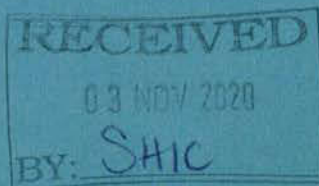


Submissions to Private Plan Change 12: Structure Plan and Rezoning of Growth Cell T2

Submissions 1 – 28

December 2020

Submitter No:	Name of Submitter	Page No:
1	Richard & Diane Swarbrick	3 – 4
2	Tony Keyte	5 – 6
3	Elizabeth Wright	7 – 8
4	Christopher Chisholm	9 – 10
5	Tony Houghton	11 – 12
6	Scott Miller	13 – 14
7	Ron Russo	15 – 16
8	Jane Sinclair	17 – 18
9	Rodney Spiers	19 – 20
10	Lauren O'Carroll	21 – 22
11	Don & Helen Spiers	23 – 24
12	Frontier Developments Limited	25 – 36
13	Ministry of Education	37 – 38
14	Heritage New Zealand Pouhere Taonga	39 – 46
15	Paul Wheeler & Rebecca Fraser	47 – 48
16	Joan Galloway & Neil McNamara	49 – 51
17	Graeme Blackstock	52 – 55
18	Fire and Emergency New Zealand	56 – 59
19	Nigel & Sharlene Phillips	60 – 61
20	Oak Ridge Holdings Ltd	62 – 66
21	Martine Underhill	67 – 70
22	Howard Ashmore	71 – 72
23	Fonterra Limited	73 – 75
24	John Hatwell and Mervyn Johnston	76 – 83
25	Vivienne Kay	84 – 85
26	Peter Kay	86 – 87
27	Glennis Kay	88 – 89
28	Diane Nicoll	90 – 92



Plan Change on Waipā District Plan Submission Form

Form 5

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

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

Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY	
Date received	3 Nov 2020
Document ref:	

Note: You must fill in ALL sections of this form. Submissions close 5pm Friday, 27 November 2020

1 Submitter details	
Full name of submitter: <i>(required)</i>	RICHARDS - DIANE SWAPDICK
Contact name if different from above:	N/A
Contact phone number(s) <i>(mobile optional)</i> :	[REDACTED]
Postal address: <i>(required)</i>	[REDACTED]
Email <i>(optional)</i> :	-
How would you like us to contact you?	
By post	<input checked="" type="radio"/>
By email	<input type="radio"/>

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.

2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	PRIVATE PLAN CHANGE 12

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

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.

Yes No

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

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

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

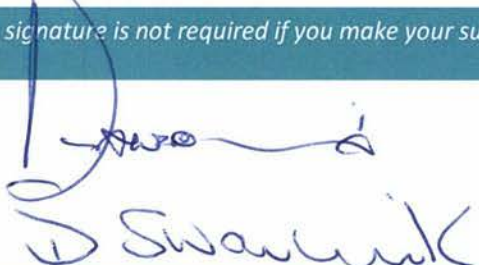
1.) DISRUPTION & NOISE.
 2.) NO CASE MADE OUT FOR FURTHER URBAN GROWTH.
 3.) INCREASED TRAFFIC.
 4.) YET MORE STRESS ON INFRASTRUCTURE PARTICULARLY EAST ALEXANDRA ST.
 5.) INSUFFICIENT WATER.
 6.) HIDDEN SUBSIDIES PAID BY RATEPAYERS.
 7.) LOSS OF FARMING LAND.

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)

T2 TO REVERT TO RURAL.

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 31.10.20



Plan Change on Waipā District Plan Submission Form

Form 5

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

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

Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY	
Date received	
Document ref:	

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

Submissions close **5pm Friday, 27 November 2020**

1 Submitter details	
Full name of submitter: <i>(required)</i>	Tony Keyte
Contact name if different from above:	
Contact phone number(s) <i>(mobile optional)</i> :	[REDACTED]
Postal address: <i>(required)</i>	[REDACTED]
Email <i>(optional)</i> :	[REDACTED]
How would you like us to contact you? By post <input type="radio"/> By email <input checked="" type="radio"/>	

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.

2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	Plan Change 12 Growth Cell T2


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

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

5 The specific provisions of the plan change my submission relates to are: (give details)			
Select one	<input checked="" type="radio"/>	I SUPPORT	
	<input type="radio"/>	I SUPPORT IN PART	
	<input type="radio"/>	I OPPOSE	

6 My submission is: (please include the reasons for your view)
Te Awamutu is significantly lacking in retirement villages with little option for elderly residents in the area.

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)
Approve the bringing forward of Plange Change 12 and retirement village

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 9/11/2020



RECEIVED
12 NOV 2020
BY: AKIO

Plan Change on Waipā District Plan Submission Form

Form 5

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

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

Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY	
Date received	
Document ref:	

Note: You must fill in ALL sections of this form.
Submissions close 5pm Friday, 27 November 2020

1 Submitter details	
Full name of submitter: <i>(required)</i>	Elizabeth Jane Wright
Contact name if different from above:	
Contact phone number(s) <i>(mobile optional):</i>	[REDACTED]
Postal address: <i>(required)</i>	[REDACTED]
Email <i>(optional):</i>	[REDACTED]
How would you like us to contact you?	
By post <input type="radio"/>	
By email <input checked="" type="radio"/>	

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.

2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	Plan change 12 Growth Cell T2 Rezoning Te Awamutu

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

4 Attendance at Council hearing

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

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes
 No

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

Select one	<input checked="" type="radio"/> I SUPPORT	Te Awamutu Plan Change 12 Growth Cell T2 Rezoning.
	<input type="radio"/> I SUPPORT IN PART	
	<input type="radio"/> I OPPOSE	

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

I support the Retirement Village as proposed by the Sanderson Group. I feel it is important for the Te Awamutu area as the population ages. Highfield is full with a large waiting list. Those people seeking that kind of facility are leaving Te Awamutu. I am a life long resident of Te Awamutu and I am now facing that decision. If this development is brought forward I will be able to stay in my town, with my friends and my networks.

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)

I support this as proposed.

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 11/11/2020



Plan Change on Waipā District Plan Submission Form

Form 5

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

Send to: Waipa District Council, Private Bag 2402, Te Awamutu 3840
 Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY	
Date received	
Document ref:	

16 NOV 2020
 BY: AKID

Note: You must fill in ALL sections of this form.
 Submissions close 5pm Friday, 27 November 2020

1 Submitter details	
Full name of submitter: <i>(required)</i>	Christopher John CHISHOLM
Contact name if different from above:	Chris Chisholm
Contact phone number(s) <i>(mobile optional):</i>	[REDACTED]
Postal address: <i>(required)</i>	[REDACTED]
Email <i>(optional):</i>	[REDACTED]

How would you like us to contact you?

By post

By 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.

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.

2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	12 - Growth Corridor Rezoning

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



Please complete the reverse side of this form

4 Attendance at Council hearing

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

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes
 No

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

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

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

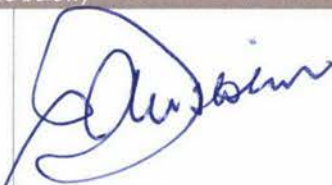
I am likely to seek to move to a retirement village in the next 2/3 years. As a long term resident of Te Awamutu, I prefer to continue living in the Te Awamutu area. There is an urgent need for additional retirement accommodation in Te Awamutu.

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)

Approval of Plan Change 12

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
16 November 2020.



Plan Change on Waipā District Plan 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 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

Note: You must fill in **ALL** sections of this form.
Submissions close **5pm Friday, 27 November 2020**

COUNCIL USE ONLY	
Date received	
Document ref:	

1 Submitter details	
Full name of submitter: <i>(required)</i>	TONY QUENTON HOUGHTON
Contact name if different from above:	
Contact phone number(s) <i>(mobile optional)</i> :	[REDACTED]
Postal address: <i>(required)</i>	[REDACTED]
Email <i>(optional)</i> :	[REDACTED]

How would you like us to contact you?

By post

By 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.

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.

2 This is a submission on the following proposed plan change to the Waipā District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	PROPOSED PRIVATE PLAN CHANGE 12 - GROWTH CELL T2 REZONING.

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

4 Attendance at Council hearing

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

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes
 No

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

Select one	<input type="checkbox"/> I SUPPORT	
	<input type="checkbox"/> I SUPPORT IN PART	
	<input checked="" type="checkbox"/> I OPPOSE	

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

COUNCIL MUST SLOW AND STOP THESE BEAUTIFUL WAIPA TOWNS TO BE SUBJECT OF URBAN SPRAWL. WHILST SLOWER CONTROLLED SPRAWL MAY BE INEVITABLE OVER TIME - COUNCIL IS BUILDING TOWNS TO BE RELIANT ON THE MOTOR VEHICLE, PLACING ADDITIONAL STRESS ON CBD AMENITY, CREATING SAFETY CONCERNS AS IN CAMBRIDGE; CONGESTION, LACK OF PARKING, NO PUBLIC TRANSPORT OR BICYCLE NETWORKS. BETTER ^{TOWN} PLANNING NEEDS TO BE EXPEDITED FIRST.

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)

I SEEK COUNCIL TO NOT ADOPT THE REZONING FROM "DEFERRED RESIDENTIAL", TO RESIDENTIAL"

THE PEOPLE WHO LIVE IN THESE TOWNS DO NOT LIKE THEIR TOWNS BECOMING THE NEXT HAMILTON - IMPROVE AND EFFECT THE TOWN PLANNING, AMENITY FIRST.

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)

W. Haught

Dated 10/11/20



Plan Change on Waipā District Plan Submission Form

6

Form 5

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

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

Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY	
Date received	
Document ref:	

Note: You must fill in ALL sections of this form.
Submissions close 5pm Friday, 27 November 2020

1 Submitter details	
Full name of submitter: <i>(required)</i>	<i>Scott Gilman Joyce Mitchell</i>
Contact name if different from above:	
Contact phone number(s) <i>(mobile optional):</i>	[REDACTED]
Postal address: <i>(required)</i>	[REDACTED]
Email <i>(optional):</i>	[REDACTED]
How would you like us to contact you?	
By post	<input type="radio"/>
By email	<input checked="" type="radio"/>

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.

2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	<i>Private Plan Change 12 & rezoning of 72 grown cell.</i>

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

Please complete the reverse side of this form



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.

Yes
 No

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

Select one	<input type="radio"/> I SUPPORT	- Not to loose my views of Pirongia - Fencing around my section.
	<input checked="" type="radio"/> I SUPPORT IN PART	
	<input type="radio"/> I OPPOSE	

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

AT THE MOMENT I HAVE NO NEIGHBOURS. SOON I COULD HAVE UP TO 9 NEIGHBOURS BOARDERING MY PROPERTY.


- I do not want to have to build or pay for 9 fences.
- I have nice views of Pirongia I don't want built out or obstructed.
- My home gets covered in dust etc from the site & the wall outside my ~~driveway~~ driveway is still not finished. (Pirongia Road)

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)

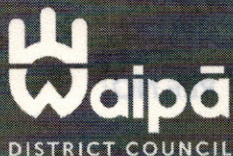
- Not to pay for fencing & the fences built need to be the same. I have decent fences but know they will have to be wooden for privacy.
- To retain my views of Pirongia looking west.
- The contractors to finish the fencing & wall outside my driveway on Pirongia Road.
- Occasionally get my home washed. Cheers

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 15/11/20



Plan Change on Waipā District Plan 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 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY	
Date received	
Document ref:	

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

Submissions close **5pm Friday, 27 November 2020**

1 Submitter details	
Full name of submitter: <i>(required)</i>	Ron Russo
Contact name if different from above:	A/B
Contact phone number(s) <i>(mobile optional)</i> :	[REDACTED]
Postal address: <i>(required)</i>	[REDACTED]
Email <i>(optional)</i> :	[REDACTED]
How would you like us to contact you?	
By post	<input type="radio"/>
By email	<input checked="" type="radio"/>

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

Your contact details are collected:

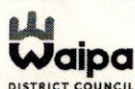
- To arrange a hearing date and time for you to speak (if you choose to).
- So the Council can write and inform you of the decision(s) on your submission(s).

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.

2 This is a submission on the following proposed plan change to the Waipā District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	Plan change 12 10-52 Frontier Rd.

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



Please complete the reverse side of this form

4 Attendance at Council hearing

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

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes
 No

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

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

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


As I am at the retirement age I am looking at the possibility of living in Te Awamutu and the new retirement Village on Frontier Rd grounds. To be very attractive to me, so I would like this to go ahead. This would be a huge asset to Te Awamutu and the Waipa District.

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)

the approval of the private plan change 12 including the provision for a retirement Village

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 23-11-20



RECEIVED
26 NOV 2020
WAIPĀ DISTRICT COUNCIL

Plan Change on Waipā District Plan Submission Form

Form 5

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

Send to: Waipa District Council, Private Bag 2402, Te Awamutu 3840
Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY	
Date received	
Document ref:	

Note: You must fill in ALL sections of this form.
Submissions close **5pm Friday, 27 November 2020**

1 Submitter details	
Full name of submitter: <i>(required)</i>	JANE ANN SINCLAIR
Contact name if different from above:	
Contact phone number(s) <i>(mobile optional):</i>	[REDACTED]
Postal address: <i>(required)</i>	[REDACTED]
Email <i>(optional):</i>	[REDACTED]

How would you like us to contact you?

By post

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.

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.

2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	PROPOSED PRIVATE PLAN CHANGE 12 STRUCTURE PLAN & REZONING OF T2 GROWTH CELL, TE AWAMUTU

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

Please complete the reverse side of this form

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.

