

Summary of Decisions Requested to Proposed Plan Change 26: Housing Intensification by Submitter

March 2023

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Reader's Guide

This document is a summary of the 25 submissions received and the relief sought/decision(s) requested. This summary is ordered in alphabetical order by the submitters surname or the name of the organisation. This summary helps readers to see all the decisions requested by a specific submitter (e.g. Jo Smith) in relation to the character cluster provisions within Proposed Plan Change 26.

Call for further submissions opens on 31 March 2023. The closing date for making further submissions is 5pm Tuesday, 11 April 2023. **No late further submissions will be accepted.**

In the summary, every submitter has been allocated a submitter number and each submission point is referenced by a unique number. This whole number (e.g. 1.3) is required to be referenced when you make a further submission. **EXAMPLE:**

Submission 1.3

1 is the submitter number

3 is the submission point number

How to read the summary:

- This summary is ordered by submitter surname. The summary is ordered alphabetically by surname and/or name of the company or organisation. The summary lists all of the submission points made by the submitter.
- Where a submission has been lodged by two people with different surnames, it has been listed by the surname that is first in alphabetical order.

How to make a further submission

People can make a further submission if they represent a relevant aspect of the public interest and/or have an interest in Proposed Plan Change 26 greater than the interest of the general public.

A further submission can only be made in support or opposition of matters raised in one of the additional submissions that have been made on Proposed Plan Change 26. No new points can be raised.

Further submissions should be set out in the format shown in the submission form. Copies of the further submission form are available at Council offices or Libraries at Cambridge and Te Awamutu as well as online at www.waipadc.govt.nz/planchange26.

In accordance with the Resource Management Act 1991 a copy of the further submission must be sent to the person who made the original submission within five (5) working days of sending the further submission to the Waipa District Council. To assist you with this an address list of all submitters is included in this report.

Submissions can be:

Posted to: Waipa District Council
Private Bag 2402
Te Awamutu 3840

Delivered to: Waipa District Council – Te Awamutu Office
101 Bank Street
Te Awamutu

Delivered to: Waipa District Council – Cambridge Office
23 Wilson Street
Cambridge

Emailed to: districtplan@waipadc.govt.nz

Submitter Contact Details

By Surname	Submitter's Contact Details	Submission number
Amundsen, Elizabeth	goldfinch7@kinect.co.nz	93
Baggott, Christina	christina0983@hotmail.com 24 Hall Street, Cambridge, 3434	99
Bland, Michael and Janet	mbland911@gmail.com 41 Hall Street, Cambridge, 3434	83
Bleskie, Oliver	onbleskie@gmail.com 14 Lydford Place, Glendene, Auckland, 0602	82
Campbell, Graeme and Lucy	galec@xtra.co.nz 17 Hall Street, Cambridge, 3434	88
Chubb, Mark	chubbmarkr@gmail.com 167 Victoria Street, Cambridge, 3434	97
Cullen, Stephen	s.j.cullen@xtra.co.nz 959 Bank Street, Te Awamutu, 3800	98
Dalziel, Christine	504 Rewi Street, Te Awamutu, 3800	89
Gainsford, Jennifer	jenniegainsford@gmail.com 94 Princes Street, Cambridge, 3434	87
Gow, Steve	steve@cmconsulting.co.nz 76 Princes Street, Cambridge, 3434	86
Hawkins, Eileen	hawkinse88@gmail.com 5 Bowne Street, Cambridge, 3434	102
Hislop, Murray and Coral	murray@mhsurveyors.nz	94
MacGillivray, James & Jennifer	jmacgillivray@tomwake.co.nz 50 Thornton Road, Cambridge, 3434	100
Marsh, Nicolas	nick.marsh@nextcorporation.net 74 Princes Street, Cambridge, 3434	91
Martin, Ailea & Street, Brett	streetfamily66@xtra.co.nz 37 Burr Road, Otorohanga, 3974	101

