



SUBMISSION

Waipa District Council –

Plan Change 26 ‘Character Cluster’; 2023

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I **Do NOT** wish to attend a Council/ Commissioner’s meeting to be heard in support of my submission.

I **DO NOT** support the Waipa District Council: Plan Change 26; 2023

I **OBJECT** to the Waipa District Council: Plan Change 26; 2023

Concerns to NOT supporting the Waipa District Council: Plan Change 26; and the ‘Character Cluster’ aspect:

A) PLAN CHANGE 26; Concerns;

CONCERN 1:

- The potential DEVASTATING effects that this Plan Change 26 has on neighbouring properties, is so profound, it has the potential to FULLY compromise the health and well-being of ALL neighbouring affected parties, by BLOCKING out ALL-NATURAL LIGHT.

CONCERN 2:

- The potential DEVASTATING effects that this Plan Change 26 has on neighbouring properties, is so profound, it has the potential to FULLY compromise the health and well-being of ALL neighbouring affected parties, by BLOCKING out ALL-NATURAL VIEWING CORRIDORS ‘VISTA’s’.

CONCERN 3:

- The potential DEVASTATING effects that this Plan Change 26 has on neighbouring properties, is so profound, it has the potential to FULLY compromise the health and well-being of ALL neighbouring affected parties, by the SCALE of the development being OPPRESSIVE and OVERWHELMING – having a CLOSED IN effect.

CONCERN 4:

- The potential DEVASTATING effects that this Plan Change 26 has on neighbouring properties, is so profound, it has the potential to FULLY compromise the health and well-being of ALL neighbouring affected parties, by RESTRICTING NATURAL AIR FLOW MOVEMENTS due to the SCALE of the development.

CONCERN 5:

- The potential DEVASTATING effects that this Plan Change 26 has on neighbouring properties, is so profound, it has the potential to FULLY compromise the health and well-being of ALL neighbouring affected parties, by having the potential of BLOCKING out NATURAL SUN LIGHT, making neighbouring properties DAMP, COLD. Therefore, tantamount unliveable under the NEW insulation requirements – potential HEALTH RISK issues here! Also, having the potential to UNFAIRLY impose on neighbouring properties the need to consume more energy to HEAT or LIGHT their properties, caused by both CENTRAL AND LOCAL GOVERNMENTS if the Plan Change is enforced – will Government cover the extra costs?

CONCERN 6:

- The potential DEVASTATING effects that this Plan Change 26 has on neighbouring properties, is so profound, it has the potential to FULLY compromise the health and well-being of ALL neighbouring affected parties, by OBSECURING the VIEW from neighbouring properties, creating a SECURITY and BURGLARY RISK. (Reference: Take the HIGH-DENSITY development to Killarney Road, HAMILTON, as an example of how this proposal will go WRONG, it now has an issue with car break-in's and burglaries).

CONCERN 7:

- The potential DEVASTATING effects that this Plan Change 26 has on neighbouring properties, is so profound, it has the potential to FULLY compromise the health and well-being of ALL neighbouring affected parties, by HIGH-DENSITY living creating an EYESORE, with the street clutter and rubbish. (Reference: Take the HIGH-DENSITY development to Killarney Road, HAMILTON, as an example of how this proposal will go WRONG, it now has an issue with street clutter, over-crowding, increased street litter/ rubbish – it's become a DIRTY EYESORE) Is this what we want for our DISTRICT?

CONCERN 8:

- The potential DEVASTATING effects that this Plan Change 26 has on neighbouring properties, is so profound, it has the potential to FULLY compromise the health and well-being of ALL neighbouring affected parties, through HIGH-DENSITY living, it has the potential in creating, in particular circumstances, EXCESSIVE NOISE from the various occupants.

CONCERN 9:

- The potential DEVASTATING effects that this Plan Change 26 has on neighbouring properties, is so profound, it has the potential to FULLY compromise the health and well-being of ALL neighbouring affected parties, through HIGH-DENSITY living, it WILL increase the number of traffic movements, creating TRAFFIC RISK. (Reference: Take the HIGH-DENSITY development to Killarney Road, HAMILTON, as an example of how this proposal will go WRONG, the increased number of traffic movements in and around these developments, combined with the increased number of street parking has created a CHOKE HOLD on HAMILTONS restricted width arterial routes during PEAK TIMES)

CONCERN 10:

- The potential DEVASTATING effects that this Plan Change 26 has on neighbouring properties, is so profound, it has the potential to FULLY compromise the health and well-being of ALL neighbouring affected parties, through HIGH-DENSITY living, it WILL have a profound effect on our District's Population, placing greater DEMAND on our already at capacity; Medical Centres, Dentists, Path Lab, Schools, and other amenities.

