



# Waipā District Plan Plan Change Submission Form

Form 5

Clause 6 of the First Schedule to the Resource Management Act 1991

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

Phone: 0800 924 723 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto: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.

## COUNCIL USE ONLY

Date received

Document ref:

**Note:** You must fill in **ALL** sections of this form.

Submissions close **5pm Friday, 30 September 2022.**

## 1. Submitter details

Full name of submitter:	James Alexander MacGillivray & Jennifer Anne MacGillivray
Contact name if different from above:	
Contact phone number(s)	[REDACTED]
Email address:	[REDACTED]
Address for service: (required if no email address is provided)	[REDACTED]

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

## 4. Attendance at Council hearing

Select one	<input checked="" type="radio"/> I do	wish to be heard (attend and speak at the Council hearing) in support of my submission
	<input type="radio"/> I do not	
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



Submissions must be received by Waipā District Council  
by 5pm on Friday, 30 September 2022

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

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


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

See Appendix

## 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)

See Appendix

## 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 30/9/22
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## APPENDIX (3 PAGES)

### SUBMISSION OF JAMES AND JENNIFER MACGILLIVRAY ON PLAN CHANGE 26

#### Specific provisions of the plan change our submissions relate to are:

- Clauses that relate to Character Clusters including: 2A.1.9(i), 2A.1.19-23, 2A.3.3.1, 2A.4.1.1, 2A.4.1.3(d), 21.1.2.5, 21.1.2A.4, 21.1.15.6.
- Appendix DG1 re Character Cluster Statements.
- New Maps 58 and 59 (setting out proposed new Character Clusters).

#### Our submissions are:

##### In summary:

1. We support the overall plan change which we submit identifies robust qualifying matters that will appropriately modify the application of the Medium Density Residential Standards (**MDRS**) in Waipā and in particular in Cambridge, which is where we live.
2. In particular, we strongly support the inclusion of heritage and character as qualifying matters in Cambridge. We agree with the rationale for the inclusion of these qualifying matters at 2A.1.19 – 2A.1.23 and the proposed statements of policy at 2A.3.3.1.
3. We strongly support the inclusion of new Character Clusters in Cambridge as shown on New Map 58 and, in particular we support the inclusion of a Character Cluster along Thornton Rd/Princes St (between Victoria Street and Albert Street/Robinson Street), which encompasses our house at 50 Thornton Road.
4. We propose that clause 2A.4.1.1(b) be amended to add to the end of the existing sentence the words "...and outside the Character Cluster Areas" to make it clear that the ability as a permitted activity to build up to three dwelling per site does not apply at all to Character Cluster areas.
5. We propose that clause 2A.4.1.3(b) be amended to add to the end of the first existing sentence the words "...and outside the Character Cluster Areas" to make it clear that the ability as a restricted discretionary activity to build up to three dwelling per site does not apply at all to Character Cluster areas.
6. We propose that Appendix DG1 be amended to include Character Cluster Statements for each of the new character cluster areas or streets identified on New Maps 58 and 59 including Princes Street, Thornton Road (between Victoria Street and Albert Street/Robinson Street), Hall Street, Bryce Street, Hamilton Road/Cambridge Road (between the town belt and Victoria Street), Burns Street and Moore Street in Cambridge; and College Street and Turere Lane in Te Awamutu).

##### Our reasons:

Points 1 -3: The relevant legislation permits Council to modify and limit the application of the MDRS to accommodate qualifying matters including any matter that makes the MDRS inappropriate in an area. The particular character of the older residential streets of Cambridge which have a high

proportion of villas and bungalows, and mature trees, is a social good. It is an important part of Cambridge's national reputation as a beautiful town and an attractive place to live and to visit. Maintaining the special look and feel of these residential areas with houses with heritage-values, larger gardened sections, mature trees, and an overall sense of space and beauty, can only be good for residents of Cambridge. Maintaining the town's reputation as an attractive place to visit and to live can only be good for the local economy.

