

# SUBMISSION

## Proposed Plan Change 26 – Residential Zone Intensification; 2022

**Email:** Send your feedback to [submissions@waipadc.govt.nz](mailto:submissions@waipadc.govt.nz) with the subject line  
“Plan Change 26”.

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I strongly **OBJECT** to the ‘Proposed Plan Change 26 – Residential Zone Intensification’, as to even consider or contemplate such, borders on the insane and illogical, as it FAILS on so many levels, compromising the districts health, and well-being – any competent planner in my opinion, should be able to come to the same conclusion, realising that this will be DEVASTATING for our COMMUNITY.

**My REASONS for OBJECTING to the ‘Proposed Plan Change 26 – Residential Zone Intensification’ are as follows;**

- 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.
- 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’.
- 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.

- 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.
- 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?
- 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).
- 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?
- 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.
- 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)

- 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.
- 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.
- 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.
- 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!
- 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.
- 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, its no wonder you reputation is taking a DIVE (Reference: Residents Annual Survey 2021).

**CONCLUSION:**

In summary, I strongly OBJECT to **'Proposed Plan Change 26 – Residential Zone Intensification'** as it will have a NEGATIVE impact on our district as outlined above, where Elected Councillors have a moral, ethical, obligation to uphold the districts health, and well-being, where residential intensification is NOT the answer or solution to providing a healthy viable solution to a rumoured housing situation, to an imposed growth agenda by Elected Council, that neither the district's financial backers (ratepayers) have been asked or consulted on.