CONCERN 11:

- The potential DEVASTATING effects that this Plan Change 26 has on neighbouring properties, is so profound, it has the potential to FULLY compromise the health and well-being of ALL neighbouring affected parties, through HIGH-DENSITY living, it WILL have a profound effect on our District's Population, placing greater DEMAND on our already dilapidated neglected CORE INFRASTRUCTURE. Just look at our roads, where a supposed 'shared agreement' is supposed to streamline service delivery at affordable rates, yet our rates keep increasing and our roading condition is absolutely disgusting.

CONCERN 12:

- The potential DEVASTATING effects that this Plan Change 26 has on neighbouring properties, is so profound, it has the potential to FULLY compromise the health and well-being of ALL neighbouring affected parties, through HIGH-DENSITY living, it WILL have a profound effect on our ENVIRONMENT, with the SCALE of development having an increased CARBON FOOTPRINT, and increased EMISSIONS from traffic movements in a confined locality – GREAT for the ENVIRONMENT and DISTRICT. Will there be increased DEVELOPMENT CONTRIBUTIONS for this type of development, to compensate for the increased damage to the ENVIRONMENT caused by the SCALE of the intensified development within a 'standard' residential zone.

CONCERN 13:

- The potential DEVASTATING effects that this Plan Change 26 has on neighbouring properties, is so profound, it has the potential to FULLY compromise the health and well-being of ALL neighbouring affected parties, through HIGH-DENSITY living, it WILL profoundly affecting neighbouring property values based on Core Logic Valuation Mythology, for number of properties SOLD within close proximity at some ridiculous SALE PRICE bearing NO resemblance to actual build costs, therefore INCREASING neighbouring properties PROPERTY VALUE and thus inevitably INCREASING RATES, contributing again to our current economic crisis of increasing INFLATION – when will humans ever learn!

CONCERN 14:

- The potential DEVASTATING effects that this Plan Change 26 has on townships, is that it WILL destroy the CHARACTER and HISTORIC precincts, traits and characteristics what have drawn people to, and residents have come to love about our district.

CONCERN 15:

- The potential DEVASTATING effects that this Plan Change 26 has on townships, is that it WILL destroy our VILLAGE like, RURAL lifestyle, again, traits and characteristics what have drawn people to, and residents have come to love about our district – something our current MAYOR and his supposed TEAM are confused about, in approving GROWTH CELLS and the potential APPROVAL of this Plan Change 26, that currently is destroying those very underlying traits that people love about our district – WELL DONE, it's no wonder you reputation is taking a DIVE (Reference: Residents Annual Survey 2021).

B) PLAN CHANGE 26: 'Character Cluster' aspect; Concerns;

Reference: *Waipa District Council Letter Received 13th March 2023; ECM# 10979990*

CONCERN 1:

- I am offended and insulted by Waipa District Councils communication.

This is the first and ONLY correspondence I have had on this matter, a matter none the less that breaches my privacy, and personal details of my property without my consent.

At no point was I consulted, nor have I given my consent or authority to Waipa District Council, or an agent acting on behalf of, to access, or to use details of my personal property within this review – this is in my opinion a violation of the Local Government Act, where Territorial Authorities are required to seek owner's permission – incompetence and sheer laziness it NO EXCUSE.

NOTE:

In future, Waipa District Council and any acting agent can hereby be notified that they are TRESSPASSED from the property of 504 Rewi Street, Te Awamutu, having forfeited their legal obligations under the LGA, in not seeking my consent to breach my privacy/ property – This trespass notice will last for a period of no longer than 2 years in duration.

CONCERN 2:

- Referencing the first paragraph of the letter;

'Proposed Plan Change 26: Residential Zone Intensifications (Plan Change 26) was publicly notified on 19th August 2022. One of the purposes of the Plan Change 26, was to update the character cluster overlays in the Waipa District Plan to include new properties.'

I'm sorry, **'new properties'**?

Just what is Waipa District Council trying to clarify here, that WDC's character cluster overlay was prepared by inadequately incapable council staff 'Reference: Audit & Risk Agenda; 13th March 2023', in the first instance?

Clearly in the past, my property, nearing 100 years old, was not considered part of that character cluster, by its obvious exclusion, and is now being considered a **new property** by its recent unconsented addition.

An addition that if PASSED/ APPROVED without my consent, will come with PROFOUNDLY impacting conditions, of what I can and can't do on my property.

In the truest sense of the word, my property is not **'new'**, and is now only being considered as part of Council's control agenda, by its involuntary inclusion in the make believe **'character cluster'** overlay.

Nor, can it be considered part of the character cluster, as any competent capable architect or heritage consultant should already know this.