The special residential character of Cambridge, with strong-heritage features and mature trees, was an important part of our decision to move to Cambridge over 15-years ago and to bring up our family here. The particular character of Thornton Road across from Lake Te Koo Utu Reserve was an important part of our decision to invest a lot of time, money and effort in fully restoring and upgrading our villa at 50 Thornton Rd with the assistance of specialist heritage architects to ensure that the heritage values of the house were maintained and enhanced.

The number of people who stop to enjoy looking at our house and garden and the number of compliments we receive from people since completing the restoration of the house is indicative of the social benefit of attractive streetscapes.

It is sensible and appropriate to want to protect and maintain these areas of special character and appropriate for the application of the MDRS to be modified to ensure this result. We feel strongly that permitting three houses per section or houses three stories high in the Character Cluster areas identified in New Maps 58 and 59 would detract from or destroy the social good discussed above. The stretch of Thornton Road between Victoria/Albert St and Robinson St faces Lake Te Koo Utu reserve and, as such, is highly visible to the large numbers of people who walk in the reserve or visit the gardens, playground, and other amenities in the reserve. It is highly desirable to maintain the special character of the residential side of this area of Thornton Rd which compliments the beauty of the reserve. We feel sure that people's enjoyment of the reserve would be diminished if the special character of the residential side of the street were lost.

Points 4 and 5: We consider that three houses per section should not be permitted at all in Character Cluster areas in order to maintain the character of these areas and our proposed amendments to clauses 2A.4.1.1(b) and 2A.4.1.3(b) seek to make this clear. This makes the treatment of the Character Cluster Qualifying Matter Overlay consistent with the treatment of the Infrastructure Constraint Qualifying Matter Overlay (i.e that up to three dwellings can only be outside these areas). Although this is a proposed amendment, it is consistent with the overall policy and intent of the plan change.

Point 6: The introduction to the draft plan change says at 1.1 that the change will amend Appendix DG1 (Character Cluster Statements) to add new Character Cluster statements and at 1.1 and 1.10 that new Planning Maps 58 and 59 will be added (which sets out new character clusters for Cambridge and Te Awamutu). However, Appendix DG1 as it appears in the proposed amended plan (section 2.6 page 128-129) only has amended character cluster statements for the existing clusters and does not have any character cluster statements for the new proposed clusters shown on New Maps 58 and 59.

The sections of the plan change that specify how proposed changes in Character Cluster areas are to be assessed has as one of the criteria "The extent to which the [proposed work] contributes or detracts from the Character Cluster Statements in Appendix DG1." For this to be a meaningful and workable criteria, there obviously needs to be a statement in DG1 for each of the new clusters in Maps 58 and 59. At present there is not.

This appears to be an unintentional oversight that should be fixed. The content of the new Character Cluster Statements can be derived from the Character Area Review (Appendix 4) completed by PAUA, which addresses the special character of each area.

Again, this proposed amendment is consistent with the policy and intent of the plan change.

**We seek the following decisions from Council:**

1. Clause 2A.4.1.1(b) be amended to add to the end of the existing sentence the words "...and outside the Character Cluster Areas" to make it clear that the ability as a permitted activity to build up to three dwelling per site does not apply at all to Character Cluster areas.
2. Clause 2A.4.1.3(b) be amended to add to the end of the first existing sentence the words "...and outside the Character Cluster Areas" to make it clear that the ability as a restricted discretionary activity to build up to three dwelling per site does not apply at all to Character Cluster areas.
3. Appendix DG1 be amended to include Character Cluster Statements for each of the new character cluster areas or streets identified on New Maps 58 and 59 including Princes Street, Thornton Road (between Victoria Street and Albert Street/Robinson Street), Hall Street, Bryce Street, Hamilton Road/Cambridge Road (between the town belt and Victoria Street), Burns Street and Moore Street in Cambridge; and College Street and Turere Lane in Te Awamutu) to rectify the gap in the current draft.
4. That otherwise, the plan change be approved.

James & Jennifer MacGillivray



30/09/22