

# Submissions to Plan Change 13: Uplifting Deferred Zones

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29 April 2021

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# SUBMISSION

## ***Proposed Plan Change 13 – Uplifting Deferred Zones***

**Name:** Hayden Woods  
**Email Address:** [haydengwoods@yahoo.co.nz](mailto:haydengwoods@yahoo.co.nz)  
**Postal Address:** 1/232 Rewi Street, Te Awamutu 3800  
**Town:** Te Awamutu  
**Postcode:** 3800  
**Day time phone:** 07 871 7877

I do NOT wish to attend a council meeting to be heard in support of my submission.

I do NOT support in general the Proposed Plan Change 13 – Uplifting Deferred Zones

**Comments/ Reasons to NOT support the Proposed Plan Change 13 – Uplifting Deferred Zones; in 'blue' (Total 2 Pages):**

- Key Changes;
- Remove the reference to uplifting Deferred Zones by Council resolution.

I **OBJECT** to the removal of the reference to uplifting Deferred Zones by Council resolution.

To do so in my opinion removes regulatory control and oversight from the representatives of the people (Elected Council) in providing governance over Council Staff.

To allow this to occur highlights a breakdown of democracy, where Council Staff will have control over Elected Council, and thus removing any right for the people to **OBJECT**.

There needs to be control and oversight over Council Staff from Elected Council, to forego that right then begs the question to what purpose does Elected Council exist or serve, on behalf of the people – would there be any future need for Elected Council.

- Delete the structure plans for Ohaupo, Bruntwood, and Te Awamutu South as these areas have been developed and the structure plans are no longer required.

OK

- Amend the structure plan for growth cell T1 to reflect the updated masterplan.

OK

- Add the Te Awamutu T6 Structure Plan, Te Awamutu T11 Structure Plan and Cambridge C4 Structure Plan.

OK

- Remove the Deferred Zone from the pre-2035 Growth Cells and the Te Miro Growth Cell 2 on the District Plan Planning Maps.

I **OBJECT** to the removal of the Deferred Zone from the pre-2035 Growth Cells.

There needs to remain regulatory control and oversight over Council Staff to ensure that the best interests of the people, is preserved under our democratic system and that they are still consulted over such issues and are given their sovereign right to **OBJECT**.

- Rezone the vested reserve areas within the Cambridge C2 Growth Cell as Reserves Zone.

OK



# Waipā District Plan Plan Change 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 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto: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 Wednesday, 21 April 2021**

COUNCIL USE ONLY	
Date received	
Document ref:	

## 1. Submitter details

Full name of submitter:	Mr. John Frederick Sharman
Contact <u>name</u> if different from above:	
Contact <u>phone</u> number(s)	021 170 6315
Email address:	sharmanjf@gmail.com
Address for service: (required if no email address is provided)	21 Lilac Close, Cambridge 3434

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

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

Plan Change Number and Name: **Plan Change 13 – Uplifting Deferred Zones**

## 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	

## 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



Submissions must be received by Waipā District Council  
by 5pm on Wednesday, 21 April 2021

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

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

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

Nothing in the proposal takes into account the resultant increase in schooling demands, traffic impact on the CBD of Cambridge in particular, or for that matter Te Awamutu (TA), and the access to nearby main roads.


Cambridge already is suffering from the traffic increase and demands for parking in the CBD that has developed in the last two years. Queen St Cambridge is now often choked with 44 tonne double trucks and other out-of-town vehicles.

There should be no increase in housing without constructing a bypass from the outskirts of Leamington (say, Kaipaki Rd) to Cambridge Rd West (to Hamilton) or to the Expressway. A review of the impact of adding the planned housing for the two towns most affected.

**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)**

There should be an immediate review of the plan in terms of the impact of new traffic and the noise and pollution caused, and to consider a bypass as one mitigation. The character of Cambridge must be preserved for the future and planning must have this as the centre of the plan. The same goes for TA.

**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: <i>(or person authorised to sign on behalf of submitter)</i>	 John F Sharman	Dated 12/04/2021
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 <p><b>Waipā</b> DISTRICT COUNCIL</p>	<h2 style="margin: 0;">Waipā District Plan</h2> <h3 style="margin: 0;">Plan Change Submission Form</h3> <p style="margin: 0; font-size: small;">Form 5 Clause 6 of the First Schedule to the Resource Management Act 1991</p>
<p><b>Send to:</b> Waipā District Council, Private Bag 2402, Te Awamutu 3840          Phone: 0800 924 723   Online: <a href="http://www.waipadc.govt.nz/planchanges">www.waipadc.govt.nz/planchanges</a>   Email: <a href="mailto:districtplan@waipadc.govt.nz">districtplan@waipadc.govt.nz</a></p>	

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COUNCIL USE ONLY	
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1. Submitter details	
Full name of submitter:	Jude Eades on behalf of
Contact name if different from above:	Cambridge motocross
Contact phone number(s)	021 716969
Email address:	judeeades@extra.co.nz
Address for service: <small>(required if no email address is provided)</small>	891 Maungatautari Rd RD2 Cambridge 3494

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

2. This is a submission on the following proposed plan change to the Waipā District Plan
Plan Change Number and Name: <b>Plan Change 13 – Uplifting Deferred Zones</b>

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

Not supportive of the advancement of the C4 plan change due to wider amenity issues

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)

Delay the advancement of C4 for 7 years.

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 13/4/21





# Waipā District Plan Plan Change Submission Form

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

Submissions close 5pm Wednesday, 21 April 2021

COUNCIL USE ONLY	
Date received	
Document ref:	

1. Submitter details	
Full name of submitter:	Shaun Andrew Gaskell
Contact name if different from above:	
Contact phone number(s)	021 1294697
Email address:	shaungaskell@gmail.com
Address for service: <i>(required if no email address is provided)</i>	

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

2. This is a submission on the following proposed plan change to the Waipā District Plan	
Plan Change Number and Name:	Plan Change 13 – Uplifting Deferred Zones

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	

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"/>
		<input type="radio"/>



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Page 1 of 2  
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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)

My Submission is against the advancement of the C4 plan change due to water amenity effects, and in particular the negative effects the plan change will have to the Cambridge Metcross track.

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 to delay the advancement of the C4 Plan change for 7 years.

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 13.4.2021
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Send to: Waipā District Council, Private Bag 2402, Te Awamutu 3840

Phone: 0800 924 723 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto:districtplan@waipadc.govt.nz)

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Submissions close **5pm Wednesday, 21 April 2021**

## COUNCIL USE ONLY

Date received

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## 1. Submitter details

Full name of submitter:	Ashley Robb McKnight
Contact name if different from above:	
Contact phone number(s)	021 406 364
Email address:	ashmcknight@gmail.com
Address for service: <i>(required if no email address is provided)</i>	

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

Plan Change Number and Name: **Plan Change 13 – Uplifting Deferred Zones**

## 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	

## 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 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)

My submission is against the advancement of the C4 Plan change due to wider amenity effects, and in particular, the negative effects the plan change will have to the Cambridge motocross track. Myself and my family have enjoyed this track for many years, there is a lot of history here. Let us see out our consent!

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 to delay the advancement of the C4 Plan change for 7 years.

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 14/4/2021
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# Waipā District Plan Plan Change Submission Form

Form 5

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Phone: 0800 924 723 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto:districtplan@waipadc.govt.nz)

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Submissions close **5pm Wednesday, 21 April 2021**

## COUNCIL USE ONLY

Date received

Document ref:

### 1. Submitter details

Full name of submitter:	GREGORY JUDE MCCARTHY
Contact name if different from above:	
Contact phone number(s)	0274-866-000
Email address:	greg@suttonmccarthy.co.nz
Address for service: (required if no email address is provided)	

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

Plan Change Number and Name: **Plan Change 13 – Uplifting Deferred Zones**

### 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	

### 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 <i>(unless changes to the notified Plan Change 13 are recommended following consultation)</i>
	<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



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by 5pm on Wednesday, 21 April 2021

Page 1 of 3  
10570343

## 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

SEE BELOW

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

I support the proposed changes to the Waipā District Plan contained in the Proposed Plan Change 13 and in particular I support:

- returning of the Cambridge C4 Growth Cell to its live zoning - Residential;
- removing the deferred zone from the pre-2035 Growth Cells on the District Plan Planning maps, and
- incorporation of the Cambridge C4 Structure Plan into Growth Management Structure Plans and Concept Plans as new appendices

## 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 Council approve Plan Change 13 as notified

## 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 15/4/21

## Waipa District Council – Proposed Plan Change 13 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 Plan Change 13 - Uplifting Deferred Zones

**Name of organisation: Fire and Emergency New Zealand**

Address for service: C/- Beca Limited  
PO Box 448  
Hamilton 3240

Attention: Alec Duncan

Phone: 07 960 7259

Email: [alec.duncan@beca.com](mailto:alec.duncan@beca.com)

**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 Plan Change 13 - Uplifting Deferred Zones. Fire and Emergency understand that Council is undertaking Proposed Plan Change 13 (PPC13) to remove the ability to uplift any Deferred Zone via Council resolution. Council are also using PPC13 to rezone the identified pre-2035 Growth Cells to their 'live' urban zoning to enable development. All post-2035 Growth Cells (as identified within the Waipa 2050 District Growth Strategy) will be required to undergo a plan change process to uplift the Deferred Zoning in future.

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.

Fire and Emergency's submission is:

The proposed changes for removing the ability to uplift any Deferred Zone via a Council resolution are supported by Fire and Emergency. The proposed process is considered to be an improved process given that a plan change process will be needed to uplift a deferred zone (allowing Fire and Emergency (and other key stakeholders) to lodge a submission), rather than the uplifting of the deferred status through a Council resolution where Fire and Emergency are not able to be involved.

In terms of re-zoning all of the pre-2035 growth cells to 'live' urban zones, Fire and Emergency understand that this will result in changes to the zoning of numerous growth cells (nine Residential, ten Large Lot Residential and an Industrial growth cell). Of these growth cells, only six have an approved structure plan (being C1, C2, C3, C4, T6 and T11).

For the six "pre-2035" growth cells with structure plans, development will proceed in line with the approved structure plan which has or will be (through the PPC13 process) incorporated into the District Plan. For the remaining 13 "pre-2035" growth cells that do not currently have a structure plan in place, it is understood that the deferred zones will be uplifted and the 'Structure Plan Area' notation removed from the planning maps as necessary. Based on the PPC13 document, it is understood that these areas will no longer require a structure plan for development to progress (although a landowner or group of landowners could still prepare a structure plan for review by Council and other stakeholders).

In terms of potential implications for Fire and Emergency, certainty would therefore be required to ensure that sufficient water supply infrastructure and access is available or provided for prior to development of these growth cells through the resource consent process (if there is no structure plan). This appears less of an issue for Cambridge given that all of the pre-2035 growth cells that are urban residential growth cells have an approved structure plan in place. The situation in Te Awamutu is of greater concern for Fire and Emergency given the number of pre-2035 urban residential growth cells that will be re-zoned via PPC13 that do not have a structure plan prepared.

Fire and Emergency note that Council appear to consider that the requirement for a structure plan overlay (and more importantly a structure plan) is no longer necessary as the requirements of Section 15 (Subdivision and Infrastructure) will ensure, at the time of subdivision, that the appropriate design and infrastructure requirements are met. Following review of the district plan provisions relating to water supply and access, and noting the provisions subject to Proposed Plan Change 16 (provision of water supply in unreticulated areas), it is considered that Section 15 does broadly contain appropriate controls (including cross-references to Regional Infrastructure Technical Specifications) to ensure that firefighting water supply and suitable access for emergency vehicles will be adequately addressed at the time of subdivision and subsequent development of these growth areas.

As such, Fire and Emergency agree in part with Council that the necessary detail relating to infrastructure provision will be adequately considered through a subdivision consent process. Fire and Emergency also acknowledge that the proposed amendments will assist in enabling urban development in alignment with the National Planning Standard for Urban Development 2020.

However, Fire and Emergency consider that removing the requirement for structure plans to be in place prior to the subdivision / development of these growth cells has the potential to result in poor urban outcomes, particularly in relation to servicing and infrastructure. Structure plans are a mechanism that ensure comprehensive and integrated development of a growth area. In particular because the structure plan formulation process involves all of the relevant landowners within a growth cell and therefore leads to greater coordination. Furthermore it enables discussions with



service providers (including Fire and Emergency) to occur for a growth cell in a holistic manner. Once a structure plan is in place, development can occur in a more planned and coherent manner.

This is important to Fire and Emergency due to the issues that Waipa District Council are having at a district-wide level in relation to reticulated water pressure. Fire and Emergency do recognise that some of these growth cells (large lot residential growth cells such as C6) will not be serviced by Council reticulation networks for water supply, with instead requiring the use of on-site infrastructure. Nonetheless, Fire and Emergency consider that Council should be taking responsibility for structure planning and ensuring that adequate infrastructure is in place before enabling the development of these large growth areas, particularly those that are intended to be serviced. This includes reticulated water supply, roading and property access in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (Code of Practice) and the Regional Infrastructure Technical Specifications.

Given the significant growth the Waipa District has experienced in recent years, coupled with the number of new subdivisions and growth cells that have recently been connected to the reticulated water supply, the proposed growth cells that are intended to be connected to the Council network will put greater pressure on the already strained network. 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, when fire occurs in an urban area.

Fire and Emergency seek the following decision from Council:

Through previous engagement with Council, Fire and Emergency acknowledge that Council development engineers are aware of the water pressure issues within the urban areas of the district and have advised that this issue will be addressed, subject to funding through the Long Term Plan.

Given the heightened risk associated with development of the pre-2035 growth cells all occurring within the next decade, and potentially proceeding before the water pressure issues are addressed in the Waipa district, Fire and Emergency supports the proposed change to Policy 14.3.1.6 and the proposed new Policy 14.3.1.6A. The proposed Policy 14.3.1.6A in particular acknowledges the importance of structure planning in coordinating potentially multiple landowners to ensure there is an appropriate development framework in place. However, given the wording within the policy “as part of a plan change” it is apparent that the policy relates to post-2035 growth cells only. For the pre-2035 growth cells that are being re-zoned as part of PPC13, Fire and Emergency, Council and the community are reliant on the Long Term Plan funding programme for water pressure upgrades in Cambridge and Te Awamutu being implemented in a timely manner, to ensure compliant water pressures are maintained.

For Fire and Emergency ensuring appropriate water supply for firefighting purposes (including water pressures for growth cells where a reticulated water supply network is proposed) and suitable property access are important elements of this process. Fire and Emergency consider that this will ensure that the growth cell can be adequately serviced and enable a comprehensive and integrated structure planning process to ensure growth areas have an appropriate development framework in place, prior to development commencing.

Fire and Emergency seeks ongoing collaboration with Council to ensure that water pressures in the district’s urban areas are maintained in accordance with the Code of Practice.

Further, for those large lot residential growth cells that will not be serviced by the Council reticulated water supply network, Fire and Emergency encourages Council to promote to landowners and developers (i.e. through the pre-application process) that early engagement should occur with Fire

and Emergency as part of the resource consent process to discuss how best to achieve compliance with the Code of Practice.

Fire and Emergency note that not all subdivisions will be notified and therefore Fire and Emergency will not have the opportunity to review many of these applications. For that reason, direct and early engagement between Fire and Emergency and the developer regarding these issues enables Fire and Emergency to address these issues.

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)

15/04/2021

.....



RECEIVED

16 APR 2021

2021

# Waipā District Plan Plan Change Submission Form

Form 5

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

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## COUNCIL USE ONLY

Date received

Document ref:

1. Submitter details	
Full name of submitter:	Susane Dorgaville.
Contact name if different from above:	-
Contact phone number(s)	0274 963 994 04 827 7732.
Email address:	Sue.dorgaville@xtra.co.nz.
Address for service: (required if no email address is provided)	-

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

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

Plan Change Number and Name: **Plan Change 13 – Uplifting Deferred Zones**

## 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	

## 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



Submissions must be received by Waipā District Council  
by 5pm on **Wednesday, 21 April 2021**

Page 1 of 3  
10570343

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)

I totally oppose the rezoning of the vested reserve areas within the Cambridge C2 Growth Cell as Reserves zone.

Amend the structure plan for growth cell T1 to reflect the updated Masterplan. - Opposed.

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 maintain all of the current Green belts that exist and any of the public Reserves, especially those areas of land that have been donated or gifted to the Council for public use from unincorporated post-cities of Cambridge. These must remain as open green areas.

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 31/03/2021.
--	---	-------------------



# Waipā District Plan Plan Change 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 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto: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 Wednesday, 21 April 2021**

COUNCIL USE ONLY	
Date received	
Document ref:	

## 1. Submitter details

Full name of submitter:	John & Sarah Bushell
Contact name if different from above:	
Contact phone number(s)	0211463611
Email address:	jb_86@live.com
Address for service: <i>(required if no email address is provided)</i>	

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

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

Plan Change Number and Name: **Plan Change 13 – Uplifting Deferred Zones**

## 3. Trade competition

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

## 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="checkbox"/> 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 checked="" type="checkbox"/> No



Submissions must be received by Waipā District Council  
by **5pm on Wednesday, 21 April 2021**

### 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)

My submission is for the advancement of the C4 Plan Change due to the continue growth of Waipa and the growing pressure on house prices in the district which is affecting young families and will not ease without this step forward. Bringing this forward will also create jobs for locals and bring young family's to our great district and support the recovery of Waipa as a whole.

### 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)

bring forward the advancement of the C4 Plan

### 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)	John and Sarah Bushell	Dated	18/04/21
--	------------------------	-------	----------



# Waipā District Plan Plan Change 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 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto:districtplan@waipadc.govt.nz)

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

Submissions close **5pm Wednesday, 21 April 2021**

COUNCIL USE ONLY	
Date received	
Document ref:	

1. Submitter details	
Full name of submitter:	Jennifer Palmer (Brian Perry Charitable Trust)
Contact name if different from above:	—
Contact phone number(s)	021 888 440
Email address:	jenniferp@perry.co.nz
Address for service: <i>(required if no email address is provided)</i>	Private Bag 3091 Hamilton 3240

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

2. This is a submission on the following proposed plan change to the Waipā District Plan
Plan Change Number and Name: <b>Plan Change 13 – Uplifting Deferred Zones</b>

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



Submissions must be received by Waipā District Council  
by 5pm on Wednesday, 21 April 2021

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)

Given the urgent need for affordable housing in Waipa, and in Cambridge in particular, we urge Council to support developers in improved zoning statuses. In our case, we are ready to go, to deliver much needed affordable housing to Cambridge, but need the uplifting of the deferred zone as soon as possible.

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)

Uplift the deferred residential zone for Peake Road, 62.