By Surname	Submitter's Contact Details	Submission number
Martin, Vaughan	callmeverno@hotmail.com Flat 2, 95 Hinemoa Street, Birkenhead, 0626	103
McKnight, Ruth	emcknight.nz@gmail.com 37 Queen Street, Cambridge, 3434	95
Milbank, Jared & Mitchell, Lorna	jared&lorna@jandlm.com 35 Queen Street,	96
Page, Michael & Janenne	mikeandreen@gmail.com 481 Turere Lane, Te Awamutu, 3800	104
Phillips, Terence	tshc@extra.co.nz Flat 1, 113 Bank Street, Te Awamutu, 3800	80
Ross, Barbara	barbaranross@hotmail.com 517 Rewi Street, Te Awamutu, 3800	106
Ross, Rodney	rodneyross49@hotmail.com 517 Rewi Street, te Awamutu	107
Trower, Jason	jason@trower.co.nz 40 Hall Street, Cambridge,3434	90
Twine, Wendy & Peter	wendy@twinelandscapes.co.nz 59 Princes Street, Cambridge, 3434	92
Whittle, Annette	annetwhittle79@gmail.com Flat 2, 113 Bank Street, Te Awamutu, 3800	85
Wiles, James	jimwiles50@gmail.com 73 Princes Street, Cambridge, 3434	81
Williams, Simone	Simonedrew@hotmail.com 69 Princes Street, Cambridge 3434	105
Williamson, Glenn & Shelley	gswill@slingshot.co.nz 70 Thornton Road, Cambridge, 3434	84

Amundsen, Elizabeth

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
93.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Support	The visual and physical characteristics of the houses in this cluster make them worth historical value – houses are over 100 years old.	Agree with decision to include property in Character Cluster.

Baggott, Christina

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
99.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Oppose	Oppose as the cluster on this section of Hall St comprise of newer properties with limited special character or kerb appeal. The additional planning rules associated with a character cluster will affect any improvements made to the property and will result in additional costs. There was also a lack of consultation time for people to prepare a submission.	24 Hall Street 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.

Bland, Michael & Janet

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
83.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Support	Endorse Hall St being added to the cluster.	Add Hall Street to the cluster.

Bleskie, Oliver

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
82.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Oppose	Urban sprawl unnecessary use of green areas. The original quarter-acre character of 1050 Bank St lost long ago and the street now a motley collection of different styles. TA is in need of more residential dwellings in and around the town centre and Bank St intensification will enable people to walk and cycle, rather than drive.	Residential zone intensification should be implemented for Bank St. Character clusters should be limited strictly to areas where the original style and land use have been preserved in their entirety, unlike Bank St.

Campbell, Graeme & Lucy

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
88.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Support in Part	We do not think being included in the Character Cluster is in our best interests personally, and financially. Would hinder our enjoyment of the property. Would result in financial detriment having to go through the Resource Consent process for any alterations/upgrades. Potential development in the area will cause costly challenges.	If Council are not able to reconcile issued raised – with to be removed from Cluster.

Chubb, Mark

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
97.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Oppose	PC26 will irreversibly impact the quaint town character environment that Cambridge has developed and become known for. The intensification of housing in Cambridge will dramatically impact the historic	If proposed Plan Change 26: Residential Zone Intensification is to go ahead then the council must (at the very least) retain the current character cluster overlays of Cambridge, ensuring its history, character, and appeal is not lost.

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
				parts of the community, with character and heritage homes with larger sections being targeted for development. This will lead to neighbouring properties being devalued and likely bought out by further developers. Neighbouring houses will also be heavily impacted by the grandeur of these modern large scale developments, blocking light, tree growth (which Cambridge is known for) and putting further strain on services	

Cullen, Stephen

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
98.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Support in Part	Need clarity on restrictions on alterations.	Clarity on extent of alterations - will consent be required for painting house or replacing roof?

Dalziel, Christine

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
89.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Oppose	Strongly object to intensification and 'character cluster' areas	Lack of consultation as part of the assessment process; impact on properties included within a character cluster area in terms of value; there is no 'character cluster' within the area.

Gainsford, Jennifer

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
87.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Support	Support property being included in cluster	Support and protect heritage housing within the district

Gow, Steve

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
86.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Oppose	House is only partially visible from the road and 1950's brick - no architectural or heritage character merit - Removes future financial benefits if included in cluster.	Property not included in character cluster.

Hawkins, Eileen

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
102.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Oppose	Creates an issue of equity and places the burden of RC costs and time delays on those within the clusters; does not address the shortage of housing in NZ in locations close to town and with existing infrastructure; greater restrictions - house corner site and therefore has two front yards.	5 Bowen St to be removed from the character cluster but if character cluster goes ahead then RC fees to be waived.

Hislop, Murray & Coral

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
94.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Support	Supports creating Character Clusters to provide positive visual break from potential 3 storied dwellings.	Seeks approval of Bank St Character Cluster.

MacGillivray, James & Jennifer

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
100.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Support	We support our property being included in the proposed Thornton Rd East character cluster for the reasons set out in our previous full submission on the overall plan change.	Confirm the Thornton Rd East character cluster proposed in the Lifescapes Report.

