

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Ruth Elizabeth McKnight
Date: Tuesday, 28 March 2023 5:16:06 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

Full name of submitter Ruth Elizabeth McKnight
Contact name (if different from above) Elizabeth McKnight
Email address emcknight.nz@gmail.com
Address for service 37 Queen Street, Cambridge 3434

Contact phone number 64-021577543

This is a submission on the following proposed plan change to the Waipā District Plan

Proposed Plan Change 26: Residential Zone Intensification

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 not
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 support

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

Provisions relating to Character Cluster Overlays

My submission is

This is a late submission, as invited by letter dated 13 March 2023 notifying me of the review of the character clusters identified in Cambridge, Te Awamutu and Kihikihi undertaken by Carolyn Hill.

I support my property (37 Queen Street, Cambridge) being in a character cluster.

I support Carolyn Hill's Heritage / Character Report 2023, including her comments on and recommended modifications to Waipā District Council's provisions for heritage and character in the Waipā operative district plan (ODP), as amended by proposed PC 26.

In particular, I agree that Waipā District Plan's "character street" and "character cluster" planning tools are an appropriate qualifying matter to the new Medium Density Residential Standards (MDRS).

Intensification to the level enabled by the MDRS would be inappropriate in these areas. As the owner of a house in the Queen Street character cluster, which is close to the Cambridge town centre, I feel our cluster in particular would benefit from a level of protection to maintain the historically-derived character qualities and to stop the CBD from 'creeping out' and changing the character of what is - essentially and historically - a residential area.

I agree with modifying the extent of the Queen Street 'character cluster' to include both sides of the street. I also agree with creating a differentiation between 'character defining' and 'non-character defining' buildings within a cluster, meaning that new structures on non-character defining sites would have to be single storey and set back 6m to maintain the visual coherence of the character cluster as a whole.

In summary, I believe it is important to maintain what character Cambridge still has left, as growth and intensification of our town gallop ahead at pace.

I seek the following decision/s from Council

I support making the changes recommended in Carolyn Hill's Heritage / Character Report 2023.

Attachments