns run-off in the direction of our Streams and utilising it instead</p>
61	<p>Well I suppose right now the council like all councils are in a bit of a predicament, they don't know what's going to happen to the water infrastructure they own and invest in, as far as they know the government is going to take it away from them without recompense.</p> <p>And as for the floods in your area, it's not because of urban development in town, it's the result of a high amount of rain falling in the hills and the water just backing up because of the high volumes of it, and it's not just your local stream. All the arbitrary streams and rivers that flow into the Waipa and Waikato are causing a knock on affect where the water is just building up because the streams are only capable to handle so much. And it's a natural thing for it to do is flood the plains, that's what it's done for thousands of years, but people build stop banks which then sends the floods further upstream.</p>



APPENDIX 5

Full Submission Forms – Redacted (ECM number 11019210)

Submission Forms

Proposed Land Sale
1262 Cambridge Rd, Te Awamutu

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230522991
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

The Local Government Act 2002 requires submissions to be made available to the public. Your name and/or organisation may be published with your submission and made available in a report to elected members and to the public. Other personal information supplied will be used for administration and reporting purposes only. Please refer to Council's Privacy Statement at [waipadc.govt.nz/privacy-statement](https://www.waipadc.govt.nz/privacy-statement) for further information.

reCaptcha	True
Section1	
Full name	Stephanie Owen
Organisation (if applicable)	
Address for correspondence	[REDACTED]
Email	[REDACTED]
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?	Yes
Phone	[REDACTED]
Please let us know why	I personally know of two people over 55 who have had to move out of Te Awamutu once their husbands died because they needed to downsize and couldn't afford anything currently available here. Neither wanted to do this as it meant leaving friends and support groups they belonged to. The more housing we have for this age group, the more housing will be freed up for families and this is desperately needed.
Are there any other comments you'd like to make about the proposed sale	

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230513586
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True

Section1

Full name Allan John Stanley

Organisation (if applicable)

Address for correspondence

Email

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

Yes

Phone

Please let us know why

People need somewhere to live

Are there any other comments you'd like to make about the proposed sale

Is there going to be anything done with regards to people's mobility needs on Cambridge Road? There really needs to be something put in place to enable people to get about using their various mobility aids as well as the cyclists and pedestrians that use this route. Included in this is the need for proper crossing points for the people living in the lifestyle village on Gleneagles to safely cross the road to the shopping center and also another crossing point on SH3 down by repco. Please remember older people are getting more active and with some of the aids available to them now, accessing town is not that hard. Apart from the crossing points, none of this accessway should be part of the roading network, i.e. a wider footpath. Thank you

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230479888
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True
Section1
Full name Rheanna Kingma
Organisation (if applicable)
Address for correspondence [REDACTED]
Email [REDACTED]
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? No
Phone
Please let us know why
Are there any other comments you'd like to make about the proposed sale

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230479886
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True
Section1
Full name Andrew Cumming
Organisation (if applicable)
Address for correspondence [REDACTED]
Email [REDACTED]
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? No
Phone
Please let us know why
Are there any other comments you'd like to make about the proposed sale

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230478983
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True

Section1

Full name Sally Fraser

Organisation (if applicable)

Address for correspondence

Email

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

Yes

Phone

Please let us know why

Sounds great. Good to have faster development that's specifically smaller homes. Everything getting built privately are massive 4 bed 2 bath homes, which makes them unaffordable for many.

Are there any other comments you'd like to make about the proposed sale

That it would be good if they bought more and did shared equity for other homes, of different sizes, to allow those who are stuck renting, but can actually pay a mortgage, but can't save while paying rent.

Proposed sale of 1262 Cambridge Road to Kāinga Ora



Submission form

Submissions close: 5pm, Thursday 11 May 2023

Full name: Lynnette Kavanagh-Whalley

Organisation: (if applicable) [Redacted]

Address for correspondence: [Redacted]

Email: [Redacted]

Phone: [Redacted]

For office use only:

Submission No.

Privacy statement: The Local Government Act 2002 requires submissions to be made available to the public. Your name and/or organisation may be published with your submission and made available in a report to elected members and to the public. Other personal information supplied will be used for administration and reporting purposes only. Please refer to Council's Privacy Statement at waipadc.govt.nz/privacy-statement for further information.

Do you support Council selling a portion of 1262 Cambridge Road to Kāinga Ora?

Yes Partially No

Please let us know why

Because as a resident of Cambridge Road we will have no say over who moves into these homes and I can see the standard of our homes being brought down in value.

(if these homes are not very well looked after. Plus with raff persons coming and going)

Are there any other comments you'd like to make about the proposed sale?

Handwritten scribbles and a large curved line across the lined area.

I have attached additional information: Yes No

Signature of person making submission or person authorised to sign on behalf of person making submission

Date

Handwritten signature in blue ink.

Handwritten date: 30/4/2023

Submissions can be:



Online:

waipadc.govt.nz/haveyoursay



Emailed to:

submissions@waipadc.govt.nz Subject heading should read: "Cambridge Road land sale"



Posted to:

Waipā District Council
Private Bag 2402
Te Awamutu 3840
Attn: Cambridge Road land sale



Delivering it to Council offices:

Waipā District Council OR Waipā District Council
101 Bank Street 23 Wilson Street
Te Awamutu Cambridge
Attn: Cambridge Road Attn: Cambridge Road
land sale land sale

Important Dates to Remember:

Submissions open

Wednesday 19 April 2023

Submissions close

5pm, Wednesday 11 May 2023

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230478162
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

The Local Government Act 2002 requires submissions to be made available to the public. Your name and/or organisation may be published with your submission and made available in a report to elected members and to the public. Other personal information supplied will be used for administration and reporting purposes only. Please refer to Council's Privacy Statement at [waipadc.govt.nz/privacy-statement](https://www.waipadc.govt.nz/privacy-statement) for further information.

reCaptcha	True
Section1	
Full name	Neil Aberhart
Organisation (if applicable)	
Address for correspondence	[REDACTED]
Email	[REDACTED]
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?	Yes
Phone	[REDACTED]
Please let us know why	It is not the councils job to be involved in Property Developments
Are there any other comments you'd like to make about the proposed sale	Is this land subjected to any flooding (is it a flood plain) If so could the Council be subject to any claims later on should it flood etc

Proposed sale of 1262 Cambridge Road to Kāinga Ora

Submission form

Submissions close: 5pm, Thursday 11 May 2023



Full name

Peter Leach

Name of organisation (if applicable)

Kingston Group

Address

[Redacted]

Phone number (optional)

[Redacted]

Email (optional)

[Redacted]

Privacy statement:

The Local Government Act 2002 requires submissions to be made available to the public. Your name and/or organisation may be published with your submission and made available in a report to elected members and to the public. Other personal information supplied will be used for administration and reporting purposes only. Please refer to Council's Privacy Statement at waipadc.govt.nz for further information.

Do you support Council selling a portion of 1262 Cambridge Road to Kāinga Ora?

- Yes
 Partially
 No

Please let us know why

Are there any other comments you'd like to make about the proposed sale?

Submissions can be:

Made online: waipadc.govt.nz/haveyoursay

Emailed to: submissions@waipadc.govt.nz Subject heading should read: "Cambridge Road land sale"

Posted to: Waipā District Council Private Bag 2402 Te Awamutu 3840
Attn: Proposed land sale, Cambridge Road

Delivering to Council offices: Waipā District Council 101 Bank Street Te Awamutu Waipā District
Council 23 Wilson Street Cambridge Attn: Proposed land sale, Cambridge Road

Important Dates:

Submissions open: Wednesday 19 April

Submissions close: 5pm, Wednesday 11 May 2023

Proposed sale of 1262 Cambridge Road to Kāinga Ora

Submission form

Submissions close: 5pm, Thursday 11 May 2023



Full name

SUSAN PATRICIA GOODRIDGE [Sue]

Name of organisation (if applicable)

KAINGA AROHA COMMUNITY HOUSE

Address

[Redacted address]

Phone number (optional)

[Redacted phone number]

Email (optional)

[Redacted email]

Privacy statement:

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Do you support Council selling a portion of 1262 Cambridge Road to Kāinga Ora?

- Yes
- Partially
- No

Please let us know why

In my role as financial mentor I speak with many people struggling to afford market rents and heading towards retirement. This proposed development would assist some of our most vulnerable community members

Are there any other comments you'd like to make about the proposed sale?