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 19/4/21
--	---	---------------





# Waipā District Plan Plan Change Submission Form

Form 5

**EIVED**  
9 APR 2021

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 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto:districtplan@waipadc.govt.nz)

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**Note:** You must fill in ALL sections of this form.  
Submissions close 5pm Wednesday, 21 April 2021

COUNCIL USE ONLY	
Date received	
Document ref:	

1. Submitter details	
Full name of submitter:	JOHN B. STORCK
Contact name if different from above:	—
Contact phone number(s)	64 22 645 2975
Email address:	johnsassy12@gmail.com
Address for service: <i>(required if no email address is provided)</i>	—

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

2. This is a submission on the following proposed plan change to the Waipā District Plan	
Plan Change Number and Name:	Plan Change 13 – Uplifting Deferred Zones

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



Submissions must be received by Waipā District Council  
by 5pm on Wednesday, 21 April 2021

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

Select one	<input checked="" type="radio"/> I SUPPORT	TO ENABLE C4 DEVELOPMENT TO TAKE PLACE AND ADVANCE RECREATIONAL USE OF THE BORDERING TOWN BELT FOR THE RESIDENTS OF CAMBRIDGE
	<input type="radio"/> I SUPPORT IN PART	
	<input 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)

AN EARLY RATIFICATION OF ZONE CHANGE OF C4 TO ENABLE DEVELOPMENT OF ADDITIONAL AMENITIES FOR RESIDENTS OF CAMBRIDGE.

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 APRIL 2021
--	---	---------------------

In support of Plan Change 13 - Uplifting Deferred Zones

The change proposed will allow that portion of the Town Belt currently occupied by the CMC motorcycle club to be returned to the people of Cambridge in accord with the "**Cambridge Town Belt Reserve Management Plan (2012)**".

That management plan specifically **excludes** 'motorsport activities' (Part three - Supporting Information, Section 24, 'Permitted Activities').

The Cambridge Motorcycle Club currently holds a lease and resource consent for that portion of the 'town belt' forming part of the boundary of the affected area C4. Their continued occupation is dependant and conditional upon the failure and complete rejection of the C4 Plan change. It is noted that a large proportion of the CMC are not residents of Cambridge with current chairman and secretary both resident in Hamilton. It is understood that a large portion of the members are also non-residents.

The CMC are poor custodians of the land. Over years there have been continued breaches of the conditions of their resource consent some of which have been acted upon by the Compliance group of council.

The land is used on five days of the year by CMC while denying the people of Cambridge access to the affected area on three hundred and sixty five days of the year.

It is noted that the 'Town Belt' is reserve land, held in trust for the benefit and enjoyment of the Cambridge residents.

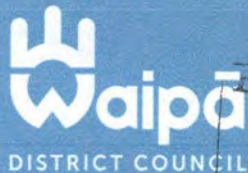
This area is capable of being developed into an attractive asset to the community with potential for multiple sports groups and members of the public. Opportunity for walking, running, biking, archery could almost immediately be provided.

The plan change will also allow an extension of the existing Wetlands Walkway to connect with the proposed walkways of the C4 development

Concomitant opportunity to restore the natural wetland habitat framed by native plantings on a large scale would enable a most attractive area of benefit to the whole community into the future.

The C4 Plan Change proposal is supported by myself and local residents with whom it has been discussed.





# Waipā District Plan Plan Change Submission Form

Form 5

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

**RECEIVED**  
19 APR 2021  
BY: ~~Send to: Waipā District Council~~

Phone: 0800 924 723 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto: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 Wednesday, 21 April 2021

COUNCIL USE ONLY	
Date received	
Document ref:	

1. Submitter details	
Full name of submitter:	Lorene Storck
Contact name if different from above:	
Contact phone number(s)	021 298 9458
Email address:	lorene.john@gmail.com
Address for service: <i>(required if no email address is provided)</i>	

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

2. This is a submission on the following proposed plan change to the Waipā District Plan	
Plan Change Number and Name:	Plan Change 13 – Uplifting Deferred Zones

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



Submissions must be received by Waipā District Council  
by 5pm on Wednesday, 21 April 2021

## 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 support the Zone change which will enable walking tracks to be linked with the C4 Development through to the existing track on Rowing Place and the current town belt tracks on Hanks Street and Easterfield.

This will also enable the land currently used as a racing track to be better utilised for the passive recreational use of the people of Cambridge.

## 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 the Plan 13 - Uplifting ~~and~~ Deferred Zones to enable the C4 initiative to go ahead as soon as possible.

## 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 16-04-21
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**SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE  
UNDER CLAUSE 6 OF THE FIRST SCHEDULE TO THE  
RESOURCE MANAGEMENT ACT 1991**

**From:** Summerset Villages (Cambridge) Limited

**Address:** PO Box 5187, Wellington 6140

**To:** Waipa District Council

**Address:** Private Bag 2402, Te Awamutu 3840

**Submission on:** Plan Change 13 – Uplifting Deferred Zones

**Introduction**

1. Summerset Villages (Cambridge) Limited (Summerset) own the land at 60, 80, 100 and 102 Laurent Road, Cambridge.
2. 60 and 80 Laurent Road are mostly zoned Residential. 100 and 102 Laurent Road are zoned Deferred Residential.
3. Summerset intend to establish and operate a comprehensive care retirement village on their land holdings, which spans the respective zones.
4. Summerset hold a resource consent for subdivision of 60 and 80 Laurent Road to undertake a boundary adjustment (SP/0100/19) which has been completed.

**Scope of submission**

5. Summersets submission on Plan Change 13 relates to the proposed uplifting of the Deferred Residential zone and applying a live Residential zone for the Cambridge North Deferred Residential zone, within the Cambridge North Structure Plan Area.

**Submission**

6. Summerset could not gain an advantage in trade competition through this submission.
7. Summerset are 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.
8. Summerset seeks to ensure that the outcomes arising from the rezoning of the Cambridge North Deferred Residential zone, within the Cambridge North Structure Plan Area Plan Change area, to a live Residential zone through Plan Change 43:

- are consistent with the sustainable management of natural and physical resources and is otherwise consistent with the purpose and principles of the Resource Management Act 1991 (RMA);
  - are consistent with, and achieve, the purpose and principles of the RMA, including meeting the reasonably foreseeable needs of future generations and enabling people and communities to provide for their social, economic, and cultural well-being and for their health and safety;
  - adequately avoids, remedies, and mitigates adverse effects on the environment;
  - are consistent with any other relevant objectives and policies of the Waipa District Plan;
  - complies with sections 74, 75 and 76 of the RMA;
  - meets the requirements to satisfy section 32 of the RMA; and
  - are consistent with sound resource management practice.
9. Summerset is supportive of the Plan Change in so far as the Cambridge North Deferred Residential zone, within the Cambridge North Structure Plan Area Plan Change area, is amended to a live Residential zone.
10. Without derogating from the generality of the above, Summerset is concerned that the changes proposed by Plan Change 13 suitably incorporate all of the consequential amendments that are necessary to the Cambridge North Structure Plan (and Design Guidelines), and the Residential zone provisions, where reference to the deferred zone continues to be made.
11. Further to this, Summerset consider it appropriate and opportune while undertaking the amendments to the deferred zone provisions, including those referenced in the Cambridge North Structure Plan, for the Structure Plan provisions (and the underlying zoning maps) to be corrected and updated for consistency.

### **Decision Sought**

12. Summerset seeks the following relief:
- (a) That the replacement of the Cambridge North Deferred Residential zone with a live Residential zoning be confirmed.
  - (b) That Appendix S2 – Cambridge North Structure Plan and Design Guidelines be amended to reflect the live zoning. In particular, amend section S2.6 and S2.7 and related figures and tables.
  - (c) Amend the Residential zone provisions to delete all references to matters pertaining to a deferred zone, where such a zone is to be uplifted. For example, section 2.1.7.

- (d) Coincident with providing a live zone to 100 and 102 Laurent Road, amend the Policy Area maps (Map 24) and the Cambridge North Structure Plan to delete the Road Noise Effects Area, as this standard has been accepted as no longer applicable/required in respect of the Summerset land located within the Deferred Residential zone. For completeness (and consistency), also delete the Road Noise Effects Area from the remainder of the Policy Areas map (Map 24) as it relates to land fronting Laurent/Victoria Road, south of 100 and 102 Laurent Road, noting that such a standard does not apply to the western side of Victoria Road. This is a consequential amendment to replacing the Deferred Residential zone with a live Residential zone.
  - (e) Consistent with the approach taken by Plan Change 13 to amend the Te Awamutu T1 Growth Cell Structure Plan (Appendix S17) to reflect the resource consent for the master plan of the T1 area which was approved via resource consent in 2019, it is appropriate to amend the Cambridge North Structure Plan to reflect the resource consent granted for the subdivision of 60 and 80 Laurent Road to undertake a boundary adjustment (SP/0100/19). This consent specifically acknowledges that the indicative local roading layout, (together with the extent of reserve zone and indicative walkway/cycleway located within Lot 2 and 3, discussed below), are not required to be provided as part of any future development. Therefore, for consistency, it is appropriate that the Cambridge North Structure Plan, as well as the Policy Area and Zone maps (Map 24), be amended to remove the indicative local road layout from 60 and 80 Laurent Road, as well as from 100 and 102 Laurent Road (to the extent that it is shown). Summerset seeks this relief.
  - (f) As noted above, with reference to SP/0100/19, the extent of reserve zone and indicative walkway/cycleway located with 60 and 80 Laurent Road was confirmed as no longer being required. Therefore, it is appropriate that this be deleted from the Cambridge North Structure Plan, as well as the Zone map (Map 24). Summerset seeks this relief.
  - (g) Such alternative relief that addresses the issues raised in this submission.
13. Summerset wishes to be heard in support of this submission.
14. If others make a similar submission, consideration would be given to presenting a joint case with them at any hearing.



**Signature**      **Summerset Villages (Cambridge) Limited**

by its planning and resource management consultants  
Bentley & Co. Ltd.



---

Date: 21 April 2021

Craig McGarr

**Address for Service:**

Bentley & Co. Ltd  
PO Box 4492  
Shortland Street  
Auckland 1141  
Attention: Craig McGarr

**Telephone:**      (09) 309 5367

**Mobile:**            021 741 418

**Email:**              [cmcgarr@bentley.co.nz](mailto:cmcgarr@bentley.co.nz)



RECEIVED  
14 APR 2021  
BY: *RARA*

# Waipā District Plan Plan Change 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 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto: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 Wednesday, 21 April 2021**

COUNCIL USE ONLY	
Date received	
Document ref:	

1. Submitter details	
Full name of submitter:	<i>Margaret Sapwell</i>
Contact name if different from above:	
Contact phone number(s)	<i>07 827 0533</i>
Email address:	<i>grm.Sapwell@xtra.co.nz</i>
Address for service: <i>(required if no email address is provided)</i>	

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

2. This is a submission on the following proposed plan change to the Waipā District Plan	
Plan Change Number and Name:	<b>Plan Change 13 – Uplifting Deferred Zones</b>

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



Submissions must be received by Waipā District Council  
by 5pm on Wednesday, 21 April 2021

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

Select one	<input checked="" type="radio"/>	I SUPPORT	Uplifting of Deferred Zones and adding in the new Structure Plan for C4 that has been endorsed by Council Uplifting of PRE 2035 Deferred Zones
	<input type="radio"/>	I SUPPORT IN PART	
	<input type="radio"/>	I OPPOSE	

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

With the increase of people wishing to move to Cambridge and Industry also wanting to re-locate to Cambridge, the need for land to be released for development in a timely manner is important and this plan change appears to address that need.

The Structure Plan for C4 shows the re-design of the 'intersection of Cambridge Road, Kaipaki Road, Lamb Street which will, hopefully, make it a safer intersection

## 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 ask the Council to support the Plan Change 13 - Uplifting of Deferred Zones, Add the Structure Plan for C4 and the Uplifting of Pre 2035 Deferred Zones.

## 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)

M Sapwell

Dated 15 April 2021

Submission to Plan Change 13 – Uplifting Deferred Zones.

While not part of Plan Change 13, I would also like to submit the following for consideration.

I note that the Cambridge C4 Structure Plan appears to show the continuation of Cycle/pedestrian shared paths entering the top and bottom of Allotment 85 of the Cambridge Town Belt.

I understand that the Cambridge Tree Trust have in the past, expressed interest in re-developing Allotment 85 of the Cambridge Town Belt when the Cambridge Motor-cross Club Resource Consent expires, which if the uplifting of the Deferred Zones is passed, will be on 30 November 2021.

I believe that the Trust would like to re-instate the wetlands area, put in walkways and plant appropriate trees.

I think that this would be really good for not only the future residents in the C4 development but also for the existing residents of the area, particularly Grace Ave and Lamb Street. I would also suggest that Allotment 84 be offered to the Cambridge Tree Trust to be developed alongside Allotment 85.

I think that these sites together would make a fantastic passive recreational area for the local community. Alongside with the wetlands and walk/cycle ways, there could be a dog exercise area, picnic areas, a place for kids to kick a ball, run around etc etc. There are just so many possibilities.

I would urge Council to offer these two sites to the Cambridge Tree Trust to be redeveloped into a park/ passive recreation reserve.

Thank you.

*MSapwell*

15 April 2021

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

Phone: 0800 924 723 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto:districtplan@waipadc.govt.nz)

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**Note:** You must fill in ALL sections of this form.Submissions close **5pm Wednesday, 21 April 2021****COUNCIL USE ONLY**

Date received

Document ref:

**1. Submitter details**

Full name of submitter:	RAYMOND EDWARD TALBOT
Contact name if different from above:	
Contact phone number(s)	027 609 5622
Email address:	ray.talbot@jacobs.com
Address for service: (required if no email address is provided)	23 HYATT CLOSE LEAMINGTON CAMBRIDGE 3432

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

**2. This is a submission on the following proposed plan change to the Waipā District Plan**Plan Change Number and Name: **Plan Change 13 – Uplifting Deferred Zones**

\* CELL CH \*

**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	

**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	PART C - TECHNICAL REPORTS THREE WATERS ASSESSMENT PAGE 196 TO 312 (810 pages Total)
	<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 WATER PRESSURE WITHIN CAMBRIDGE PARK (HYATT CLOSE) HAS BEEN OBSERVED TO BE VARIABLE AND FREQUENTLY LOW PRESSURE. SECTION 6.6 OF THE ABOVE TECHNICAL REPORT (PAGE 237) DOES NOT PROVIDE ANY FIRE HYDRANT TEST INFORMATION.

THE RESULTS OF THE CH MODEL ARE INADEQUATE TO DEMONSTRATE THAT THE EXISTING MUNICIPAL WATER SUPPLY NETWORK COMPLIES WITH THE SNZ PAS 4509:2008 (NZ FIRE FIGHTING WATER SUPPLIES CODE OF PRACTICE.)

THE EXISTING FIRE FIGHTING SUPPLY IS LIKELY TO BE NON-COMPLIANT. THE ADDITION OF 600 HOUSES WILL PROBABLY CREATE A MAJOR HAZARD.

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 THE PROVISION OF FIRE HYDRANT TESTING FOR THE FIRE HYDRANTS IN HYATT CLOSE, WHICH ARE AMONGST THE MOST ELEVATED IN SUPPLY NETWORK (60.0m RL).

THE MODELING AND SUMMARISATION IN THE 'THREE WATERS REPORT DOES NOT ESTABLISH THE EXISTING NETWORK. NO TESTING OF PRESSURES HAS BEEN PROVIDED OR REFERED TO. THE INABILITY TO PROVIDE FIRE MAIN PRESSURE COULD LEAD TO LOSS OF LIFE. THE ASSESSMENT AND DETERMINATION OF THE CH CELL CANNOT BE MADE UNTIL THE EXISTING NETWORK HAS BEEN TESTED.

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 20/4/21



21/04/2021

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 PLAN CHANGE  
13:**

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

- Remove the reference to uplifting deferred zones via Council resolution,
- Delete structure plans for Ohaupo, Bruntwood and Te Awamutu south as these areas have been developed and structures plans are no longer required,
- Amend the Structure Plan for Growth Cell T1 to reflect the updated masterplan,
- Add the Te Awamutu T6 Structure Plan, Te Awamutu T11 Structure Plan and Cambridge C4 Structure Plan,
- Both delete and introduce Objectives, Policies, Rules and Assessment Criteria throughout the District Plan to support the inclusion of the above structure plans into the District Plan.

**TO: WAIPA DISTRICT COUNCIL**

**FROM: HERITAGE NEW ZEALAND POUHERE TAONGA**

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

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

- The proposal will result in earthworks at the time of development, which has the potential to damage the finite archaeological resource both recorded and unrecorded, the cultural resource and historic heritage.

The proposed structure plan (C4) includes New Zealand Archaeological Association (NZAA) recorded archaeological sites and has the potential for other unrecorded archaeology. There is also the potential for unrecorded historic heritage and cultural sites.

### 3. HNZPT submission is:

HNZPT supports in part only Plan Change 13 as there is a possibility that the proposed activity could have adverse effects on historic heritage, in particular archaeology both recorded and unrecorded, cultural values and other historic heritage as identified in the archaeological report.

The proposed structure plan includes New Zealand Archaeological Association (NZAA) recorded archaeological sites and has the potential for other unrecorded archaeology. There is also the potential for unrecorded historic heritage and cultural sites.

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

- The Resource Management Act requires that in relation to managing the use, development, and protection of natural and physical resources, that the following matters of national importance will be recognized and provided for:
  - section 6 (e)-the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.
  - Section 6(f)-the protection of historic heritage from inappropriate subdivision, use and development

#### **Archaeology**

##### *Preliminary Archaeological Assessment and related archaeological applications*

HNZPT considers that the most appropriate timing for undertaking archaeological assessments is prior to the development of structure plans, so they can inform structure plans and assist in the avoidance of archaeology. While HNZPT considers the archaeological advice that has been obtained as inadequate (as discussed below), it is not clear from this application if the archaeological advice has been used to inform the structure plan.

Heritage New Zealand is concerned that the archaeological report prepared by Ellen Cameron and Rod Clough (2019, "Cambridge, Growth Cell C4 Structure Plan" Preliminary Archaeological Assessment", prepared for Mitchell Daysh, Clough and Associates Limited, Auckland), does not provide an adequate assessment of the archaeological resource.

It has an inadequate survey with no soil mapping, but records borrow pits that can be acquired from LiDAR. The overall assessment appears general to the Waikato Basin and not specific to the archaeological knowledge and understanding of the Cambridge Maori horticultural landscape. The literature review is lacking and does not reference Gumbley *et al* 2004, or Gumbley and Hutchinson's 2013 report on the Waipa district, or the investigation reports for the almost adjacent investigations Gumbley did in 2018.



There is insufficient information about the extent and condition of the gardening soils. There is not enough information about the record pa S15/23 to substantiate the report's view that it has "limited archaeological value".

The inadequacies of the report could lead to adverse effects on archaeology. Heritage New Zealand recently received an authority application for an area within the proposed plan change, which had to be returned because of the inadequacies of the Clough and Associated Ltd archaeological report, prepared by Ellen Cameron, which was submitted with the application. The pre-European Maori gardening sites of the Cambridge area form important archaeological landscapes that should be given proper consideration by archaeological experts that are experienced with this site type.