Yes No

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

Select one	<input type="radio"/> I SUPPORT	I SUPPORT THE RETIREMENT VILLAGE DEVELOPMENT BUT NOT THE ADDITIONAL RESIDENTIAL DEVELOPMENT
	<input checked="" type="radio"/> I SUPPORT IN PART	
	<input type="radio"/> I OPPOSE	

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

My signing of Sanderson's proposal on the 20/5/20 had the proposed residential portion crossed out.
 105 residential lots on top of 95 unit retirement village is in direct contradiction to the advice I was given by council when I wanted to build on my own property & was told it was "elite soil" & not allowed.

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)

I want to know why Sanderson's can subdivide extensively on "elite soil" when I was refused and advised against applying for a plan change?

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)

Jane A Sinclair

Dated 22/11/20



Plan Change on Waipā District Plan Submission Form

Form 5

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

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

Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

Note: You must fill in **ALL** sections of this form.
Submissions close **5pm Friday, 27 November 2020**

COUNCIL USE ONLY	
Date received	
Document ref:	

1 Submitter details	
Full name of submitter: (required)	SPIERS Rodney J
Contact name if different from above:	
Contact phone number(s) (mobile optional):	[REDACTED]
Postal address: (required)	[REDACTED]
Email (optional):	[REDACTED]

How would you like us to contact you?

By post

By 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.

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.

2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: (e.g. #1 – Rezoning of 3847 Cambridge Road)	structure Plan - Rezoning of T2 Growth Cell Te Awamutu

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 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 checked="" type="radio"/> I am not	

Please complete the reverse side of this form

4 Attendance at Council hearing

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

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes No

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

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


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

The new retirement village in Te Awamutu will help alleviate the present waiting list on existing Te Awamutu facilities & the provision of Aged care & Dementia units will be a valuable asset to the community of Te Awamutu.

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)

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 25.11.2020

RECEIVED
25 NOV 2020
BY: SHIC



Plan Change on Waipā District Plan Submission Form

Form 5

Clause 6 of the First Schedule to the Resource Management Act 1990

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

Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY	
Date received	
Document ref:	

Note: You must fill in **ALL** sections of this form.
Submissions close **5pm Friday, 27 November 2020**

1 Submitter details	
Full name of submitter: <i>(required)</i>	LAUREN CAY O'CARROLL
Contact name if different from above:	
Contact phone number(s) <i>(mobile optional):</i>	
Postal address: <i>(required)</i>	
Email <i>(optional):</i>	
How would you like us to contact you?	
By post <input type="radio"/>	
By email <input type="radio"/>	

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.

2 This is a submission on the following proposed plan change to the Waipā District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	12

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

Please complete the reverse side of this form

4 Attendance at Council hearing

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

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes
 No

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

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


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

Impressed with the Sanderson Estate in Tamahere & the Mount of Waraka.
It will enhance Te Anau and I believe is required for the aged population.

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)

To go ahead with the proposed plan.
I fully support this.

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 24/11/20
--	---	----------------

RECEIVED
24 NOV 2020
BY: AKID

~~RECEIVED
23 NOV 2020
BY:~~



Plan Change on Waipā District Plan Submission Form

Form 5

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

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

Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY	
Date received	
Document ref:	

Note: You must fill in ALL sections of this form.
Submissions close **5pm Friday, 27 November 2020**

1 Submitter details	
Full name of submitter: <i>(required)</i>	Don & Helen Spiers
Contact name if different from above:	
Contact phone number(s) <i>(mobile optional):</i>	[REDACTED]
Postal address: <i>(required)</i>	[REDACTED]
Email <i>(optional):</i>	[REDACTED]
How would you like us to contact you?	
By post <input type="radio"/>	
By email <input checked="" type="radio"/>	

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.

2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	Plan Change 12-10 & 52 Frontier Rd

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

Please complete the reverse side of this form

4 Attendance at Council hearing

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

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes

No

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

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

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

The Awamutu needs another Retirement Village.
Frontier Road is a good location.

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)

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 24/11/20



Plan Change on Waipā District Plan 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 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY	
Date received	
Document ref:	

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

Submissions close **5pm Friday, 27 November 2020**

1 Submitter details	
Full name of submitter: <i>(required)</i>	Lyall Green - Frontier Developments Limited Steven Green - Frontier Developments Limited
Contact name if different from above:	
Contact phone number(s) <i>(mobile optional):</i>	
Postal address: <i>(required)</i>	
Email <i>(optional):</i>	
How would you like us to contact you?	
By post	<input type="radio"/>
By email	<input checked="" type="radio"/>

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.

2 This is a submission on the following proposed plan change to the Waipā District Plan	
Plan Change Number and Name: (e.g. #1 – Rezoning of 3847 Cambridge Road)	Private plan change 12 - Growth Cell T2 Rezoning

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

4 Attendance at Council hearing

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

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes
 No

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

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



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

As Attached

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)

As Attached

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 25/11/2020
--	--	------------------

FORM 5

**SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR
PLAN, CHANGE OR VARIATION**

Clause 6 of Schedule 1, Resource Management Act 1991

To: Waipa District Council

1. Name of submitter:

Lyall and Steven Green
Frontier Developments Limited
Pirongia Road
Te Awamutu

Address for Service:

C/-
Attention: Lyall and Steven Green



2. This is a submission on the following proposed:

Plan Private Plan Change 12 – Growth Cell T2 Rezoning.

3. Trade Competition

The submitter could not gain an advantage in trade competition through this submission.

4. Specific Provision: Not limited. A review of proposed provisions is provided below.

5. Frontier Development Limited Submission:

Frontier Developments Limited (Frontier) is a long-term investor and developer within the Waipa District and surrounding localities. Notably, Frontier are the current landowner and developer of the neighbouring T1 zoned land to the east, known as Frontier Estate. This land is approved for development under Resource Consent SP/0004/19 and LU0012/19. The development has completed the first 2 stages with the next stage under construction. Future staging of the development will be completed to match market demand which at the current rate indicates completion within 8 years.

The specific provisions of the Proposed Plan Change that the submission relates to are set out in the following section. Without limiting the generality of this submission, the following particular provisions are supported/opposed as set out below.

Operating District Plan – Section 14 Deferred Zones

Objective 14.3.1 states:

“Land intended for conversion from its current land use to an alternative land use in order to respond to growth demands is clearly identified, occurs in a planned manner, and its resources are protected for its anticipated future use.”

Policies 14.3.1.4 and 14.3.1.5 – Process for rezoning land states:

“All Deferred Zones are able to be rezoned for their intended future use, subject to Policy 14.3.1.5 below, provided it is in accordance with the timing, location and extent of the growth cells as outlined in Appendix S1 of the Plan, no amendments to the District Plan objectives, policies or rule framework are required, the process in Policy 14.3.1.5 has been followed, and adverse effects are avoided, remedied or mitigated. In respect of the timing for the release of growth cells, there is provision within the rule framework for the release of additional growth cells where Council is satisfied there is less than three years supply of development ready land in any town or village within the district.

To provide for the rezoning of deferred land to its intended future use where it is consistent with the provisions in the Regional Policy Statement relating to sub-regional growth.”

Additionally Rule 14.4.1.10 - Uplifting of Deferred Zones, other than that specified in 14.4.1.8 and 14.4.1.9 states:

In the Deferred Zones on the Planning Maps the rules of the Deferred Zone will apply until:

- a) *The precondition that no amendments are required to the District Plan objectives, policies, or rule framework has been met; and*
- b) *A structure plan, has been approved:*
 - i) *By way of a change to the Waipa District Plan; or*
 - ii) *For the whole of the Deferred Zone area in accordance with a resource consent granted under Rule 14.4.1.4(b), or*
 - iii) *For part of the Deferred Zone area in accordance with a resource consent granted under Rule 14.4.1.5(e) identified in the Planning Maps; and*
- c) *The Development Infrastructure required to service the Deferred Zone area is either in place, or Council is satisfied that there is a solution to deliver the necessary infrastructure; and*
- d) *In the case of Deferred Residential Zone or Deferred Large Lot Residential Zone areas identified on the Planning Maps, it is proven to the satisfaction of Council that within the relevant town or village in either the Deferred Residential Zone or the Deferred Large Lot Residential Zone there is:*
 - i) *In the case of Te Awamutu and the rural villages only (but not Cambridge), less than three Open Growth Cells; or*
 - ii) *In the case of Cambridge only, any of the growth cells identified on the Cambridge Growth Map in Appendix S1 as ‘Development Areas – now to 2035’ (being the continuation of the Cambridge North, C1, C2/C3, C4 and C6) can be released for development provided that the other requirements of this rule have been satisfied; or*
 - iii) *Notwithstanding (i) and (ii) above, where Council is satisfied there is less than three years supply of land that is Development Ready for either Cambridge, Te Awamutu or any of the rural villages, additional development areas as identified in Appendix S1 as ‘Development Areas – beyond 2035’ may be released for development for that settlement; and*
- e) *Council has made a formal Council resolution to remove the Deferred Zone, and to allow development to proceed in accordance with the resolved new zone(s); and*

- f) For the 'Indicative Motorway Service Centre Area' shown on Zone Map 22 only a development plan has been approved.
- g) Structure plans for Deferred Zones can be initiated and prepared by Council, a landowner / developer, or a combination thereof

After the resolution is made by Council, the full provisions of the relevant zone(s) and district wide provisions shall apply.

Advice Notes:

1. 'Development Ready' means land which is identified in the District Plan for Future Development Capacity which has not had a section 224 issued on it.
2. 'Future Development Capacity' means land identified for either Residential or Large Lot Residential Use.
3. 'Open Growth Cell' means a Growth Cell or part of a Growth Cell identified in Appendix S1, which has had the deferred status uplifted and less than 70% of the land identified for Future Development Capacity has a section 224 issued on it.
4. 'Development infrastructure' means network infrastructure for water supply, wastewater, stormwater, and land transport as defined in the Land Transport Management Act 2003, to the extent that it is controlled by local authorities.
5. The calculation of three years supply of land includes a 20% surplus against forecast demand, in accordance with the National Policy Statement on Urban Development Capacity.
6. 'Rural villages' means the settlements of Ohaupo, Ngahinapouri, Pirongia, Pukeatua, Te Miro, Karapiro, Rukuhia and Te Pahu.

Specific attention is drawn to 14.4.1.10(d)(i) which states that Deferred Zoning will continue to apply in Te-Awamutu until there are less than three Open Growth Cells. While 14.4.1.10(d)(iii) provides an exception for release, this is based on Council being satisfied that there is less than three years of supply of land that is Development Ready within Te Awamutu, among other criteria.

Section 1.1 of the Proposed Private Plan Change 12 Report states that the plan change process should be subject to 'proving to the satisfaction of Council that with the relevant town or village there are less than three Open Growth Cells or there is less than three years supply of land that is 'Development Ready' for Te Awamutu.' Section 7.2 of the Proposed Private Plan Change 12 Report notes that four (4) residential growth cells are 'open' in Te Awamutu. The open status of these areas indicates that sufficient uplifting has taken place within the township. The report also notes that these cells have current consents for various lot numbers and are under construction. However, an analysis of the 'Development Ready' status, in accordance with the advice note, of these growth cells has not been provided.

The submitter notes that the T1 growth cell is 'open' and 'development ready' but is not anticipated to be completed within the next three years due to the current and anticipated growth of Te Awamutu. T1 is only one of the four 'open' areas within Te Awamutu. It is presumed that other growth cells are also 'development ready', however, this information should be analysed by the plan change applicant. On inference, we consider that there is sufficient development ready supply within Te-Awamutu. Therefore, 14.4.1.10(d)(iii) cannot be satisfied.

The submitter requests that further analysis of open cells and their development ready status is provided in order for Council to be able to sufficiently determine 14.4.1.10(d)(iii). The submitter objects to the uplift of deferred status of the whole T2 area.

Scope:

The submitter notes that overall, the proposal and supporting documentation has focused on the southern half of the T2 area. There is a severe lack of information and supporting documentation for the northern half of the site. Additionally, the proposal itself notes the northern half is held within multiple owners and that “there is less certainty over the nature and timing of development of the northern half.” The applicant should either address the northern section with sufficiently detailed information, or reduce the scope of the plan change to the southern section as detailed.

Concerningly, the proposal notes that it is not expected that the northern section will be developed until post-2035 under a ‘Stage 2’, yet seeks re-zoning immediately. As above, the northern section is held in multiple owners without a clear direction or thorough supporting documentation. There is worry that without further investigation and considerations prior to re-zoning, in conjunction with oversupply, that the northern section will be developed in a piece-meal fashion with little cohesion.

Without sufficient justification in accordance with 14.4.1.10(d)(iii) and detail to confirm that the land can be adequately supplied with infrastructure, the northern section should remain deferred. The submitter objects to the uplift of deferred status of the northern section.

The submitter notes the proposed provision 15.4.2.92 regarding retention of deferred status until 2035 and non-complying status for breach. However, the submitted queries the legality of this provision. How would the breach be considered under the RMA s104D gateway test?

Integration with the Surrounding Environment:

In addition to the above, it is noted that the proposal would result in a disjointed residential environment. The proposal would result in the southern portion of the site being developed into residential and retirement village accommodation with access from Frontier Road. In comparison, the adjacent T1 area is being developed in Stages from the north, off Pirongia Road. It is inferred that the oversupply of T2 land will lead to a slow uptake in currently zoned residential land and open growth cells, including T1. The differences will lead to a void of empty T1 land between existing residential land and proposed T2 residential development for an unknown period of time.

Deferred residential areas, have been the subject of investigation and planning for many years. One of the founding documents relating to these deferred areas is the Te Awamutu Town Concept Plan 2010. This plan identified potential growth areas and set objectives and policies towards outcome goals. Within this document the subject area was known as part of Character Area West – Te Awamutu West. These early outcomes stated that:

“Future growth will seek to enhance connections adjoining communities and the town centre to the east, and build a strong connection with the surrounding rural environment.

Key to the ongoing development of the area will be enhancing connections with the balance of Te Awamutu and achieving an outcome that builds upon the existing character of Te Awamutu's residential areas. Ensuring that the majority of dwellings have street frontage and enhancing connections along Alexandra and Rewi Streets [Pirongia and Frontier Roads], through the improvement of pedestrian and cycle connections and access to open space and local community facilities, will provide greater opportunities for this character area to grow as part of the Te Awamutu community.