A great site close to local amenities

Submissions can be:

Made online: waipadc.govt.nz/haveyoursay

Emailed to: submissions@waipadc.govt.nz Subject heading should read: "Cambridge Road land sale"

Posted to: Waipā District Council Private Bag 2402 Te Awamutu 3840

Attn: Proposed land sale, Cambridge Road

Delivering to Council offices: Waipā District Council 101 Bank Street Te Awamutu Waipā District Council 23 Wilson Street Cambridge Attn: Proposed land sale, Cambridge Road

Important Dates:

Submissions open: Wednesday 19 April

Submissions close: 5pm, Wednesday 11 May 2023

Proposed sale of 1262 Cambridge Road to Kāinga Ora

Submission form

Submissions close: 5pm, Thursday 11 May 2023



Full name

DEREK FLINT

Name of organisation (if applicable)

Address

[REDACTED]

Phone number (optional)

[REDACTED]

Email (optional)

[REDACTED]

Privacy statement:

The Local Government Act 2002 requires submissions to be made available to the public. Your name and/or organisation may be published with your submission and made available in a report to elected members and to the public. Other personal information supplied will be used for administration and reporting purposes only. Please refer to Council's Privacy Statement at waipadc.govt.nz for further information.

Do you support Council selling a portion of 1262 Cambridge Road to Kāinga Ora?

- Yes
 Partially
 No

Please let us know why

Te Awamutu desperately needs more housing for low-income and retirement people. I myself will be looking for somewhere shortly as I currently rent but am due to retire in approx. 4 years.

Are there any other comments you'd like to make about the proposed sale?

Submissions can be:

Made online: waipadc.govt.nz/haveyoursay

Emailed to: submissions@waipadc.govt.nz Subject heading should read: "Cambridge Road land sale"

Posted to: Waipā District Council Private Bag 2402 Te Awamutu 3840
Attn: Proposed land sale, Cambridge Road

Delivering to Council offices: Waipā District Council 101 Bank Street Te Awamutu Waipā District
Council 23 Wilson Street Cambridge Attn: Proposed land sale, Cambridge Road

Important Dates:

Submissions open: Wednesday 19 April

Submissions close: 5pm, Wednesday 11 May 2023

Proposed sale of 1262 Cambridge Road to Kāinga Ora



Submission form

Submissions close: 5pm, Thursday 11 May 2023



Full name:

PETER J. SPENCE

Organisation: (if applicable)

Address for correspondence:

For office use only:

Submission No.

Email:

Phone:

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Do you support Council selling a portion of 1262 Cambridge Road to Kāinga Ora?

Yes Partially No

Please let us know why

HAPPY TO SUPPORT THE NEW HOUSING DEVELOPMENT
WITH ONE QUERY:

ALREADY OUR WATER PRESSURE IS BELOW THE
NORM —

THIS IS DUE TO GRAVITY OF PUMPING WATER
UPHILL —

ADDITIONALLY, SINCE THE PUMPING STATION
HAS BEEN MOVED FURTHER UP THE HILL THERE
HAS BEEN A FURTHER PRESSURE REDUCTION —

MY CONCERN BEING, WILL IT BE AFFECTED BY
ADDITIONAL HOUSING DRAWING OFF THE SUPPLY.

Are there any other comments you'd like to make about the proposed sale?

Multiple horizontal lines for writing comments.

I have attached additional information: Yes No

Signature of person making submission or person authorised to sign on behalf of person making submission

Handwritten signature

Date

27/4/23

Submissions can be:



Online:

waipadc.govt.nz/haveyou



Emailed to:

submissions@waipadc.govt.nz Subject heading should read: "Cambridge Road land sale"



Posted to:

Waipā District Council
Private Bag 2402
Te Awamutu 3840
Attn: Cambridge Road
land sale



Delivering it to Council offices:

Waipā District Council 101 Bank Street Te Awamutu Attn: Cambridge Road land sale
OR
Waipā District Council 23 Wilson Street Cambridge Attn: Cambridge Road land sale

Important Dates to Remember:

Submissions open
Wednesday 19 April 2023

Submissions close
5pm, Wednesday 11 May 2023

From: "info@waipadc.govt.nz" <info@waipadc.govt.nz>
Sent: Mon, 24 Apr 2023 11:48:57 +1200
To: "Submissions" <Submissions@waipadc.govt.nz>
Subject: External Sender:
Attachments: REF230466787.pdf
Categories: Donna

CYBER SECURITY WARNING: This email is from an external source - be careful of attachments and links. Please follow the Cybersecurity Policy and report suspicious emails to Servicedesk

A new Proposed land sale submission form has been submitted

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230466787
Completed On:
Completed By: ANONYMOUS

Privacy

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reCaptcha True
Section1
Full name Amanda Smith
Organisation (if applicable)
Address for correspondence [REDACTED]
Email
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? No
Phone
Please let us know why There is a ton of old folks housing being built. The town is too crammed.
Are there any other comments you'd like to make about the proposed sale Create a park instead.

From: "info@waipadc.govt.nz" <info@waipadc.govt.nz>
Sent: Sun, 23 Apr 2023 22:21:53 +1200
To: "Submissions" <Submissions@waipadc.govt.nz>
Subject: External Sender:
Attachments: REF230465885.pdf
Categories: Donna

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Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230465885
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True
Section1
Full name Samantha Gibson
Organisation (if applicable)
Address for correspondence
Email
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? Yes
Phone

Please let us know why

Because it's neither fair nor reasonable that pensioners are having to pay market rate for rental homes. The pension does not pay enough for them to do so and be able to live a reasonable standard. Also purpose built warm dry accessible housing would greatly improve their standard of living. It would also free up more rental housing for other users.

Are there any other comments you'd like to make about the proposed sale

From: "info@waipadc.govt.nz" <info@waipadc.govt.nz>
Sent: Sun, 23 Apr 2023 21:25:02 +1200
To: "Submissions" <Submissions@waipadc.govt.nz>
Subject: External Sender:
Attachments: REF230465848.pdf
Categories: Donna

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Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230465848
Completed On:
Completed By: ANONYMOUS

Privacy

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reCaptcha True

Section1

Full name Renee Stapleton

Organisation (if applicable)

Address for correspondence [REDACTED]

Email [REDACTED]

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? Yes

Phone [REDACTED]

Please let us know why If this helps our elderly community have lower rent price so they can live their retired years not struggling then yes all for this

Are there any other comments you'd like to make about the proposed sale

From: "info@waipadc.govt.nz" <info@waipadc.govt.nz>
Sent: Sun, 23 Apr 2023 05:09:37 +1200
To: "Submissions" <Submissions@waipadc.govt.nz>
Subject: External Sender:
Attachments: REF230465279.pdf
Categories: Donna

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A new Proposed land sale submission form has been submitted

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Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230465279
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True

Section1

Full name Benjamin Yates

Organisation (if applicable)

Address for correspondence [REDACTED]

Email [REDACTED]

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? No

Phone [REDACTED]

Please let us know why I think it's better kept as town ownership, having an unbiased owner for housing our elders is important.

Are there any other comments you'd like to make about the proposed sale

From: "info@waipadc.govt.nz" <info@waipadc.govt.nz>
Sent: Fri, 21 Apr 2023 23:01:57 +1200
To: "Submissions" <Submissions@waipadc.govt.nz>
Subject: External Sender:
Attachments: REF230464633.pdf
Categories: Donna

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A new Proposed land sale submission form has been submitted

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Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230464633
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True

Section1

Full name Heather Colgan

Organisation (if applicable)

Address for correspondence

Email

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

Yes

Phone

Please let us know why

Waipa is extremely short of suitable rental housing for seniors. Im concerned Council purchased this land 6 years ago for social and pensioner housing but had done nothing to progress this issue and admits it would still be some time before they could as they don't have the resources available. I wonder why this land wasn't bought by Kianga ora in the first place.

Are there any other comments you'd like to make about the proposed sale

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230461302
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha	True
Section1	
Full name	Sharon Cousins
Organisation (if applicable)	Waka Kotahi NZTA Hamilton
Address for correspondence	[REDACTED]
Email	[REDACTED]
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?	Yes
Phone	[REDACTED]
Please let us know why	
Are there any other comments you'd like to make about the proposed sale	

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Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230461021
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True

Section1

Full name Elizabeth Ann Quilty

Organisation (if applicable)

Address for correspondence [REDACTED]

Email [REDACTED]

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? Partially

Phone [REDACTED]

Please let us know why I would want clauses to ensure it was 55+ people only in this area. Last thing we need is the usual gangs and other riff raff a lot of their other houses have.

Are there any other comments you'd like to make about the proposed sale

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230460982
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha	True
Section1	
Full name	Tom Davies
Organisation (if applicable)	n/a
Address for correspondence	[REDACTED]
Email	[REDACTED]
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?	Yes
Phone	[REDACTED]
Please let us know why	Because we get appropriate housing sooner.
Are there any other comments you'd like to make about the proposed sale	

From: "info@waipadc.govt.nz" <info@waipadc.govt.nz>
Sent: Thu, 20 Apr 2023 17:13:23 +1200
To: "Submissions" <Submissions@waipadc.govt.nz>
Subject: External Sender:
Attachments: REF230460860.pdf
Categories: Donna

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A new Proposed land sale submission form has been submitted

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Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230460860
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True

Section1

Full name Margaret Lelieveld-Grover

Organisation (if applicable)

Address for correspondence [REDACTED]

Email [REDACTED]

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? Yes

Phone [REDACTED]

Please let us know why I am nearly 70 and am lucky enough to be able to support myself. For those not able it is a great option , would be awful to get to this stage of life and not be able to do so

Are there any other comments you'd like to make about the proposed sale Go for it

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230459503
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha	True
Section1	
Full name	Sue Hazlewood
Organisation (if applicable)	Waikato dhb
Address for correspondence	[REDACTED]
Email	[REDACTED]
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?	No
Phone	[REDACTED]
Please let us know why	I am disgusted by this decision. Already Kainga Ora houses going in Norfolk Downs. Cambridge is going down hill and losing the village feel. 100 percent against it.
Are there any other comments you'd like to make about the proposed sale	Sell to anyone but Kainga Ora.