Whilst my property is admittedly **'old'** and not **'new'**, it is neither a 1900's Railway Cottage common in these parts, nor is it a 1930's variant of the Californian Bungalow in its purest form, having been over the years significantly altered and added to.

Nor is it part of a **'character cluster'**, as there is NO SUCH thing in Te Awamutu - again any competent professional in my opinion would at least know this.

The closest thing that Te Awamutu has to **'character cluster's'**, would be down Hazelmere Crescent, Te Awamutu; with the grouping of the **'old'** state houses, with their distinct common characteristic look – for the cognitively challenged, that is a **'cluster'** based on their inherent **'characteristics'**.

Anything remotely considered otherwise, is only a belated feeble attempt to try and protect not necessarily character, just what is considered **'old'**, when Council has had more than ample time to be genuine about the preservation of character/ heritage properties.

There has been no current, prudent, proactive Council action to the preserving of so called **'character cluster's'** in my immediate area, as my property is surrounded by a myriad of property design trends from various decades, and more recently, directly behind my property, in Councils wisdom, have approved two modern house designs that bare NO RESEMBLANCE to preserving or complimenting the heritage characteristics of my property

to be considered a 'character cluster' – therefore Council has NO CLUE what they are doing here.

Which leads me to the question of 'why now, or is there something more sinister about Council's actions?'

Having consulted with my own independent architectural and banking/ property consultant, each having an extensive background in housing development and the District Plan, have both advised me on the same concern – that it's not about preserving the character of the area, as there is no such thing that exists in Te Awamutu nor Cambridge these days, its more an issue of Council control over properties, a control that restrains and restricts the property owner to do what they like on their property, at a cost of course, thus DEVALUING the inherent value of that said property, and in doing so, limiting the field of prospective future property buyers, via Councils unconsented interfering actions..

Actions that can ONLY be considered malicious in intent to potentially devalue; a) my property, b) my future retirement investment, or c) my families future inheritance. Tantamount in my opinion forcing prematurely long-standing property owners out, using unconsented control tactics to devalue the land, so that the land can be snapped up by shrewd property developers to develop the land for future housing intensification purposes.

CONCERN 3:

- Referencing the fourth paragraph of the letter;

'.....we invite you to make a late submission before Wednesday 29 March 2023.....'

I'm sorry, 'we invite you to make a LATE submission'

It is abundantly clear from Councils inept actions, where I stand in this matter – I am the LAST to be consulted on this matter, and consider myself lucky that I was even considered at all to be included in the submission process as a last-minute thought in having a say on MY PROPERTY.

I very much doubt on that note, and having not been asked for my permission, that the breach to my privacy and personal property details, that I will be prudently LISTENED too or taken seriously from a Council that has NOT been honest or transparent, in having already made up their mind with their secret agenda.

CONCLUSION:

In summary, I strongly OBJECT to the 'Proposed Plan Change 26 – Residential Zone Intensification' and its follow on aspect 'Character Cluster' as it will ONLY have a NEGATIVE impact on our district, and in particular my property as outlined above, where Elected Councillors have a moral, ethical, obligation to uphold the districts health, well-being.

Where residential intensification is NOT the answer, nor is GROWTH, as it ONLY brings more problematic issues to the district at great cost to ratepayers, this is simply not trying to protect the financial sustainability of the district and ratepayers 'Reference: Audit & Risk Agenda; 13th March 2023'.

Nor is the 'character cluster' aspect of the residential intensification Plan Change 26, a legitimate initiative to preserve what character is left from Councils inaction, merely making this a complete farce, a farce costing ratepayers and affected property owners. Limiting and controlling the future use of those affected properties in question by restrictions and control from a totalitarian dictatorial Council.

There is something more sinister occurring here In my opinion, a register of Properties considered and added to under the term 'character cluster', generally having larger plot sizes, all under the guise of the 'Housing Intensification' submission – this has nothing to do with CHARACTER conservation, it's all about, I reiterate – HOUSING INTENSIFICATION. Just who is getting this register and what is this register being used for, especially when it's under the submission for 'Housing Intensification', it's like handing 'developers' the ark of the covenant – that is power and information on prime land to target.

I very much doubt I will be LISTENED to, as ONLY being considered as a LAST RESORT, and having already taken issue with Council on another matter, where Council has simply fobbed me off, as 8 months has now passed and there has been no resolution to the matter, nor any communication, not for my continued trying or attempts.

Simply I do not know why I pay rates for this incompetent sub-par, sub-standard, delivery of anything remotely called administration and management of our district.

In addition, I strongly OBJECT to having any Iwi or Mana Whenua input/ comment via the District Plan, District Plan Change 26 or the RMA, to what I can and can't do to the property that I OWN – its not as though that Iwi or Mana Whenua will reciprocate by letting me tell them what they can and can't do on their Marae.