As the rural lands to the west are developed, cognisance of east-west vistas should be given within the proposed layout of roads, with north south roads providing for strong links back to Alexandra and Rewi Streets [Pirongia and Frontier Roads]. As the character area continues to grow, provision should be made for appropriate streetscaping over a hierarchy of streets, assisting to define neighbourhoods and primary links to adjoining areas."

It is highlighted that the proposed Plan Change will result in a disconnect from the remaining town until such time as T1 is completely developed, which is an unknown date. **Therefore, the proposal is inconsistent with the Te Awamutu Town Concept Plan 2010, Waipa 2050, and the Operative District Plan.**

Additionally, the **proposed structure plan is lacking of, and does not provide satisfactory cognisance of east-west vistas. East-west visa will be hindered considerably with the bulk retirement village development.**

The proposed T2 structure plan does not provide a north south connection between Frontier Road and Pirongia Road (which thereby will unnecessarily increase traffic loading into and through T1).

Design

The submitted layout plans indicate a rough average of 500m². Rule 15.4.2.1 requires an average of 600m² lots across the site. The proposal includes 500m² lots only.

Lots 17 through to 24 do not comply with Rule 15.4.2.11 to ensure that reserve and water bodies are fronted by Roads etc.

The submitter objects to the proposed layout with respect to direct access to collector roads, and frontage to reserves.

Ecology

The supporting Ecology Report notes the presence of bat and lizards. **The submitter comments that efforts should be made, prior to any earthworks, to protect bat and lizard habitats.**

Landscape and Visual:

The landscape and visual assessment does not take into account any adverse effects associated with a disconnected development from the existing developed area.

The landscape and visual assessment consider adverse effects of the proposal from external viewpoints, but does not consider the experience of users (residents) within the future development looking outward. Therefore, the proposed structure plan does not take into account sufficient consideration of prominent viewshaft, vistas, or experiences. **The submitter requires greater consideration of viewshaft, vistas, and visual experiences for future T2 residents.**

The supporting documentation does not provide detail of the interface between T1 and T2. The topography between sites is undulating. How will T2 deal with this undulation? Will there be landscaping, retaining walls, or will the existing topography be respected to result in a seamless

perception between the growth cells? **The submitter requests further details with respect to the T1 / T2 interface along the entire common boundary.**

Infrastructure:

The growth cells identified in Waipa 2050 currently do not have the required servicing, including roading and three waters, telecommunications, electricity and gas infrastructure. Therefore, there are infrastructure requirements that must precede land within growth cells being made available for development. Appendix S1 of the District Plan sets out the future growth cells within the Waipa District, these growth cells derive primarily from the Waipa 2050 District Growth Strategy outlined above. By identifying growth cells in the District Plan and staging when development within the growth cells can occur, the Council is able to plan for the required infrastructure and associated costs. The growth cells are split between two separate groups, growth cells which are intended to be opened and developed from now to 2035 and growth cells which are intended to be opened and developed after 2035. Prior to allowing the plan change, Council should be satisfied that the area is capable of being adequately serviced and that minimum requirements, such as roading design, can be met.

With respect to infrastructure report and supplementary information provided, the submitter highlights the following matters of concern:

Stormwater:

- 1) The stormwater design has been based on a CN value (runoff coefficient) of 0.74 for existing conditions. This is excessively high given the open pasture and free draining nature of the loams. NZWERF guidelines would indicate between 0.42 and 0.62 depending on the storm event.
- 2) There has been no review or efforts made for any stormwater events beyond the 10yr design. The site should attenuate to pre-existing levels for the 100yr design or it will create adverse effects downstream, in particular regard to the culvert under Pirongia road and associated potential flooding of the road.
- 3) The stormwater report does not appear to correspond to the new (Sept 2020) National Environmental Standards for Freshwater Regulations 2020, and should be amended to suit.

Wastewater

- 1) The submitter offers to extend the sewer main along Pioneer Drive (T1) & up to the T2 eastern boundary so that southern end of T2 can be serviced thereby.
- 2) The infrastructure report states that T2 will have a pump station discharging into Stage 3 of T1. However, this has not been incorporated in the design of T1. Therefore, alternative provision is required.

“The strategy for T2 North is similar, with gravity reticulation to a low point on site, and conversations with Council Development Engineering suggest that wastewater can be pumped to T1 Stage 3 as it is anticipated this will be completed prior to the development of T2 North.”

Water

1. The attached Opus report indicates that following installation of a 150mm water main between Frontier & Pirongia Roads T1 has sufficient water pressure to meet firefighting

requirements – but does need a booster pump to maintain the arbitrary 20m head pressure – note booster pump should be installed now to service the existing Frontier Rd houses who are at similar elevation to the proposed T1 housing.

A DN150 pipe acting as a ring main has enough capacity to provide the different fire flow requirements in T1 development and T2 development, subject that both connections on Frontier and Pirongia Rd are made.

The pressure in this part of Te Awamutu is mainly driven by ground elevation and pump operating points at Frontier Road (currently 26m duty head). The proposed DN150 will provide 13.0m pressure (CP) at developments T1 / T2 and meet fire flows requirement up to 50 L/s. In order to reach the 20m pressure level of service during peak time, further upgrades to the network will be required this will also include additional pump to meet the fireflow demand and increase pressure requirement i.e. a 7m increase in duty head at Frontier Road pump station.

The booster pump should have been installed already to service the nearby existing Frontier Road housing.

The submitter objects to any DC's that may be placed on T1 as a result of these upgrades.

Transport:

- 1) The submitter notes that the proposed re-zoning would result in additional traffic generation to Frontier Road and Pirongia Road. This traffic generation would result in an exceeded threshold to Frontier Road and Pirongia Road to 'collector road' status (PC12 – Appendix F - ITA). The submitted objects to the development of T2 until these upgrades are undertaken.
- 2) Cycle ways proposed within the structure plans do not appear to connect with existing cycle lanes and does not consider the current space within Rewi St for cycle lanes. Eg. The 3.0m cycleway on the Northern side of Frontier Road will be a path to nowhere, due to the lack of space at the top of Rewi street.
- 3) A 3.5m lane width is not sufficient for a shared cycle and vehicle lane. This isn't addressed by provision of an on-road cycle path or by provision of a shared way.
- 4) The share way should be on the southern side of the road, which is also the same side as the cycle park further down Rewi Street
- 5) The Western boundary pedestrian link is located within private land. A public corridor should be formed to provide this function, and not be used for stormwater swales. The swales could be moved eastward to remain within the Applicants own site boundaries.
- 6) The proposed layout for the development would result in individual vehicle crossings to Frontier Road. As a collector road, this presents potential traffic safety issues. It should be noted that the development of the T1 growth cell has been designed without any sections directly accessing Frontier or Pirongia Roads.
 - a. The submitter objects to direct access onto Frontier Road and Pirongia Road.
 - b. If direct access is allowed onto these collector roads, additional carriageway width, speed calming, and additional sealed shoulder should be required.
- 7) WDC roading requirements are being not being maintained – eg. Carriageway width, parking requirements.

Review of Proposed Provisions

Ref	Proposed Provision	Comment
1	2.4.2.4(d)	No objection
2	2.4.2.9(g)	No objection
3	2.4.2.20	No objection
4	15.4.2.69(v)	Object – as explained above.
5	15.4.2.91 15.4.2.92	No objection Object - as explained above.
6	S23	
S23.1	Purpose	
S23.2	Key Elements	
S23.2.1	The Structure Plan is designed to have a clear and legible structure, with pedestrian and cycle connections throughout the site connecting to Pirongia Road to the north and Frontier Road to the south and integrating with the adjacent T1 Growth Cell Structure Plan. The pedestrian/ cycle connection through the retirement village is to be accommodated within a multi-use stormwater/open space swale running along the western boundary	Object – As noted above, cycleways do not appear to connect to existing lanes. A public corridor should be established along the western boundary of the retirement village, and pedestrian routes should not be restricted within swales – a dry walk should be provided.
S23.2.2	The Structure Plan provides three local road connections into Growth Cell T1. A supporting network of local roads and cul-de-sacs for access are also shown. The internal local road cross-sections are based on an 18-20m corridor width and a 15- 16m corridor width as shown on the Structure Plan. These indicative widths allow for flexibility in final cross-section design.	Object – the structure plan should provide road dimensions that comply with the current WDC district plan.
S23.2.3	The open space network has multiple functions of pedestrian and cycle access, stormwater detention and treatment ponds, stormwater treatment swales, ecological rehabilitation and recreational space.	Comment – as above. How will the proposal avoid ecological harm? How will the proposal support ecological improvement? Specifically, with regard to bats and lizards.
S23.2.4	Key design drivers are to provide an appropriate rural interface to the west and a positive interconnected relationship with adjacent residential development to the east	Object – the structure plan does not provide for prominent east -west vistas.
S23.2.5	The Structure Plan is staged so that the southern half (Stage 1) is enabled for development first, with the northern half (Stage 2) to be developed after 2035.	Object – As above. Legality questioned. Sufficient information not provided to support plan change for northern section.
S23.3	Design Objectives	
S23.3.1	Create a walkable greenfields residential area that connects seamlessly to the neighbouring T1 Growth Cell and supports the neighbourhood commercial centre in T1.	No objection
S23.3.2	Provide strategic east-west road connections.	No objection
S23.3.3	Provide for a range of housing types, achieving a yield of 12-15 units per net developable hectare, with higher density development being provided through a retirement village typology.	Object – the retirement village calculation should be separate from residential yield calculation.
S23.3.4	Ensure that residential development adjoining Frontier Road and Pirongia Road is sympathetic to existing residential development.	Object – residential sections should not provide direct access to Frontier or Pirongia Road.
S23.3.5	Provide for vistas over adjoining rural land to Mt Pirongia and Mt Kakepuku	Comment – agree, but structure plan does not provide for strong east-west vista. (This is

		most obvious when compared to the T1 layout).
S23.3.6	Recognise the visual and landscape sensitivity of the interface with rural land to the west	No objection
S23.3.7	Reduce vehicle speeds on Pirongia Road and Frontier Road to reflect their urban character and manage the transition from a rural to an urban traffic environment.	Comment – agree, but should be provided with compliance to Operative WDC and current road width provisions.
S23.4	Design Measures	
S23.4.1	A buffer planting area along the western boundary, where residential development adjoins the rural area.	No objection
S23.4.2	A combined open space area/shared pathway/stormwater swale adjoining the western boundary of the retirement village site.	Comment – detail should be provided to show practicality. The area should be a public corridor. And pedestrian access should be allowed for in all weather.
S23.4.3	A minimum building offset of 4m along the western rural boundary where residential subdivision adjoins the boundary	No objection
S23.4.4	A limit on fencing height of 1.2m along the Frontier Road and Pirongia Road boundaries.	No objection
S23.4.5	A limit on building height of 5m along the Frontier Road and Pirongia Road boundaries.	No objection
S23.4.6	A specimen tree planting requirement along the Frontier Road and Pirongia Road frontages.	No objection
S23.4.7	Speed change gateway treatments on Pirongia Road and Frontier Road at the western extent of the structure plan area with kerb build outs and supporting landscaping and signage.	No objection
S23.4.8	Generally adopting the Residential Zone rules for consistency of built form and layout with the T1 structure plan area.	Object – should be consistent with current Residential Zone Rules for consistency.
S23.4.9	A design speed environment for internal roads of 40km/hr.	Comment – agree, but should be provided with compliance to Operative WDC and current road width provisions.
S23.4.10	Provision of landscape plans at resource consent stage to include the following; <ul style="list-style-type: none"> • Design approach • Street tree and amenity planting • Boundary treatments including planting and fencing • Wetland and reserve planting • Reserve and recreational play space • Cycleway and pedestrian network • Entrance and lighting features for the retirement village • Communal recreational areas in the retirement village. 	Comment – indicative plans should be provided at the plan change (now) stage to satisfy the public and Council that the proposal is practical. The provision should be amended to state 'subdivision resource consent stage.'
S23.4.11	Indicative local road cross-sections...	Object – should be consistent with Operative WDC provisions.

6. The submitter wishes to be heard in support of their submission.
7. If others make a similar submission the submitter will consider presenting a joint case with them at a hearing.

Signed:



Date: 25/11/2020

Lyall Green

Frontier Developments Limited

Signed:



Date: 25/11/2020

Steven Green

Frontier Developments Limited

FORM 5

Submission on publicly notified proposal for policy statement or plan, change or variation under Clause 6 of Schedule 1, Resource Management Act 1991

To: Waipa District Council

Name of Submitter: Ministry of Education

Date: 26 November 2020

Address for service: C/- Beca Limited
[REDACTED]

Attention: Danielle Rogers

Phone: [REDACTED]

Email: [REDACTED]

Waipa District Council – Private Plan Change 12 (Growth Cell T2 Rezoning)

The Ministry of Education is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

Background:

The Ministry of Education (the Ministry) is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a considerable stakeholder in terms of activities that may impact on educational facilities and assets in the Waipa District.

The Ministry's submission on Private Plan Change 12 to the Waipa District Plan is:

The private plan change seeks to to rezone the T2 Growth Cell from 'deferred residential zone', to 'residential zone'. The T2 Growth Cell consists of approximately 41ha of rural land at 10 Frontier Road, Te Awamutu. A structure plan is proposed to be inserted into the Waipa District Plan setting out the layout for the entire growth cell and consists of two stages:

Stage 1 - the southern half of the growth cell which is proposed to be developed once the plan change is adopted in 2021.

Stage 2 - the northern half of the growth cell is delayed until 2035.

