

**From:** [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz)  
**To:** [Policy Shared](#)  
**Subject:** External Sender: Waipā District Plan - Plan Change Submission Form 5 - Christina Baggott  
**Date:** Wednesday, 29 March 2023 3:17:09 pm

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**Full name of submitter** Christina Baggott  
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**This is a submission on the following proposed plan change to the Waipā District Plan**

Plan Change 26

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

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

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

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

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

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

please see attached document

**My submission is**

please see attached document

**I seek the following decision/s from Council**

please see attached document

**Attachments**

[24 Hall Street submission re proposed character cluster.docx](#) (10 kb)

**Specific provision of plan change relates to are:**

The objective, policies and rules within Section 2 (Residential Zone) of the Waipa District Plan that relate to the character cluster, whereby 24 Hall Street, Cambridge is identified within said cluster (as shown in Map58A)

**Support/Oppose/Support in Part:**

I oppose.

**My submission is:**

- The make up of the cluster on our section of Hall Street comprises several newer properties built after the 1980s and properties of limited special character or curb appeal such as our property. Also the immediate area lacks any heritage buildings. As such our section of Hall Street identified within the character cluster is not unique to Cambridge and does not significantly maintaining the mix of villas, bungalows and other early mid century housing; is not distinctive in character and is not a group of dwellings that have special character.
- It will significantly affect how we can use our front section. At present we have a large front section which is largely unused. We plan in the future to fully fence the front section for three reasons; we have a small child and this will allow him to play in the garden safely; we intend to get a dog in the future; and for privacy. Therefore much of the property and front garden would not be visible from the street so would not contribute to the character of the street as viewed from the road. In addition, the front of the property has been fenced in the past. To require that a restricted discretionary consent would be required to do this would significantly affect our ability to enjoy our property, our right to privacy and our family life.
- The additional planning rules relating to the character cluster would likely affect any improvements or additions we could make to our home. Due to the presence of a sleep out in the back we cannot extend at the rear of the property so any extensions would need to be at the front which would require additional restricted discretionary consent which our direct next-door neighbour (who is not included in the cluster) would not require.
- It would affect our ability to update our home due to the cost implications of applying for resource consent e.g. change windows to double glazing to make our home more energy efficient, warmer and reduce our carbon foot print.
- We have a large carport and covered area to the right and front of our house which we might wish to remove to allow us to reinstate the garage at the back and have vehicle access to it.
- It would create a 2 tier situation where we are required to meet requirements and apply for costly resource consent to make changes such as double glazing that our direct next door neighbours are not. Which could affect the relationships within the community.
- It would negatively detract from our property as we would not be able to afford to change and update our property due to the process and cost of applying for resource consent, whereas our next door neighbour who is not part of the character cluster could.
- The cost implications for applying for resource consent for changes are punitive and discriminatory.

- Finally we did not receive the letter regarding the character cluster until there was only a week left until the submission deadline which is not enough time to properly go through the information on the council website and make a submission. As a lay person it was very difficult to find out exactly what was being proposed and the effects of the proposed changes.

**I would like council to:**

- We seek that 24 Hall Street, Cambridge be removed from the character cluster as shown on Map 58A, and significantly revise the rules around any proposed character clusters so they are not discriminatory towards those who have homes in the character cluster.