Marsh, Nicolas

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
91.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Support	Approves his property being included in Character Cluster.	Leave property in the Character Cluster.

Martin, Ailea & Street, Brett

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
101.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Oppose	Lack of time provided to make a submission; lack of consultation; removal of property rights; the house to the rear of the site is 'non-character defining' and it does not seem fair and reasonable for two properties on the same site to be defined differently; property sits between 2 smaller clusters of villas and bungalows and site has been included to join the clusters; as per the definition in	Property is removed from the Bank St Character Cluster, property removed as 'Character Defining'.

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
				the Lifescapes Report a character cluster should encompass both sides of the street; the rules are onerous and the requirement for resource consent increases cost and has the potential for notification; would not be permitted the same rights in terms of building consent exemptions. Support in part rule 2A.4.1.1(q).	

Martin, Vaughan

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
103.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Oppose	The dwelling is not sympathetic to the surrounding character houses; future costs associated with the RC process; demolition is not a permitted activity and the provisions as noted in the Lifescapes Report around demolition of non-character	1030B Bank St removed from the character cluster

				defining buildings has been incorporated into the tracked changes of PC26; character cluster not defined; no peer review of the report prepared by Lifescapes.	
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McKnight, Ruth

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
95.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Support	Supports property being included in character cluster - agrees with character clusters being a qualifying matter in the MDRS.	Supports changes proposed in Report.

Milbank, Jared & Mitchell, Lorna

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
96.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Support in Part	Seeks changes to the proposed provisions - only expand character clusters to homes that explicitly agree to their inclusion; exclude non-character defining	Require explicit agreement, or acknowledgement from property owners for inclusion of their properties in a character cluster; reassess the extent of the Queen

				<p>homes from the character clusters; if the expansion on the character cluster does take place, that regulations and considerations for changes to the non-character defining houses in the cluster should be no more restrictive than the district plan regulations and considerations that existed prior to the expansion of the character cluster.</p>	<p>St character cluster based on full description of character intent, rather than just style of house, and recolour the map based on this; reassess the number and percentage of character defining properties based on the full description of a character property, rather than just house style; remove non-character defining properties from the cluster; remove DG1.1.31; definitions to be updated to be based on angles, lighting and height limits and not on the number of storeys; provisions/regulations should not apply to non-character defining homes in a character cluster; remove all provisions that extend beyond the character cluster; feedback sought from property owners adjoining expanded character clusters that would be affected.</p>
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Page, Michael & Janenne

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
104.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Oppose	Support the concept of character clusters.	Retain the Turere Lane character cluster.

Phillips, Terence

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
80.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Support	Fully support the change and classification of 'character cluster' as we need to retain the history and character of residential areas.	Support homeowners in seeking classification where applied.

Ross, Barbara

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
106.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Oppose	Oppose inclusion of Bank and Rewi Streets in cluster as it adds unnecessary restrictions.	Remove 517 Rewi street from Character Cluster and further Bank and Rewi Streets properties also be removed.

Ross, Rodney

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
107.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Oppose	Oppose inclusion of Bank and Rewi Streets in cluster as it adds unnecessary restrictions.	Remove 517 Rewi street from Character Cluster and further Bank and Rewi Streets properties also be removed.

Trower, Jason

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
90.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Support in Part	Concern that the character clusters will be surrounded by 3 story houses which will detract from the heritage environment.	Make large heritage zones or don't make any at all.

Twine, Wendy & Peter

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
92.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Support	Approves his property being included in Character Cluster.	Support PC26.

Whittle, Annette

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
85.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Support	Replacing Heritage with high density housing will ruin the look of the area.	Retain character of town.

Wiles, James

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
81.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Support	Support as there are great houses around and would not like to see the character of the street spoiled by haphazard building of 3 storied apartments.	Confirmation of inclusion of 73 Princes Street in a Princes Street Character Cluster.

Williams, Simone

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
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105.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Support	The cluster of development on Thornton Road/Princes St collectively represents visual and physical characteristics that are of significance to the distinctive local identity and history of Cambridge, and the intensification and built form enabled by the MDRS would be inappropriate in this setting.	PC26 is approved as notified, specifically as it relates to the proposed Thornton Road/Princes St character cluster.
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Williamson, Glenn & Shelley

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
84.1	Historic Heritage And Character - Qualifying Matters	2A.4.1 21.1.2A Appendix DG1	Oppose	Do not want to see heritage homes removed and sections being made small to accommodate multiple homes. Character homes are what makes our area special and desirable.	Preserve character homes