

**From:** [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz)  
**To:** [Policy Shared](#)  
**Subject:** External Sender: Waipā District Plan - Plan Change Submission Form 5 - Mark Chubb  
**Date:** Tuesday, 28 March 2023 10:40:01 pm

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**Full name of submitter** Mark Chubb  
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**This is a submission on the following proposed plan change to the Waipā District Plan**

Proposed Plan Change 26: Residential Zone Intensification. Character Cluster Review.

**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

**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?** No

**Do you support the proposed change(s)?** I oppose

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

Character Cluster Overlays

**My submission is**

The proposed plan change 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 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 granduer of these modern large scale developments, blocking light, tree growth (which Cambridge is known for) and putting further strain on services.

**I seek the following decision/s from Council**

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.

### **Attachments**