HNZPT **seeks that the archaeological assessment is revised by** archaeological experts that are experienced with this archaeological landscape and site types so that the nature of the archaeological resource can be correctly ascertained and the potential of the effects of proposed development correctly ascertained. It may be that the structure plan must be revised depending on the outcome of this work.

With regard the other structure plan locations HNZPT **seeks** that these sites are assessed by an archaeologist to confirm or otherwise the presence of archaeology and make recommendations as to appropriate management methods.

### **Cultural Values**

The Plan Change application has not included a Cultural Values Assessment (CIA). With the presence of recorded archaeological sites, the area of the plan change-Growth Cell C4 would most likely be considered to contain cultural values. It is unclear from reading the plan change application if there has been at this time input from relevant iwi and hapu into the design of the structure plan/s or the related provisions that are proposed and how adverse effects on cultural values are being avoided.

The CIA is therefore required to ascertain the cultural importance attached to these sites and other cultural values as relevant and how these values inform the structure plan and the related provisions to avoid adverse effects on cultural values.

### **5. 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;

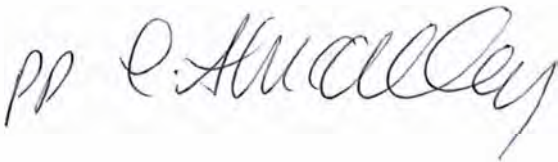
HNZPT **seeks** that the archaeological assessment for Growth Cell C4 is revised by archaeological experts that are experienced with this archaeological landscape and site types so that the nature of the archaeological resource can be correctly ascertained and the potential of the effects of proposed development correctly ascertained. It may be that the Structure Plan and related provisions must be revised depending on the outcome of this work.

HNZPT **seeks** with regard the other structure plan locations that these areas are assessed by archaeologists to confirm or otherwise the presence of archaeology and that they make recommendations as to appropriate management methods. It may be that the Structure Plans and related provisions have to be revised depending on the outcome of this work.

HNZPT seeks that a Cultural Impact Assessment is undertaken, and this information used to inform the Structure Plans and related provisions. It may be that the structure plans and related provisions must be revised depending on the outcome of this work.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sherry Reynolds', with a large 'pp' written to the left of the signature.

Sherry Reynolds  
Director-Northern  
Address for Service  
Heritage New Zealand Pouhere Taonga  
Lower Northern Area Office  
P O Box 13339  
Tauranga  
3141  
Telephone: 07 577 4535  
Email: cmcalley@heritage.org.nz

Contact person: Carolyn McAlley



# Waipā District Plan Plan Change 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 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto: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 Wednesday, 21 April 2021**

COUNCIL USE ONLY	
Date received	
Document ref:	

### 1. Submitter details

Full name of submitter:	Frontier Development Limited
Contact name if different from above:	Lyll Green
Contact phone number(s)	027-496-4259
Email address:	notices@frontierestate.co.nz
Address for service: <i>(required if no email address is provided)</i>	P.O. Box 5254 Hamilton 3242

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

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

Plan Change Number and Name: **Plan Change 13 – Uplifting Deferred Zones**

### 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	

### 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



Submissions must be received by Waipā District Council  
by 5pm on Wednesday, 21 April 2021

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

Select one	<input type="radio"/>	I SUPPORT	Section 1.11 Appendix S17 – Te Awamutu T1 Growth Cell Structure Plan
	<input checked="" type="radio"/>	I SUPPORT IN PART	
	<input type="radio"/>	I OPPOSE	

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

Frontier Estates agrees to the updating of Appendix S17, however wishes to have the current Master Plan submitted under the latest resource consents LU/0012/19.01 and SP/0171/20 to be incorporated in lieu of the suggested plan.

### 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)

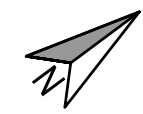
Frontier Estates would like to have the current Master Plan (attached for reference) submitted under the latest resource consents LU/0012/19.01 and SP/0171/20 to be incorporated with this plan change.

### 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)		Dated 21 April 2021
--	---	---------------------

Proposed Future Subdivision of Lot 1 DP 500541, Lot 1 DP 516135,  
Lot 1 DP 453448 & Lot 3 DP 487281

Comprised in CFRs: 748276, 807551, 580865 & 696842  
Site Address: 8 Frontier Road, 5 Pirongia Road - Te Awamutu



**SHRIMPTON & LIPINSKI**  
LAND DEVELOPMENT &  
DESIGN SPECIALISTS  
Ph. 07 577 6069  
Email: info@sltga.co.nz  
P.O. Box 231, Tauranga 3140  
www.sltga.co.nz

**LEGEND:**

- PROPOSED LOT LAYOUT
- CONCEPTUAL LOT LAYOUT
- ABUTTALS
- ROAD ABUTTALS

**NOTES:**

1. THIS PLAN HAS BEEN PREPARED FOR THE PURPOSES OF SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991 AND SHOULD NOT BE RELIED ON FOR ANY OTHER PURPOSE.
2. AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND SUBJECT TO SURVEY.
3. DIMENSIONS HEREON ARE SHOWN IN METRES.
4. ROAD FRONTAGE DIMENSIONS:
  - a. DIMENSIONS SHOWN IN BRACKETS HEREON ARE TOTAL ROAD FRONTAGE DIMENSIONS.
  - b. DIMENSIONS NOT SHOWN IN BRACKETS HEREON ANNOTATE SINGLE SEGMENT ROAD BOUNDARIES
  - c. ROAD FRONTAGE DIMENSIONS DO NOT INCLUDE BOUNDARIES FRONTING PIRONGIA ROAD & FRONTIER ROAD WHERE ACCESS IS RESTRICTED.

**LOT SHAPE FACTOR:**

- 13m DIAMETER CIRCLE
- 13m DIAMETER CIRCLE ENCRoACHING ON 5m ROAD BOUNDARY AND 2m INTERNAL BOUNDARY BUILDING SETBACK
- 16m DIAMETER CIRCLE
- 30m DIAMETER CIRCLE
- BUILDING SETBACKS

Rev	DESCRIPTION	DRN	CKD	APP	DATE
8	PRELIMINARY	NP	DE	DE	11/20
9	LAYOUT UPD/SHAPE FACTOR	NW	DE	DE	03/21

NAME	DATE	NAME	DATE
SURVEYED		DESIGNED	

COORDINATE SYSTEM:  
ORIGIN OF COORDINATES:  
HEIGHT DATUM:  
ORIGIN OF HEIGHT:

TITLE

## OVERALL LAYOUT PLAN

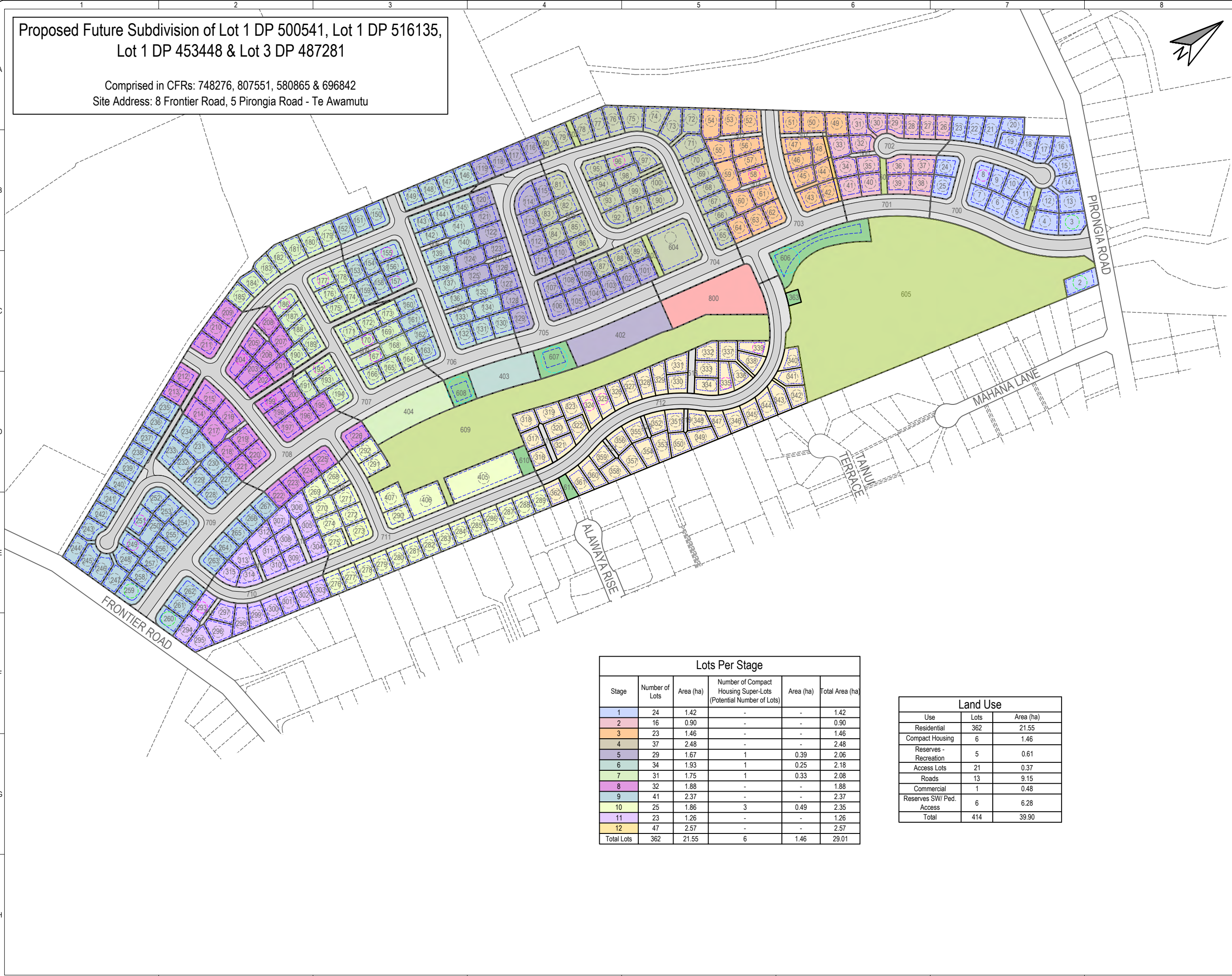
PREPARED FOR **Frontier Estate**



ORIGINAL SCALES @ A3 STATUS  
1:4000 **FOR CONSENT**

DO NOT SCALE DIMENSIONS  
DRAWING NO **30008-01-S0-C4** REVISION **9**

COPYRIGHT ON THIS DRAWING IS RESERVED



Stage	Number of Lots	Area (ha)	Number of Compact Housing Super-Lots (Potential Number of Lots)	Area (ha)	Total Area (ha)
1	24	1.42	-	-	1.42
2	16	0.90	-	-	0.90
3	23	1.46	-	-	1.46
4	37	2.48	-	-	2.48
5	29	1.67	1	0.39	2.06
6	34	1.93	1	0.25	2.18
7	31	1.75	1	0.33	2.08
8	32	1.88	-	-	1.88
9	41	2.37	-	-	2.37
10	25	1.86	3	0.49	2.35
11	23	1.26	-	-	1.26
12	47	2.57	-	-	2.57
<b>Total Lots</b>	<b>362</b>	<b>21.55</b>	<b>6</b>	<b>1.46</b>	<b>29.01</b>

Use	Lots	Area (ha)
Residential	362	21.55
Compact Housing	6	1.46
Reserves - Recreation	5	0.61
Access Lots	21	0.37
Roads	13	9.15
Commercial	1	0.48
Reserves SW/ Ped. Access	6	6.28
<b>Total</b>	<b>414</b>	<b>39.90</b>

R:\Project Files\30008-03-1900 - Scheme Plan Master Files\100 - Master Scheme\18-30008-01 - CADM - Scheme Plan.dwg - Plotter: 10/4/2021

RECEIVED  
21 APR 2021  
BY: LDIX



# Waipā District Plan Plan Change 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 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto: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 Wednesday, 21 April 2021**

COUNCIL USE ONLY	
Date received	
Document ref:	

1. Submitter details	
Full name of submitter:	Vicki Reubena Hoeborgen Stephen Peter Hoeborgen Sue Yeates
Contact name if different from above:	
Contact phone number(s)	02102352362 0274885917
Email address:	steveandu@orcon.net.nz
Address for service: <i>(required if no email address is provided)</i>	

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

2. This is a submission on the following proposed plan change to the Waipā District Plan
Plan Change Number and Name: <b>Plan Change 13 – Uplifting Deferred Zones</b>

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



Submissions must be received by Waipā District Council  
by 5pm on Wednesday, 21 April 2021

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

Select one	<input type="radio"/>	I SUPPORT	APPENDIX S 25 - TE Awamutu T II Growth Cell Structure Plan
	<input checked="" type="radio"/>	I SUPPORT IN PART	
	<input type="radio"/>	I OPPOSE	

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

Oppose a pathway that cuts through 1093 Park Rd. This effects our land use and access for stock.

Also oppose a pathway along Mangaohoi stream as there is one in Park Rd. already and this new purposed path is in direct flooding area. Which will cause alot of cost to ~~not~~ maintain.

## 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)

Pathway on our property would be on ~~our~~ boundary only.

## 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)	U R Hoeborgen D G. Yeates	Dated 21/4/2021
--	------------------------------	-----------------

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

Phone: 0800 924 723 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto:districtplan@waipadc.govt.nz)

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

Submissions close **5pm Wednesday, 21 April 2021**

#### COUNCIL USE ONLY

Date received

Document ref:

### 1. Submitter details

Full name of submitter:	Kotare Properties Ltd
Contact name if different from above:	C/- Kathryn Drew
Contact phone number(s)	027 251 0009
Email address:	kdrew@bbo.co.nz
Address for service: <i>(required if no email address is provided)</i>	C/-Bloxam Burnett & Olliver Attn: Kathryn Drew PO Box 9041 Hamilton

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

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

Plan Change Number and Name: **Plan Change 13 – Uplifting Deferred Zones**

### 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	

### 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 type="radio"/> Yes <input checked="" 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	See attached submission
	<input type="radio"/>	I SUPPORT IN PART	
	<input type="radio"/>	I OPPOSE	

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

See 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)**

See 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 21/4/2021

## SUBMISSION BY KOTARE PROPERTIES LTD ON PLAN CHANGE 13 – UPLIFTING DEFERRED ZONES

### 1. Submitter Details

This correspondence is a submission on Plan Change 13 – Uplifting Deferred Zones on behalf of Kotare Properties Ltd

The submitter details are as follows:

Submitter: Kotare Properties Ltd

Address for Service: C/-Bloxam Burnett & Olliver  
Attn: Kathryn Drew  
PO Box 9041  
Hamilton

Phone: 07 8380144 or 0272510009

E-mail: [kdrew@bbo.co.nz](mailto:kdrew@bbo.co.nz)

Kotare Properties Ltd would like to be given the opportunity to present their submission in person.

### 2. Background

Kotare Properties Ltd (Kotare) is a land development company established and operated by John Illingsworth and Graeme Lee. Both John and Graeme are civil engineers with over 90 years of civil construction experience between them.

Kotare has a history of successful subdivisions in the Waipa District. Kotare has recently developed two subdivisions in Cambridge. The first was an extension of Cambridge Park (Stages 7 & 8) on the southern side of Cambridge that delivered 50 residential lots in July 2017. The other subdivision was off Swayne Road in Cambridge North and is known as Kotare Downs. This development delivered 57 lots in August 2019.

Kotare is currently working on two additional subdivision developments within the Waipa District, one in Te Awamutu and another one in Cambridge.

The Te Awamutu development is located within the T2 Growth Cell off Frontier Road. As part of that development a private plan change (PPC12) has been lodged with Waipa District Council (Council) to enable the development of a retirement village covering 9.5ha of the growth cell, with the remaining land to be developed into general residential. A structure plan is also proposed to be inserted into the District Plan providing the conceptual layout for the whole of the growth cell. Concurrently to the PPC12 process, Kotare have lodged a subdivision consent application with Council that seeks to create approximately 100 lots within the T2 growth cell between Frontier Road and the proposed retirement village. That subdivision consent is currently been processed by Council with a decision expected after the substantive decision on PPC12. PPC12 has no bearing on PC13 or this submission.

The Cambridge development is located within the C4 growth cell. Kotare have bought or have sale and purchase agreements with landowners within this growth cell that will enable them to develop

approximately 8ha of the C4 growth cell into a residential development. This land is located directly north of Silverwood Lane, east of Cambridge Road and includes part of the unnamed gully head that separates the site from the existing Cambridge Park development. Kotare has advanced the subdivision design and technical reporting required to support that subdivision consent application to a stage whereby we know that the development outcome is one whereby approximately 68 lots are proposed, four of which will be developed for higher density housing as they adjoin the gully edge and proposed open space recreation areas. The development outcome proposed generally aligns with the C4 endorsed Structure Plan, albeit some changes are sought by Kotare as part of this submission process.

PC13 is directly relevant to the Kotare development in the C4 growth cell because of the amended zoning the plan change provides for (i.e. rezoned from Deferred Residential to Residential) and also because PC13 incorporates the Structure Plan (proposed Appendix 23) that has been endorsed by Council. The Kotare submission, set out below, is consequently focused on the C4 growth cell and the implications that PC13 has on that growth cell.

The key points of the submission is a general support for the rezoning enabled by PC13, with some amendments to the planning maps, Appendix 23 wording and supporting Appendix 23 Structure Plan.

### 3. Submissions

<b><i>The specific provision of the plan change my submission relates to are:</i></b>	Removing the Deferred Zone from the pre-2035 Growth Cells, including C4 Growth Cell
<b><i>Position:</i></b>	Support
<b><i>Submission is:</i></b>	Kotare supports the removal of the deferred zoning from the pre-2035 growth cells and specifically the deferred residential zoning from the C4 growth cell in Cambridge.
<b><i>I seek the following decision/s from Council:</i></b>	Kotare seek that the C4 growth cell is rezoned from deferred residential to residential.