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230459292
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True

Section1

Full name Rebekah Bright

Organisation (if applicable)

Address for correspondence

Email

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

Yes

Phone

Please let us know why

This is a good place for this project, close to amenities that the elderly will need such as doctors and supermarkets. Housing is needed by so many.

Are there any other comments you'd like to make about the proposed sale

We should also be doing this in Cambridge.

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230459216
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True

Section1

Full name Jason Trower

Organisation (if applicable)

Address for correspondence

Email

Phone

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

Yes

Please let us know why

The council does a lot of really good things for the residents of Waipa but should be a property developer. Leave that to others who specialise in this area. We need quality housing for tenants and this will provide that

Are there any other comments you'd like to make about the proposed sale

No

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230459162
Completed On:
Completed By: ANONYMOUS

Privacy

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reCaptcha True
Section1
Full name Dhara Shyamal
Organisation (if applicable)
Address for correspondence
Email
Phone
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

Please let us know why

The retirement age is 65. Why is the housing for 55+ considered as elderly? You have to absolutely ensure that all occupants (not just the owners of those houses) are elderly. This area is close to a school. School aged students (young girls) walk there. We absolutely do not want any young offenders coming in this area. 65+ is elderly. Not 55+. Also, have you considered selling to some retirement village people? The private sale might bring in more money for the council as well as bring much better jobs for nurses etc. Just being KO approached you, doesn't mean that is the best option. You have to compare them with other accommodation for elderly. Is there a proper investigation done on that aspect? Also, with more traffic and probably wheelchair traffic coming in this area, any change of adding pedestrian crossing button to go from one side of the cambridge road to another?

Are there any other comments you'd like to make about the proposed sale

The retirement age is 65. Why is the housing for 55+ considered as elderly? You have to absolutely ensure that all occupants (not just the owners of those houses) are elderly. This area is close to a school. School aged students (young girls) walk there. We absolutely do not want any young offenders coming in this area. 65+ is elderly. Not 55+. Also, have you considered selling to some retirement village people? The private sale might bring in more money for the council as well as bring much better jobs for nurses etc. Just being KO approached you, doesn't mean that is the best option. You have to compare them with other accommodation for elderly. Is there a proper investigation done on that aspect? Also, with more traffic and probably wheelchair traffic coming in this area, any change of adding pedestrian crossing button to go from one side of the cambridge road to another?

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230459147
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True

Section1

Full name Jillian Zanders

Organisation (if applicable)

Address for correspondence

Email

Phone

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

Yes

Please let us know why

Over 55's desperately need access to safe affordable housing as many are locked out of the housing market & are in debt poverty to meet private rental rates

Are there any other comments you'd like to make about the proposed sale

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230458972
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True

Section1

Full name Sian Broughton

Organisation (if applicable)

Address for correspondence

Email

Phone

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

Please let us know why

Waipa District is a more desirable place to live as it is more expensive to own. By making it more affordable, it becomes less desirable.

Are there any other comments you'd like to make about the proposed sale

If the sale does go ahead, priority should be given to long term residents of Waipa only, instead of bringing in people from other towns.

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230458863
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True

Section1

Full name Ann Robbie

Organisation (if applicable)

Address for correspondence

Email

Phone

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

Please let us know why

I feel council should build the housing and add it to their portfolio. I have no confidence that kaiangaroa would administer it in the best interest of cambridge elderly.

Are there any other comments you'd like to make about the proposed sale

Please don't sell administer yourself you will get the roi when rented maybe a joint venture with a local developer.

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Private Bag 2402
Te Awamutu 3840
New Zealand

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Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230458875
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True
Section1
Full name Bryan Clements
Organisation (if applicable)
Address for correspondence [REDACTED]
Email [REDACTED]
Phone [REDACTED]
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? Yes
Please let us know why It's a great idea. Houses for elderly are needed.
Are there any other comments you'd like to make about the proposed sale

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230457904
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True

Section1

Full name Vicky Finlayson

Organisation (if applicable)

Address for correspondence

Email

Phone

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

Yes

Please let us know why

As the population ages we need to start putting resources and 50+ housing into place sooner rather than later.

Are there any other comments you'd like to make about the proposed sale

Include reserve/green areas/trees and the such as a requirement of sale. It is widely known safe, green open spaces promote wellbeing and community.

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New Zealand

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Proposed land sale submission form

Reference Number: REF230457754
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha	True
Section1	
Full name	Tania Ruki
Organisation (if applicable)	home owner, within area
Address for correspondence	[REDACTED]
Email	[REDACTED]
Phone	
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?	Yes
Please let us know why	We have a social obligation to provide as much quality house for those less fortunate, those less financially able and those whom have been disadvantaged through colonisation.
Are there any other comments you'd like to make about the proposed sale	Leave the specialist field of building project to Kianga Ora.

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230457444
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True

Section1

Full name David Hallett

Organisation (if applicable)

Address for correspondence

Email

Phone

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

Yes

Please let us know why

Expediency of construction will provide an earlier benefit to the community.

Are there any other comments you'd like to make about the proposed sale

The reason why we are selling is to ensure expediency of the build. Therefore include a provision in the sale and purchase agreement to have the title revert to Waipa DC if Kainga Ora have not completed construction of a given number of habitable dwellings by a specified date.

Proposed sale of 1262 Cambridge Road to Kāinga Ora



Submission form

Submissions close: 5pm, Thursday 11 May 2023

Full name: Jane Hale

Organisation: (if applicable)

Address for correspondence:



Email: see Attached

Phone:

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Do you support Council selling a portion of 1262 Cambridge Road to Kāinga Ora?

Yes Partially No Absolutely not

Please let us know why

Attached

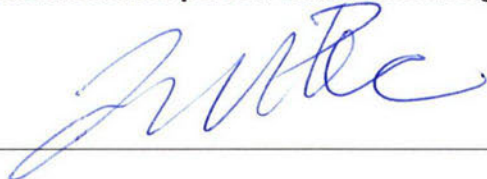
I would like to be heard in respect of this.

P.S. If [redacted] has written anything about this they should be treated with extreme caution

Are there any other comments you'd like to make about the proposed sale?

Multiple horizontal lines for entering comments.

I have attached additional information: Yes No

Signature of person making submission or person authorised to sign on behalf of person making submission	Date
	

Submissions can be:

 **Online:**
waipadc.govt.nz/haveyoursay

 **Emailed to:**
submissions@waipadc.govt.nz Subject heading should read:
"Cambridge Road land sale"

 **Posted to:**
Waipā District Council
Private Bag 2402
Te Awamutu 3840
Attn: Cambridge Road
land sale

 **Delivering it to Council offices:**
Waipā District Council **OR** Waipā District Council
101 Bank Street 23 Wilson Street
Te Awamutu Cambridge
Attn: Cambridge Road
land sale Attn: Cambridge Road
land sale

Important Dates to Remember:

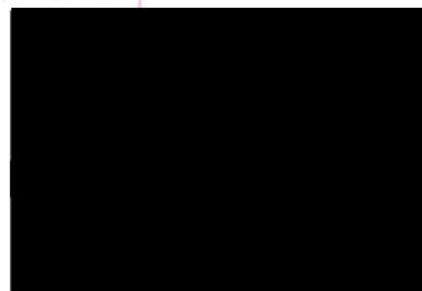
Submissions open
Wednesday 19 April 2023

Submissions close
5pm , Wednesday 11 May 2023

JAMES PARLANE

B.Soc. Sci, PG Dip. (Psyc). LL.B. Dip. Bus. Stud,(Urban Valuation), G.Dip. O.H.S.

Property Consultant and Tactician



7 May 2023

Waipa District Council

Private Bag

Te Awamutu

Hand Delivery

Re: Sale of 1262 Cambridge rd Te Awamutu.

This property was no doubt purchased because it was “strategic”.

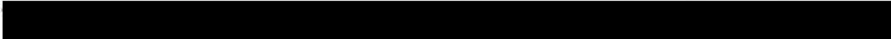
What the Council staff are now proposing is another “giveaway” similar to the sale of the Palmer St Pensioner Flats.