Stage 1 of the proposed Private Plan Change 12 seeks to enable the development of a retirement village covering 9.5ha of the growth cell, with the remaining 8.95ha to be developed as a residential subdivision. The key area of interest to the ministry is the residential subdivision which is estimated, once developed, to allow for 105 residential lots.

The Ministry recognises that the T2 Growth Cell has been identified for future development in the District Plan for some time as part of 15 growth cells in the Waipa District Growth Strategy 2050. The proposed residential subdivision is located close to several schools¹ that currently have existing network capacity to absorb an increase in student numbers in the area. However, the Ministry is concerned that if not carefully managed, any

¹ The site is located 1.5 - 2km from Te Wharekura o Nga Purapura o Te Aroha School, Te Awamutu College, St Patrick's Catholic School and Te Awamutu Primary School.

increase above what is currently anticipated within the T2 Growth Cell is likely to have wider implications on schooling infrastructure capacity.

Relief Sought:

Given the level of increase in housing provision in Waipa as a result of this private plan change, the Ministry requests that Waipa District Council and the developer continue to engage with it with respect to the staging and timing of the residential development to help understand the potential impact on the school network.

The Ministry seeks to work with Waipa District Council where planning for schooling infrastructure may be affected by Private Plan Change 12 or in any other areas where there is the potential for residential growth of this scale. The Ministry looks forward to working with Waipa District Council on how best to provide for the future for Waipa schooling and to ensure that provision is made for a transport network that is accessible and safe for students.

The key Ministry contact persons to engage with regarding this development area are Tony Bodger and Alison Harold. Contact details for Tony and Alison are:

Tony Bodger
Project Delivery Manager | Acquisitions & Designations

[Redacted contact details for Tony Bodger]

Alison Harold (for network consultation)
Manager Education | Director Education Waikato

[Redacted contact details for Alison Harold]

Should you wish to discuss any aspect of this submission, please do not hesitate to contact the undersigned as the consultant on behalf of the Ministry.

The Ministry wish to be heard in support of their submission. If others make a similar submission, the Ministry would consider presenting a joint case with them at the hearing.

Should you have any more queries please do not hesitate to contact the undersigned on behalf of the Ministry.



Danielle Rogers
Planner (Beca Limited)

[Redacted contact details for Danielle Rogers]



24/11/2020

File ref: LA054

Waipa District Council,
Private Bag 2402,
Te Awamutu,
3840.

Dear Sir or Madam

SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA TO NOTIFIED PRIVATE PLAN CHANGE 12: STRUCTURE PLAN AND REZONING OF T2 GROWTH CELL, TE AWAMUTU

The proposed private plan change request seeks to amend the Waipa District Plan by:

- Rezoning 41ha of deferred Residential Zone to Residential Zone;
- Within the Residential Zone, provision of 9.56ha for a retirement village with remaining land for general residential use;
- Insertion of a structure plan for the growth cell that will set out the specific layout and design guidelines;
- Amendments to the rules mechanisms to implement the design guidelines, and ;
- Specific staging rules for development across the structure plan including integration with infrastructure provision and supply.

TO: WAIPA DISTRICT COUNCIL

FROM: HERITAGE NEW ZEALAND POUHERE TAONGA

1. **This is a submission on the following notified Private Plan Change 12: Structure Plan and Rezoning of T2 Growth Cell, Te Awamutu**

The proposed private plan change request seeks to amend the Waipa District Plan by:

- Rezoning 41ha of deferred Residential Zone to Residential Zone;
- Within the Residential Zone, provision of 9.56ha for a retirement village with remaining land for general residential use;
- Insertion of a structure plan for the growth cell that will set out the specific layout and design guidelines;
- Amendments to the rules mechanisms to implement the design guidelines, and ;
- Specific staging rules for development across the structure plan including integration with infrastructure provision and supply.

The proposed structure plan includes a Heritage New Zealand Pouhere Taonga (HNZPT) listed historic place, Isla Bank, New Zealand Heritage List # 4328 that is also a scheduled heritage item in the Waipa District Plan.

2. **HNZPT could not gain an advantage in trade competition through this submission.**

3. The specific provisions of the proposal that HNZPT's submission relates to are:

- The proposal will result in earthworks, which in the event of unrecorded archaeology being present has the potential to damage the finite archaeological resource.
- The lack of specific provisions relating to the protection of the house and setting known as Isla Bank, a HNZPT listed Category 2 historic place and a Waipa District Council scheduled heritage item Category B, which at the time of subdivision and further development could result in adverse effects on historic heritage. Isla Bank has heritage significance for its architectural, historical and other values, including through its close connections with Francis Quin, a notable horse-breeder, businessman and politician who farmed an extensive property from the farmstead in the early and mid-twentieth century.

4. HNZPT submission is:

HNZPT supports in part only Private Plan Change 12 as there is a possibility that the proposed activity could have adverse effects on historic heritage, in particular archaeology both recorded and unrecorded and other heritage identified as significant in the New Zealand Heritage List/Rārangi Kōrero and historic heritage schedule of the Waipa District Plan being the Historic Place known as Isla Bank. HNZPT supports the proposed activities subject to the appropriate ongoing management of historic heritage, in particular archaeology and the Historic Place known as Isla Bank.

5. The reasons for HNZPT's position are as follows:

HNZPT is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage. HNZPT is New Zealand's lead historic heritage agency. The New Zealand Heritage List/Rārangi Kōrero is the country's only national List of historic places, and has as its fundamental role being to provide information that will assist with RMA decision-making.

Development that has the potential to impact on the surviving values of an Historic Place on the New Zealand Heritage List/Rārangi Kōrero list of Historic Places should be protected from adverse effects.

The Heritage New Zealand Pouhere Taonga Act 2014 protects both recorded and unrecorded archaeology.

The Resource Management Act requires that the protection of historic heritage should be *recognised and provided for* as a Matter of National Importance (Section 6(f)).

Archaeology

Heritage New Zealand has reviewed the Plan Change Application, in particular the Archaeological Assessments by Warren Gumbley Ltd, entitled Lots 1 & 2 DP 487281, Frontier Road: Assessment of Archaeological Values and Effects, by Warren Gumbley, dated 3 June. There are two assessments with the same title, however one assessment shows the location of archaeological site s15/86) on the cover page and makes reference to the stage 2 Area of the structure plan. HNZPT considers

that there would be benefit in amending the title of the 2nd assessment to make better reference to its content.

With regard the assessment and walkover that covered the stage 1 area of the structure plan, HNZPT accepts that the archaeologists has clearly stated at page 4 that there are no archaeological values for this portion of the structure plan.

With regard to the second assessment that relates to Stage 2 of the structure plan, it is not clear from the statement relating to archaeological values on page 4 if the author considers that the proposed development would affect archaeological values.

HNZPT **seeks** clarification and the author's opinion as to whether or not they think the proposed development will affect archaeological values and if an authority is required for any proposed development?

HNZPT also **seeks** to know if the author considers a walkover of the Stage 2 area is required to do this?

While such information remains outstanding it is difficult to determine if it is appropriate to include or rely on an accidental discovery protocol for Stage 2. If an HNZPT authority is required this would negate the need for a separate ADP related to development in the plan change Stage 2.

Historic Place-Isla Bank

Isla Bank is a HNZPT-listed Category 2 historic place and Waipa District Council heritage scheduled Category B item. Isla Bank was once part of a much larger historic farm of at least 218 acres, which has been gradually subdivided since the 1940s. Incorporating an impressive timber homestead built in the very early 1900s, the current Isla Bank property includes associated elements within its curtilage that contribute to the place's historic heritage values and provide it with a distinctive identity as a wealthy farmstead connected with horse breeding and related rural activities. These features include (see photos in Appendix 1) a formal entrance from Pirongia Road, a tree-lined driveway leading to the house, and a surrounding garden with additional mature plantings. Associated paddocks to the east, which the residence faces out towards, also emphasise the latter's historic role as a farmhouse and reinforce its intimate physical and historical connections with the wider rural setting. Prior to notification HNZPT raised preliminary concerns regarding the treatment of Isla Bank, seeking improved consideration of the place and its wider setting to ensure the conservation of relevant heritage values.

With regard to the proposed structure plan layout, while it does not show any changes to the current Isla Bank curtilage, the layout now shows no development pattern in this area and on land adjacent to Isla Bank. HNZPT considers that all of the Isla Bank curtilage, including its entrance from Pirongia Road, tree lined driveway and surrounding garden are important and integral parts of the historic place and should be retained.

Further, HNZPT considers that adjoining paddocks to the east could also ideally be considered for retention as open space to maintain the generous open landscape setting around Isla Bank so that its farming context, integral to an understanding of its historic purpose and development, can be tangibly preserved.

HNZPT considers that there would be considerable benefit in amending the structure plan to show a meaningful development layout in the vicinity of Isla Bank as per the above discussion, rather than rely on a future resource consent process. An appropriate structure plan layout would be the

most beneficial method of securing an appropriate setting retaining the significant heritage of Isla Bank into the future. This should be further reinforced by amending the District Plan to include provisions relating to the retention of Isla Bank and its extended setting.

In addition HNZPT notes the recommendation of the Landscapes and Visual Effects assessment by Boffa Miskell,¹ at 8.0 (pg.20) Recommendations, states:

Pirongia road Boundary

- Design integration of the boundary treatment with the retention of the entrance gates associated with heritage item property (Isla bank Villa).

This full recommendation has not been included into the proposed text amendments of the Plan Change. HNZPT supports this recommendation as this aligns with the HNZPT view of the importance of the heritage elements; house, gardens, driveway, and entrance all contributing to the overall significance of Isla Bank. HNZPT seeks that this recommendation is included into the District Plan as part of the proposed amendments related to the structure plan.

HNZPT believes that to not consider all these elements as a whole will result in adverse effects on the heritage values of Isla Bank.

6. Heritage New Zealand seeks the following decision from the local authority:

Prior to decision making the applicant undertake the following work to inform decision making with regard matters of historic heritage;

Heritage New Zealand **seeks** that prior to decision making that the archaeological assessment relating to stage 2 is further updated to include the author's opinion on the effects of the proposed works on archaeological values and if a walkover is required to form this opinion.

In the event that the plan change is approved HNZPT seeks the following amendments to the structure plan and associated text;

- Heritage New Zealand **seeks** the applicant undertake an amendment of the structure plan entitled T2 Structure Plan Concept, to show a revised development layout that includes the retention in one lot of; Isla Bank and the associated gardens, driveway and entrance, and also shows development layout in the immediate surrounds that takes into account the desirability of retaining open space to the east of the Isla Bank curtilage as per the attached example at Appendix 2.
- HNZPT **seeks** that the "Proposed District Plan Amendments" are amended at S23.4 Design Measures, to include the recommendation from the Boffa Miskell report as follows; "*Design integration of the boundary treatment with the retention of the entrance gates associated with heritage item property (Isla bank Villa)*".
- HNZPT **seeks** that the Waipa District Council District Plan Heritage Schedule is amended to reflect the full extent of the setting of the Historic Place Isla Bank as discussed in this submission.

¹ T2 Te Awamutu Plan Change, Landscape and Visual Effects Assessment, prepared for Sanderson Group and Kotare Properties Limited, Oct 14 2020.

7. Heritage New Zealand wishes to be heard in support of our submission.

Yours sincerely

P.P. 

Sherry Reynolds
Director-Northern
Address for Service
Heritage New Zealand Pouhere Taonga
Lower Northern Area Office





Contact person: Carolyn McAlley

Appendix 1-Photos of the elements that make up the Historic Place-Isla Bank



Figure 1 Elements of Historic Place Isla Bank-House, gardens, driveway, entrance and grazing. (Photo from Bayley's Real Estate)

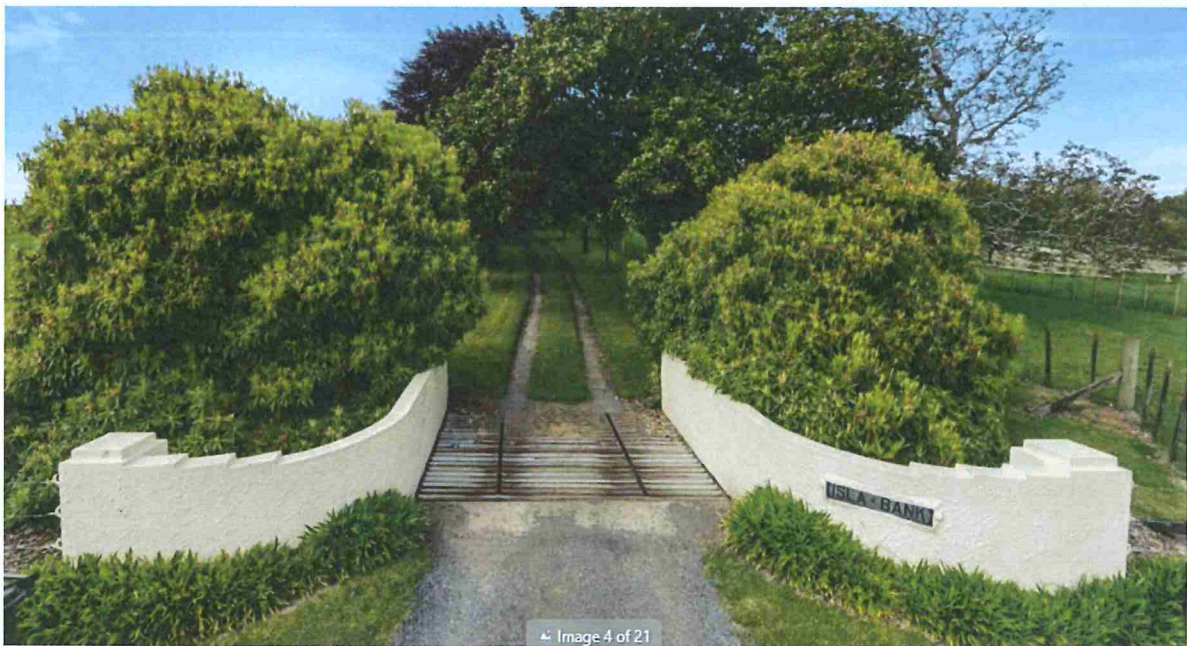


Figure 2 Elements of Historic Place-Treelined driveway and entrance. (Photo from Bayley's Real Estate)

Appendix 2 Proposed revision of Structure plan showing retention of Historic Place Isla Bank



Image © 2020 CNES / Airbus
© 2020 Google



Plan Change on Waipā District Plan 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 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY	
Date received	
Document ref:	

Note: You must fill in ALL sections of this form.
Submissions close **5pm Friday, 27 November 2020**

1 Submitter details							
Full name of submitter: <i>(required)</i>	Paul Wheeler & Rebecca Fraser						
Contact name if different from above:							
Contact phone number(s) <i>(mobile optional)</i> :	[REDACTED]						
Postal address: <i>(required)</i>	[REDACTED]						
Email <i>(optional)</i> :	[REDACTED]						
<table border="0"> <tr> <td></td> <td>How would you like us to contact you?</td> </tr> <tr> <td></td> <td>By post <input type="radio"/></td> </tr> <tr> <td></td> <td>By email <input checked="" type="radio"/></td> </tr> </table>			How would you like us to contact you?		By post <input type="radio"/>		By email <input checked="" type="radio"/>
	How would you like us to contact you?						
	By post <input type="radio"/>						
	By email <input checked="" type="radio"/>						

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.

