

# **Further Submissions to Private Plan Change 12: Structure Plan and Rezoning of Growth Cell T2**

**Further Submissions 1 – 3**

**January 2021**

Further Submitter No:	Name of Submitter	Page No:
FS1	Heritage New Zealand	3 – 5
FS2	Oak Ridge Holdings Ltd	6 – 8
FS3	J Hatwell and M Johnston	9 – 10



21 December 2020

File ref: LAO62

Garry Dyet  
Chief Executive  
Waipa District Council  
Private Bag 2402  
TE AWAMUTU 3840

Dear Garry

**RE: FURTHER SUBMISSION TO THE SUMMARY OF SUBMISSIONS TO THE PROPOSED WAIPA DISTRICT COUNCIL DISTRICT PLAN PROPOSED PRIVATE PLAN CHANGE 12**

**TO: WAIPA DISTRICT COUNCIL**

**FROM: HERITAGE NEW ZEALAND POUHERE TAONGA**

1. This is a further submission in support of a submission point contained in the Waipa District Council summary of submissions for proposed Private Plan Change 12 (PPC 12).
2. Heritage New Zealand is a person who has an interest in the proposal that is greater than the interest the general public has:

Heritage New Zealand Pouhere Taonga is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage. Heritage New Zealand is New Zealand's lead agency for heritage protection.

3. Heritage New Zealand supports in part the submission of:
  - Graeme Blackstock, (Submitter # 17) Address-67 Pirongia Road, Te Awamutu, 3876
4. The particular parts of the submission Heritage New Zealand supports are:  
See the table attached as Appendix A
5. The reasons for Heritage New Zealand's support is:  
See the table attached as Appendix A
6. Heritage New Zealand seeks the following decision:  
See the table attached as Appendix A.
7. I wish to be heard in support of my further submission.

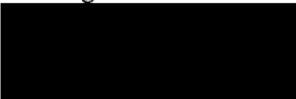
Yours sincerely

P.P. 

Sherry Reynolds  
General Manager, Northern Region

**Address for service:**

Heritage New Zealand Pouhere Taonga



Pouhere Taonga



Contact person: Carolyn McAlley

**Attachments:**

Appendix A-Further submission point table

Copied to:

- Graeme Blackstock, 

**Appendix A: Further Submission of the Heritage New Zealand Pouhere Taonga to the Waipa District Council Proposed Private Plan Change 12 (PPC 12)**

Underline = include and ~~Strikethrough~~ = delete

Heritage New Zealand Pouhere Taonga = HNZPT

Waipa DP provision number if applicable	Submitter name, number, point number & content	HNZPT support or oppose	Reasons	Relief sought by the HNZPT
PPC 12-Concept Plan	Blackstock, Graeme-Submission point 17/3 The submitter has expressed concerns that the historic heritage values of the HNZPT Category 2 listed "Isla Bank" have not been appropriately recognised in PPC 12 and would like increased clarity regarding the location of future infrastructure.	Support	HNZPT considers that there is a need to minimise the impacts of PPC 12 on the historic heritage values of "Isla Bank". This can be achieved by establishing the likely location of building and infrastructure in a manner that avoids adverse impacts on Isla Bank and its setting as described by HNZPT.	That the concept plan is amended to reflect the location of development and infrastructure, in a way that avoids adverse effects on Isla Banks and its setting as described by HNZPT.



# Waipa District Plan – Plan Change Further Submission Form

Form 6

Clause 8 of the First Schedule to the Resource Management Act 1991

To: Waipa District Council, Private Bag 2402, Te Awamutu 3840 | Phone: 0800 924 723 | Fax: 07 872 0033  
| Online: 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. A copy of your further submission must be served on the original submitter within 5 working days after it is lodged with the Council. An address list of all submitters is included in the summary documents and is available at [www.waipadc.govt.nz](http://www.waipadc.govt.nz).

**COUNCIL USE ONLY**

Further Submission no: \_\_\_\_\_  
Date received: \_\_\_\_\_  
Document Ref: \_\_\_\_\_

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

Submissions must be received by Waipa District Council by: **Friday 15 January 2021**

<b>1 Submitter details</b>	
Full name of submitter:	OAK RIDGE HOLDINGS LTD
Contact name if different from above:	[REDACTED]
Address for service of the submitter:	[REDACTED]
Contact phone number(s):	[REDACTED]
Email:	[REDACTED]

**Privacy Act Information** - It is a requirement of the legislation for submissions to be made available to the public.

Your contact details are collected:

- To arrange a hearing date and time for you to speak (if you choose to).
- So the Council can write and inform you of the decision(s) on your submission(s).

Your name and address will be publicly available.

Your personal contact details (e.g. mobile and email address) will only be used for the above purposes and otherwise kept confidential. You have the right to correct any errors in personal details contained in your submission.