I am opposed to this proposal for the following reasons which are enumerated corresponding to the points made in the council's proposal to sell;

1. The property is ideally suited to council choosing due to its proximity. Therefore the Council should remain in control of the land.
2. It is illegal under the Residential Tenancies Act to discriminate against tenants on the grounds of age and so

therefore a proposal to let property to people over 55 years old is illegal. It is an abuse under the Human Rights Act also. The only permitted discriminations are against smokers and pets. All proposed tenants are entitled to be considered on their merits and their need for housing. Age is not one of those. Everybody needs a home. Of Course *Vulnerable Children* need homes too and are not getting them. Disabled people need long term homes and make very good tenants. All things must be considered when setting up residential precincts.

3. This council now sees the initiative as in the “too hard basket”. This is an easy development and has been done before with the Pensioner Flats. The claim that another organisation is able to “do it quicker” is spurious and untrue.
4. If the council is to sell land then it should do so in a transparent way and ^{not} to do “sweetheart” deals with organisations who approach it. There is a legal obligation on the council to sell land on the open market and give the chance to every potential buyer and to also get the best possible price for public land. This proposal fails to do that.
5. The claim that money would repay debt is also unlikely. Council is clearly not worried about debt. It is well known that the Council is looking for money to build a new museum that was not needed by the community and was slipped through the long term plan process taking the place of more important and strategic purchases like emergency housing.

6. Council is in receipt of a large tranche of money due to the governments “ compensation” for the Three Waters. That would fund an emergency housing development and such a development would be self-funding by rents if the council need not buy land at today’s market rates.
7. Subdivision of the land is expensive and not needed if the council continues the proposal. Subdivision as another drain n public money.
8. No proper research has been done by the council on this issue and it is unknown what size dwellings are realistically needed. In reality credible housing includes small 3 bedroom houses such as the Versatile “Kapiti” a 70 Sq. m home. One and two bedroom units were at the Pensioner flats. Most if not all of the one bedroom ones were converted to two bedroom. There is no control once the land leaves ownership and a “ ghetto” could easily develop.
9. 30 units cannot be agreed until plans and proposals are drawn up. this may be too big. Council must retain the Ability to regulate these matters and if the property is sold with a “ nod and a wink” that 30 units can be built then the council has acted precipitously and not in the public interest. The council must not be seen to favour one party over another. Maori Organisations such as Kainga Ora, are not entitled to any favours. All applicants must be treated equally.
10. The time to share concept plans is before the sale as after the sale it is too late. This is another “ rush job” by council. 

- 
11. The council don't really want to hear from us. This is likely to be a done deal. This development should be done by the council and it should be funded in such a way that it makes money for the community. That is possible if the council wants to do this and puts it ahead of nice to haves like museums and libraries.

The Questions Proposed by Council Staff, related to the proposal which along with the proposal document are named.

1. There is no guarantee of the age of the tenants and as stated above this is illegal to enforce as stated above. Once sold the council has no control.
2. If the developer wants multi story then the application can be made and the government has put permissions in place for 3 story ultra high density housing. The only way to prevent this is by owning the land.
3. Council cannot enforce this clause and would not do so in a "sweetheart" deal as it is trying to give now.
4. Council will spend the money on it's current proposals. It is telling lies if it says it has no present plans or decisions on it's books.
5. Council are not phased by delay. This was intended to be a long term project. It need not be. If the Council wanted to

do this the development could start tomorrow. This comment is a lie.

6. Clearly Kaianga Ora want the “ best bit” and are leaving *the rubbish* land for the council. All of that land is suitable for housing and the council could make a lot of money for the community and solve a problem by having a good portfolio of nice rental properties. The *rubbish* land will become parks.
7. Council has the same resources available as the proposed purchasers. As more renters come on board more money is available. That is what Kaianga Ora will do and that is what the council can do. They have not thought the thing through properly and when the land was purchased they must have been satisfied that it was workable. It must still be.
8. Answer 8 on the councils “ questions” makes no sense and is a lie and all tenants are faced with the same issues. We have not been told how many “ elderly” are renting excess capacity. In the market we have it is likely to be none.
9. Once sold the council must permit as many units as the government will make it provide or it faces a trail of litigation until the developer gets what it wants as happened with the Pac n Save development.
10. The pensioner flat example shows that one bedroom units do not work. People need to be able to have visitors to stay and grandchildren to stay etc. The reality is they do not know what the developer will do other than

maximise profit. The only way to keep control is to keep that land.

11. Normally the developer would upgrade the facilities at their cost. Obviously the council have told Kainga Ora that they will take care of it and the cost is unknown at present. There are no plans to upgrade waste water and with an unknown number of new connections the cost cannot be known. More homework is needed and we should be told the cost. It appears from this answer that the general public of Te Awamutu will fund these costs in their rates as the tenants will not be paying these costs except for water rates, perhaps.
12. Anything with a Maori name and funding by others will be supported by mana Whenua of course. There is an implication by the name of the proposed purchaser that will be "Maoris first", again.
13. Response 13 says it all.
14. Rental housing in Cambridge is of no use to Te Awamuitians.
15. A final piece of bullshit.

No. I do not support any of this and the council is off on another a rampage of wastefulness and dodgy behaviour again.

James Parlane



101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

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Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230537491
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha	True
Section1	
Full name	Kane Kahora Rangitonga
Organisation (if applicable)	████████████████████
Address for correspondence	██
Email	████████████████████
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?	Yes
Phone	██████████

Kainga Aroha engages regularly with elderly individuals as well as the families who have elderly family members living with them or being cared for, by family. Many of the elderly we engage with, are quite capable of meeting their daily care needs and responsibilities, preferring to live alone. Many other elderly are having to seek residence with their children or family members due to an inability to continue to meet the financial demands of present residence, landlords returning to, or selling homes, or an inability to self-care due to health and wellbeing issues. Some, elderly, who are having to reside with extended family members are subject to abuse, isolation and financial dependency. Other elderly are invited to live with family members and then find out they become regular 'babysitters', and cannot enjoy the benefits associated with reaching an elderly status. A few elderly clients have even sacrificed their independence, to care for their mokopuna (grandchildren), due to the inability or lack of responsibility by parents, to provide the necessities for their children to grow and develop. These are the many stories of the lives that elderly in our community are having to live in today. While we can support our elderly with the many social services available regarding finances and resources, their rights to protection, and support when dealing with Government, Community organisations (WINZ, Doctors, Insurance, Real Estate, Foodbank) and whanau. Many of those we have engaged with, and I am confident that there will be more in the future, are stating to me that if they were able to afford somewhere for themselves, many other issues would not exist in their lives (Misbehaving children, Ignorant parents, financial stress, low self esteem and confidence). Suicide statistics for this area has an alarming number of elderly included in the statistics. Everyone is reminded about the high rate of youth suicides but elderly suicides are not usually featured in media reports. I have no hesitation in supporting the proposal for Kainga Ora to purchase the land stated (Cambridge Road, Te Awamutu) to erect housing specifically for the elderly. I would like to believe that the elderly, who are presently residing in Te Awamutu, will be given first priority, before other elderly from outside Te Awamutu and the wider Waipa District.

Please let us know why

Are there any other comments you'd like to make about the proposed sale

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230537869
Completed On:
Completed By: ANONYMOUS

Privacy

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reCaptcha True

Section1

Full name Jonathan Watson

Organisation (if applicable)

Address for correspondence [REDACTED]

Email [REDACTED]

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? Yes

Phone [REDACTED]

Please let us know why Makes sense to get houses built for those in need.

Are there any other comments you'd like to make about the proposed sale My concern is that from what I can see of the plan shown in the Te Awamutu Courier on 27.4.23 there do not appear to be any garages for cars. Garages also store bicycles, fitness equipment, tools, lawnmowers and many other things which people will not want inside their houses.