2 This is a submission on the following proposed plan change to the Waipā District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	T2 PC12

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

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. Yes No

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

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

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

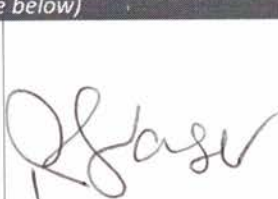
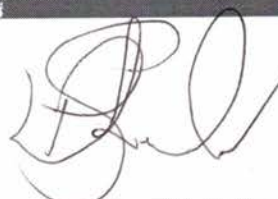
* We strongly oppose the early development of 10 Frontier Road. Te Anau's infrastructure is not equipt to handle current subdivisions let alone proposed ones.
 * Water or lack of is already inadequate & have severe water restrictions.
 * Sun strike on Frontier Road is a serious issue.
 * Small sections in a semi rural area. * Removal of Bush & trees

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)

We seek that council stick with original time frame for development & work on appropriate planning first. There are plenty of sections coming available already.

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 26/11/2020

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

Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY	
Date received	
Document ref:	

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

Submissions close **5pm Friday, 27 November 2020**

1 Submitter details	
Full name of submitter: (required)	Joan Galloway & Neil McNamara
Contact name if different from above:	
Contact phone number(s) (mobile optional):	[REDACTED]
Postal address: (required)	[REDACTED]
Email (optional):	[REDACTED]
How would you like us to contact you?	
By post <input type="radio"/>	
By email <input checked="" type="checkbox"/>	

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.

2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: (e.g. #1 – Rezoning of 3847 Cambridge Road)	Proposed Private Plan Change 12 - Growth Cell T2 Rezoning

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

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

5 The specific provisions of the plan change my submission relates to are: (give details)		
Select one	<input type="radio"/> I SUPPORT	
	<input type="radio"/> I SUPPORT IN PART	
	<input checked="" type="radio"/> I OPPOSE	

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

- That the proposed subdivision would fail to meet the councils objective to protect and enhance the rural backdrop and natural landscape features that surround Te Awamutu and ensure that landform modification is sympathetic to the original topography and adjacent land.

We struggle to see how a unimaginative suburban development of the nature proposed would meet the councils objective to protect and enhance vistas of the rural backdrop and natural landscape features that surround Te Awamutu and ensure that landform modification is sympathetic to the original topography and adjacent land.

Our purchase of this property was based on the knowledge that our rural outlook would not be affected until at least 2035 as per the councils published plans.

- The proposed subdivision risks impact on the long-tailed bat which is classified as “Threatened – Nationally Critical”. The native bats are absolutely protected under the Wildlife Act (1953).

The Ecological Impact Assessment undertaken notes “development of the site has the potential to displace or disturb bat utilization of the site and suggests further survey work is required. This does not appear to have been done.

- Communications by the Sanderson Group to convince local residents to agree to the changes has been littered with misleading statements to ourselves and we understand other residents giving concern over any promises made in the submission to lessen any impact on existing residents or that their development will enhance the local area.

The initial proposal put forward by Sanderson Group simply suggested a high-end retirement village that would not directly impact on our current property. However, as more details was discussed we were told the company intends to immediately on sell a large portion of land bordering Frontier Road to a ‘friendly’ developer, which now appears to be a develop with no link to the Sanderson Group.

- The proposed change is a significant deviation from the councils strategic growth strategy and should involve much wider consultation.

It was expected that uptake of this area would not take place until the period 2030-2050 at that any development in this area would require 80% completion of Growth cell T1, Realignment of Frontier Road between the growth cell and the urban boundary and would require a new water source and intake to be identified. This proposed development would be jumping ahead of the councils declared growth plan and surely could not proceed without significant consultation.

- Concerns regarding the right to quiet enjoyment of our property.

With this significant development our property and right to quiet enjoyment will be affected by the vibration of heavy machinery, noise pollution, dust and dirt along with light pollution not currently seen in our rural area. With the access from front sections direct onto Frontier Road this will significantly increase traffic in the area and again resulting in further noise and light pollution. As a result, our property will require regular washing and with bedroom and lounge windows facing the road, in the absence of double glazing, noise and light pollution will be a permanent issue.

- Current infrastructure not sufficient to support such a development.

Te Awamutu's current water infrastructure is already struggling to cope, with restrictions every summer. The council's own plans highlight the improvement to Te Awamutu's water supply is 10 year plan. If the council agrees to release any land ahead of planned dates in the growth plan does this not have a knock effect to the total plan around all infrastructure spending.

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)

That the T2 Growth Cell conversion to residential zone remain deferred to 2030-2050 as per the published District Growth strategy.

As an alternative, consent is given to develop the 9.5 ha for the proposed Retirement Village plan **only** with again the remainder of the property retained as rural zoned land until 2030-2050 in line with the published District Growth strategy

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)

Joan Galloway

Neil McNamara

Dated 26/11/2020

Submissions must be received by ~~Waipa~~ District Council
by 5pm on Friday, 27 November 2020



RECEIVED
26 NOV 2020
BY: AKID

Plan Change on Waipā District Plan Submission Form

Form 5

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

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

Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY	
Date received	
Document ref:	

Note: You must fill in ALL sections of this form.
Submissions close 5pm Friday, 27 November 2020

1 Submitter details	
Full name of submitter: <i>(required)</i>	GRAEME JAMES BLACKSTOCK
Contact name if different from above:	
Contact phone number(s) <i>(mobile optional)</i> :	[REDACTED]
Postal address: <i>(required)</i>	[REDACTED]
Email <i>(optional)</i> :	[REDACTED]
How would you like us to contact you?	
	By post <input type="radio"/>
	By email <input checked="" type="radio"/>

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.

2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	REZONING OF T2 FRONTIER/ PERONJA ROAD PLAN CHANGE 12

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

Please complete the reverse side of this form

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.

Yes
 No

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

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

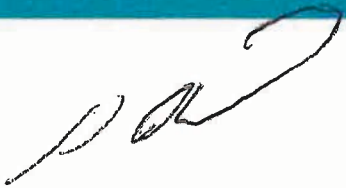
6 My submission is: (please include the reasons for your view)

Attached

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)

N/A

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 <i>25/11/20</i>
--	--	-----------------------

6)The Council has been presented with a Commercial proposal to develop the Southern part of the area T2 of 42 hectares from Rural to Residential, being a 98 unit retirement village and 105 residential lots. This area is in the Council plan as "Development from 2035 onward".

My issues:-

1)When I purchased my property in December 2018 I was rightly of the belief that T2, on which my property is situated would not be developed for the following 17 years. Should I have known of the potential rezoning I would not have purchased this property which has unique characteristics. Other residents affected have the same view for various reasons which demonstrates that Council must be as responsible to the Citizens of the town as it is to Commercial developers with its planning.

2)Apart from the vendor of the land in question there are only 2 other residences in this zone. The Council has made no effort to liaise with us! In fact the Council letter to me about the development was emailed to me on the 13th November. 13 days after Public notification.

3)I am directly affected, like it or not by this rezoning

-My residential property on 4 acres is registered as Historic Places 2. It was built by the Quinn family between 1904 and 1907 and occupied by them until 2001, me being the 3rd owner. Is this of relevance to Council given its Vision Statements?

-Change in zoning (potential or real) now has implications to my ability to sell and on its value.

-If the vendor has rights to sell for develop then what are my rights. Please clarify!

-Please provide a to scale plan of future infrastructure and how it directly affects my property. One plan I have has a road through my house!!

4)The Waipa plan 2050 shows 2988 potential dwelling sites available in Te Awamutu for the period until 2035. At 2.6 persons per dwelling (NZ average) this represents 7,768 people. The population of Te Awamutu from the 2018 Census was 12,198 people with Councils plan of 18,500 by 2050. This demonstrates that dwelling sites available prior to 2035 have the potential to accommodate growth to 19,966 people which is in excess of the 2050 plan.

Council development plans for period 2035 to 2050 provide for 3036 dwellings which is the equivalent of a further 7893 persons. **The question is "Is there a demonstrated need for Council to approve bringing the development of T2 forward by 15 years or is the issue to do with Council planning".**

5)Town Growth and Development.

Infrastructure - The current T1 development of 440 sections represents 1,144 people but as important is the issue of 2 cars per household, another 880 vehicles.

Parts of Alexander Street are in poor condition with constant heavy traffic useage. There are no turning bays at the Paterangi Road intersection. Paterangi Road is becoming busier with development of industrial and housing zones in the vicinity and of course its use as a route for north bound traffic. I understand there is meant to be a town by pass in this area also. I do not see this in the 10 year plan?

-**Water.** In the concept plan for T 2 it advises that the town has adequate water supply for this and the future planned growth. At a residents meeting a resident with knowledge of the towns water supply advised that this is not the case. Please explain?

Growth Planning-In the Sanderson application it advises that there are no other available sites in Te Awamutu for such a Retirement village development of approx 9 Hectares. Please explain from the Councils planning perspective. Also how is the Council going to achieve getting the balance of housing types and fullfill the needs of a growing population in terms of its Visions (Socially Responsible). .eg. Housing for those people who are less financially able, including the elderly. T 2

does not meet any of these expectations. The Sanderson Retirement Village at Tamahere units start at \$795,000 and they advise that their Te Awamutu village will start in the lower \$600k ?

Summary

I was brought up in Te Awamutu and left in 1974. For the past 26 years I have lived in the Western Bay of Plenty and seen first hand the consequences of rampant growth ,poor town planning and allowing the growth without the appropriate infrastructure being put in place in a timely manner. This is at both a Council and Government level !!! It is impossible to undo poor planning and the people have to live with the cost and the consequences. For example Tauranga is struggling with many failures in planning and development and requires two billion dollars worth of Infrastructure development just to catch up with growth. Its Council has been disfunctional for quite some time and as I write the Major has resigned ,the Council is not a cohesive team and Government will have to implement Administration .

I moved back to Te Awamutu as it is a functioning town that has not been burdened by the issues faced by the BOP . To achieve your Waipa Vision the Leaders must implement their Vision with Discipline and demonstrate at every move an understanding of the consequences on the town and its people. The Council works for the People (Rate Payers) and not Developers whose only true aim is a profit . Your filter , for every decision is **In 50 years time is this a better town in every respect that you will be proud of !**

Waipa District Council – Proposed Private Plan Change 12 Submission on behalf of Fire and Emergency New Zealand

Submission on publicly notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Waipa District Council

Submission on: Proposed Private Plan Change 12 - Growth Cell T2 Rezoning

Name of organisation: Fire and Emergency New Zealand

Address for service: C/- Beca Limited

[REDACTED]

Attention: Alec Duncan

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Fire and Emergency New Zealand (Fire and Emergency) could not gain an advantage in trade competition through this submission.

Fire and Emergency is directly affected by an effect of the subject matter that; adversely affects the environment and does not relate to trade competition or the effects of trade competition.

This is a submission on behalf of Fire and Emergency on Proposed Private Plan Change 12 - Growth Cell T2 Rezoning. Fire and Emergency understand that the T2 Growth Cell is identified in the Waipa District Growth Strategy 'Waipa 2050' as being anticipated for development from 2035 onwards. Proposed Private Plan Change 12 is proposing to bring this development staging forward.

Background:

In achieving the sustainable management of natural and physical resources under the Resource Management Act 1991 (RMA), decision makers must have regard to the health and safety of people and communities. Furthermore, there is a duty to avoid, remedy or mitigate actual and potential adverse effects on the environment. The risk of fire represents a potential adverse effect of low probability but high potential impact. Fire and Emergency has a responsibility under the Fire and Emergency New Zealand Act 2017 to provide for firefighting activities to prevent or limit damage to people, property and the environment. As such, Fire and Emergency has an interest in the land use provisions of the District Plan to ensure that, where necessary, appropriate consideration is given to fire safety and operational firefighting requirements, particularly in relation to new development areas.

In order for Fire and Emergency to achieve their principle objective which includes reducing the incidence of unwanted fire and the associated risk to life and property, protecting and preserving life, and preventing or limiting injury, damage to property land, and the environment, Fire and Emergency requires adequate water supply for firefighting activities; and adequate access for new

developments and subdivisions to ensure that the Fire and Emergency can respond to emergencies.

The provision for adequate water supply is therefore critical. It is important to Fire and Emergency that any new subdivision or land use has access to adequate water supply (whether reticulated or non-reticulated). This essential emergency supply will provide for the health, safety and wellbeing of people and the wider community, and therefore achieves the purpose of the RMA.