<b><i>The specific provision of the plan change my submission relates to are:</i></b>	Consequential amendments to the planning maps, being Map 23 and 26
<b><i>Position:</i></b>	Support in Part
<b><i>Submission is:</i></b>	<p>Kotare support the zoning change demonstrated on the planning maps as it relates to the C4 growth cell, specifically Maps 23 and 26.</p> <p>Kotare is of the opinion that as part of the zoning change, Council should also be undertaking a consequential change to the Urban Limit boundaries noted on the planning maps.</p> <p>The urban limits are provided on the planning maps and link directly to the strategic outcomes (1.1.33(c)) and an objective and policy in Section 1 of the Waipa District Plan that relate to settlement patterns (objective 1.3.1 and policy 1.3.1.2). Section 1.1.19 of the District Plan</p>

	<p>also records that the plan gives effect to the Regional Policy Statement by, amongst other things, setting urban limits.</p> <p>The key message in the strategic outcome, the objective and the policy is consequently to provide for a consolidated settlement pattern by ensuring that new urban activities are focused within the urban limits (Policy 1.3.1.2).</p> <p>The rezoning enabled by PC13 signals that the land is to be developed, yet the development of such could be perceived to be contrary to those objectives and policies because the urban limits do not include the growth cells. We believe that this is an unintended consequence and one which could be rectified through a consequential amendment to the urban limits on the planning maps.</p>
<b><i>I seek the following decision/s from Council:</i></b>	<p>Kotare request that the planning maps updated so that:</p> <ol style="list-style-type: none"> <li>a) the C4 growth cell is zoned Residential; and</li> <li>b) the Urban Limits fall outside of the boundaries of the C4 growth cell, and the other pre-2035 growth cells.</li> </ol>

<b><i>The specific provision of the plan change my submission relates to are:</i></b>	Appendix S23.1 Cambridge C4 Growth Structure Plan
<b><i>Position:</i></b>	Support in part
<b><i>Submission is:</i></b>	<p>PC13 provides for the inclusion of the endorsed C4 Structure Plan to be included as an Appendix to the District Plan (Appendix S23). Kotare, in principle, supports the inclusion of the C4 Structure Plan, however seeks that it is updated/amended to the version prepared by Kotare which is attached to this submission titled C4 Structure Plan – Proposed Alterations for PC13.</p> <p>Kotare has advanced its subdivision design for their land to the point whereby the key roading connection to and from Silverwood Lane and the connections to the land to the north and south of the Kotare land have been defined. Those connections differ slightly from that provided for in the C4 Structure Plan (notified in PC13) because it effectively flips the collector road and its connection point to a position further east. The lot arrangement and the location of compact housing relative to Silverwood Lane is also sought to be amended. Pedestrian connections to the internal roading network from both Silverwood Lane and Cambridge Road.</p> <p>The main benefits of the Amended Structure Plan are as follows:</p> <ol style="list-style-type: none"> <li>1. The Amended Structure Plan provides for an increased separation between the new Cambridge Road/Lamb Street/Kaipaki Road roundabout and the internal roundabout, which has safety, efficiency and land use benefits.</li> <li>2. The Amended Structure Plan provides for a clear linear collector road connection to the land to the north and also to the recreational reserve, without the need to gig jog through</li> </ol>

	<p>the development. This better achieves the function of a collector road.</p> <ol style="list-style-type: none"> <li>3. The Amended Structure Plan provides for increased pedestrian connections between the Kotare land and Cambridge Road/Silverwood Lane to improve connectivity.</li> <li>4. The amendment to the north-south alignment for one of the roads linking the two east-west road provides supports the intent of aligning roads and paths with vistas and connection to the gully edge reserve (S23.3.4).</li> <li>5. The extent of the compact housing area policy area overlay has been reduced so that it does not connect to Silverwood Lane to enable standard residential development in that location as such interfaces better with the form and function of Silverwood Lane.</li> </ol>
<b><i>I seek the following decision/s from Council:</i></b>	Amend the C4 Structure Plan in Appendix 23 to the C4 Structure Plan – Proposed Alterations for PC13 attached to this submission.

<b><i>The specific provision of the plan change my submission relates to are:</i></b>	Appendix S23.3 Key Design Principles
<b><i>Position:</i></b>	Support in part
<b><i>Submission is:</i></b>	Amend reference in the wording of section 23.3.1 to a “Proposed Structure Plan”. The Structure Plan, once incorporated into the District Plan will no longer be ‘proposed’.
<b><i>I seek the following decision/s from Council:</i></b>	<p>Amend S23.3.2 to read as follows:</p> <p><i>S23.3.1 Taking account of the technical assessments undertaken, and the feedback received through community engagement, the following general design principles underpin the <del>proposed</del> Structure Plan.</i></p>

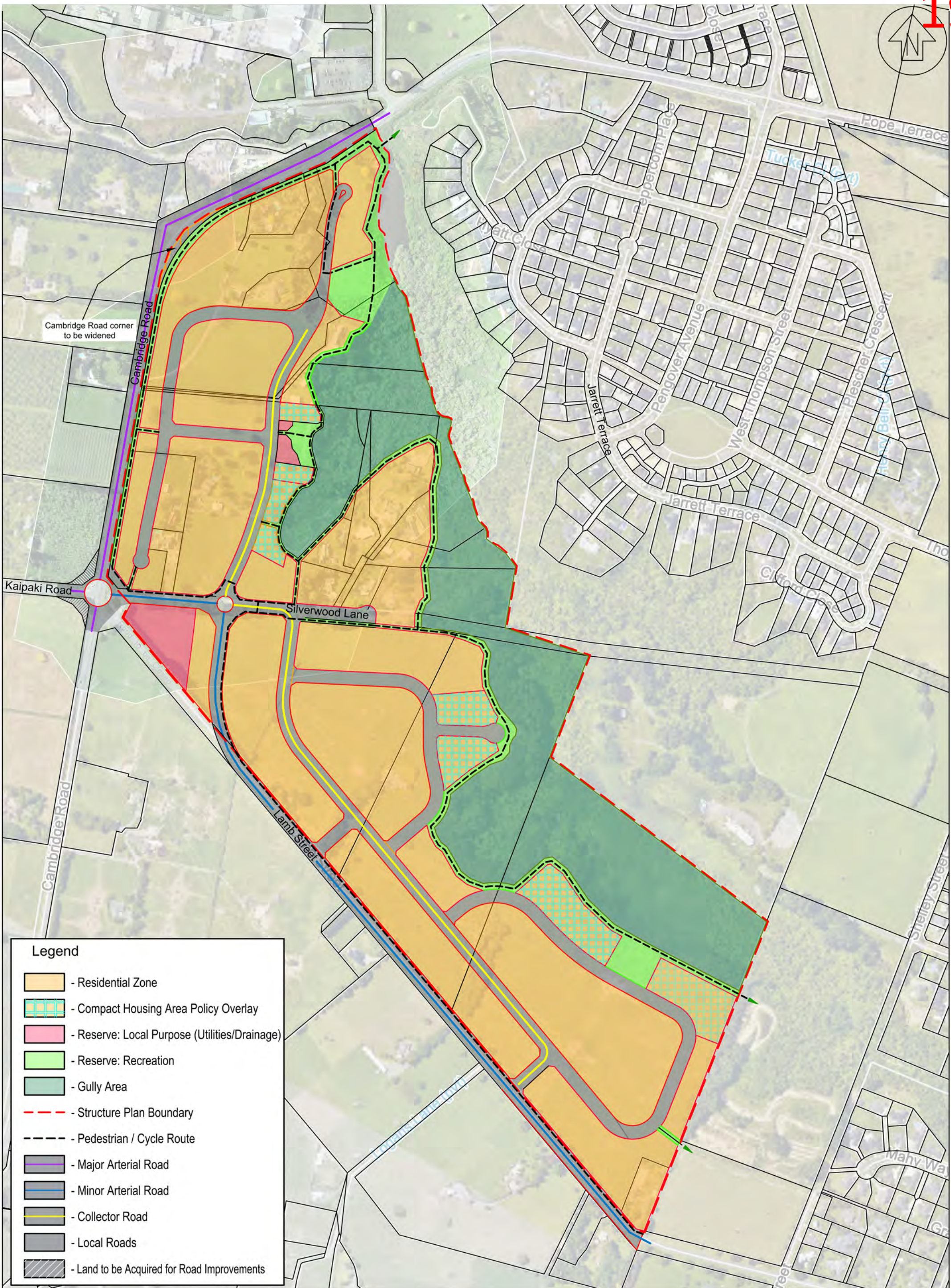
<b><i>The specific provision of the plan change my submission relates to are:</i></b>	Appendix S23.3.5 Environmental Responsibility
<b><i>Position:</i></b>	Support in part
<b><i>Submission is:</i></b>	The use of swales is only one stormwater management tool. Other alternatives are available. By the Structure Plan being specific potentially excludes the use of these alternatives.
<b><i>I seek the following decision/s from Council:</i></b>	<p>Amend S23.3.5 to remove reference to swales as the preferred treatment method. Suggested alternative wording is as follows:</p> <p><i>S23.3.5 Stormwater management concepts prioritise on site disposal, with the conveyance and treatment of storm events via swales integrated into the streetscape design and discharge to the gully via strategically located and ecologically friendly treatment trains. Buffer planting to the Cambridge Road frontage will reduce the visibility of the major arterial road and industrial activities to the north, minimising the potential for reverse sensitivity effects.</i></p>

<b><i>The specific provision of the plan change my submission relates to are:</i></b>	Appendix S23.4.4 Open Space Network
<b><i>Position:</i></b>	Support in part
<b><i>Submission is:</i></b>	This section of the Structure Plan identifies that the gully reserve will anchor two neighbourhood reserves. The Structure Plan shows three reserves, two north of Silverwood Lane and one south. This paragraph should be updated to reflect the desired outcome that Council wants to achieve in terms of the number of reserves i.e. two or three. If it is also only two then the Structure Plan should be amended to reflect Council's preference in terms of reserve locations. One of the reserves located north of Silverwood Lane is also not subject to any adjoining higher forms of density as recorded in this paragraph.
<b><i>I seek the following decision/s from Council:</i></b>	Update the language in S23.4.4, and if necessary amend the Structure Plan, to reflect what Council wants to achieve in terms number and location of reserves.

<b><i>The specific provision of the plan change my submission relates to are:</i></b>	Appendix S23.5.3 Movement Network
<b><i>Position:</i></b>	Support in part
<b><i>Submission is:</i></b>	This paragraph states that "the Structure Plan identifies the preferred layout". As noted in the submissions above, Kotare's submission is that the Structure Plan is amended to provide for an alternative roading alignment, recognising that there are multiple ways to achieve the outcomes sought from a roading/connectivity perspective. If Kotare's the Kotare Structure Plan is not incorporated into Appendix S23, Kotare seek that this paragraph is amended to refer to a 'conceptual layout' over a 'preferred layout'. This provides flexibility for the effectiveness and appropriateness of the change to be considered at the time of consenting without being a hard and fast requirement.
<b><i>I seek the following decision/s from Council:</i></b>	If the Kotare Structure Plan is not adopted, amend paragraph S23.5.3 to read as follows:  <i>S23.5.3 Internally, new roads will be required. The Structure Plan identifies <del>the preferred</del> a <u>conceptual</u> layout, taking account of engineering requirements and the achievement of high degrees of permeability and connectivity....</i>

<b><i>The specific provision of the plan change my submission relates to are:</i></b>	Appendix 23.6.3 Stormwater Network
<b><i>Position:</i></b>	Support in part
<b><i>Submission is:</i></b>	The land ownership arrangement within the growth cell and its subsequent development will necessitated the need for a third stormwater collection point to the gully. Without that connection the development potential of the Kotare land will not be realised. Kotare

	<p>are specifically proposing that the reserve that sits within their land also caters for stormwater and has an overflow down into the gully system. Kotare is unable to design their development to connect to the northern outlet within the Maunsell landholding. The paragraph of the report should accordingly be updated to provide for that third connection.</p>
<p><i>I seek the following decision/s from Council:</i></p>	<p>Amend 23.6.3 to read as follows:</p> <p><i>S23.6.3 Significant storm events will result in flows towards the gully. <del>Two</del> <u>Three</u> points of collection are proposed, one within the unformed Silverwood Lane corridor and <del>one two</del> <u>towards</u> the north of the <del>Structure plan area</del> Silverwood Lane. <del>Both</del> <u>All</u> points of collection will require careful design to address the change in elevation and slope towards the gully floor and incorporate sufficient treatment to ensure that contaminants do not reach the stream and that discharge volumes do not result in erosion or scour of the gully floor. Maximising the opportunity for soakage as part of the overall network will reduce the operational requirements of the treatment and discharge devices.</i></p>



Cambridge Road corner to be widened

**Legend**

- Residential Zone
- Compact Housing Area Policy Overlay
- Reserve: Local Purpose (Utilities/Drainage)
- Reserve: Recreation
- Gully Area
- Structure Plan Boundary
- Pedestrian / Cycle Route
- Major Arterial Road
- Minor Arterial Road
- Collector Road
- Local Roads
- Land to be Acquired for Road Improvements



PLAN TITLE  
**C4 STRUCTURE PLAN**  
**Proposed Alterations for Plan Change 13**  
**APRIL 2021**

REVISION	DATE

JOB	SCALE AT A3

SHEET

Rev 1

1:5000



## **SUBMISSION ON PROPOSED PLAN CHANGE 13 TO THE WAIPA DISTRICT PLAN**

To: Waipa District Council  
Private Bag 2402  
TE AWAMUTU 3840

Name: 3Ms of Cambridge GP Limited

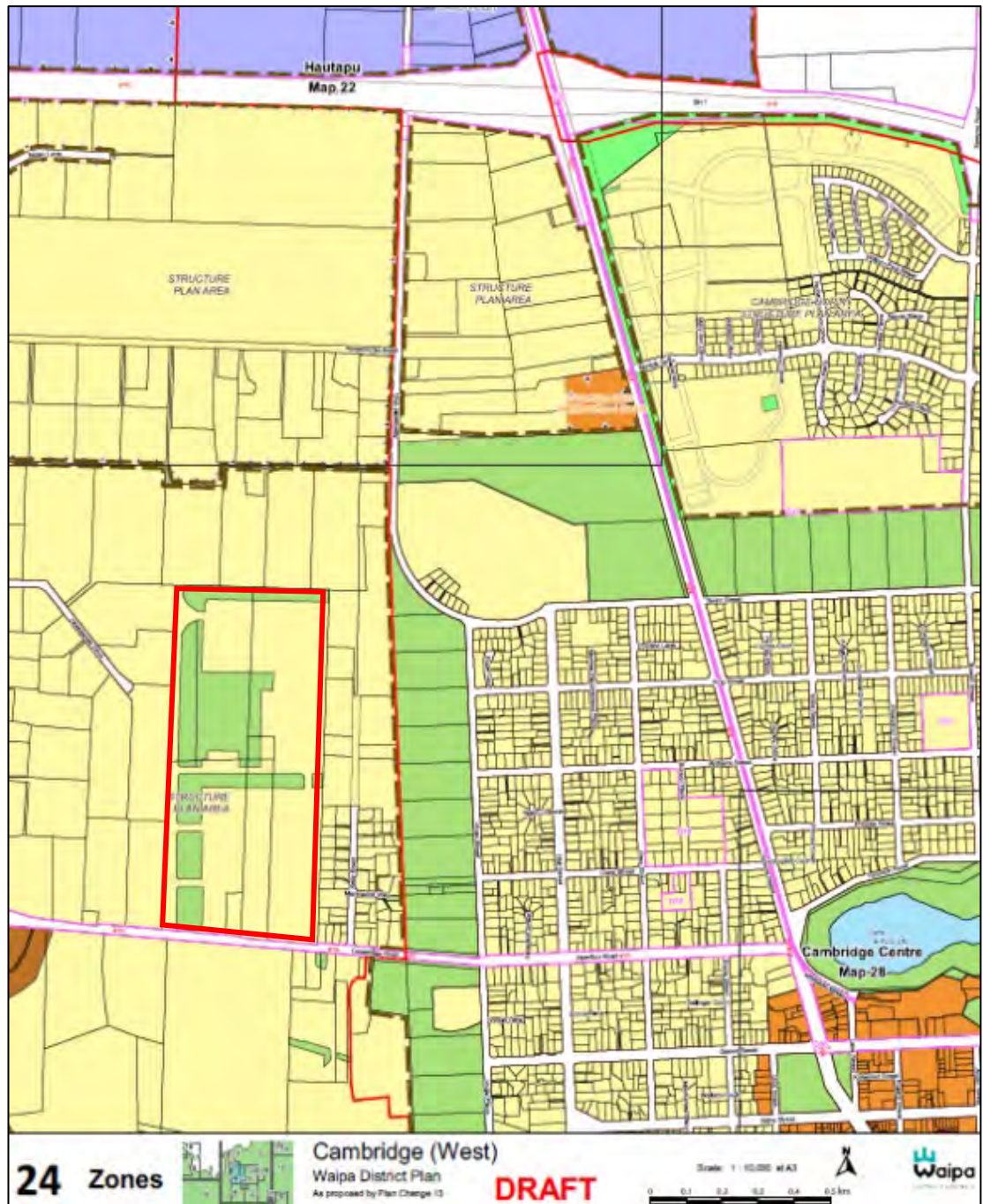
### **Submission**

1. This is a submission on Proposed Plan Change 13 to the Waipa District Plan. 3Ms of Cambridge GP Limited (“**3Ms**”) is generally supportive of Proposed Plan Change 13.
2. 3Ms is not a trade competitor.
3. The submission is in relation to Proposed Plan Change 13 in its entirety.
4. 3Ms owns a significant proportion of land in the C2 Growth Cell and seeks to develop the land for residential purposes. The properties owned by 3Ms are as follows:
  - 1881 Cambridge Road, Cambridge (legally described as Lot 2 DP 29023, Lot 1 DPS 75243 and Lot 1 DPS 31006 comprised in Record of Title SA56C/447);
  - 1871 Cambridge Road, Cambridge (legally described as Pt Lot 1 DP 29023 comprised in Record of Title SA31C/268);
  - 1863 Cambridge Road, Cambridge (legally described as Lot 1 DPS 85575 comprised in Record of Title SA68A/9); and
  - 1865 Cambridge Road, Cambridge (legally described as Lot 2 DPS 85575 comprised in Record of Title SA68A/10.
5. In addition, 3Ms is a joint venture partner with St Peters School in developing land in the C3 Growth Cell for residential purposes.
6. 3Ms strongly supports the intent of Proposed Plan Change 13 rezoning the C2 and C3 Growth Cells from Deferred Residential Zone to Residential Zone, and therefore seeks that the Planning Maps be amended to rezone the C2 and C3 Growth Cells as Residential Zone as proposed.
7. 3Ms strongly encourages the Waipa District Council to continue the work (planning and construction) associated with enabling the development of the C1 and C2/C3 Growth Cells as the effect of this plan change (i.e. live zoning the area) may mean that there is an expectation that there is infrastructure in place to enable residential developments. Such works include the C1 and C2/C3 roundabout on Cambridge Road, greenbelt crossings and securing any land required for public infrastructure (i.e. collector roads and stormwater swales) and constructing that infrastructure.
8. 3Ms seeks that Proposed Plan Change 13 be approved, with the amendments set out in this submission. 3Ms seeks three key amendments to the Planning Maps as amended by Proposed Plan Change 13:

- (a) Amend the Urban Limits of Cambridge to include the C2 and C3 Growth Cell as these growth cells are clearly anticipated to be developed for residential purposes and be within the Cambridge urban area; and
- (b) Amend the Planning Maps to remove the areas proposed to be zoned “Active Reserve” on the 3Ms properties within the C2 Growth Cell (namely, Planning Map 4, Planning Map 23 and Planning Map 24). 3Ms seeks that these active reserve areas be removed from the Planning Maps as the subdivision consent that 3Ms obtained in 2020 that is referenced in the section 32 evaluation report has been surrendered and that reserve layout is not being progressed by 3Ms as part of its current subdivision application.