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New Zealand

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Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230538987
Completed On:
Completed By: ANONYMOUS

Privacy

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reCaptcha True

Section1

Full name Sarah Johnston

Organisation (if applicable)

Address for correspondence

Email

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

Partially

Phone

Please let us know why

Only support if it is strictly for >55 yr olds and that there are rules around who can stay there - i.e. no extended family permanently residing there

Are there any other comments you'd like to make about the proposed sale

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New Zealand

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Proposed land sale submission form

Reference Number: REF230539116
Completed On:
Completed By: ANONYMOUS

Privacy

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reCaptcha True

Section1

Full name James Mackay

Organisation (if applicable)

Address for correspondence

Email

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

No

Phone

Please let us know why

Are there any other comments you'd like to make about the proposed sale

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Te Awamutu 3840
New Zealand

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Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230539188
Completed On:
Completed By: ANONYMOUS

Privacy

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reCaptcha True
Section1
Full name Veronica Apps
Organisation (if applicable)
Address for correspondence [REDACTED]
Email [REDACTED]
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? Yes
Phone
Please let us know why We are in desperate need of good housing for our seniors
Are there any other comments you'd like to make about the proposed sale

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230539571
Completed On:
Completed By: ANONYMOUS

Privacy

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reCaptcha True
Section1
Full name Pam Thomson
Organisation (if applicable)
Address for correspondence [REDACTED]
Email [REDACTED]
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? Yes
Phone [REDACTED]
Please let us know why We need more housing like this for the over 55's and Social housing.
Are there any other comments you'd like to make about the proposed sale

101 Bank Street
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Te Awamutu 3840
New Zealand

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Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230539700
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True
Section1
Full name Dianne Tautari
Organisation (if applicable)
Address for correspondence [REDACTED]
Email [REDACTED]
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? Yes
Phone [REDACTED]
Please let us know why Affordable appropriate accommodation is required for elderly. Age, however should be 65 not 55.
Are there any other comments you'd like to make about the proposed sale

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230539767
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True

Section1

Full name Alice Hicks

Organisation (if applicable) NA

Address for correspondence

Email

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? Yes

Phone

Please let us know why

I firmly believe councils/ governments have an ethical responsibility to provide warm dry housing for anyone who requires it This land is in an ideal location and in wa king / cycling distance to food retailers/ medical care/ and other important resources The central town area is also within close proximity and schools are within distance I presume bus services to the larger centre's of the District are able to be readily accessed as well Ideally playgrounds and safe cycling access around the area plus into the town will be factored in as well A good proposition Nga mihi nui Alice Hicks Kihikihi

Are there any other comments you'd like to make about the proposed sale

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

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Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230539820
Completed On:
Completed By: ANONYMOUS

Privacy

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reCaptcha True
Section1
Full name sydney berkens
Organisation (if applicable)
Address for correspondence
Email
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? Yes
Phone

Please let us know why

It seems an obvious decision to tackle to disheartening shortage of affordable housing for all but in particular our elderly of Waipa. I would be very happy to see this be actioned and know we are doing our part to create and equitable community.

Are there any other comments you'd like to make about the proposed sale

101 Bank Street
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Te Awamutu 3840
New Zealand

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Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230540129
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True
Section1
Full name J Haworth
Organisation (if applicable)
Address for correspondence [REDACTED]
Email
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? No
Phone
Please let us know why KO's very poor track record
Are there any other comments you'd like to make about the proposed sale

101 Bank Street
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Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230540641
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True

Section1

Full name Phoebe Crow

Organisation (if applicable)

Address for correspondence

Email

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

Partially

Phone

Please let us know why

I am all for getting people into their own homes 100%, however being emergency housing, I am concerned that in time the houses will become similar to rough rental properties with a lack of maintenance and tenants that may not look after it (I ke most emergency housing blocks become like). It is important for the neighbouring houses, that they have people moving in who genuinely need their own space and aren't living a lifestyle that may bring trouble and neglect to for their property and those around them.

Are there any other comments you'd like to make about the proposed sale

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
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Proposed land sale submission form

Reference Number: REF230540771
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True
Section1
Full name Jasmeet Singh
Organisation (if applicable)
Address for correspondence [REDACTED]
Email
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? No
Phone
Please let us know why Should sell it privately, KO will only bring in beneficiary
Are there any other comments you'd like to make about the proposed sale

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Proposed land sale submission form

Reference Number: REF230540875
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True

Section1

Full name Maria Heslop

Organisation (if applicable)

Address for correspondence

Email

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

No

Phone

Please let us know why

Kainga Ora should not be involved. Whether we like it or not their customers tend to be lower socio economic and so are the people that visit them. This will be terrible for this area. By all means build for the elderly, they need it. Just do it in the right way. Keep Kainga Ora out of it. We would rather wait for council to get around to the build that have a bunch of badly maintained, half empty, poorly managed, rough, low socio economic houses in a prime position for amenities for the elderly which could actually be really lovely.

Are there any other comments you'd like to make about the proposed sale

Waipa DC needs to take responsibility and develop this land for our elderly.

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Proposed land sale submission form

Reference Number: REF230540952
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True

Section1

Full name Topsey Uerata

Organisation (if applicable)

Address for correspondence

Email

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

Yes

Phone

Please let us know why

There is a dire need for more accommodation/housing in TA especially for low income people and older people. This would be good for them as they will be near facilities at the Pak N Save complex which also has doctors and handy For those who are not so mobile. Ideal site. I'm glad there will be smaller one and two bedroom homes rather than big three bedroom houses with a big section which we don't need and which don't how's many people.

Are there any other comments you'd like to make about the proposed sale

Go for it

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Proposed land sale submission form

Reference Number: REF230541282
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Privacy

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reCaptcha True

Section1

Full name Carl Smith

Organisation (if applicable)

Address for correspondence

Email

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

No

Phone

Please let us know why

Council purchased the land for pensioner housing. I don't understand what legal protections are available to ensure that it will only be used for purposes of pensioner housing. I can almost guarantee over time the "pensioner" component will be diluted and it will just become another social housing development. And if that is the case then Council should just sell the land on the open market to the highest, maximise the return on the investment over the past few years and use that to pay down Council Debt.

Are there any other comments you'd like to make about the proposed sale

Any development on this parcel of land is out of phase with the surrounding developing land. It is not easy to service because of its topography. If it were to be sold to KO (contrary to my support), Council must take NO responsibility for any servicing cost (permanent or temporary) of the development. KO should be treated equally the same as any other private land holder and Waipa DC should incur no additional operational costs for infrastructure. No public services in private land, single points of supply/connection in accordance with bylaws, etc. etc.

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Proposed land sale submission form

Reference Number: REF230542452
Completed On:
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Privacy

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reCaptcha True

Section1

Full name Kevin Shum

Organisation (if applicable)

Address for correspondence

Email

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

No

Phone

Please let us know why

We have concerns about: 1. the design character of the properties (duplexes) as the street is dominated by freestanding properties 2. this development may devalue the surrounding private properties in the area 3. the undefined future of the remaining piece of land represents an even greater future concern

Are there any other comments you'd like to make about the proposed sale

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Proposed land sale submission form

Reference Number: REF230543397
Completed On:
Completed By: ANONYMOUS

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Section1

Full name Julie Guest

Organisation (if applicable)

Address for correspondence

Email

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

Yes

Phone

Please let us know why

I am concerned at lack of affordable housing, including rentals, for all age groups in Te Awamutu. I am aware of many cases where people have had to leave the home they lived in for some time because of changed circumstances, wither their own or their landlord's. This has caused insecurity and disruption to the family and, if housing is not found soon, has lead to disengagement with support services, schools and wider community.

Are there any other comments you'd like to make about the proposed sale

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Proposed land sale submission form

Reference Number: REF230543462
Completed On:
Completed By: ANONYMOUS

Privacy

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reCaptcha True
Section1
Full name Craig John Greene
Organisation (if applicable)
Address for correspondence
Email
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? No
Phone

Please let us know why

Because I grew up in Dinsdale, Hamilton and have experienced the devastation first hand when Kainga Ora properties are built where it ruins the area and devalues existing neighbouring properties. Kainga Ora property becomes gang affiliated, have constant police visits, noise control complaints and are much more poorly built with cheap shoddy construction materials not built to last when compared to other privately owned builds. Most neighbours end up selling and moving away losing hundreds of thousands of dollars on the market value of their property just to get away. It won't make a difference if it's targeted to age 55+ groups only. In 5-10 years time there will be an over supply of housing and it's a stupid reason to include Kainga Ora just to speed up construction. My old neighbour in Dinsdale, Hamilton experienced a Kainga Ora development constructed next door a couple of years ago and ended up committing suicide as they couldn't live with the undesirable dodgy people living in the housing provided by Kainga Ora. Kainga Ora did not care about how existing neighbours were affected on a daily basis either. It has made me think and I myself would prefer to commit suicide over living next door to a Kainga Ora development. I live close to the two Kainga Ora houses on Rewi Street which are soon to be demolished and more homes built. If it ends up being like the Hamilton developments, I will have to sell and leave Te Awamutu.

Are there any other comments you'd like to make about the proposed sale

Please sell the Palmer Street run down units and move these to new council owned townhouses next door to Pak n Save on the flat land handy to the doctors and shopping centre. Please sell off the Palmer Street land to private property developers. It's a prime location and would earn good rates revenue. It's run down and scummy with the current housing there. Palmer Street isn't flat and too hilly for retired persons as it is. Please keep all development 100% council owned and controlled. If Kainga Ora has any involvement, council will have no say and lose control without a voice.