The New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (Code of Practice) is a non-mandatory New Zealand Standard that sets out the requirements for firefighting water and access. The Code of Practice ensures a consistent approach throughout New Zealand and enables Fire and Emergency to operate effectively and efficiently in a fire emergency. The Code of Practice provides techniques to define a sufficient firefighting water supply that may vary according to the circumstances and is based on an assessment of the minimum water supplies needed to fight a fire and to limit fire spread according to each different building's fire hazards. The firefighting water supply required to address the fire hazard may be established by use of tables within the Code, or by calculation. The Code of Practice is written to provide flexibility as to how the firefighting water supplies can be provided.

Adequate access to both the source of a fire and a firefighting water supply is also essential to the efficient operation of Fire and Emergency. The requirements for firefighting access are set out in the Code of Practice and further detailed in Fire and Emergency's 'Emergency Vehicle Access Guidelines' (May 2015).

Fire and Emergency's submission is:

Fire and Emergency have experienced an ongoing issue with water pressure in and around the Waipa District, where reticulated water supplies are in place. This is of considerable concern to Fire and Emergency, given the significant growth the Waipa District has experienced in recent years, coupled with the number of new subdivisions that have recently been connected to the reticulated water supply. Inadequate water pressure that does not comply with the Code of Practice poses a significant risk to the health, safety and wellbeing of people in the Waipa community and to the ability for Fire and Emergency to effectively fight a fire, should fire occur.

Fire and Emergency has reviewed the Plan Change 12 documentation, including the Water Supply Assessment prepared by WSP dated July 2020. The assessment confirms there is adequate water supply in the Council reticulated system for the T2 growth cell. The assessment further concludes that:

- The required pressure of 20m for Level of Service (LOS) cannot be provided by the current network at the highest point within the proposed development. There are no alternative connections which would improve the pressure within the proposed development, without a local booster supplied within the development. A localised booster pump is required at the high area in the south of the proposed development to meet the LOS. This option requires further investigation.
- The T1 development will experience similar pressure issues to the T2 development (subject to this plan change). The assessment has recommended that the two adjacent developments should consider installing a combined booster pump which will provide the required pressure to both T1 and T2 developments.
- FW2 fire flow can be provided throughout the proposed residential development (retirement villas) when supplied from the Frontier Road main.
- FW3 flows were not assessed, however, WSP consider that it is highly unlikely that FW3 flow can be achieved. The assessment recommends that consideration should be given to this

requirement for any specific fire sprinkler requirements for the Country Club (the proposed Retirement Village) and any other proposed non-residential facilities.

While acknowledging that Council are proposing to address the water pressure issues through the development of a booster pump to provide for FW2 for all residential housing lots in the T2 growth cell, given the scale of the development Fire and Emergency remain concerned in regard to the existing water pressure issues across the district and wish to emphasise the importance of having adequate water pressures available, prior to the construction of any buildings in the T2 growth cell.

Further, Fire and Emergency is concerned regarding the proposed water supply network not being able to achieve FW3, which is a requirement for the proposed retirement village and all other structures characterised by a fire hazard category in the Code of Practice. Given that adequate water supply is a fundamental issue and is not up to standard in Waipa District, Fire and Emergency strongly recommend that Council address the water supply deficiencies holistically and at an early stage to ensure that adequate water supply for firefighting purposes is available to not only the T2 growth cell, but the wider area, prior to development commencing. This includes, as a minimum, provision of FW2 and FW3 flow for fire protection for all new developments.

Fire and Emergency would be happy to work with Council to ensure that provision of adequate water supply (and access to) for firefighting purposes within the T2 Growth Cell (and the wider Waipa area) is achieved to reduce the risk to life, property and the surrounding environment in the event of a structural fire or release of hazardous substances.

The key Fire and Emergency contacts for the Waipa district are Kevin Holmes and George Jensen. Contact details for Kevin and George are:

Kevin Holmes
Senior Fire Risk Management
Officer/Specialist Fire Investigator



George Jensen
Fire Risk Management Officer



Fire and Emergency seeks the following decision from Council:

Fire and Emergency support the plan change, subject to the plan change being amended to include a rule provision that requires adequate water supply being provided to the T2 Growth Cell prior to development commencing. The term 'adequate' is intended to mean in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 and the Regional Infrastructure Technical Specifications.

Fire and Emergency would welcome the opportunity to discuss, or provide further clarification, in relation to this submission.

Fire and Emergency wish to be heard in support of their submission.

If others make a similar submission, Fire and Emergency will consider presenting a joint case with them at the hearing.

.....

(Signature of person authorised to
sign on behalf of Fire and
Emergency New Zealand)

27/11/2020

.....



RECEIVED
26 NOV 2020
v SHIC

Plan Change on Waipā District Plan 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 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY	
Date received	
Document ref:	

Note: You must fill in ALL sections of this form.
Submissions close **5pm Friday, 27 November 2020**

1 Submitter details	
Full name of submitter: <i>(required)</i>	Nigel Phillips Sharlene Phillips
Contact name if different from above:	
Contact phone number(s) <i>(mobile optional):</i>	[REDACTED]
Postal address: <i>(required)</i>	[REDACTED]
Email <i>(optional):</i>	[REDACTED]
How would you like us to contact you?	
By post	<input type="radio"/>
By email	<input checked="" type="radio"/>

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.

2 This is a submission on the following proposed plan change to the Waipā District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	12

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

Please complete the reverse side of this form

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.

Yes No

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

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


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

We as a family strongly oppose this development for a number of reasons. We brought 33 Frontier Rd almost two years ago and were shocked to find out this development was scheduled to start in 2021 as we were told nothing would be going there until 2035. There are so many other developments going up around this small town already and we do not have the infrastructure set in place to support what we have already let alone another big development. Major concerns include: Water supply, construction work for years, traffic, water (un of... Sanders group lying to everyone, in an old house and many more

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)

We do not mind the Retirement villiage it is just the 100+ houses with the 8th of an acre blocks that are going to be extremely close to the road which they also have to extend

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 23/11/2020
--	---	------------------



Plan Change on Waipā District Plan Submission Form

Form 5

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

Send to: Waipa District Council, Private Bag 2402, Te Awamutu 3840
Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY	
Date received	
Document ref:	

Note: You must fill in ALL sections of this form.
Submissions close 5pm Friday, 27 November 2020

1 Submitter details	
Full name of submitter: <i>(required)</i>	OAK RIDGE HOLDINGS LTD.
Contact name if different from above:	RICHARD COLES / ANDREW PLADGATE
Contact phone number(s) <i>(mobile optional):</i>	[REDACTED] /
Postal address: <i>(required)</i>	[REDACTED]
Email <i>(optional):</i>	[REDACTED]
How would you like us to contact you?	
By post	<input type="radio"/>
By email	<input checked="" type="radio"/>

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.

2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	PROPOSED PLAN CHANGE 12 - GROWTH CELL T2 REZONING

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

Please complete the reverse side of this form

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.

Yes
 No

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

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

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

The Plan Change 12 application and supporting documentation does not confirm there are no adverse environmental effects on the wide water or wastewater network. This needs to be confirmed prior to any change in zoning.

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 wider submission points of relief sought on attachment.

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)

Andrew Fladgate
ANDREW FLADGATE

Dated 27/11/20.

Attachment to Submission by Oak Ridge Holdings Limited 27 November 2020

Oak Ridge Holdings are in the process of developing Stage 1 of the T8 growth area and have other property development interests in Te Awamutu. They are current developing a 95 lot subdivision on Swarbrick Drive and have all the resource consents required to develop the subdivision, which will ultimately provide a road connection through to Golf Road.

Main Submission Point

The district plan provides for the uplifting of deferred residential zoning when an urban growth area can be serviced. The Waipa Growth Strategy 2050 provides for the sequencing of growth to enable a staged and progressive expansion to the urban areas of Waipa District. Te Awamutu in particular has historic infrastructure capacity issues relating to water and wastewater. The T2 growth cell was planned for urban development after 2035. Plan Change 12 seeks to bring this sequencing of growth forward for Stage 1 of the T2 growth area, by 15 years. The proposed Plan Change will allow 203 development units.

Council's Waipa District Developer Forum presentation October 2020 identified \$190m for growth cell development and the supply and upgrade of infrastructure. The total budget allocation is \$163m and therefore there is a shortfall of \$27m. A tabled comment against the T2 growth cell is that *water supply enforcement of \$5.7m pushed out beyond 2031*. The draft budget provides for \$3.5m. So there is a shortfall that appears will need to be developer funded.

The majority of the growth cell development funding is allocated to Cambridge growth cells with only a small budget allocation to Te Awamutu.

Infrastructure capacity within the Te Awamutu urban area may be used by the proposed T2 development and reduce capacity for other planned growth areas. The Plan Change document does not confirm any modelling of the wastewater system to confirm sufficient capacity exists. It is assumed that the planned growth order as identified by the Waipa Growth Strategy will be built into all infrastructure modelling. It is uncertain from the Plan Change document whether there are any adverse effects on the capacity of the Council water and wastewater networks.

BBO Application for PC 12Proposed rules worthy of supporting

- A staging provision allowing for immediate development of Stage 1 and retaining a 2035 timeframe for Stage 2. {Extract from P19 BBO}

Stage 1 development of T2 provides for 203 dwellings and a rule to be included in the District Plan will help cap the extent of development within the catchment and therefore the effects on the Te Awamutu water and wastewater reticulation.

Water

Extracts from Opus water modelling report confirm it is unclear whether the Opus model has accounted for other growth cell development, which is zoned residential or planned to be developed between now and 2035. This include T3, T8, T9, T10, T11, T12, T13 growth cells and Bond Road and Patarangi Road Industrial growth cells.

Submission on Plan Change 12 Waipa District Plan by Oak Ridge Holdings Ltd

4.4 Future Changes to Network

- This assessment only considers the current operation where Te Awamutu is supplied from Te Tahī. It does not allow for the change to consent conditions in 2030, where the main supply will be from Parallel Road Water Treatment Plant via Taylors Hill Reservoirs. Furthermore, the Waipa District Council Master Planning states that the Te Tahī main will be renewed with an equivalent DN375 pipe. It is expected that these changes will improve the LOS within the proposed development, although further investigations are required to confirm.

Given 4.4 above it seems there are some uncertainties regarding the LOS regarding water supply.

4.3 FW2 Fire Flow

- FW2 fire flow can be provided throughout the proposed residential development (retirement villas) when supplied from the Frontier Road main.
- FW3 (50L/s) flows were not assessed. It is highly unlikely that FW3 flow can be achieved. Consideration should be given to this requirement for any specific fire sprinkler requirements for the Country Club and any other proposed non-residential facilities.
- This study has considered just the existing Te Awamutu distribution mains network and not the localised pipework within the development. The internal development pipework will need to be designed accordingly to accommodate peak day / hour demand.

While fire flows can be provided for Stage 1 of the development there is no commentary regarding how this may affect other parts of the Te Awamutu urban water reticulation area.

BBO Wastewater Assessment in the Plan Change Document

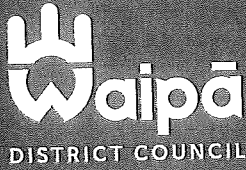
The BBO wastewater assessment considers the infrastructure required to be upgraded to reticulate the proposed waste to the wastewater treatment plant. There is no assessment as to whether the Te Awamutu Wastewater Treatment Plant has sufficient capacity for the 203 additional dwellings between now and 2035 (For Stage 1 of the T2 Growth cell development). At a minimum modelling should demonstrate there is sufficient capacity in the treatment plant to receive the additional wastewater. Other planned growth areas (T3, T8, T9, T10, T11, T12, T13 growth cells and Bond Road and Patarangi Road Industrial growth cells) need to be considered in any modelling to take into account likely planned and zoned urban growth. Council may have this in hand.

Submission Summary Oak Ridge Holdings Ltd

1. Oak Ridge Holdings object to the uplifting of the deferred residential Zone for any of T2 area until it can be demonstrated that there is no reduced level of service in Council's water or wastewater reticulation with respect to undeveloped zoned urban land (particularly the T8 growth area) or land planned for urban growth between now and 2035 (As per Waipa 2050 growth Strategy).
2. Oak Ridge Holdings consider that there is a risk of undermining Council's 2050 Growth Strategy if growth cells are developed out of sequence.

Relief Sought

1. That Council do not rezone land to Residential for the T2 growth area until it is demonstrated that there are no adverse effects on the water or wastewater network supply to planned growth areas in Te Awamutu as identified in Council's 2050 Growth Strategy, or mitigation measures (upgrades) are proposed and confirmed to avoid or reduce these network effects to an acceptable level.
2. That Council include a rule in the Waipa District Plan that provides for the extent of the Stage 1 – T2 growth cell area to be developed but classifies other stages in advance of 2035 a non-complying or prohibited activity. The Stage 1 T2 growth area development should also be capped at 203 dwellings as per the Plan Change request.



Plan Change on Waipā District Plan 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 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY	
Date received	
Document ref:	

Note: You must fill in ALL sections of this form. Submissions close 5pm Friday, 27 November 2020

1 Submitter details	
Full name of submitter: <i>(required)</i>	Martine Underhill
Contact name if different from above:	
Contact phone number(s) <i>(mobile optional):</i>	[REDACTED]
Postal address: <i>(required)</i>	[REDACTED]
Email <i>(optional):</i>	[REDACTED]
How would you like us to contact you?	
By post	<input type="radio"/>
By email	<input checked="" type="radio"/>

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.

2 This is a submission on the following proposed plan change to the Waipā District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	Private plan change 12 (PPC12) T2 Growth Cell, Te Awamutu

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	

Please complete the reverse side of this form

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.

Yes No

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

Select one	<input type="radio"/> I SUPPORT	I support the Rest home / Retirement Village covering a sha at 10 Frontier Road To Awamutu.
	<input checked="" type="radio"/> I SUPPORT IN PART	I oppose the general Residential sections and Request that the sections be delayed until 2035.
	<input type="radio"/> I OPPOSE	I oppose the entrance be at the top of Frontier Rd.

