

**From:** [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz)  
**To:** [Policy Shared](#)  
**Subject:** External Sender: Waipā District Plan - Plan Change Submission Form 5 - Steve Home  
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**This is a submission on the following proposed plan change to the Waipā District Plan**

Proposed Plan Change 26

**Could you gain an advantage in trade competition through this submission?** I could not  
**Are you directly affected by an effect of the subject matter that - (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition?** I am not  
**Do you wish to be heard (attend and speak at the Council hearing) in support of your submission?** I do  
**If others make a similar submission, will you consider presenting a joint case with them at the hearing?** Yes  
**Do you support the proposed change(s)?** I oppose

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

All of the Proposed Plan Change

**My submission is**

I oppose the Proposed Plan Change for the following reasons:

1. Concentration of property will lead to developer sized accommodation, too small, which is a massive step back in time. A 1st world country should be ensuring that house sizes are a minimum for not only good social reasons but also health reasons.
2. It will ruin the amenity of Cambridge, and will disturb the community aspect that exists in Cambridge
3. The investment in infrastructure will be significant and there is no definition who will pay for it, existing ratepayers or those benefiting financially from the proposed district plan

4. The visual impact on Cambridge would be significant - the removal of old houses on sections of around 1,000M2 and their replacement with 3 townhouses

5. Inadequate provision for parking. Most modern townhouses, e.g. 109 Taylor Street, only have provision for one car park. Whilst this might be suitable for Auckland with its heavily subsidised and integrated public transport system, no such luxury is afforded to the ratepayers of Waipa DC. Therefore there will be increased car parking on the street, which in turn creates not only more noise and visual (car lights) intrusion but will add to the attractiveness of car break-ins.

6. The increase of traffic resulting from the housing intensification will create significantly more vehicle movements outside our house. Since the introduction of the traffic measures in and around Hall Street to cater for the new cycle/ walking path on Hamilton Road, the increase in vehicle movement outside our house on Hall Street by traffic requiring to access Hamilton Road been forced along Hall Street. This current increase has been concerning and was not considered nor addressed by Waipa DC at the time. Intensification will contribute to an such an increase in vehicle movements, that Waipa DC will need to readdress this issue and present mitigation measures to the community.

7. The proposed plan has been implemented by central government without any consideration for the impact on local communities like Cambridge, and is therefore ill conceived, poor strategy leading to poor implementation.

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

Total rejection of Proposed Plan Change 26.

**Attachments**