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New Zealand

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Proposed land sale submission form

Reference Number: REF230543622
Completed On:
Completed By: ANONYMOUS

Privacy

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reCaptcha True
Section1
Full name Craig Holz
Organisation (if applicable)
Address for correspondence [REDACTED]
Email [REDACTED]
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? Yes
Phone [REDACTED]
Please let us know why We have a need for affordable housing for people aged over 55
Are there any other comments you'd like to make about the proposed sale

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Proposed land sale submission form

Reference Number: REF230543626
Completed On:
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reCaptcha True
Section1
Full name Rob &Sue Sinclair
Organisation (if applicable)
Address for correspondence
Email
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? Partially
Phone

Please let us know why

We are concerned about our rural outlook being diminished, increased noise and lack of privacy from back boundary neighbours, and effects on our property valuation. Also concerned about how the property would be managed and maintained once established. But also realise that it was only a matter of time, before the property would eventually be built on and ruin our serene and peaceful rural outlook.

Are there any other comments you'd like to make about the proposed sale

If the property is sold to Kainga Ora, what guarantees are there that the land will remain in their hands, will be designated for over 55's, single storey dwelling and only 1-2 bedrooms? Will this be written into any enforceable agreement or land covenants imposed? Also concerned that the land platform directly behind our private property is not raised or elevated further beyond what it currently is. As this would completely block out our rural views to the south, once built on.

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Proposed land sale submission form

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Privacy

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reCaptcha True

Section1

Full name Rebecca Baldwin

Organisation (if applicable)

Address for correspondence [REDACTED]

Email [REDACTED]

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? Yes

Phone [REDACTED]

Please let us know why Excellent use of the land - more housing and free up homes for suit families.

Are there any other comments you'd like to make about the proposed sale

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Proposed land sale submission form

Reference Number: REF230543855
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Privacy

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reCaptcha True

Section1

Full name allan shum

Organisation (if applicable)

Address for correspondence

Email

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

No

Phone

Please let us know why

1262 Cambridge Rd is a premium location with beautiful views, of the surrounding area, suitable for retirees or other owner occupiers Social housing in a "cul de sac" with high density occupation will create an "isolated" community which will lead to anti-social behaviour. Although Waipa will have a say in the size of these 1 or 2 bedroom houses, there is nothing to stop 10 people living in the same house. And this will only compound any problems as mentioned above What would Waipa do with the remaining area? The value of the remaining half would be substantially reduced (if not lost altogether)by the Kainga Ora, meaning you will have problems selling or developing it in the future

Are there any other comments you'd like to make about the proposed sale

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Proposed land sale submission form

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Privacy

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reCaptcha True

Section1

Full name allan shum

Organisation (if applicable)

Address for correspondence

Email

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

No

Phone

Please let us know why

1262 Cambridge Rd is a premium location with beautiful views, of the surrounding area, suitable for retirees or other owner occupiers Social housing in a "cul de sac" with high density occupation will create an "isolated" community which will lead to anti-social behaviour. Although Waipa will have a say in the size of these 1 or 2 bedroom houses, there is nothing to stop 10 people living in the same house. And this will only compound any problems as mentioned above What would Waipa do with the remaining area? The value of the remaining half would be substantially reduced (if not lost altogether)by the Kainga Ora, meaning you will have problems selling or developing it in the future

Are there any other comments you'd like to make about the proposed sale

i am the owner of

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Private Bag 2402
Te Awamutu 3840
New Zealand

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Proposed land sale submission form

Reference Number: REF230544113
Completed On:
Completed By: ANONYMOUS

Privacy

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reCaptcha True
Section1
Full name Reverend Julie Guest
Organisation (if applicable) Anglican Parish of St John, Te Awamutu
Address for correspondence [REDACTED]
Email [REDACTED]
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? Yes
Phone [REDACTED]

Please let us know why

The Parish of St John vestry together wish to support this proposal. This parish has been concerned at the lack of housing for all ages in Te Awamutu. As an aging group we are particularly concerned at those nearing retirement who are reliant on rental accommodation who will struggle if rents rise, especially if they stop working.

Are there any other comments you'd like to make about the proposed sale

The site, proximate to services is appropriate to the purpose.

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Proposed land sale submission form

Reference Number: REF230544504
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Privacy

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reCaptcha True

Section1

Full name Katherine Anne Jones

Organisation (if applicable)

Address for correspondence

Email

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

Yes

Phone

Please let us know why

Yes, because I feel we need low cost housing for our elderly as soon as possible, there just isn't enough housing for lower income people in general, as I work as a volunteer at our local CAB I know the number of clients that contact us wanting accommodation locally and a number of them are elderly.

Are there any other comments you'd like to make about the proposed sale

The only thing here is I would like to know and hope is that all the houses are going to be future proofed ie accessible to those with the likes of walkers, wheelchairs etc and storage for the likes of mobility scooters and like.

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Proposed land sale submission form

Reference Number: REF230544638
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Privacy

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reCaptcha True

Section1

Full name Samuel Kain Pullenger

Organisation (if applicable)

Address for correspondence

Email

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

Yes

Phone

Please let us know why

I believe this will be an effective way of continuing to support those who are homeless in our community.

Are there any other comments you'd like to make about the proposed sale

Due to this being a focus on house for those who are in their later years. I would suggest that the council look at ways the lot sold can be developed in a way that enables elderly to traverse the grounds safely. For example the use of handrails and materials that would be appropriate for walking accessories.

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Proposed land sale submission form

Reference Number: REF230544774
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

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reCaptcha True

Section1

Full name Rick Bosacker

Organisation (if applicable)

Address for correspondence

Email

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?

Partially

Phone

Please let us know why

Housing is needed but but we should ensure affordable housing and developments that are safe, accessible, and affordable to manage long term from a council perspective. Please consider upgrading road with at grade crossing for better accessibility. Narrow curb cuts are a hazard, especially for anyone needing assistance (walker, wheelchair, mobility scooter).

Are there any other comments you'd like to make about the proposed sale

10 m is a very wide residential road and being straight, it will encourage faster driving, irrespective of the speed limit. If this wide, it must include reasonable traffic calming whether its raised pedestrian crossings, chicanes, etc. Thank you.

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Proposed land sale submission form

Reference Number: REF230545363
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Privacy

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reCaptcha True

Section1

Full name Caitlin Georgantas

Organisation (if applicable)

Address for correspondence [REDACTED]

Email [REDACTED]

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? No

Phone [REDACTED]

Please let us know why
Because it is directly on our boundary line, will impact our drive way and current living circumstances. Will make opening the business from home we are planning much more difficult as we are losing our main road access and frontage. Not overly keen with the kainga ora 'stigma' being on our doorstep, probably wouldn't have bought if known this was happening 18months ago

Are there any other comments you'd like to make about the proposed sale
Counsel should use it for private housing and not be seeking profit over lifestyle

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Proposed land sale submission form

Reference Number: REF230545727
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Privacy

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reCaptcha	True
Section1	
Full name	Sean Haynes
Organisation (if applicable)	Veros Property (on behalf of Jay El Limited)
Address for correspondence	[REDACTED]
Email	[REDACTED]
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora?	Partially
Phone	[REDACTED]

[refer letter from Veros Property to Ken Morris, dated 11 May 2023] Dear Ken, This submission is made by Veros Property (Veros) on behalf of our client, Jay El Limited (Jay El) in response to the proposed land sale at 1262 Cambridge Road (Subject Site), Te Awamutu (Proposal) by Waipa District Council (WDC). Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? Partially. Background: Jay El is a subsidiary company of Park Road Holdings Limited, the landowner directly adjoining the Subject Site, Park Road Holdings landholding spans over 100 hectares and includes the bulk of land within the T11 and T14 growth cells in Te Awamutu. The family has a strong association with Te Awamutu and, after decades of farming this land, intends develop parts of this property into residential housing to meet the growing housing needs of the community. Veros is an experienced property development firm assisting Jay El in achieving a high quality, well thought-out new neighbourhood. Initial consents have been approved for the first stage of their subdivision, comprising 77 new residential allotments, and Jay El intend to proceed with construction as soon as market conditions support development. Jay El is seeking to deliver a quality development with well-considered streetscape, landscaping and housing design in the direct vicinity of the Subject Site. This development is anticipated to be delivered progressively over the next 10+ years, hence we are taking a long-term view in our approach to all matters. The Subject Site will have a shared boundary and shared access from Cambridge Road at what will be one of the primary entries to the future neighbourhood. We therefore have a keen interest in ensuring a quality, cohesive design is implemented on both sides of the boundary and the neighbourhood is an attractive and desirable place to live. Our Position: Jay El partially supports the Proposal. We recognise the need for affordable housing within the local community, dedicated housing to cater for those in the 55+ year age group. We also recognise and understand the benefit in partnering with Kinga Ora (KO) to expedite the provision of housing. Our primary concerns in seeing this happen are: 1.Intent: Ensuring that the intention to cater for 55+ residents is put into effect and will be enduring 2.Quality: Ensuring that whilst the proposed development is tailored to the needs of the residents, that best practice design principles and quality materials are employed. Often the focus on delivering affordable housing can result in sub-optimal outcomes with poor urban form, spartan landscaping and poor-quality materials. 3.Infrastructure: Ensuring appropriate infrastructure upgrades and augmentation are catered for in the agreement between WDC and KO. We have previously discussed our concerns and potential solutions to roading, wastewater and stormwater services in particular in this area where it is clear there is risk and complexity that needs to be worked through. We therefore request that, should WDC proceed with the Proposal, the following mechanisms are put in place to protect our interests, the interests of the community, and the interests of future residents: A.A suitable legal encumbrance on the title of the Subject Site stipulating that residents are to meet criteria generally adopted for elder (+55) housing. B.Inclusion in the land sale or development agreement (or whichever method Council and KO use) between Council and KO of expectations in terms of the quality of urban design and architecture as well as collaboration with Jay El in design development. We would welcome the opportunity to collaborate through the design process and provide input and peer reviews of proposed designs. C.Allowance in the land sale or development agreement to ensure infrastructure is designed and delivered with consideration to Jay El's future development plans and any necessary upgrades or augmentation. Jay El welcomes the opportunity to work collaboratively on these matters and to play its part, however does not want to be left to carry the entire cost and responsibility for infrastructure that has a wider benefit. Further Detail: Jay El intend to deliver a quality master planned community progressively over the next decade or so. A substantial amount of effort has been expended in compiling a masterplan that creates a high level of open space and amenity, carefully locates a diverse range of housing