For clarity, 3Ms seeks that that the entire extent of its property be zoned Residential Zone rather than a combination of Residential Zone and Reserves Zone, or such similar relief as is necessary to be consistent with 3Ms current subdivision consent application before Council, and any ongoing negotiations between Council and 3Ms regarding reserves.

The following figure shows the 3Ms site, in red:



- (c) It appears that the C7 Growth Cell (area in red outline in the following figure) has been zoned Residential Zone as part of this plan change, with the annotation of “Structure Plan Area”. The C7 Growth Cell is a “post-2035” Growth Cell (is currently zoned Deferred Zone) and is not currently subject to a Structure Plan. The Section 32 evaluation report sets out that the C7 growth cell remains unchanged as part of Proposed Plan Change 13 so zoning this Growth Cell as full Residential Zone may be an error. 3Ms seeks that this area be zoned Deferred Residential Zone, and the Structure Plan Area annotation be removed as per the existing situation.



- (b) Amend the Urban Limits of Cambridge to include the C2 and C3 Growth Cells;
- (c) Amend the Planning Maps to remove the areas proposed to be zoned “Active Reserve” on the 3Ms properties within the C2 Growth Cell (namely, Planning Map 4, Planning Map 23 and Planning Map 24). 3Ms seeks that that the entire extent of its property be zoned Residential Zone rather than a combination of Residential Zone and Reserves Zone; and
- (d) Amend the Planning Maps (Planning Map 4, Planning Map 22, Planning Map 23, Planning Map 24) to remove the Residential Zoning from the C7 Growth Cell and show this area as being Deferred Residential Zone. Remove the “Structure Plan Area” annotation.
- (e) Amend the final sentence of Appendix S1 – Future Growth Cells in relation to the C10 Industrial Growth Cell to read:

The industrial area is covered by the Bardowie Industrial Precinct Structure Plan while the Rural area of the growth cell is not covered by a structure plan and is currently unserviced.

- 11. 3Ms wish to be heard in support of this submission.
- 12. If others make a similar submission, 3Ms will consider presenting a joint case with them at a hearing.

Dated this 21<sup>st</sup> day of April 2021

Signature: 3Ms of Cambridge GP Limited  
by its duly authorised agents Mitchell Daysh Limited



Abbie Fowler  
Associate

Address for Service: Mitchell Daysh Limited  
PO Box 1307  
HAMILTON 3240  
Attention: Abbie Fowler

Telephone: 021 385 991

Email: abbie.fowler@mitchelldaysh.co.nz



# Waipā District Plan Plan Change 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 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto: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 Wednesday, 21 April 2021**

## COUNCIL USE ONLY

Date received

Document ref:

### 1. Submitter details

Full name of submitter:	Jim Mylchreest
Contact name if different from above:	
Contact phone number(s)	0272502790 / 07 871 -4619
Email address:	myl.family@xtra.co.nz
Address for service: (required if no email address is provided)	as above

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

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

Plan Change Number and Name: **Plan Change 13 – Uplifting Deferred Zones**

### 3. Trade competition

Select one	<input checked="" type="radio"/>	I could	gain an advantage in trade competition through this submission.
	<input 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	

### 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



Submissions must be received by Waipā District Council  
by 5pm on Wednesday, 21 April 2021

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

Select one	<input type="radio"/>	<b>I SUPPORT</b>	I support the general intent of the Plan Change 13 but am concerned about the details regarding collector road standards and bulk and location requirements.
	<input checked="" type="radio"/>	<b>I SUPPORT IN PART</b>	
	<input type="radio"/>	<b>I OPPOSE</b>	

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

The requirement for the 25m wide collector road appears to be excessive and out of context with large lots residential zones within the Waipa district. The expectations of people living in a semi rural environment is not to have lighting or amenity planting within the road reserve. It is an unnecessary cost both in capital and ongoing maintenance.

The proposed alignment of the collector road also does not follow a logical alignment when considering the contours of the land.

The additional requirements regarding building placement, street frontages and building setbacks will add unnecessary costs and site development restrictions at a time when housing affordability is a national issue.

### 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)

- a) reduce the standards of the collector road to the same as other roads within the district and in particular large lot residential zones: and
- b) have the same bulk and location requirements as contained in the current District Plan

### 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)	J B Mylchreest	Dated	21/04/2021
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Send to: Waipā District Council, Private Bag 2402, Te Awamutu 3840

Phone: 0800 924 723 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto:districtplan@waipadc.govt.nz)

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

Submissions close **5pm Wednesday, 21 April 2021**

### COUNCIL USE ONLY

Date received

Document ref:

### 1. Submitter details

Full name of submitter:	John Collinson
Contact name if different from above:	C/- Kerryanne Lewis, Babbage Consultants
Contact phone number(s)	027 643 9964
Email address:	kerryanne.lewis@babbage.co.nz
Address for service: <i>(required if no email address is provided)</i>	PO Box 2027, Shortland Street, Auckland 1140

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

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

Plan Change Number and Name:

Plan Change #13 – Uplifting Deferred Zones

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

### 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 checked="" type="radio"/>	<b>I SUPPORT</b>	
	<input type="radio"/>	<b>I SUPPORT IN PART</b>	
	<input type="radio"/>	<b>I OPPOSE</b>	


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

Please 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)**

Please 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)	 Kerryanne Lewis (Babbage Consultants, agent on behalf of submitter)	Dated 21/04/2021
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**SUBMISSION ON PROPOSED PLAN CHANGE 13 TO THE WAIPA DISTRICT PLAN UNDER  
CLAUSE 6 OF SCHEDULE 1 OF THE RESOURCE MANAGEMENT ACT 1991**

**To** Waipa District Council  
Attention: Project Planner  
Via email: districtplan@waipadc.govt.nz

**Matter** Submission on Proposed Plan Change 13 to uplift the Deferred Zones under the Waipa District Plan.

**Submitter** John Collinson

---

**Introduction and declaration**

- 7 This submission is on Proposed Plan Change 13 (“**PC13**”) to the Waipa District Plan (“**WDP**”). PC13 relates to the pre-2035 and post-2035 Growth Cells under the WDP and seeks to:
- 7.1 Update the District Plan to reflect best practice with regards to the process of uplifting the Deferred Zone, by removing the ability to uplift any Deferred Zone via a Council resolution, rezoning the pre-2035 Growth Cells to their live zoning, and requiring all post 2035 Growth Cells to undergo a Plan Change process to uplift the Deferred Zoning.
  - 7.2 Update the District Planning Maps for two Growth Cells which have approved Structure Plans, however remain incorrectly shown as Deferred Zones, and incorporate three recently endorsed Structure Plans.
- 2 This submission is made on behalf of John Collinson (“**the Submitter**”). The Submitter is the owner of 1 Hunter Lane, Cambridge (Lot 7 DPS 15010). This site is located within Stage 1 of the C2 growth cell. PC13 is proposing to uplift the Deferred Zoning for the C2 Growth Cell to become Residential Zone. Additionally, there have recently been two subdivision consents approved which include areas to be vested in Council as reserve. As part of PC13, we understand that these areas will be rezoned as Reserve Zone.
- 3 The Submitter cannot gain advantage in trade competition through this submission.

**Scope of submission**

- 4 The Submitter **SUPPORTS** PC13.
- 5 The Submitter is currently investigating options to develop their property for residential housing, and supports PC13 as the proposed uplifting of the deferred zoning for the C2 Growth Cell looks to be the most efficient and effective means of supporting future residential development in this area.
- 6 The specific reasons for why the Submitter supports PC13 are identified and discussed below.

**Change to Zoning**

- 7 The deferred zoning of Growth Cell C2 will be uplifted and the residential zoning will become live. The new zoning will provide for much needed housing in Cambridge and will give effect to

the National Policy Statement on Urban Development. The Submitter supports this change as they are currently investigating options to develop their property for residential housing, and the uplifting of this deferred zoning will support this.

### **Structure Planning**

- 8 There is already a Structure Plan in place for Growth Cells C1 – C3, and the proposed changes under PC13 will enable the Submitter to develop their land in a manner that is consistent with that existing Structure Plan.

### **Update to District Planning Maps**

- 9 PC13 is proposing to update the planning maps for all pre-2035 Growth Cells so that there is consistency with the proposed uplifting of the deferred zones. This will include changing Growth Cell C2 to Residential Zone on the Planning Maps, as well as showing the areas to be vested in Council as reserve in C2 (under the recently approved subdivision consents) as Reserve Zone on the Planning Maps.

### **Conclusion**

- 10 The Submitter supports PC13 for the reasons discussed above.
- 11 The decision that the Submitter requests is detailed below.

**Decision requested**

12 That Waipa District Council **APPROVE** PC13.

**Hearing proceedings**

13 The Submitter does wish to be heard in support of this submission.

14 The Submitter will consider presenting a joint case with those who make a similar submission.

**Dated At Auckland this 21st day of April 2021**

**Signed** By **Kerryanne Lewis** on behalf of John Collinson  
Senior Planner, Babbage Consultants Limited

**Address for service**  
kerryanne.lewis@babbage.co.nz

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

Phone: 0800 924 723 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto:districtplan@waipadc.govt.nz)

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

Submissions close **5pm Wednesday, 21 April 2021**

#### COUNCIL USE ONLY

Date received

Document ref:

### 1. Submitter details

Full name of submitter:	John Leonard Hatwell & Mervyn Lance Johnston
Contact name if different from above:	Charlotte Muggeridge c/o: Harkness Henry
Contact phone number(s)	07 834 6670
Email address:	charlotte.muggeridge@harkness.co.nz
Address for service: <i>(required if no email address is provided)</i>	Private Bag 3077 Hamilton

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

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

Plan Change Number and Name: **Plan Change 13 – Uplifting Deferred Zones**

### 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	

### 4. Attendance at Council hearing

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

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

Please see submission 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)**

Please see submission 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 21/04/2021

The application for Plan Change 13 (PC13) seeks to uplift the deferred status of the pre-2035 future growth cells within the Waipā Operative District Plan (ODP), which includes the T11 growth cell. It also includes changes to a number of sections within the ODP to provide for site-specific details within these growth cells that have been determined through the structure plan processes.

John Hatwell and Mervyn Johnston (the Submitters) currently own 1248 and 1854 Cambridge Road (held in Records of Title SA41B/693, SA10C/49, SA60A/63, and 513622), which make up a large part of the T11 growth cell. The structure plan documents within PC13 for this growth cell were prepared for Council by Boffa Miskell in June 2020.

Since June 2020, the Submitters have invested substantially towards progressing the design of the development of this site. This has involved engaging a number of specialists to prepare reports and plans to support a combined land use and subdivision consent application based on the principles of the Boffa Miskell structure plan documents. It has also involved having two pre-application meetings with Council regarding the progression of the design for development of the site.

As a result of this progression of design, the structure plan proposed to be included for T11 as well as a number of changes to the text within the ODP, as part of PC13, is superseded or needs to be amended to reflect the current design.

The following outlines the changes sought to the content of PC13 by the Submitters in relation to the T11 growth cell:

#### **Section 2 – Residential Zone**

- The proposed wording for Rule 2.4.1.3(i) be amended to include an additional activity, 2.4.1.3(i)(d) – early childcare education services.
- The proposed wording for Rule 2.4.2.54 be amended as follows (~~strikethrough~~ representing deleted text and underline representing added text):
  - ~~(e) – All new commercial buildings shall be constructed on the road boundary of the site.~~  
The Submitters intend to develop this area in a community market style, as opposed to the corner shops format anticipated under this standard. As such, this standard is sought to be removed in its entirety.
  - (h) – All buildings fronting a road or reserve excluding those intended for use by a business established in accordance with Rule 2.4.1.3(i)(d) above for early childcare education services shall have an active frontage, incorporating 70% visually permeable, glazed show frontage at ground floor. Active frontages shall also include wide double doorways to allow for easy pedestrian access.  
The addition of “visually” provides greater clarity about the outcomes sought, as permeable can have implications with regards to stormwater management. Having glazing that is visually permeable to that degree is not appropriate for an early childcare education services facility.

#### **Appendix S25 – Te Awamutu T11 Growth Cell Structure Plan**

- That the plan provided under S25.1 – Te Awamutu T11 Growth Cell Structure Plan be amended to align with the attached plan. This plan reflects the substantial investment of both time and money that has been made by the Submitters to progress and further developing the design for this growth cell, based on the input received from a number of specialists and the outcomes of the two pre-application meetings with Council.
- That the proposed wording for S25.6.3 be amended as follows:

*The Structure Plan will have a ~~20m~~25m green boulevard / tree framed collector road through the sites which become the main spine road for vehicles, pedestrians, and cyclists. The ~~18m to 16m~~ local roads accommodate pedestrian facilities on one side and the option for stormwater conveyance (which could include raingardens or through a vegetated swale down the other side).*

- That the example image for the typical 18m street be amended to align with the above wording (i.e. have a heading of 18m-16m Local Road, removing reference on the Plan View to the width, 7m, for the carriageway, and amending the Section View to have an overall road width of 18m-16m).
- That the proposed wording for S25.7 – Built Form be amended as follows:
  - ~~S25.7.4 The Design Guidelines provide a framework which will lead to positive outcomes for the landowners and the wider community. This encourages original design which considers the unique opportunities of the site and development areas.~~  
The Submitters believe that the bulk and location and residential amenity controls already provided for within existing provisions of Section 2 – Residential Zone of the ODP are appropriate for providing a suitable level of residential character and amenity. This is evidenced by these standards setting an appropriate level of residential character and amenity within similar residential developments elsewhere within land located within existing Residential Zone areas. The Submitters believe that the future development of this part of the growth cell should be supported by design guidelines that reflect the advances that have been made in the design and associated specialist reports by the developer for this part of the growth cell. This can be achieved through the provision of a revised set of design guidelines as part of the resource consent process to develop the Submitters land holding.
- That the proposed wording for S25.9 – Supporting Documents be amended as follows:
  - ~~(b) Te Awamutu T11 Growth Cell Design Guidelines, prepared by Boffa Miskell, dated 25 June 2020, (Council document number 10411038).~~  
This aligns with the above request to remove reference to the design guidelines.

The other components of PC13 relevant to T11 are considered to be appropriately worded to accommodate the updated design for this growth cell, and do not require any changes.

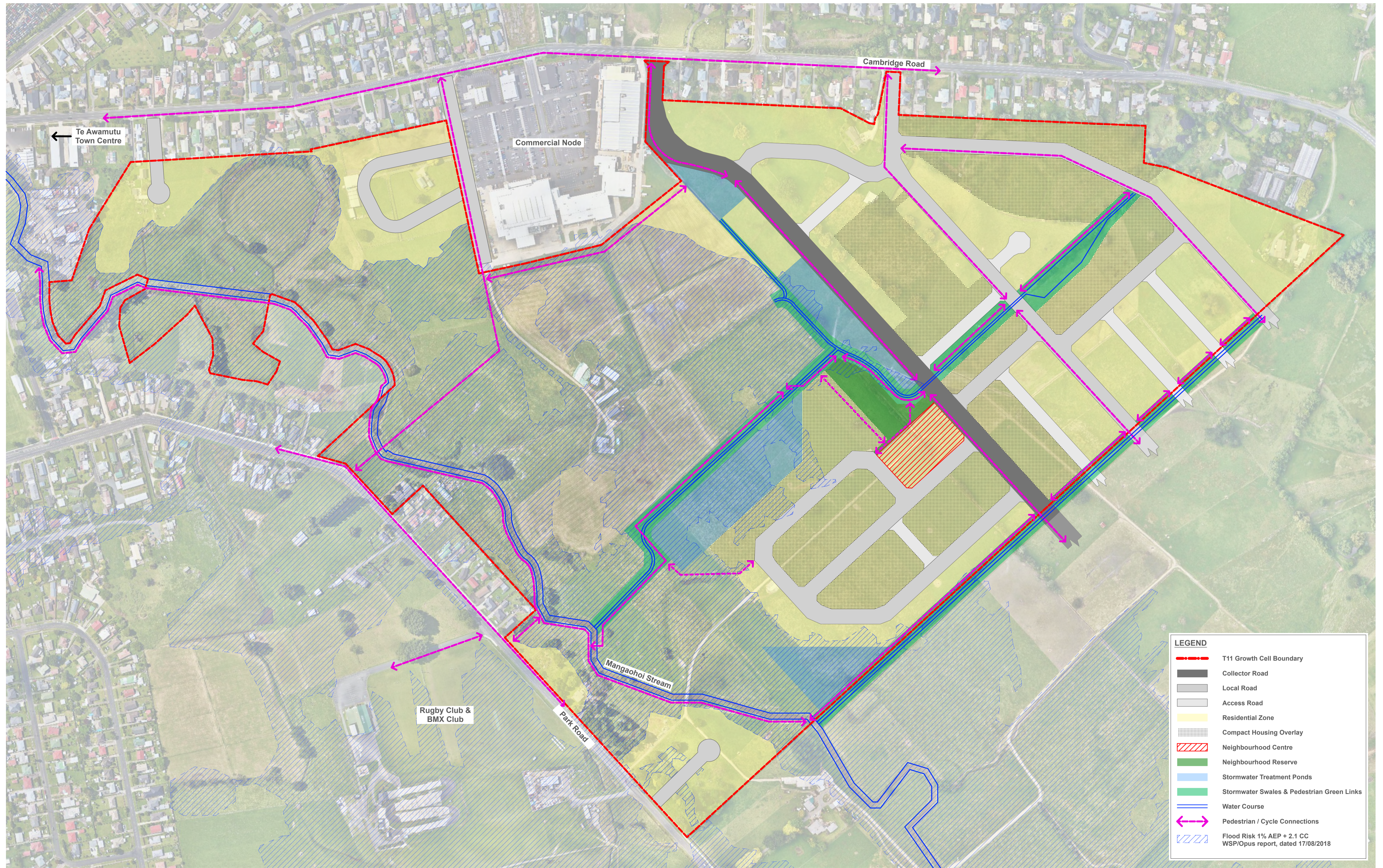
Overall, John Hatwell and Mervyn Johnston support the proposed Plan Change PC13, subject to the amendments outlined above, and seeks that Council approves the plan change.