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

I oppose the Residential Sections as Te Awamutu has many subdivisions ongoing at this time. I believe we need to make sure our reserves can accommodate the ones underway before we allow the sections at 10 Frontier Road to go ahead.

Sun strike on Frontier Road is very dangerous and having the entrance at the top of Frontier Road is a hazard. (many near misses already).

Building the site up will cause further water flow in to garage 7 under house on 29 Frontier Road causing an unhealthy home. My mother has lung cancer this plus the dust & bacteria stirred up from the heavy machinery working close to the house will have a detrimental effect on her health.

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)

move entrance from Beside water tower to down the end of the houses along Frontier Road between lots 14 and 15. Or have it join with Frontier estates using the one entrance as marked 'A' on map.


Please Defer Residential Zone until 2035

Please Do Not Build up the sections at 10 Frontier Road lots 1 to 14 (causing water flow to houses across street)

Having covenants that only single storied dwelling so everyone can enjoy view.

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 26/11/20

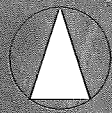


Te Awamutu Country Club

Frontier Drive,
Te Awamutu

Proposed facilities

- 1 Care Facility
 - 2 Dementia Care
 - 3 Club House
 - 4 Health Spa
 - 5 Pond
 - 6 Bowls Lawn
 - 7 Croquet Green
 - 8 Campervan Parking
 - 9 Hobby Shed
 - 10 Golf Putting Green
- 95 Retirement Villas



Attachment included with Martine Underhill's submissions of the Private Plan Change 12 (PC12)

- The Sanderson group advised that a council person had assessed the road at Frontier Road and decided that the best access point is just left of the water tower, Pirongia side (Marked "B" on the map attached). However, Frontier Road is notorious for sun strike twice a day, and I can personally attest to have a few near misses on this road due to the sun strike. I believe the risk to my neighbours, my daughters, pets, other family members and visitors would be in grave risk having an entrance at that point. I request that I be moved to either the bottom of the row of houses between Lot 14 and 15 (Marked "C" on the map attached) or to include it on to the Frontier Estates subdivision which there is already a provision for it within their map (Marked "A" on the map attached).
- I have moved in with my mother as she is suffering from lung cancer I am very concerned that prolonged stirring of dust, bacteria, water and debris caused from the earth and road works will have detrimental effects on my mother's health. Especially when the intended entrance (marked "B" on the map attached) is opposite our section.
- Since the Frontier Road has been built up, in winter or when ever it rains very heavy the rain comes down my driveway and into my garage. This is causing health issues for my mother who has lung cancer. I am fearful that, should the land intended for the subdivision would be built up to match the road it will make our house damper, causing a damp home and more health issues for my mother.
- It has been raised before that Te Awamutu has a water shortage and although Waipa Council has advised that a pipe is being constructed to take water from the Waikato River, there are concerns that it will not be enough to supply the multitude of subdivisions already in progress in the Te Awamutu area. I believe this subdivision would be detrimental to Te Awamutu resources. Therefore it is requested that the residential sections be deferred until 2035.
- I believe that progress in Te Awamutu is inevitable. If a compromise is being sort I would not oppose the proposition for the rest home and village that would be situated to the middle back of the farm. However, due to the amount of subdivisions already in progress I am extremely against the sections being allowed we need to test Te Awamutu's resources with the subdivisions under way prior to allowing this massive subdivision.
- I would also like to raise a concert with the covenants of the tiny sections being subdivided. Our house was purchased for the views and should a two or three story be built on these sections would drastically diminish my views. Covenants for only single story dwellings should be allowed once 2035 has passed so that all on Frontier road can enjoy the views.



Plan Change on Waipā District Plan 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 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY	
Date received	
Document ref:	

Note: You must fill in **ALL** sections of this form.
Submissions close **5pm Friday, 27 November 2020**

1 Submitter details	
Full name of submitter: <i>(required)</i>	Howard Ashmore
Contact name if different from above:	
Contact phone number(s) <i>(mobile optional):</i>	[REDACTED]
Postal address: <i>(required)</i>	[REDACTED]
Email <i>(optional):</i>	[REDACTED]
How would you like us to contact you?	
By post	<input type="radio"/>
By email	<input checked="" type="radio"/>

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.

2 This is a submission on the following proposed plan change to the Waipā District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	

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

4 Attendance at Council hearing

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

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes No

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

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

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

I may want to use the facility in the future

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)

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 26-11-2020

FONTERRA LIMITED

SUBMISSION ON PROPOSED PLAN CHANGE 12 TO THE WAIPA DISTRICT PLAN

To: **Waipa District Council**

SUBMITTER: **FONTERRA LIMITED**

Contact: Brigid Buckley
National Planning and Policy Manager –
New Zealand Operations

Address for Service: Fonterra Limited
C/- Mitchell Daysh Limited
Mitchell Daysh Limited
[REDACTED]
[REDACTED]
Attn: Abbie Fowler
[REDACTED]
[REDACTED]

Fonterra wishes to be heard in support of this submission.

Fonterra could not gain an advantage in trade competition through this submission.

If others make a similar submission, Fonterra would consider presenting a joint case with them at any hearing.

1. SUMMARY

- 1.1. Fonterra Limited ("**Fonterra**") **supports** Proposed Private Plan Change 12 ("**Plan Change**"), as lodged with the Waipa District Council ("**Council**") by Sanderson Group Limited and Kotare Properties Limited ("**the applicant**") subject to the provision of further information and further assessment on the impacts that the proposed development will have on the wider transportation network and the Council's water supply.
- 1.2. The Plan Change proposes to rezone 41 hectares of land in the T2 Growth Cell from a "Deferred Residential Zone" to a "live" Residential Zone. This will allow the development of a retirement village and housing. In doing this, PC 12 brings forward the development of this Growth Cell by 15 years.

2. FONTERRA'S TE AWAMUTU SITE

- 2.1. The site subject to the Plan Change is near Fonterra's Te Awamutu Dairy Manufacturing Facility (the "**Te Awamutu site**").
- 2.2. Fonterra's Te Awamutu site was established in 1882, and today is the sixth largest producer of dairy ingredients in New Zealand. Almost 300 people are employed at the site.
- 2.3. Given the industrial nature of the activities and size at the Te Awamutu site, heavy vehicles (ie milk tankers and staff vehicles) are a key feature. Consequently, traffic movements (ie maximum volumes and gate entrance/exit restrictions) associated with the Te Awamutu site are provided for in Appendix T7 of the Waipa District Plan.
- 2.4. The Te Awamutu site also receives water from Waipa District Council ("**Council**"), via the Te Awamutu municipal water supply system, for the processing of milk into dairy products. The reliable, safe and secure supply of water is critical to ensuring that Fonterra can continue to meet its stringent regulatory and market access requirements.

3. FONTERRA'S SUBMISSION ON THE PLAN CHANGE

- 3.1. Over recent years, and with the on-going growth of the Te Awamutu Township (which is expected to continue), Fonterra has observed an increase in traffic movements along Alexandra Street. Whilst this is not unexpected, Fonterra is keen to better understand the implications of the early release of the T2 Growth Cell on the broader transportation network – particularly in terms of efficiency, effectiveness and safety.
- 3.2. Fonterra would also like to discuss the assumptions behind the Plan Change's Integrated Transport Assessment which suggests that 40 percent of the traffic generated by the T1 Growth Cell and 30 percent of traffic generated by T2 Growth Cell onto Pirongia Road is expected to head west with the remaining 60 percent (T1) and 70 percent (T2) heading east to the Te Awamutu Town Centre. This level of interaction with the west is much higher than expected as there are very few destinations (ie commercial, employment or education) in this direction. On its face, we consider that this adopted assumption of only 60-70 percent of trips heading east underestimates the likely increase in traffic heading to the Town Centre via Alexandra St and Frontier Road by around 30-35 percent. If underestimated, this has the potential to exacerbate efficiency and safety issues further to the east (Alexandra Street) including outside Fonterra's Te Awamutu site. Fonterra considers that the applicant could address this matter through an amended ITA to include any potential broader network implications.

3.3. Fonterra understands that the Waipa District Council have undertaken further analysis of the Te Awamutu Township’s potable water supply and network requirements - which account for its projected growth. Fonterra is not clear what the impacts of the earlier than planned release of the T2 Growth Cell will mean for the continued availability of water supplied by Council to its Te Awamutu site.

4. RELIEF REQUESTED

4.1. Fonterra requests the following relief:

- (1) A meeting with the applicant and Waipa District Council to discuss the points raised in this submission prior to any hearing that may be required; and/or
- (2) A specific rule to be included in the Waipa District Plan requiring a Broad Integrated Transport Assessment (Broad ITA) that considers the impacts of the proposed development on the wider transportation network. Alternatively, the applicant could address this via an updated ITA at the plan change level.
- (3) Any other consequential amendments necessary to address the matters raised in this submission.

Signature:

FONTERRA LIMITED by its authorised agents Mitchell Daysh Limited



Abbie Fowler

Date:

27 November 2020

Address for Service:

C/- Abbie Fowler
Mitchell Daysh Limited

[Redacted]

[Redacted]

[Redacted]



Plan Change on Waipā District Plan 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 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY	
Date received	
Document ref:	

Note: You must fill in ALL sections of this form.
Submissions close 5pm Friday, 27 November 2020

1 Submitter details	
Full name of submitter: <i>(required)</i>	John Leonard Hatwell & Meruyn Lance Johnston
Contact name if different from above:	Charlotte Muggenidge c/o: Harkness Henry
Contact phone number(s) <i>(mobile optional)</i> :	[REDACTED]
Postal address: <i>(required)</i>	[REDACTED]
Email <i>(optional)</i> :	[REDACTED]
How would you like us to contact you?	
By post <input type="radio"/>	
By email <input checked="" type="radio"/>	

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.

2 This is a submission on the following proposed plan change to the Waipā District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	#12 – T2

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

4 Attendance at Council hearing

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

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes
 No

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

Select one	<input type="checkbox"/> I SUPPORT	Refer to attached submission
	<input type="checkbox"/> I SUPPORT IN PART	
	<input checked="" type="checkbox"/> I OPPOSE	



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

Refer to attached submission

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)

Refer to attached submission

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 27-11-20
--	--	----------------

Submission to Proposed Private Plan Change 12 – Growth Cell T2 Rezoning

J L Hatwell and M L Johnston oppose the proposed plan change PC12 on the basis that the applicant has incorrectly interpreted rule 14.4.1.10 of the Waipa District Plan and has not proven that there is less than three years supply of land that is Development Ready.

Introduction

The application for Plan Change 12 (PC12) seeks to rezone Growth Cell T2 to enable development of a Retirement Village in an initial stage (as well as 105 residential houses) and residential development in a later second stage. Growth Cell T2 is currently identified as a post-2035 growth cell and zoned Deferred Residential.

Operative District Plan

Under the Operative District Plan is a rule for uplifting the deferred zone status, Rule 14.4.1.10:

- 14.4.1.10 In the Deferred Zones on the Planning Maps the rules of the Deferred Zone will apply until:
- (a) The precondition that no amendments are required to the District Plan objectives, policies, or rule framework has been met; and
 - (b) A structure plan, has been approved:
 - (i) By way of a change to the Waipa District Plan; or
 - (ii) For the whole of the Deferred Zone area in accordance with a resource consent granted under Rule 14.4.1.4(b), or
 - (iii) For part of the Deferred Zone area in accordance with a resource consent granted under Rule 14.4.1.5(e) identified in the Planning Maps; and
 - (c) The Development Infrastructure required to service the Deferred Zone area is either in place, or Council is satisfied that there is a solution to deliver the necessary infrastructure; and
 - (d) In the case of Deferred Residential Zone or Deferred Large Lot Residential Zone areas identified on the Planning Maps, it is proven to the satisfaction of Council that within the relevant town or village in either the Deferred Residential Zone or the Deferred Large Lot Residential Zone there is:
 - (i) In the case of Te Awamutu and the rural villages only (but not Cambridge), less than three Open Growth Cells; or
 - (ii) In the case of Cambridge only, any of the growth cells identified on the Cambridge Growth Map in Appendix S1 as 'Development Areas – now to 2035' (being the continuation of the Cambridge North, C1, C2/C3, C4 and C6) can be released for development provided that the other requirements of this rule have been satisfied; or
 - (iii) Notwithstanding (i) and (ii) above, where Council is satisfied there is less than three years supply of land that is Development Ready for either Cambridge, Te Awamutu or any of the rural villages, additional development areas as identified in Appendix S1 as 'Development Areas – beyond 2035' may be released for development for that settlement; and
 - (e) Council has made a formal Council resolution to remove the Deferred Zone, and to allow development to proceed in accordance with the resolved new zone(s); and
 - (f) For the 'Indicative Motorway Service Centre Area' shown on Zone Map 22 only a development plan has been approved.
 - (g) Structure plans for Deferred Zones can be initiated and prepared by Council, a landowner / developer, or a combination thereof.

After the resolution is made by Council, the full provisions of the relevant zone(s) and district wide provisions shall apply.

Advice Notes:

1. 'Development Ready' means land which is identified in the District Plan for Future Development Capacity which has not had a section 224 issued on it.
2. 'Future Development Capacity' means land identified for either Residential or Large Lot Residential Use.
3. 'Open Growth Cell' means a Growth Cell or part of a Growth Cell identified in Appendix S1, which has had the deferred status uplifted and less than 70% of the land identified for Future Development Capacity has a section 224 issued on it.
4. 'Development infrastructure' means network infrastructure for water supply, wastewater, stormwater, and land transport as defined in the Land Transport Management Act 2003, to the extent that it is controlled by local authorities.
5. The calculation of three years supply of land includes a 20% surplus against forecast demand, in accordance with the National Policy Statement on Urban Development Capacity.
6. 'Rural villages' means the settlements of Ohaupo, Ngahinapouri, Pirongia, Pukeatua, Te Miro, Karapiro, Rukuhia and Te Pahu.