Please let us know why

of open space and amenity, carefully locates a diverse range of housing typologies, centralises a boutique neighbourhood centre, and provides infrastructure and engineering solutions that are sympathetic to the existing topography. The figure below illustrates the proposed masterplan including the Subject Site. The Subject Site shares one of the primary access ways from Cambridge Road with the proposed first stage of Jay EI's development, shown as Road 2 in the diagram below (the bold red line indicates the boundary). It is considered likely that the development outcome of the Proposal will impact the perception of the Jay EI development and vice versa. We are seeking increased certainty that the intended development outcomes of the Proposal will be met and that ongoing collaboration with Jay EI is integrated into WDCs agreement or contract with KO. With respect to quality, we understand that affordable does not automatically equate to poor quality, however appropriate checks and balances are required to prevent sub-optimal outcomes. The desirability of the adjacent Jay EI development will likely be influenced by the perception of how the Proposal is delivered. Any urban design team appointed should be required to demonstrate a comprehensive integrated housing design and be held to the same level of scrutiny as WDC would if it were to progress the development. Jay EI have developed design guidelines to provide an architectural baseline to control how a house appears from the street, whilst maintaining flexibility for construction materials and interior fitout. We proposed that a similar guideline is drafted to exclude build designs that are associated with poorly designed housing. With respect to the intended future residents, we understand WDC originally purchased the Subject Site with the intent of developing for elderly housing. It is our expectation that, in any sale to KO, that future property owners maintain this use. We propose that an encumbrance registered on the Title of the Subject Site, and subsequent Record's of Title post subdivision (if subdivision is proposed), would be the appropriate mechanism to provide certainty in this regard. We appreciate the consideration of our submission and would welcome further discussion to clarify or provide further information on the proposed recommendations. Yours faithfully Sean Haynes Development Director Veros Property For and on behalf of Jay EI Limited

Are there any other comments you'd like to make about the proposed sale

Proposed Land Sale: 1262 Cambridge Rd

Submission by Jay El Limited

11 May 2023

Waipa District Council
101 Bank Street
Te Awamutu, 3800

Attn: Ken Morris

RE: Submission on Waipa District Council's proposed sale of 1262 Cambridge Road, Te Awamutu to Kainga Ora

Dear Ken,

This submission is made by Veros Property (Veros) on behalf of our client, Jay El Limited (Jay El) in response to the proposed land sale at 1262 Cambridge Road (Subject Site), Te Awamutu (Proposal) by Waipa District Council (WDC).

Do you support Council selling a portion of 1262 Cambridge Road to Kāinga Ora? Partially.

Background:

Jay El is a subsidiary company of Park Road Holdings Limited, the landowner directly adjoining the Subject Site, Park Road Holdings landholding spans over 100 hectares and includes the bulk of land within the T11 and T14 growth cells in Te Awamutu. The family has a strong association with Te Awamutu and, after decades of farming this land, intends develop parts of this property into residential housing to meet the growing housing needs of the community. Veros is an experienced property development firm assisting Jay El in achieving a high quality, well thought-out new neighbourhood. Initial consents have been approved for the first stage of their subdivision, comprising 77 new residential allotments, and Jay El intend to proceed with construction as soon as market conditions support development.

Jay El is seeking to deliver a quality development with well-considered streetscape, landscaping and housing design in the direct vicinity of the Subject Site. This development is anticipated to be delivered progressively over the next 10+ years, hence we are taking a long-term view in our approach to all matters. The Subject Site will have a shared boundary and shared access from Cambridge Road at what will be one of the primary entries to the future neighbourhood. We therefore have a keen interest in ensuring a quality, cohesive design is implemented on both sides of the boundary and the neighbourhood is an attractive and desirable place to live.

Our Position:

Jay El partially supports the Proposal. We recognise the need for affordable housing within the local community, dedicated housing to cater for those in the 55+ year age group. We also recognise and understand the benefit in partnering with Kāinga Ora (KO) to expedite the provision of housing. Our primary concerns in seeing this happen are:

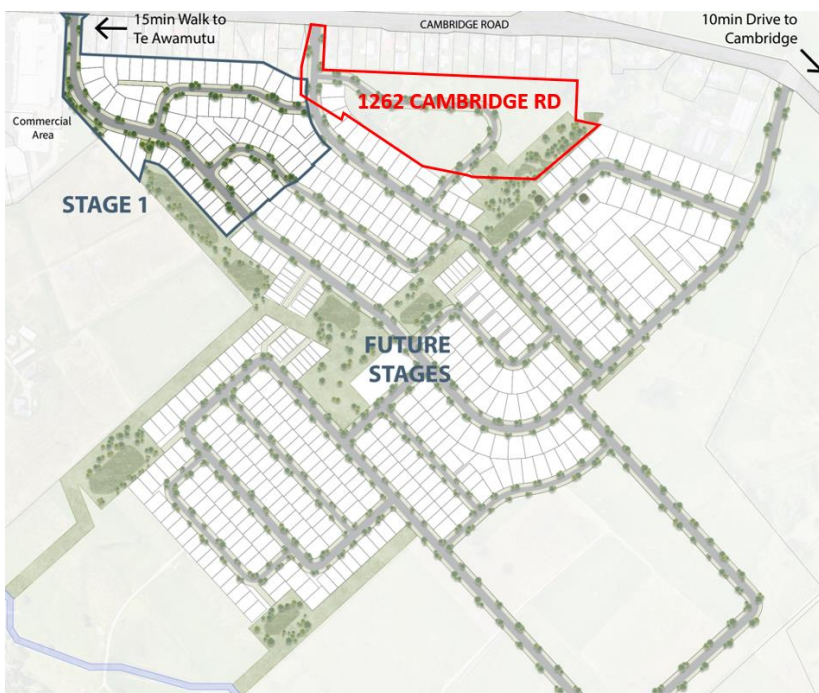
1. Intent: Ensuring that the intention to cater for 55+ residents is put into effect and will be enduring
2. Quality: Ensuring that whilst the proposed development is tailored to the needs of the residents, that best practice design principles and quality materials are employed. Often the focus on delivering affordable housing can result in sub-optimal outcomes with poor urban form, spartan landscaping and poor-quality materials.
3. Infrastructure: Ensuring appropriate infrastructure upgrades and augmentation are catered for in the agreement between WDC and KO. We have previously discussed our concerns and potential solutions to roading, wastewater and stormwater services in particular in this area where it is clear there is risk and complexity that needs to be worked through.