### Summary of submission points

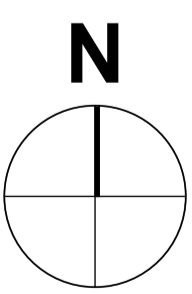
The proposed wording has been amended as follows (~~strike through~~ representing deleted text and underline representing added text):

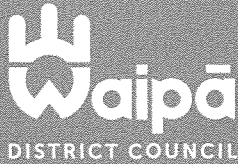
Section	Rule	Relief sought
Section 2 - Residential Zone	Rule 2.4.1.3(i)	2.4.1.3(i)(d) – early childcare education services.
Section 2 - Residential Zone	Rule 2.4.2.54	<del>(e) – All new commercial buildings shall be constructed on the road boundary of the site.</del>  (h) – All buildings fronting a road or reserve <u>excluding those intended for use by a business established in accordance with Rule 2.4.1.3(i)(d) above for early childcare education services</u> shall have an active frontage, incorporating 70% <u>visually permeable</u> , glazed show frontage at ground floor. Active frontages shall also include wide double doorways to allow for easy pedestrian access.
Appendix S25 – Te Awamutu T11 Growth Cell Structure Plan	S25.1	To adopt attached plan provided by submitters.
Appendix S25 – Te Awamutu T11 Growth Cell Structure Plan	S25.6.3	The Structure Plan will have a <del>20m</del> <u>25m</u> green boulevard / tree framed collector road through the sites which become the main spine road for vehicles, pedestrians, and cyclists. The <del>18m</del> <u>to 16m</u> local roads accommodate pedestrian facilities on one side and the option for stormwater conveyance <u>(which could include raingardens or through a vegetated swale down the other side)</u> .
Appendix S25 – Te Awamutu T11 Growth Cell Structure Plan	S25.7	<del>S25.7.4 – The Design Guidelines provide a framework which will lead to positive outcomes for the landowners and the wider community. This encourages original design which considers the unique opportunities of the site and development areas.</del>
Appendix S25 – Te Awamutu T11 Growth Cell Structure Plan	S25.9	<del>(b) Te Awamutu T11 Growth Cell Design Guidelines, prepared by Boffa Miskell, dated 25 June 2020, (Council document number 10411038).</del>



**LEGEND**

- - - T11 Growth Cell Boundary
- Collector Road
- Local Road
- Access Road
- Residential Zone
- Compact Housing Overlay
- Neighbourhood Centre
- Neighbourhood Reserve
- Stormwater Treatment Ponds
- Stormwater Swales & Pedestrian Green Links
- Water Course
- ↔ Pedestrian / Cycle Connections
- Flood Risk 1% AEP + 2.1 CC WSP/Opus report, dated 17/08/2018





# Waipā District Plan Plan Change 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 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto: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 Wednesday, 21 April 2021**

## COUNCIL USE ONLY

Date received

Document ref:

1. Submitter details	
Full name of submitter:	Gary & Adele Saywell
Contact name if different from above:	Carl Saywell
Contact phone number(s)	027 789 7700
Email address:	Carl@mscivil.co.nz
Address for service: <i>(required if no email address is provided)</i>	

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

2. This is a submission on the following proposed plan change to the Waipā District Plan
Plan Change Number and Name: <b>Plan Change 13 – Uplifting Deferred Zones</b>

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



Submissions must be received by Waipā District Council  
by 5pm on Wednesday, 21 April 2021

Page 1 of 3  
10570343

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)

We submit that Plan change 13 proceed as notified, with inclusion of the Pukeatua P1 and P3 growth cells.

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)	CKL - Michelle Carson on behalf  M Carson	Dated 21.4.21
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# Waipā District Plan Plan Change Submission Form

Form 5

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

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Phone: 0800 924 723 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto: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 Wednesday, 21 April 2021**

## COUNCIL USE ONLY

Date received

Document ref:

### 1. Submitter details

Full name of submitter:	Transpower New Zealand Ltd
Contact name if different from above:	
Contact phone number(s)	09 590 7072
Email address:	Environment.Policy@transpower.co.nz
Address for service: (required if no email address is provided)	Attn: Rebecca Eng

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

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

Plan Change Number and Name: **Plan Change 13 – Uplifting Deferred Zones**

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

### 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 type="radio"/> Yes <input checked="" type="radio"/> No



Submissions must be received by Waipā District Council  
by 5pm on Wednesday, 21 April 2021

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

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

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

Refer attached letter

**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 attached letter

**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 21.04.21
--	----------------



Gate 1  
 Gridco Road  
 Otara, Auckland 2023  
 P O Box 17 215  
 Greenlane, Auckland 1546  
 New Zealand  
 P 64 9 590 6000  
 F 64 9 589 2310  
[www.transpower.co.nz](http://www.transpower.co.nz)

Rebecca Eng  
 Tel: 09 590 7072  
 Mob: 027 578 5232  
 Email: [environment.policy@transpower.co.nz](mailto:environment.policy@transpower.co.nz)

21 April 2021

Waipā District Council  
 Private Bag 2402  
 Te Awamutu 3840

By email: [districtplan@waipadc.govt.nz](mailto:districtplan@waipadc.govt.nz)

To Waipā District Council:

## **SUBMISSION BY TRANSPOWER NEW ZEALAND LIMITED ON WAIPĀ DISTRICT COUNCIL PROPOSED PLAN CHANGE 13 PURSUANT TO CLAUSE 6 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991**

Transpower New Zealand Limited (“Transpower”) is the State-Owned Enterprise that plans, builds, maintains and operates New Zealand’s high voltage transmission network (the National Grid) which links generators to distribution companies and major industrial users. The National Grid, which extends from Kaikohe in the North Island down to Tiwai in the South Island, transports electricity throughout New Zealand.

The National Grid comprises some 12,000 km of transmission lines and more than 160 substations. This is supported by a telecommunications network of some 300 telecommunication sites that link together the components that make up the National Grid.

### **Transpower Assets**

Transpower’s assets within the Waipā District include:

- Huntly-Taumarunui A 220kV double circuit transmission line on towers;
- Karapiro-Te Awamutu A 110kV single circuit transmission line on pi-poles;
- Otahuhu-Whakamaru A 220kV single circuit transmission line on towers;
- Otahuhu-Whakamaru B 220kV single circuit transmission line on towers;
- Otahuhu-Whakamaru C 220kV double circuit transmission line on towers;
- Brownhill-Whakamaru A 400kV double circuit transmission line on towers;
- Arapuni-Ongarue A 110kV single circuit transmission line on pi-poles;
- Arapuni-Ongarue B 110kV single circuit transmission line on towers;
- Arapuni-Hamilton A 110kV single circuit transmission line on poles;
- Arapuni-Hamilton B 110kV double circuit transmission line on towers;
- Hinuera-Karapiro A 110kV single circuit transmission line on pi-poles; and
- Hamilton-Karapiro A 110kV double circuit transmission line on towers (part of which is underground through St Kilda Estate).

In addition, Transpower operates substations at Karapiro and Te Awamutu.

### Waipā District Plan Framework relating to the National Grid

The importance of Transpower's assets and function have been recognised at a national level through the Resource Management Act's (RMA) instruments of the National Policy Statement on Electricity Transmission (NPSET) and the National Environmental Standards for Electricity Transmission Activities (NESETA).

The Waipā District Council has already partly given effect to the NPSET in the District Plan and the relevant provisions are contained within Section 15 "Infrastructure, Hazards, Development and Subdivision", Section 17 "Works and Utilities" and relevant zone chapters of the Operative District Plan.<sup>1</sup> The National Grid traverses the Rural, Large Lot Residential, Residential, Reserves, and St Peters School Zones in the Waipā District. Within all of these zones except for the St Peters School Zone, the subdivision, use and development of land is controlled within a defined National Grid "Yard" and subdivision "Corridor" to ensure that potential adverse effects on the National Grid are appropriately managed, in accordance with the NPSET.<sup>2</sup> Transpower largely supports the operative district plan approach in respect of the National Grid (noting the lack of provisions within the St Peters School Zone are of concern).

### Relevance of Proposed Plan Change 13

Within the existing Waipā District Plan framework, there are several growth cells throughout Waipā District that are flagged as "deferred" growth zones. Proposed Plan Change 13 ("PPC13") seeks to uplift the "deferred" status from 19 growth cells around Cambridge, Karapiro, Te Awamutu, Kihikihi, Te Miro, Rukuhia, and Ngahinapouri.

Of relevance to Transpower and existing National Grid assets are Growth Cells **C3** and **C4** within Cambridge and Growth Cell **K1** at Karapiro. The other areas subject to PPC13 do not feature or are not in close proximity to any Transpower assets.

Specific details of the growth cells of relevance to Transpower are as follows.

- **Cambridge Growth Cell C3**

Within Growth Cell C3, under PPC13 the land in the *Residential Deferred Zone* would become *Residential Zone* and the existing Cambridge C1 and C2/C3 Structure Plan would come into force in full (i.e. without staging). In terms of the relevance of PPC13 to Transpower, the existing Otahuhu-Whakamaru A, B and C 220kV transmission lines traverse the adjoining *St Peters School Zone* and are within 11m of the *Residential Deferred Zone* which is subject to PPC13. As such, while the lines themselves are outside the plan change area, the Operative District Plan National Grid provisions would apply to land within the *Residential Zone* land subject to PPC13. This is supported.

The existing District Plan zonings and National Grid Lines are shown in Figure 1. Existing District Plan zoning. The land coloured yellow and striped is the area subject to PPC13 and identified as Growth Cell C3. The St Peters School Zone is coloured brown. The National Grid lines traverse the St Peters School zone (shown in black).

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<sup>1</sup> Operative August 2017

<sup>2</sup> The rules contained within these chapters give effect to Objective 15.3.14 and Policies 15.3.14.1-15.3.14.5



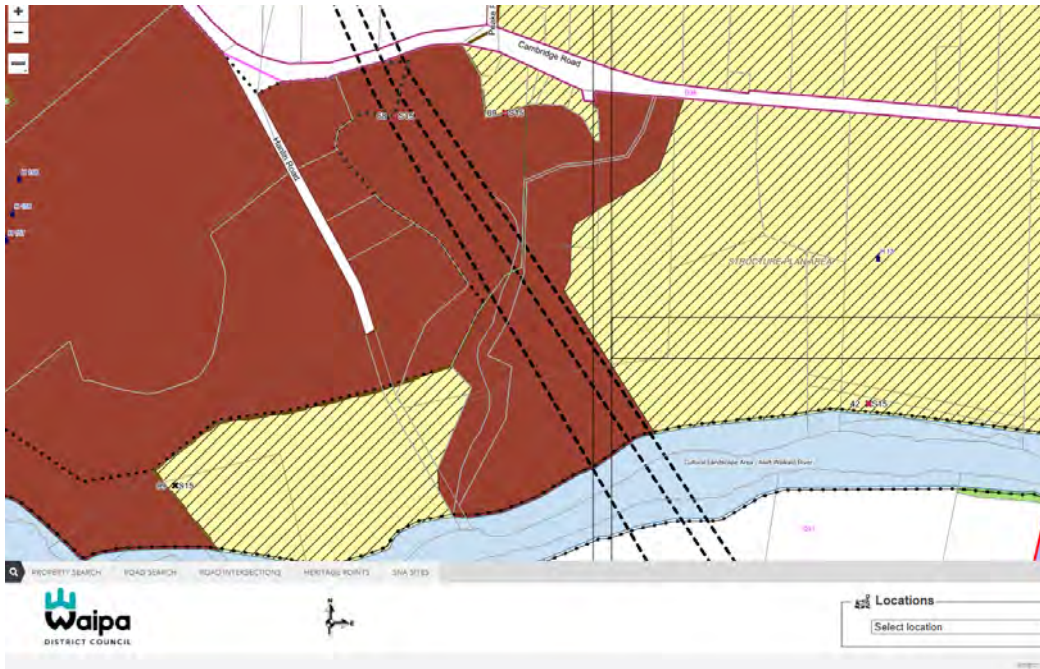


Figure 1. Existing District Plan zoning. The land coloured yellow and striped is the area subject to PPC13 and identified as Growth Cell C3. The St Peters School Zone is coloured brown. The National Grid lines traverse the St Peters School zone (shown in black).

Transpower understands from a conversation with Council the existing *St Peters School Zone* would continue to apply and is not part of PPC13. While Transpower has no specific concerns with this approach, as previously conveyed to Council in its submission on PPC7, in the process of reviewing PPC13 it has come to Transpower’s attention that despite National Grid assets traversing the St Peters School Zone and being identified on District Plan Policy Map 4, there are no methods contained within the St Peters School Zone (Section 11) that give effect to the relevant operative objectives and policies in Section 15 regarding the National Grid. Specifically, there are no rules that manage subdivision, use and development within the National Grid Yard and National Grid Corridor in that zone, other than by reference to the mandatory New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001). Transpower understands that PPC13 does not amend Section 11 or the St Peters School Zone and as such any submission on the substance of that chapter would not be within the scope of the current Plan Change. Transpower instead wishes to raise this matter with the Council for further discussion in terms of its obligation to give full effect to the NPSET.

- **Cambridge Growth Cell C4**

Within Growth Cell C4, under PPC13 the deferred status will be uplifted, and the cell will be zoned *Residential*. PPC13 incorporates the council endorsed structure plan for C4 into the District Plan. In terms of the relevance to Transpower, while there are no existing National Grid assets within the cell itself, the Otahuhu-Whakamaru A 220kV line is on the boundary of the zone and the National Grid corridor provisions within the District Plan would apply to a discrete area of the residential zoned land within PPC13. The existing District Plan zonings and National Grid Lines are shown in Figure 2. Existing District Plan zoning. The land coloured yellow and striped is the area subject to PPC13 and identified as Growth Cell C4. The National Grid lines border the C4 Growth Cell.

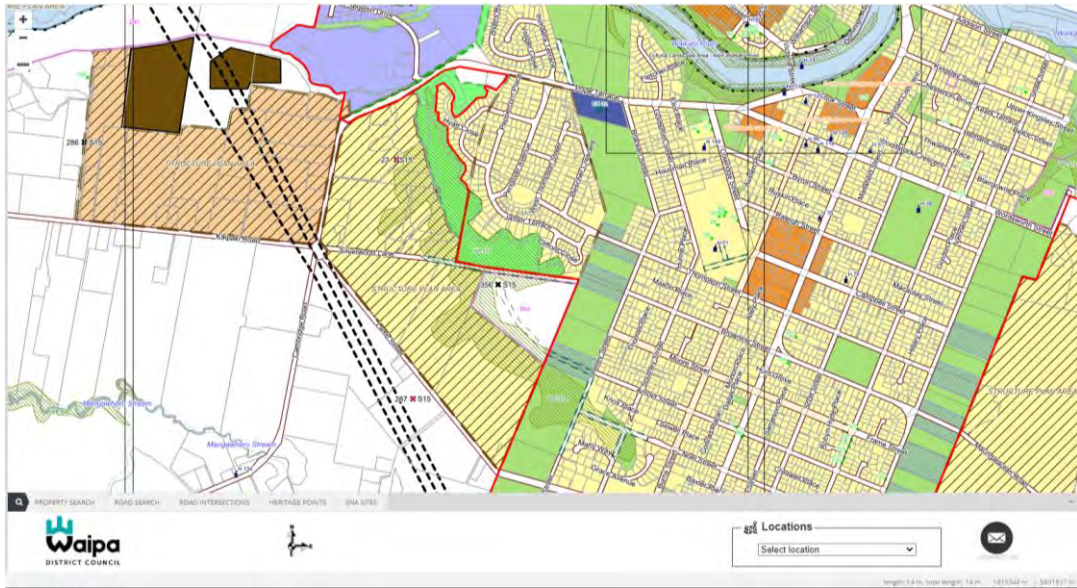


Figure 2. Existing District Plan zoning. The land coloured yellow and striped is the area subject to PPC13 and identified as Growth Cell C4. The National Grid lines border the C4 Growth Cell.

- **Karapiro Growth Cell K1**

Within Growth Cell K1, under PPC13 the deferred status will be uplifted, and the cell be zoned *Large Lot Residential*. In terms of the relevance to Transpower, the existing Arapuni-Hamilton A and B 110kV lines traverse the cell area. The existing District Plan zonings and National Grid Lines are shown in Figure 3. Existing District Plan zoning. The land coloured beige and striped is the area subject to PPC13 and identified as Growth Cell K1. The National Grid lines traverse the cell.



Figure 3. Existing District Plan zoning. The land coloured beige and striped is the area subject to PPC13 and identified as Growth Cell K1. The National Grid lines traverse the cell.

**Relief Sought**

Given the operative District Plan National Grid provisions within Chapters 15, 17 and the respective zone chapters would continue to apply to the growth cell areas, Transpower generally supports PPC13 and the uplifting of the deferred status. Notwithstanding its support, Transpower seeks reference within the structure plan for C4 of the existing National Grid infrastructure in the form of amendment to the structure plan map itself and amendment to the structure plan text).

Transpower seeks relief (with associated reasoning) in relation to the proposed Waipā District Proposed Plan Change 13 as detailed in Schedule 1.

Please contact me on (09) 590 7072 or [Environment.Policy@transpower.co.nz](mailto:Environment.Policy@transpower.co.nz) if you have any queries or should you require clarification of any matter.

Yours faithfully

Yours faithfully

**TRANSPOWER NZ LTD**



Rebecca Eng  
Senior Environmental Planner

## Schedule 1

Relevant Growth Cell	Summary of PPC13 Changes	Relief Sought by Transpower	Amendment	Reason
Cambridge C3	Uplifting of the Deferred Zone to become Residential Zone. Operative Structure Plan <i>Appendix S19 - Cambridge C1 and C2/C3 Structure Plans</i> will continue to apply. It is noted the St Peters School Zone will continue to apply and the area is not subject to PPC13.	Support	N/A	Transpower supports the uplifting of the Deferred Residential Zone on Growth Cell C3 on the basis the Operative District Plan contains provisions to manage land use, development and subdivision around the National Grid in the Residential Zone in a manner that gives effect to the NPSET.
Cambridge C4	Uplifting of the Deferred Zone to become Residential Zone and inclusion of Cambridge C4 Structure Plan.	Support in Part	Amend the Appendix S23 – Cambridge C4 Growth Cell Structure Plan map to identify the National Grid lines;  And Insert a reference to the National Grid after paragraph S23.2.4 as follows: <i>The National Grid high voltage transmission lines traverse land adjoining C4 Growth Cell. Provisions within the District Plan relating to the National Grid will apply to parts of land within C4 Growth Cell.</i>	Transpower supports the uplifting of the Deferred Residential Zone on Growth Cell C4 on the basis the Operative District Plan contains provisions to manage land use, development and subdivision around the National Grid in the Residential Zone in a manner that gives effect to the NPSET. While Transpower supports the inclusion of Appendix S23 <i>Cambridge C4 Growth Cell Structure Plan</i> , it would support acknowledgement of the existing National Grid transmission lines which border the site. Such recognition would highlight the presence of the nationally significant infrastructure and provide a linkage to relevant provisions in the Operative District Plan.
Karapiro K1	Uplifting of the Deferred Zone to become Large Lot Residential Zone, and the removal the 'Structure Plan Area' notation.	Support	N/A	Transpower supports the proposed changes to Growth Cell K1 on the basis the Operative District Plan contains provisions to manage land use, development and subdivision around the National Grid in the zone in a manner that gives effect to the NPSET.