PC12's interpretation of Rule 14.4.1.10

In relation to this rule, the application for PC12, on pages 42-46 of the Growth Cell T2 Rezoning provides a small summary to this rule and makes the following commentary and assessment against this rule:

Currently four of the residential growth cells in Te Awamutu are open as follows:

- a) The T1 Growth Cell located between Frontier Road and Pirongia Road on the western side of Te Awamutu. Stage 1 and 2 of this development has been consented for 41 residential lots.
- b) The T9 Growth Cell located on the northern side of Cambridge Road on the eastern side of Te Awamutu. Subdivision consent has been applied for to subdivide this site into 85 residential lots. The application is currently on hold at the request of the applicant.
- c) Part of the T3 Growth Cell located between Bond Road and Te Rahu Road. This Growth Cell had its zoning uplifted in part in May 2017 and subdivision consent for 41 residential lots approved in July 2017. To date approximately half of the subdivision has new dwellings on them. In terms of the remaining part of the Growth Cell, this is still deferred zoning.
- d) Part of the T8 Growth Cell located on Golf Road and Park Road. This Growth Cell had the non-flood areas uplifted in July 2019 and subdivision consent for 98 residential lots.

Despite the number of growth cells open, there are limited options in terms of actual sections developed and for sale. Approximately 180 lots have been consented in the open growth cells, of which only a portion have been developed. This is unlikely to be keeping pace with the annual household demand of 169 noted in Table 2 below. There is demand for additional residential sites and increased range of residential products and price points and locations. In particular, as evidenced by the unsolicited approaches to Sanderson Group, there is specific demand for additional retirement options.

Waipa 2050 identifies that growth is not expected to be linear through to 2050. A higher proportion of growth is expected in the first 10 years (2017-2027), and will slow after that. This is illustrated for Cambridge and Te Awamutu/Kihikihi urban areas below.

From 2017 until 2027 (10 years), land supply for residential use requires 14ha per year to become available and 169 dwellings per year to be provided in Te Awamutu. Over the next 3 years, this equates to approximately 42ha and 507 dwellings. By 2027 approximately 169ha will need to have been provided to meet anticipated demand, when taking into account the additional 20% required by the NPS-UD.²

T2 adds to existing residential options and will ensure there is an ample supply of land taking into account the long lead times for land development and the varied intents and drivers of landowners in the growth cells. T2 adds to the options, ensuring there is healthy competition in the residential land market, which will support improved affordability.

Location	2017 Population	2050 Estimated Population	2050 Households	Annual Household Demand	Annual Land Supply Required
Cambridge	16,100	30,300 (+14,200)	13,500 (+7,000)	212	18ha
Te Awamutu / Kihikihī	13,000	18,400 (+5,400)	8,700 (+3,400)	104	9ha

Location	2017 Population	2027 Estimated Population	2027 Households	Annual Household Demand	Annual Land Supply Required
Cambridge	16,100	23,200 (+ 7100)	9,800 (+3400)	340	28 ha
Te Awamutu / Kihikihī	13,000	15,700 (+2700)	7,000 (+1700)	169	14ha

Figure 10: Projected Household demands extracted from Waipa 2050

Our assessment of PC12 against rule 14.4.1.10

When considering the above in relation to Rule 14.4.1.10, it appears that the applicant has not correctly assessed the availability of land nor made a clear connection between the two.

The following represents our assessment of the proposal against Rule 14.4.1.10:

- (a) Rule 14.4.1.10 (a) - PC12 does not seek to make any amendments to the District Plan objectives, policies or rule framework. As such, PC12 complies with this component of the rule.
- (b) Rule 14.4.1.10 (b)(i)-(iii) - A structure plan has not been approved in relation to Growth Cell T2, and therefore this component of the rule is not applicable to PC12.
- (c) Rule 14.4.1.10 (c) - PC12 does include provision for Development Infrastructure to service the Deferred Zone area, hence the plan change sought by PC12 does comply with this component of the rule.
- (d) Rule 14.4.1.10 (d) - There is a two-step test in the case of Deferred Residential Zone under this particular rule as it applies to Te Awamutu. That is:
 - a. Rule 14.4.1.10(d)(i) - There are less than three Open Growth Cells in Te Awamutu; or
 - b. Rule 14.4.1.10(d)(ii) - Not applicable.
 - c. Rule 14.4.1.10(d)(iii) - There is less than three years supply of land that is Development Ready.

Rule 14.4.10(d)(i) and (iii) - There are less than three Open Growth Cells in Te Awamutu or there is less than three years supply that is Development Ready

The applicant's application records that there are currently four residential growth cells in Te Awamutu. The applicant mentions T1, T9, part of T3 and T8 and notes how many consented lots there are.

An Open Growth Cell is defined in the District Plan as "means a Growth Cell or part of a Growth Cell identified in Appendix S1, which has had the deferred status uplifted and less than 70% of the land identified for Future Development Capacity has not had a section 224 issued on it".

The applicant has noted that "despite the number of growth cells open, there are limited options in terms of actual sections developed and for sale". An Open Growth Cell can in theory, have 69% of the land with a s224 issued on the sections captured and still be called an Open Growth Cell. The application does not assess this at all. It only assesses what lots have been consented. That completely misses the point that available land can be consented but still classed as 'Development Ready' in an Open Growth Cell.

The following has been taken from Appendix S1 of the Operative District Plan, in relation to the likely supply of land for the next three years, based on current growth cells for Te Awamutu:

Te Awamutu Residential Growth Cells – anticipated now to 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
T1	37ha	<ul style="list-style-type: none"> ▪ This is identified for residential development, has a structure plan in place and is actively being developed. ▪ The growth cell has a dwelling capacity of approximately 444 dwellings.
T3	10ha	<ul style="list-style-type: none"> ▪ This growth cell has been identified for residential development. ▪ The growth cell has a dwelling capacity of approximately 120 dwellings.
T6	168ha	<ul style="list-style-type: none"> ▪ This growth cell has been identified as a location for non-serviced (water only) large lot residential development, providing an alternative form of living choice to other greenfield developments in Te Awamutu. ▪ Development shall be undertaken in accordance with the relevant structure plan contained within this District Plan. ▪ The growth cell has a dwelling capacity of approximately 504 dwellings and due to the nature of the development and available capacity is expected to be developed over a larger time period than other growth cells.
T8	62ha	<ul style="list-style-type: none"> ▪ This growth cell is zoned for residential development, has a structure plan in place and is actively being developed. ▪ The growth cell has a dwelling capacity of approximately 552 dwellings.
T9	11ha	<ul style="list-style-type: none"> ▪ This residential growth cell. Development shall be undertaken in accordance with the relevant structure plan contained within this District Plan. ▪ The growth cell has a dwelling capacity of approximately 132 dwellings.

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
T10	21ha	<ul style="list-style-type: none"> ▪ This residential growth cell. Development shall be undertaken in accordance with the relevant structure plan contained within this District Plan. ▪ The growth cell has a dwelling capacity of approximately 252 dwellings.
T11	47ha	<ul style="list-style-type: none"> ▪ This growth cell has been identified as a residential growth cell. Development shall be undertaken in accordance with the relevant structure plan contained within this District Plan. ▪ The growth cell has a dwelling capacity of approximately 432 dwellings and represents an opportunity for housing in proximity to a commercial node which provides necessary social infrastructure shopping / medical etc.
T12	11ha	<ul style="list-style-type: none"> ▪ This growth cell is zoned for residential development. ▪ The growth cell has a dwelling capacity of approximately 132 dwellings.
T13	35ha	<ul style="list-style-type: none"> ▪ The current Te Awamutu Racecourse is identified as a potential future residential growth cell if no longer needed for its current purpose. ▪ The growth cell has a dwelling capacity of approximately 420 dwellings.

In relation to the Open Growth Cells, the following is noted as to their contribution to the likely supply of land for Te Awamutu over the next three years:

- Growth Cell T1 has capacity for around 444 sections, of which 39 Lots from Stage 1 have Title / s224 approval. This is an “Open Growth Cell” with about 90% of the site yet to have 224c issued;
- Growth Cell T8 (Highfield) is zoned residential with 522 dwellings anticipated. This is an “Open Growth Cell” with 100% of the site yet to have 224c issued; and
- Growth Cell T9 (Thorncombe Park) is zoned residential with 132 dwellings anticipated (some already done). Around 9ha can be developed now, i.e. about 90 sections. This is an “Open Growth Cell” with about 70% of the site yet to have 224c issued.

This equates to a total of approximately **1020 new households, over an area of approximately 103 hectares**. This figure is well in excess of the total anticipated demand for Te Awamutu of 507 new household, over an area of approximately 42 hectares, as outlined within Waipa 2050. The NPS-UD requires an addition 20% surplus, that equates to 608 new households over an area of approximately 50.4 hectares. The current Open Growth Cells are well exceeding the requirements from both Waipa Council and the NPS-UD.

Conclusion

The applicant has failed to show that it meets Rule 14.4.1.10 and has failed to display that there is less than three years supply of land. As such, under this part of the rule, it is not appropriate that Council consider approval of PC12.

As such, J L Hatwell and M L Johnston oppose the proposed plan change PC12 and seeks that Council does not approve the changes sought.



Plan Change on Waipā District Plan Submission Form

Form 5

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

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

Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY	
Date received	
Document ref:	

RECEIVED
27 NOV 2020
BY: ACID

Note: You must fill in ALL sections of this form.
Submissions close **5pm Friday, 27 November 2020**

1 Submitter details	
Full name of submitter: <i>(required)</i>	Vivienne Kay.
Contact name if different from above:	
Contact phone number(s) <i>(mobile optional):</i>	[REDACTED]
Postal address: <i>(required)</i>	[REDACTED]
Email <i>(optional):</i>	
How would you like us to contact you?	
By post	<input type="radio"/>
By email	<input type="radio"/>

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.

2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	

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

4 Attendance at Council hearing

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

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes
 No

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


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

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

As the increase in 70+ age retired persons requires an increase in these developments.

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)

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 26-11-2020
--	---	------------------



Plan Change on Waipā District Plan Submission Form

Form 5

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

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

Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY

Date received

Document ref:

RECEIVED
27 NOV 2020
BY: AKID

Note: You must fill in ALL sections of this form. Submissions close 5pm Friday, 27 November 2020

1 Submitter details	
Full name of submitter: <i>(required)</i>	Peter Kay
Contact name if different from above:	NA
Contact phone number(s) <i>(mobile optional):</i>	[REDACTED]
Postal address: <i>(required)</i>	[REDACTED]
Email <i>(optional):</i>	
How would you like us to contact you?	
By post <input type="radio"/>	
By email <input type="radio"/>	

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.

2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	Plan change 12- 10 & 52 Frontier Rd.

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

Please complete the reverse side of this form

4 Attendance at Council hearing

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

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes
 No

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

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

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

It will be an assett to Te Awamutu and I would like the change to procede.

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)

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
--	-------



Plan Change on Waipā District Plan Submission Form

Form 5

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

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

Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY

Date received

Document ref:

Note: You must fill in ALL sections of this form. Submissions close **5pm Friday, 27 November 2020**

RECEIVED
27 NOV 2020
AKID

1 Submitter details	
Full name of submitter: <i>(required)</i>	GLENNIS MARGARET KAY
Contact name if different from above:	N/A
Contact phone number(s) <i>(mobile optional)</i> :	[REDACTED]
Postal address: <i>(required)</i>	[REDACTED]
Email <i>(optional)</i> :	[REDACTED]
How would you like us to contact you?	
By post	<input type="radio"/>
By email	<input type="radio"/>

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.

2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	Plan change 12 10152 FRONTIER RD


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

4 Attendance at Council hearing		
Select one	<input type="radio"/> I do	wish to be heard (attend and speak at the Council hearing) in support of my submission
	<input checked="" 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

5 The specific provisions of the plan change my submission relates to are: (give details)		
Select one	<input checked="" type="radio"/> I SUPPORT	
	<input type="radio"/> I SUPPORT IN PART	
	<input type="radio"/> I OPPOSE	

6 My submission is: (please include the reasons for your view)	
<p>AS A RETIREE FEEL THIS SORT OF DEVELOPMENT IS BENEFICIAL TO COMMUNITY.</p>	

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)	

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)	 <p style="text-align: right;">Dated 27/08/2020</p>



RECEIVED
27 NOV 2020
WAIPĀ DISTRICT COUNCIL

Plan Change on Waipā District Plan Submission Form

Form 5

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

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

Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | 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.

COUNCIL USE ONLY	
Date received	
Document ref:	

Note: You must fill in ALL sections of this form.
Submissions close 5pm Friday, 27 November 2020

1 Submitter details	
Full name of submitter: <i>(required)</i>	Dione nicoll
Contact name if different from above:	
Contact phone number(s) <i>(mobile optional):</i>	[REDACTED]
Postal address: <i>(required)</i>	[REDACTED]
Email <i>(optional):</i>	[REDACTED]
How would you like us to contact you?	
By post	<input type="radio"/>
By email	<input checked="" type="radio"/>

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.

2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	

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

Please complete the reverse side of this form

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.

Yes
 No

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

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

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

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)

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)	<i>D. Nicoll</i>	Dated 25/11/20
--	------------------	----------------

6/

Water can't manage now always restrictions.

Road dangerous enough, specially Sun-strike without adding more vehicles. Historically older houses are damaged by heavy machinery, who going to be responsible for that damage. Major disruption Shaking, noise, dust early starts, late finish. Stressful to established residents.

By bringing this rezoning forward by years, that all infrastructure in place.

7/ Only build retirement village do away with residential housing.

Sections should be at least 700sqm and all new subdivisions should have a water tank.

No drive way to come onto main road.