We therefore request that, should WDC proceed with the Proposal, the following mechanisms are put in place to protect our interests, the interests of the community, and the interests of future residents:

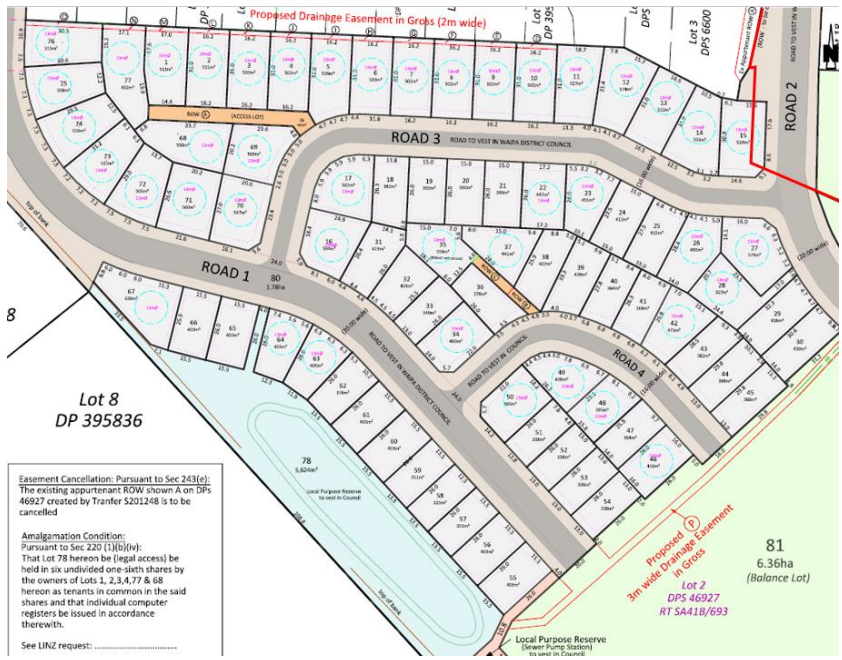
- A. A suitable legal encumbrance on the title of the Subject Site stipulating that residents are to meet criteria generally adopted for elder (+55) housing.
- B. Inclusion in the land sale or development agreement (or whichever method Council and KO use) between Council and KO of expectations in terms of the quality of urban design and architecture as well as collaboration with Jay EI in design development. We would welcome the opportunity to collaborate through the design process and provide input and peer reviews of proposed designs.
- C. Allowance in the land sale or development agreement to ensure infrastructure is designed and delivered with consideration to Jay EI's future development plans and any necessary upgrades or augmentation. Jay EI welcomes the opportunity to work collaboratively on these matters and to play its part, however does not want to be left to carry the entire cost and responsibility for infrastructure that has a wider benefit.

Further Detail:

Jay EI intend to deliver a quality master planned community progressively over the next decade or so. A substantial amount of effort has been expended in compiling a masterplan that creates a high level of open space and amenity, carefully locates a diverse range of housing typologies, centralises a boutique neighbourhood centre, and provides infrastructure and engineering solutions that are sympathetic to the existing topography. The figure below illustrates the proposed masterplan including the Subject Site.



The Subject Site shares one of the primary access ways from Cambridge Road with the proposed first stage of Jay EI's development, shown as Road 2 in the diagram below (the bold red line indicates the boundary). It is considered likely that the development outcome of the Proposal will impact the perception of the Jay EI development and vice versa. We are seeking increased certainty that the intended development outcomes of the Proposal will be met and that ongoing collaboration with Jay EI is integrated into WDCs agreement or contract with KO.



With respect to quality, we understand that affordable does not automatically equate to poor quality, however appropriate checks and balances are required to prevent sub-optimal outcomes. The desirability of the adjacent Jay EI development will likely be influenced by the perception of how the Proposal is delivered. Any urban design team appointed should be required to demonstrate a comprehensive integrated housing design and be held to the same level of scrutiny as WDC would if it were to progress the development.

Jay EI have developed design guidelines to provide an architectural baseline to control how a house appears from the street, whilst maintaining flexibility for construction materials and interior fitout. We proposed that a similar guideline is drafted to exclude build designs that are associated with poorly designed housing.

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We appreciate the consideration of our submission and would welcome further discussion to clarify or provide further information on the proposed recommendations.

Yours faithfully

Sean Haynes
 Development Director
 Veros Property
 For and on behalf of Jay EI Limited



101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230545422
Completed On:
Completed By: ANONYMOUS

Privacy

Privacy statement:

The Local Government Act 2002 requires submissions to be made available to the public. Your name and/or organisation may be published with your submission and made available in a report to elected members and to the public. Other personal information supplied will be used for administration and reporting purposes only. Please refer to Council's Privacy Statement at [waipadc.govt.nz/privacy-statement](https://www.waipadc.govt.nz/privacy-statement) for further information.

reCaptcha True
Section1
Full name Hayden Stockman
Organisation (if applicable) Wraphaus TeAwamutu
Address for correspondence [REDACTED]
Email [REDACTED]
Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? No
Phone [REDACTED]

Please let us know why

The addition of Government / Kainga Ora properties alter our privacy and will devalue our property. My partner and I have worked very hard to get into our "Forever home". This may not be the case with the proposed addition. Plans were not initially mentioned by the real estate agent who is or was on the Waipa Council. We have plans to operate a small signage business from our property. We have been told that our driveway will be changed from Cambridge road to the new right if way. This will affect business for us as it will limit access and any advertising. Our first property was in the heart of Nawton, we have experienced what Government homes bring to the surrounding environment first hand. I see they're advertising for 55+ tenants only, who is going to over see this? Who do we speak to if we have issues? Are the tenants to be employed full time, or loiter all day? The sections are planned to literally be on our back fence. Our property will be affected the most. Personally I'm not a fan, and I highly doubt that my neighbors are stoked either.

Are there any other comments you'd like to make about the proposed sale

101 Bank Street
Private Bag 2402
Te Awamutu 3840
New Zealand

Telephone 00 64 7 872 0030
Fax 00 64 7 872 0033
Email info@waipadc.govt.nz
Website www.waipadc.govt.nz



Proposed land sale submission form

Reference Number: REF230545985
Completed On:
Completed By: ANONYMOUS

Privacy

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reCaptcha True

Section1

Full name Tiaki Ana Tikamaiwhea Ormsby

Organisation (if applicable) Ka Puta Ka Ora

Address for correspondence [REDACTED]

Email [REDACTED]

Do you support Council selling a portion of 1262 Cambridge Road to Kinga Ora? Yes

Phone [REDACTED]

Please let us know why
Kia noho haumaru i ngaa whaanau kiihai he tuanui. Manaakitia te rawakore. Tokomaha ngaa whaanau o Apakura, o Hinetuu e noho kiihai he tuanui.

Are there any other comments you'd like to make about the proposed sale
Teenaa ra taatou katoa, Me matua moohio moata mai i ngaa hui e paa ana ki teenei kaupapa. Kiihai i kite i ngaa meneti mai i ngaa hui tawhito. Kia tiakina te whenua tupu o a maatou Tuupuna. Pai maarire ki runga i a taatou katoa

Submission re Land Sale 1262 Cambridge Rd to Kainga Ora**By Te Awamutu and Kihikihi Community Board****Submitted by Ange Holt, Chairperson****Comments**

The Te Awamutu and Kihikihi Community Board support the sale of this parcel of land for the following reasons:

1. There is a shortage of affordable housing for the 55 + age group (actually a shortage for everyone)
2. If this land is sold to Kanga Ora they can get the 30 houses up and tenanted within 2 years whereas council will take a lot longer - it has been mentioned that it may take between 5 and 10 years to get a project of this size completed.
3. By having KO build these houses it will also enable them to move some of the seniors who are still living in large damp and cold homes that are due to be upgraded. This will mean they can be in warmer homes that are more manageable for them and allow for the bigger homes to have families in them again.
4. As an employee that works in social services I see on a daily basis the need for housing.
5. It is a great location for seniors being close to the PaknSave complex and medical centre there.
6. This is a prudent and sensible way to quickly reduce our lack of housing issue. By working collectively to create more efficient and beneficial outcomes

Other Comments

As the criteria to get into a Kainga Ora home is generally high, ie you currently need to be on the housing list and financially unable to afford market rentals then we also believe there is still a need for pensioner housing here in Te Awamutu for those who do not meet such a threshold. So it is still important for us to be able to provide some affordable housing to our seniors and we would like to see council continue with a long term plan to provide some more pensioner houses that are available using the same criteria as you do currently to fill that gap.

Proposed sale of 1262 Cambridge Road to Kāinga Ora

Submission form

Submissions close: 5pm, Thursday 11 May 2023

Full name

MERVYN JOHN FULFORD

Name of organisation (if applicable)

Address

Phone number (optional)

Email (optional)

Privacy statement:

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Do you support Council selling a portion of 1262 Cambridge Road to Kāinga Ora?

- Yes
 Partially
 No



Please let us know why

I support the sale to Kainga Ora but have been concerned at funds available after debt repayment being used for community projects. Having spoken with Mr Ken Morris I am relieved and happy to know that money from the sale of the Palmer Street units has not been used in the funding of the Cambridge Road land and is being used in the best interest of the elderly of Waipā.

Are there any other comments you'd like to make about the proposed sale?

Some of the sale proceeds are earmarked for community projects. It may be beneficial to use these funds for the development of the remaining 2.35 HA and the resulting sale proceeds going towards community projects.
Otherwise the land will languish. Maybe an eyesore and a burden.

Submissions can be:

Made online: waipadc.govt.nz/haveyoursay

Emailed to: submissions@waipadc.govt.nz Subject heading should read: "Cambridge Road land sale"

Posted to: Waipā District Council Private Bag 2402 Te Awamutu 3840

Attn: Proposed land sale, Cambridge Road

Delivering to Council offices: Waipā District Council 101 Bank Street Te Awamutu Waipā District Council 23 Wilson Street Cambridge Attn: Proposed land sale, Cambridge Road

Important Dates:

Submissions open: Wednesday 19 April

Submissions close: 5pm, Wednesday 11 May 2023