<b>2 In accordance with clause 8(1) of the First Schedule of the Resource Management Act:</b> (select one of the following)	
<input type="checkbox"/>	I represent a relevant aspect of the public interest.
<input checked="" type="checkbox"/>	I have an interest in the proposed plan change greater than the interest that the general public has.
My reason(s) are: OAK RIDGE HOLDINGS HAS LAND WITHIN THE T8 GROWTH AREA	

<b>3 Attendance at Council hearing</b>	
(a) I wish <input checked="" type="checkbox"/> OR do not wish <input type="checkbox"/> to be heard (attend and speak at the Council hearing) in support of my submission.	
(b) If others make a similar submission, I will consider presenting a joint case with them at the hearing. Yes <input checked="" type="checkbox"/> OR No <input type="checkbox"/>	

<b>4 Signature of submitter</b> (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 15.1.2021

Submission Point	Name of Submitter	Support	Oppose	Reason	Seek the following decisions from Council
17/4	Blackstock	X		Bringing forward T2 may undermine the Waipa 2050 Growth plan sequencing	Council to confirm the land supply is limited to part of the T2 cell that can be serviced (3 waters and roading) without loss of capacity for other planned growth cells.
17/6	Blackstock	x		Water supply concerns	Council to confirm that water supply to T2 does not undermine the development of other planned growth cells 2021-2035.
18/1	Fire and Emergency NZ	x		Support concern about water pressure for firefighting	Council to confirm that water supply to T2 does not undermine the development of other planned growth cells 2021-2035.
23/2	Fonterra	x		Concerns of release of T2 ahead of Waipa 2050 Growth Plan timing.	Support Fonterra's request to hold a meeting to discuss and undertake modelling to confirm any deficiencies and upgrades required.
12/1	Frontier Developments	x		Number of open growth cells may impact on infrastructure capacity and roading. Opening T2 may undermine public confidence in District Plan and District Growth Strategy. Rule 14.4.1.10	Council to consider the integrity effects on the growth strategy
12/8	Frontier Developments	x		The submission questions the available wastewater and stormwater capacities and identifies inaccuracies re assumptions – pump station	Council to confirm that the growth cell can be serviced without affecting planned growth cell development.
16/6	Galloway & McNamara	x		Submission seeks deferring the zoning to align with the Waipa 2050 Growth Strategy	Council to maintain integrity of Growth Study particularly as it relates to servicing capacity.

Submission Point	Name of Submitter	Support	Oppose	Reason	Seek the following decisions from Council
24/1	Hatwell	x		Submission recognises there is a discrepancy in the application with respect to open growth cells. Rule 14.4.1.10.	Council to maintain integrity of Growth Study particularly as it relates to servicing capacity.





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

Submissions must be received by Waipa District Council by: **Friday 15 January 2021**

**COUNCIL USE ONLY**

Further Submission no:	_____
Date received:	_____
Document Ref:	_____

<b>1 Submitter details</b>
Full name of submitter: <b>John Hatwell and Mervyn Johnston</b>
Contact name if different from above: <b>Charlotte Muggeridge</b>
Address for service of the submitter: _____
Contact phone number(s): _____
Email: _____

**Privacy Act Information** - It is a requirement of the legislation for submissions **to be made available to the public.**

Your contact details are collected:

- To arrange a hearing date and time for you to speak (if you choose to).
- So the Council can write and inform you of the decision(s) on your submission(s).

**Your name and address will be publicly available.**

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<input checked="" type="checkbox"/> I have an interest in the proposed plan change greater than the interest that the general public has.
My reason(s) are: _____

<b>3 Attendance at Council hearing</b>
(a) I wish <input checked="" type="checkbox"/> <u>OR</u> do not wish <input type="checkbox"/> to be heard (attend and speak at the Council hearing) in support of my submission.
(b) If others make a similar submission, I will consider presenting a joint case with them at the hearing. Yes <input checked="" type="checkbox"/> <u>OR</u> No <input type="checkbox"/>

<b>4 Signature of submitter</b> (note: a signature is not required if you make your submission by electronic means, however please type your name below)
Signature of submitter: _____ Dated <u>15/01/21</u> (or person authorised to sign on behalf of submitter) <i>John Hatwell</i>

5 The specific submission(s) on the Proposed Plan Change to the Waipa District Plan that this further submission relates to is/are as follows:					
Submission Point (e.g. 20/1)	Name of Submitter	Support	Oppose	Reason: (Tell us <u>WHY</u> you support or oppose this submission. These reasons will help us to understand your further submission.)	I/We seek the following decision(s) from the Council:
<u>Example</u> 20/1	Jo Smith	✓	✓	<i>It is important for people's health and well-being that there are rules in the Plan to control noise.</i>	<i>Retain current Plan provision on noise.</i>
12/1	Frontier Developments Ltd	Support		Insufficient information provided as to how Stage 2 development will not commence until 2035, as proposed, should Plan Change 12 be approved.	Decline Plan Change Request
12/2	Frontier Developments Ltd	Support		Lack of clarity regarding Stage 2 of T2 area and how this would be implemented as the application proposes, i.e. not until 2035, should PC 12 be approved by Council.	Decline Plan Change Request