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

Phone: 0800 924 723 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto: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 Wednesday, 21 April 2021**

COUNCIL USE ONLY	
Date received	
Document ref:	

1. Submitter details	
Full name of submitter:	Papamoa TA Limited Partnership
Contact name if different from above:	Charlotte Muggeridge
Contact phone number(s)	07 834 6670
Email address:	charlotte.muggeridge@harkness.co.nz
Address for service: <i>(required if no email address is provided)</i>	Private Bag 3077 Hamilton 3240

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

2. This is a submission on the following proposed plan change to the Waipā District Plan
Plan Change Number and Name: <b>Plan Change 13 – Uplifting Deferred Zones</b>

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	

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

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

Please See submission 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)**

Please see submission 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 21-4-21

Hamish Ross - on behalf of Brian Stevenson

## Note to person making submission

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by [clause 6\(4\)](#) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the consent authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious;
- It discloses no reasonable or relevant case;
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- It contains offensive language;
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

## Personal Information

The information requested on this form, including your contact details, is required by the Resource Management Act 1991. The information will be held by the Council, and you may ask to check and correct any personal information that we hold about you.

Your submission, including your name and contact details, will be made available for inspection at all Council service centres and libraries in accordance with the requirements of the Act. It may also be made available on the Council's website. A document summarising all submissions, including names and contact details of submitters will be posted on the Council's website

If you believe there are compelling reasons why your contact details should be kept confidential please contact the processing planner for this application.

The application for Plan Change 13 (PC13) seeks to uplift the deferred status of the pre-2035 future growth cells within the Waipā Operative District Plan (ODP), which includes the T6 growth cell. It also includes changes to a number of sections within the ODP to provide for site-specific details within these growth cells that have been determined through the structure plan processes.

Brian Stevenson (the Submitter) [REDACTED] 164 St Leger Road (held in Records of Title SA9A/288, SA4B/1266, and SA67D/153). This site makes up all of the T6 growth cell located west of St Leger Road. Currently, 164 St Leger Road is identified within the ODP as being zoned Deferred Large Lot Residential Zone. The T6 growth cell is identified in the ODP as being a pre-2035 growth cell. The structure plan documents within PC13 for this growth cell were prepared for Council by Boffa Miskell in June 2020, with input regarding three waters undertaken by Tonkin and Taylor.

There are two key, but separate, matters in relation to PC13 that the Submitter seek to have changed, outlined below under the headings A – Layout of the Structure Plan for the T6 Growth Cell, and B – Subdivision Standards for the Large Lot Residential Zone.

#### A – Layout of the Structure Plan for the T6 Growth Cell

The layout of the structure plan as it relates to 164 St Leger Road has several features that the Submitter believes are not practical for future development for the site. This includes the position and extent of stormwater reserve (other than that within 23m from the banks of the streams within the site) as well as indicative locations / configurations of the 18m local roads.

A stormwater strategy review of the stormwater management and reserves on the subject site within the structure plan has been undertaken by CKL and is appended to this submission.

This stormwater strategy reviewed the three waters assessment prepared by Tonkin and Taylor in relation to the subject site. It notes that much of the stormwater reserve for the site, other than that relating to the area within 23m of the banks of the streams, appears to be elevated above the stream channel and associated gully system. That means that large parts of the area indicated for stormwater reserve aren't suitable for accommodating stormwater flow or storage for the upstream catchment on the eastern side of St Leger Rd as the land is higher or can't be accessed by that catchment. There is a small catchment on the western side of St Leger Rd, uphill of the proposed stormwater area that is a contributing catchment.

It is noted that Figure 1A of Tonkin and Taylor's three waters assessment identifies the Puniu flood risk area within the T6 cell (taken from WDC GIS maps). This flood risk area does not coincide with the extent of the proposed stormwater reserve.

It is also noted that the Tonkin and Taylor three waters assessment does not mention the need for a stormwater reserve within the land west of St Leger Rd but suggests (2.3.1.2 Stormwater Treatment) that vegetated swales should convey overland flows to the stream channels and that low lying areas of the growth cell are appropriate locations for stormwater bio-retention devices or wetland.

Boffa Miskell's Te Awamutu T6 Structure Plan Context Report notes that the proposed reserve will provide for people's recreational interests, and the protection of landscapes, amenity, ecosystems, cultural and historical values and that they also fulfil an important stormwater management function. It goes on to note the measures that will be used to manage stormwater, none of which include the need for a large area of stormwater reserve. It states that the preliminary design includes high-level stormwater management solutions to ensure that water quantity and quality effects resulting from



future development are appropriately mitigated and accord with best practice. This will help inform more detailed technical assessments that will be necessary to support any subsequent resource consent applications under the District Plan and any regional stormwater discharge permits required under the Waikato Regional Plan and that these will need to be assessed in more detail as and when a more robust technical analysis of cumulative stormwater effects has been undertaken.

The stormwater reserve currently identified within the structure plan for this site would also potentially result in cutting off runoff to tributary waterbodies. This could have adverse ecological and hydrological effects on the tributary waterbodies and their surrounding land.

Changes to the layout of the development of 164 St Leger Road as they relate to the stormwater reserve would then have a knock-on effect to the layout of the roads within the structure plan for this site. Any change to the layout of the stormwater reserve and roads within this property should also be influenced by best practice urban design principles to ensure that these features are not designed in isolation based on specialist input. The urban design influence on the layout should include consideration of Community Protection Through Environmental Design (CPTED) principals, to ensure that quality residential amenity and safety in design outcomes are achieved.

As such, the Submitter requests that the structure plan for the T6 growth cell as it relates to 164 St Leger Road be amended to:

- Remove the two 18m local roads;
- Remove the stormwater reserve area north of the stream that runs east/west through the property that is located beyond the 23m buffer of the stream; and
- Upon removal of the local roads and stormwater reserve area, an overlay should be added to the plan that identifies that:
  - Any application for resource consent to develop the property is subject to stormwater management calculations and design in relation to demand for additional stormwater reserve/s, transportation assessment for road layout, and urban design for overall development layout.

The plan **appended** to this submission shows the changes outlined above that the Submitter seeks to have made to the structure plan for the T6 growth cell as it relates to this property.

#### B – Subdivision Standards for the Large Lot Residential Zone

The Submitters seeks to address the underlying issues for subdivision in the Large Lot Residential Zone. The zoning for T6 as shown in the T6 Growth Cell Structure Plan hinders the ability for clear differences between the Rural Zone and Large Lot Residential Zone and arguably does not represent an efficient use of land. Compliance with an average net lot area is currently required for subdivision within the Large Lot Residential Zone under Rule 15.4.2.1(j)(i) and (ii).

It is considered that either of the two requirements to provide a larger average net lot area for subdivision within the Large Lot Residential Zone does not represent an efficient use of land. The current description of this this zone, as outlined in Section 3 – Large Lot Residential Zone in the ODP, is as follows:

- 3.1.1 *The name ‘Large Lot Residential’ reflects the predominantly residential nature of the zone, which has a lower density and a more rural feel than in the Residential Zone. The areas covered in the previous Waipa District Plan by the Rural Residential Policy Area have been incorporated into this zone along with the smaller villages and some proposed new areas. People living in this zone are generally seeking to live in a semi rural environment, while remaining within commuting distance to urban centres.*

- 3.1.2 *The location and extent of Large Lot Residential Zones have been defined within Future Proof (the Sub-Regional Growth Strategy) and the Waipa District Growth Strategy (the Growth Strategy). These areas are defined in response to the need to protect high class soils, rural character, reduce the potential for reverse sensitivity and manage infrastructure. Most Large Lot Residential Zones are focused around existing towns or rural villages that have been identified in the Growth Strategy as areas for future growth. However, the Rural Zone (rural residential policy areas) that were identified in the previous District Plan have also been retained; although they are more remote from services, and have not been identified as areas for expansion. Some specific rules in these areas need to be retained to ensure character and amenity is retained.*
- 3.1.3 *Large Lot Residential Zone character is different from urban residential and/or rural character. The elements that generally define the District's large lot residential character are:*
- (a) Views to natural features including flat to rolling terrain, volcanic cones, and water bodies; and*
  - (b) Low density residential built form and residential land use; and*
  - (c) Generally un-serviced with a lack of urban infrastructure such as reticulated water and wastewater systems, and less services such as street lighting, footpaths, and curb and channel road edging than the Residential Zone.*

When considering an appropriate density of development in the above context, it would seem that requiring an average net lot area greater than the minimum net lot area (2,500m<sup>2</sup>) is an inefficient use of prime peri-urban land.

When considering the desired outcomes for this zone in relation to lower-density residential amenity, the equivalent subdivision standards for the Rural Zone are worth noting. The Rural Zone anticipates an even greater sense of space and openness, yet the smallest lot size for the Rural Zone is 2,500m<sup>2</sup> (Rule 15.4.2.1(r)). There is no requirement for an average lot area for that or any of the other non-site specific subdivision standards in the Rural Zone. As such, it cannot be considered that the requirement to comply with an average net lot area is necessary to achieve the outcomes for space and openness within the Large Lot Residential Zone if it is not also applicable to a zone that is associated with an even greater expectation for a sense of space and openness.

Additional land area is not necessary to ensure development of the future lots can accommodate on-site services, namely wastewater management and disposal and stormwater management and disposal. It is common for an on-site wastewater management and disposal system designed to accommodate a four bedroom household unit to achieve compliant outputs on an approximately 900m<sup>2</sup> property. Allowing for disposal and management of stormwater to occur without interference with that of wastewater still requires an area of less than 2,500m<sup>2</sup>.

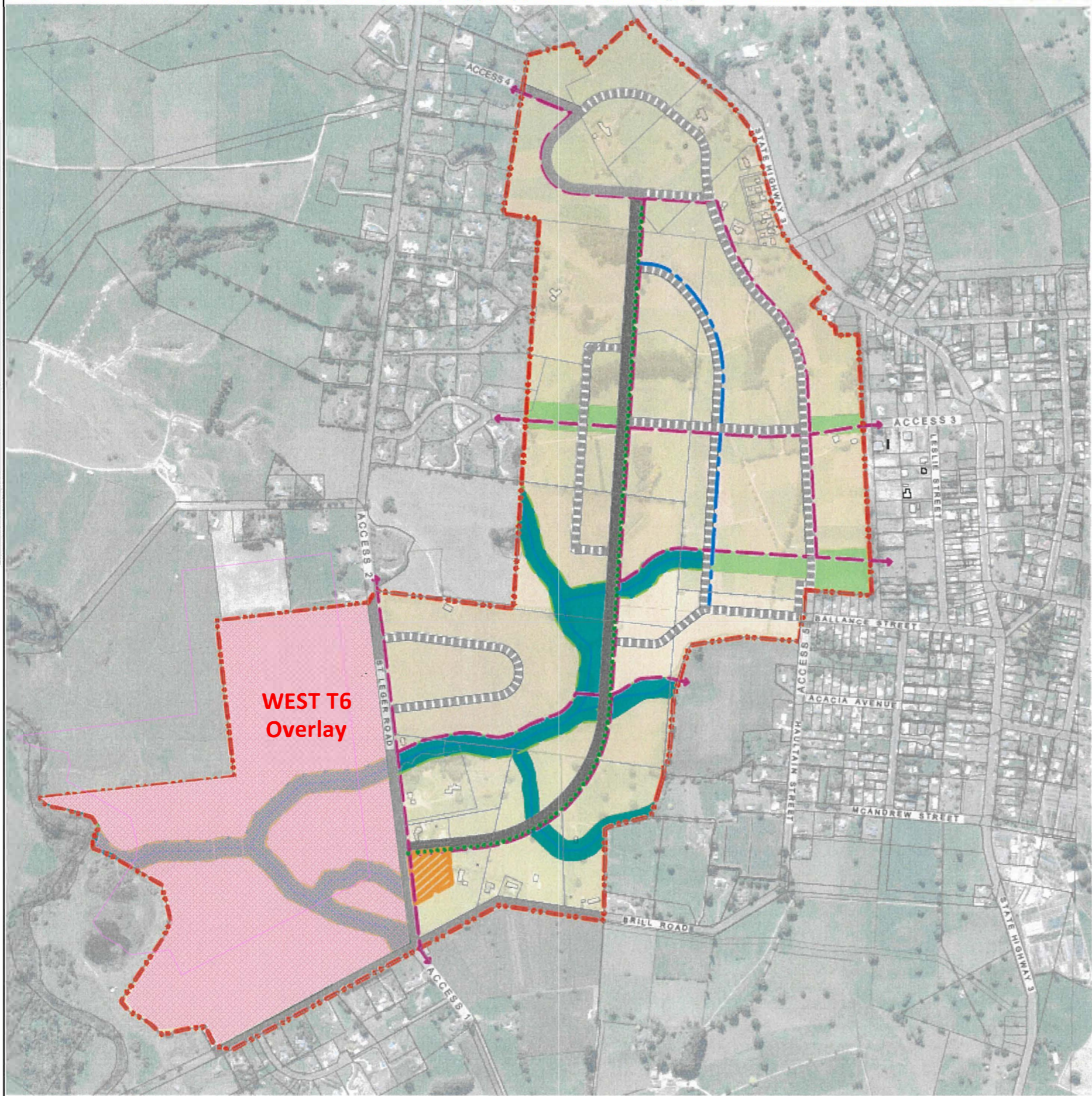
Therefore, the Submitter seeks to remove the requirement for an average lot area for subdivision of properties within the Large Lot Residential Zone, i.e. delete both Rules 15.4.2.1(j)(i) and 15.4.2.1(j)(ii). The Submitter seeks this is applied to the subdivision rule within the T6 growth cell, as a minimum, i.e. they would not object to this being amended to apply universally to the Large Lot Residential Zone across the District.

### Conclusion

The other components of PC13 relevant to T6 are considered to be appropriately worded to accommodate the updated design for this growth cell, and the Submitter considers that these do not require any changes.

Overall, Brian Stevenson supports the proposed Plan Change PC13 in part, subject to the amendments outlined above, and seeks that Council approves the plan change.

For the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Lennox Corbridge for any errors or omissions to the extent that they arise from inaccurate information provided by the Client.



**LEGEND**

- T6 Structure Plan Boundary
- 25m Boulevard / Green Spine Road
- 20m Collector Road
- 18m Local Road
- Shared Pedestrian / Cycle Connections
- Drainage swale along road edge - 6m
- Stream
- Stream Setback - 23m
- Stormwater Reserve
- Neighbourhood Reserve
- Neighbourhood Centre
- Large Lot Residential Zone
- Existing Dwellings

WEST T6 Overlay Denotes Proposed West T6 Cell Overlay Area



NOTES

REV DATE DESCRIPTION CLIENT **Wairarapa District Council**

**Te Awamutu T6 Structure Plan** Design: **MH**



Te Awamutu Office  
A: 103 Market Street, Te Awamutu  
P: 07 871 6144  
E: Teawamutu@ckl.co.nz

**PROPOSED WEST T6 CELL  
OVERLAY AREA  
(Brill Road/ St leger road)**

**Plan of WDC  
T6 Structure Plan  
Area, Kihikihi**

Issue	Description	Checked	Date	Date	Scale:
	Designed: HKR			21.4.21	<b>NTS</b> (A3 Original)
	Drawn: KLC			21.4.21	
	Checked: HKR			21.4.21	
		Job No:	Dwg No:	Rev:	
		<b>C20149</b>	<b>140</b>	<b>0</b>	



# Waipā District Plan Plan Change 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 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto: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 Wednesday, 21 April 2021

COUNCIL USE ONLY	
Date received	
Document ref:	

1. Submitter details	
Full name of submitter:	RAYMOND EDWARD TALBOT
Contact name if different from above:	
Contact phone number(s)	027 609 5622
Email address:	ray.talbot@jacobs.com
Address for service: <i>(required if no email address is provided)</i>	23 HYATT CLOSE LEAMINGTON CAMBRIDGE 3432

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

2. This is a submission on the following proposed plan change to the Waipā District Plan	
Plan Change Number and Name:	Plan Change 13 – Uplifting Deferred Zones

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



Submissions must be received by Waipā District Council  
by 5pm on Wednesday, 21 April 2021

## 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)

REMOVAL OF MATURE NATIVE TREES & NO CONSIDERATION OF MASSIVE GROUND LEVEL DIFFERENTIAL

Refer to attached 4 pages, these indicate the existing surface level difference of 21 metres (63m RL to 42m RL). The supporting Technical Reports Part C, do not address this major level differential. The C4 structure Plan indicates Proposed Residential Zone in this location. In addition the Ecological Impacts Report does not consider any Protected Species.

## 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)

Before considering the Proposed Plan Change, a detailed assessment of the 21m level differential is essential. Without this assessment, Residential area cannot be established. Requirements for Bulk Earthworks and/or retaining walls, is required.  
I seek a revised C4 structure Plan that incorporates the proposed solution for addressing the 21m level difference.

In addition the Ecological Report needs to include Tree species survey to establish Translocation Proposals

## 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 21/4/21

## Note to person making submission

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by [clause 6\(4\)](#) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the consent authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious;
- It discloses no reasonable or relevant case;
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- It contains offensive language;
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

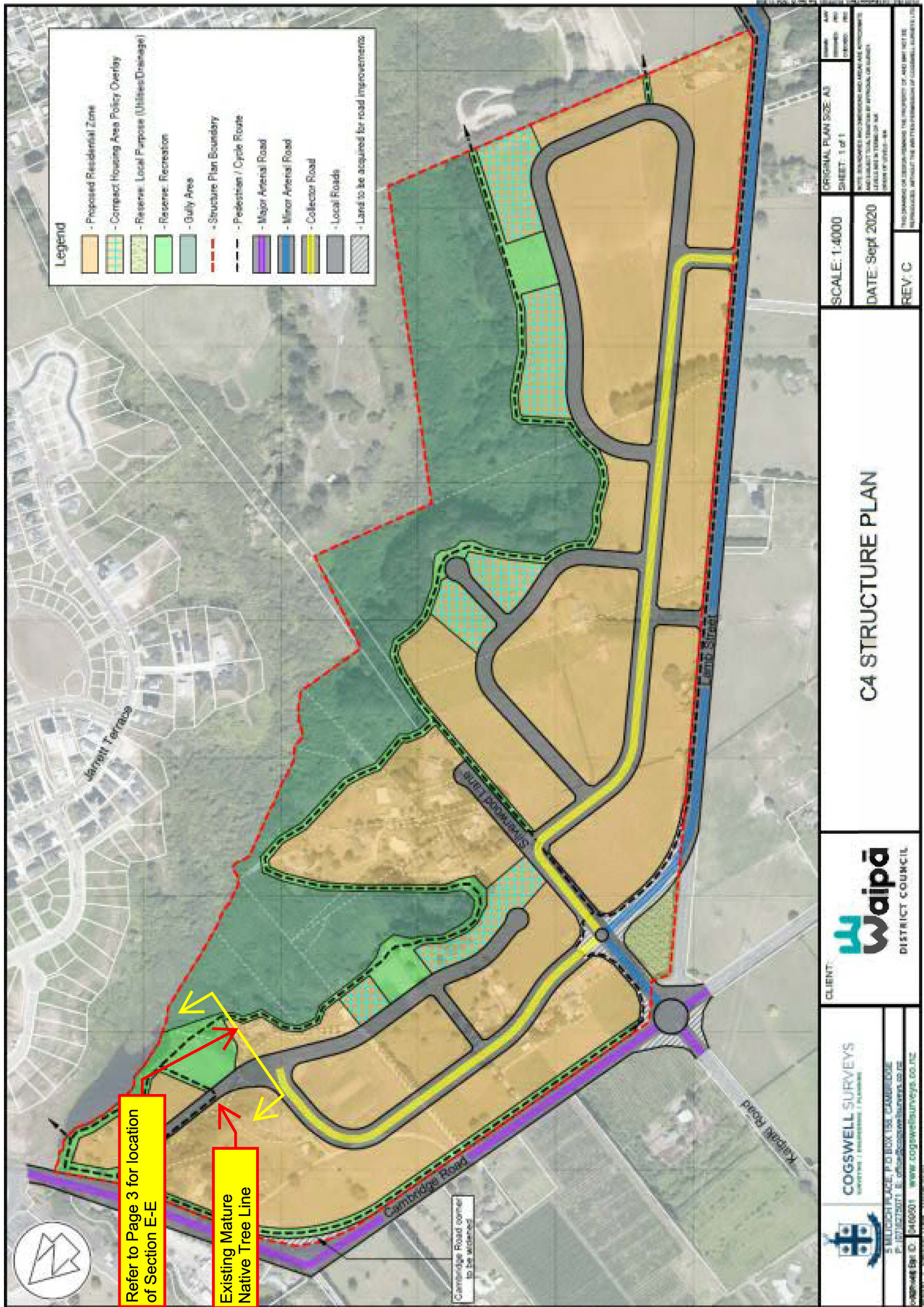
## Personal Information

The information requested on this form, including your contact details, is required by the Resource Management Act 1991. The information will be held by the Council, and you may ask to check and correct any personal information that we hold about you.

