

Send to: Waipā District Council, Private Bag 2402, Te Awamutu 3840

Phone: 0800 924 723 | Online: www.waipadc.govt.nz/planchanges | Email: districtplan@waipadc.govt.nz

Please attach additional sheets if there is not enough space for your submissions. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

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Note: You must fill in **ALL** sections of this form.
Submissions close **5pm Friday, 30 September 2022.**

1. Submitter details	
Full name of submitter:	<i>NICOLA KOUR PRATT - TICKLEPENNY</i>
Contact name if different from above:	<i>ALSO KNOWN AS NICOLA (NICKY) PRATT</i>
Contact phone number(s)	<i>022 308 7348 (personal) 027 279 6534 (work)</i>
Email address:	<i>butchardnickyextra.co.nz</i>
Address for service: <i>(required if no email address is provided)</i>	

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

2. This is a submission on the following proposed plan change to the Waipā District Plan
Plan Change 26 – Residential Zone Intensification

3. Trade competition		
Select one	<input type="radio"/> I could <input type="radio"/> I could not	gain an advantage in trade competition through this submission.
Select one	<input type="radio"/> I am <input type="radio"/> I am not	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

4. Attendance at Council hearing		
Select one	<input checked="" type="checkbox"/> I do <input type="checkbox"/> I do not	wish to be heard (attend and speak at the Council hearing) in support of my submission
If others make a similar submission, I will consider presenting a joint case with them at the hearing.		<input checked="" type="radio"/> Yes <input type="radio"/> No

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

Select one	<input type="radio"/>	I SUPPORT
	<input type="radio"/>	I SUPPORT IN PART
	<input checked="" type="radio"/>	I OPPOSE

6. My submission is: (please include the reasons for your view)

Please see attached email

7. I seek the following decision/s from Council: (give precise details – e.g. what you would like the wording of a specific provision (or map) to be changed to)

That the houses referred to in my email are protected against future development

8. Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)

Signature of submitter:
(or person authorised to
sign on behalf of submitter)



Dated 30.9.2022

Submission - Proposed Plan Change 26 to the Operative Waipa District Council

Nicola Pratt <nicky.pratt@pb.co.nz>

Fri 9/30/2022 1:03 PM

To: districtplan@waipadc.govt.nz <districtplan@waipadc.govt.nz>

Good afternoon, kia ora koutou katoa,

I am writing this submission in my personal capacity as the owner of a very old home located in Bank Street, Te Awamutu and **not** in my capacity as Business Development Manager/Property Manager for Property Brokers in Te Awamutu - I would like to make that very clear.

I am concerned that by allowing the proposed changes then these could potentially alter the nature and look of some of our long-established neighbourhoods in Te Awamutu as well as Cambridge.

Unfortunately, in Te Awamutu, many of our beautiful old villas have long since disappeared and the sections turned into cross-lease titles for home units in the 1970s - 1980s. Now there are very few homes left that date back to the late 1890s/early 20th century. I have been a resident of this town and area all my life, so have a very decent recall of its older buildings and homes. In Cambridge there are a great many that survive because its older homes are one of the predominant features which makes Cambridge so attractive.

As mentioned above, I live in Bank Street and in recent years I have done a lot of research into the group of wooden houses (of which mine is one) which are located towards the end of Bank Street leading into Puniu Road. At the beginning of my research, I made enquiry at the Te Awamutu Museum as to whether there was any information on the houses which the response was negative. I made enquiry at the Waipa District Council under an OIA request and the only information I received about my property was a resource consent approval to build a carport.

I have been to Land Information New Zealand and have copies of all the original titles. The land originally was part of the Wallace farm and in the early 1900s a portion was sold to the Crown and divided into 6 plots. These were subdivided into separate sections in 1916. The houses on these sections would have already been there as most of them retain features in keeping with the early 20th century. As an avid historian many people told me that one of the houses was the Station Master's house, so I then got in touch with the author of The Railway House book (an expert book on historical accuracy of these homes), Bruce Shalder. Bruce was able to send me plans of various railway houses built at that time in which NZ Railways employees were given houses to live in for the duration of their employment dependent on their hierarchy/rank within the Railways. These were the antecedents of the more familiar railway houses seen in Frankton, Te Kuiti etc. - however they were still pre-cut and planned. When I purchased my house, the valuers dated it at pre-1910 and whilst renovating found markings on timber dating it to this period. I have been in nearly all these houses and the floor plans may vary, however they are all very similar. I purchased a fireplace and inset from one of them and it was able to be reinstated into an empty fireplace within 15 minutes because specifications for the fireplace etc. were all the same. Another title in 1927 shows the first private person (a police constable) to own the property. There is also the possibility that other government employees may have lived in these houses before being privately sold.

Mr Shalder has a wealth of information on the whereabouts of railway houses - some also being in Hazelmere Crescent, at a time when houses there were State Housing for state employees.

My point is that these are probably the earliest examples of "state" housing in this town and they should be protected. Only two of these houses retain the full-size quarter acre section as the others (mine included) have been subdivided.

You can imagine my dismay when I saw my home featured in an article in the Te Awamutu News (11 August 2022 - "Planners point finger" by Mary Anne Gill).

These houses have historical and cultural significance.

I understand the need for some intensification but not on established streets where there are groups of houses like mine, or further up Bank Street, bungalows. Hamilton City Council has recently undertaken protective measures by classifying certain groups of housing, such as near Chartwell (1960's - 1970's homes). If people wanted to live in high rise apartments etc. then there are plenty in our cities. People move to places like Te Awamutu and Cambridge to get away from this.

I would like my submission to be heard.

Yours faithfully,

Nicola Pratt

From: [butchandnicky](#)
To: [Rebecca Gray](#)
Subject: External Sender: Re: PC26 Submission
Date: Sunday, 30 October 2022 11:59:19 pm

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

Hi Rebecca,

I confirm that I will not receive any gain in trade regardless of whether Plan Change 26 is adopted or not. My concern is only for the protection and conservation of historical and cultural homes such as my own and others in Te Awamutu and Cambridge so that no future development of intensive housing can be built onto these homes nor be demolished to make land available.

Kind regards

Nicola (Nicky) Pratt

Sent from Samsung tablet.

----- Original message -----

From: Rebecca Gray <Rebecca.Gray@waipadc.govt.nz>

Date: 27/10/22 12:44 PM (GMT+12:00)

To: butchandnicky@xtra.co.nz

Subject: PC26 Submission

Hi Nicky,

As discussed on the phone today, Can you please send me through and email with the answer to the below question from the Form 5 Submission Form?

I could/could not gain a trade advantage through this submission.

Kind Regards

Rebecca Gray District Plan Administrator **WAIPA DISTRICT COUNCIL**
rebecca.gray@waipadc.govt.nz | www.waipadc.govt.nz
PH: 07 872 0030 | FAX: 07 872 0033

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Te Kaunihera ā Rohe o Waipa



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