Your submission, including your name and contact details, will be made available for inspection at all Council service centres and libraries in accordance with the requirements of the Act. It may also be made available on the Council's website. A document summarising all submissions, including names and contact details of submitters will be posted on the Council's website

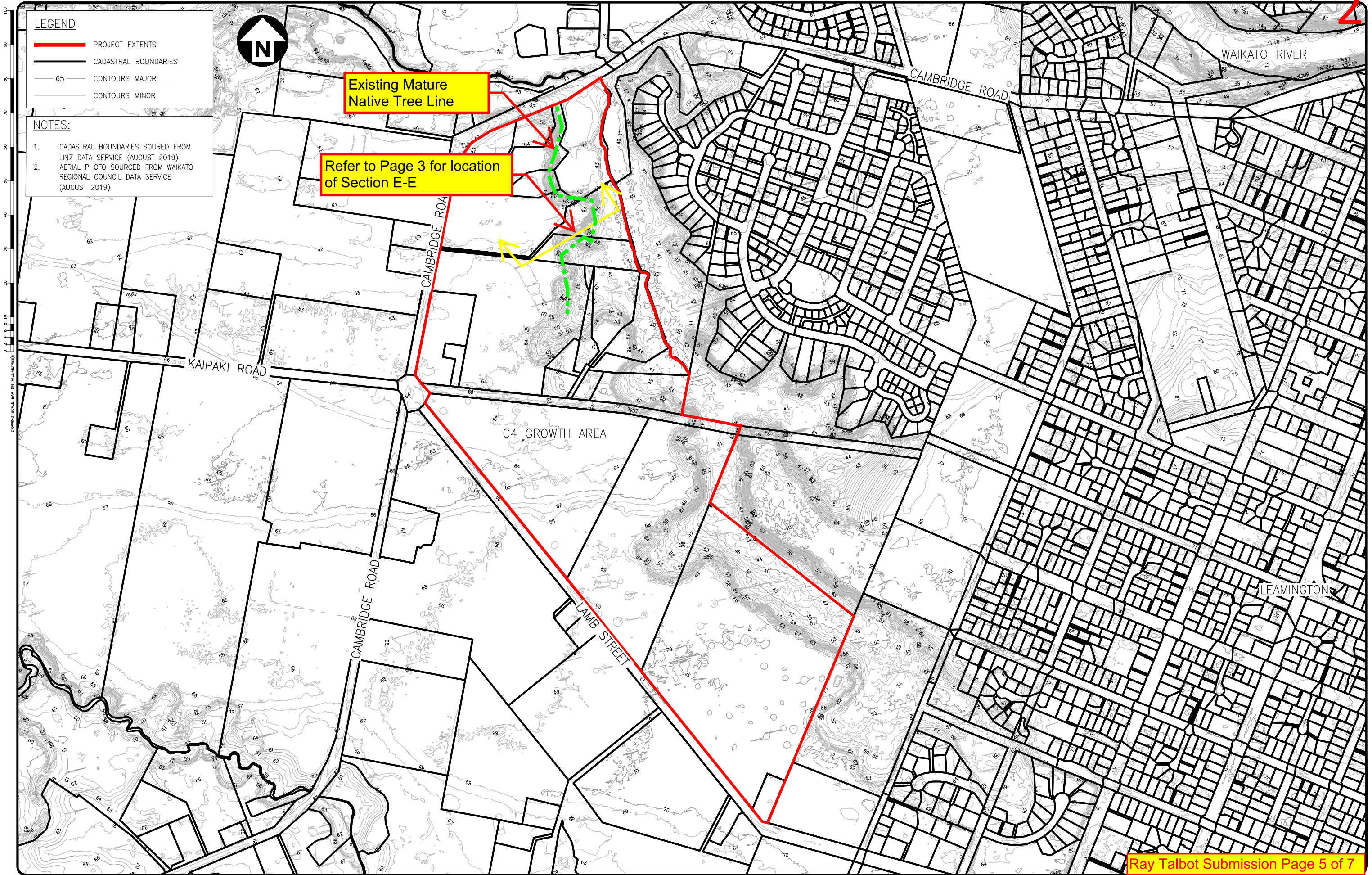
If you believe there are compelling reasons why your contact details should be kept confidential please contact the processing planner for this application.

S23.1 Cambridge C4 Growth Cell Structure Plan



Ray Talbot Submission Page 4 of 7





**LEGEND**

- PROJECT EXTENTS
- CADASTRAL BOUNDARIES
- 65 CONTOURS MAJOR
- CONTOURS MINOR

**NOTES:**

1. CADASTRAL BOUNDARIES SOURCED FROM LINZ DATA SERVICE (AUGUST 2019)
2. AERIAL PHOTO SOURCED FROM WAIKATO REGIONAL COUNCIL DATA SERVICE (AUGUST 2019)



Existing Mature Native Tree Line

Refer to Page 3 for location of Section E-E

Ray Talbot Submission Page 5 of 7

REV	DESCRIPTION	BY	DATE
A	FOR INFORMATION	G CJ	23.09.19

<b>FOR INFORMATION</b>	
DESIGNED BY L.MCCAFFREY	DATE 23.09.19
DRAWN BY G.JONES	DATE 23.09.19
APPROVED BY	DATE

CLIENT NAME

PROJECT NAME  
C4 STRUCTURE PLAN

DRAWING TITLE  
EXISTING CONTOURS PLAN

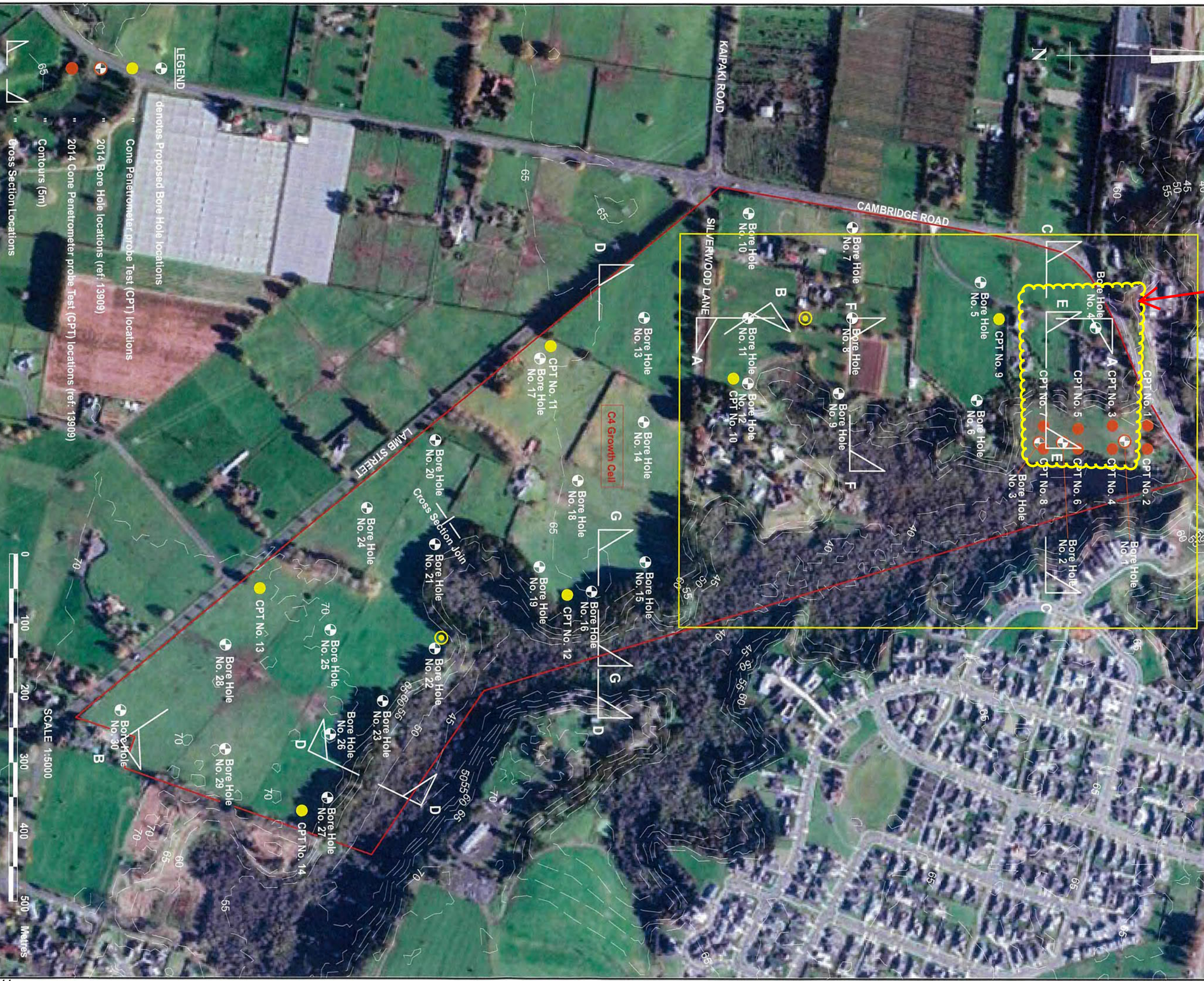


DRAWING SCALE 1:7500	REVISION No. A
DISCIPLINE CIVIL ENGINEERING	
DRAWING No. 19014-SK-002	

Refer to Page 3 For Cross Section E-E

NORTHERN PORTION (DRAWING No. 16064-05)

- Notes:
1. This aerial image is sourced from Google Earth.
  2. Contours reproduced from Waikato Regional Council LIDAR data.



**LEGEND**

- denotes Proposed Bore Hole locations
- Cone Penetrometer probe Test (CPT) locations
- 2014 Bore Hole locations (ref: 13909)
- 2014 Cone Penetrometer probe Test (CPT) locations (ref: 13909)
- Contours (5m)
- Gross Section Locations

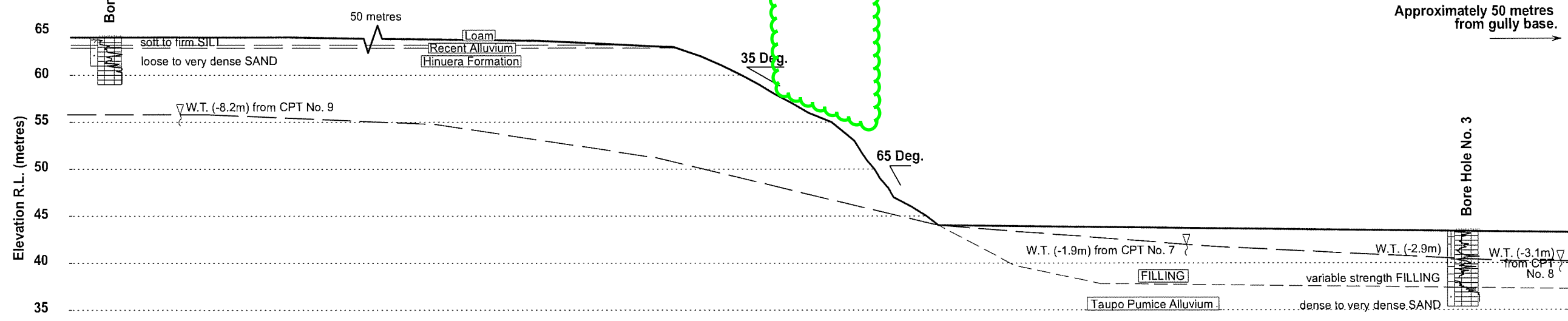


**Mark T Mitchell Ltd**  
 Geotechnical Engineers  
 1150 Victoria Street, P.O. Box 9123, Hamilton

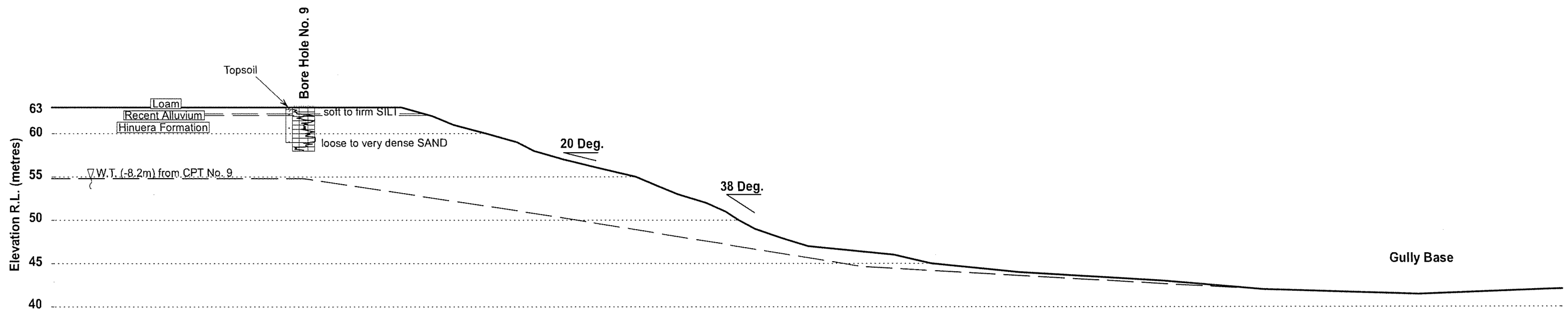
**WAIPA DISTRICT COUNCIL**  
 Site Investigation for C4 Growth Cell  
 Cambridge Road and Lamb Street, Cambridge

**SITE PLAN**  
**AERIAL PHOTO**

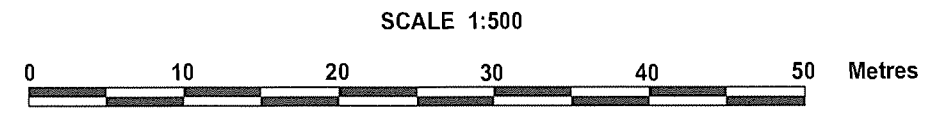
DRAWING No. 16064-01  
 DATE September 2019  
 ISSUE DATE



**GROUND PROFILE E-E**



**GROUND PROFILE F-F**



Ray Talbot Submission Page 7 of 7



# Waipā District Plan Plan Change 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 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto: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 Wednesday, 21 April 2021**

## COUNCIL USE ONLY

Date received

Document ref:

### 1. Submitter details

Full name of submitter:	Geoff Maunsell
Contact name if different from above:	Christina Walker (4Sight Consulting)
Contact phone number(s)	021 367 143
Email address:	christinaw@4sight.co.nz
Address for service: (required if no email address is provided)	

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

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

Plan Change Number and Name: **Plan Change 13 – Uplifting Deferred Zones**

### 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	

### 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



Submissions must be received by Waipā District Council  
by **5pm on Wednesday, 21 April 2021**

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

Select one	<input type="radio"/>	<b>I SUPPORT</b>	Support the uplifting of the deferred zoning but do not support the current C4 Structure Plan.
	<input checked="" type="radio"/>	<b>I SUPPORT IN PART</b>	
	<input type="radio"/>	<b>I OPPOSE</b>	

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

Whilst we support in principal the uplifting of the deferred zoning we wish to see an alteration to the C4 Structure Plan. Specifically we would like to see a second entrance provided off Cambridge Road. Currently the C4 Structure Plan provides a single entrance via Silverwood Lane. The reasons for a second entrance are as follows:

- It would avoid 'land locking' the northern part of the C4 growth cell due to the right of ways that currently exist.
- It would provide resilience in the transport network.
- There is no traffic safety or functional reason not to include a second entrance. A second entrance providing access to the north will improve accessibility to this area and reduce travel times and costs. It is also recommended Council consider reducing this section of Cambridge Road to 60km/hr following development of this part of C4 growth cell. Technical input has been received from Tara Hills of Direction Traffic Design and is attached to this submission to support this.

Whilst the C4 Structure Plan has been endorsed by Council to our knowledge this has not been tested through a hearing process and Council have not provided an evidential basis for their rejection of the suggestion of a second entrance, which was made by Mr Maunsell in response to the feedback sought on the draft structure plan. It is noted the Transportation Assessment prepared by Gray Matter provided comments in respect to an additional access to the north. These comments have been addressed in Ms Hills report.

### 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)

An alteration to the C4 Structure Plan providing an additional access from Cambridge Road to the northern portion of the C4 growth cell.

### 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)	Christina Walker	Dated <b>21/04/2021</b>
--	------------------	-------------------------



2 Balfour Crescent, Riverlea, Hamilton  
 tara.hills@directiontd.co.nz

4<sup>th</sup> December 2020

Geoff Maunsell  
 3796 Cambridge Road  
 Cambridge  
 Sent via email to: maunsell@outlook.co.nz

Attention: Geoff Maunsell

Dear Geoff,

### 3796 Cambridge Road/Proposed C4 Growth Cell Traffic Comments

This letter comments on the suitability of a new intersection to access the proposed C4 growth cell. Waipa District Council's existing C4 plan is shown in Figure 1. Access to the northern portion of the C4 area is shown on this plan to be entirely via Silverwood Lane.

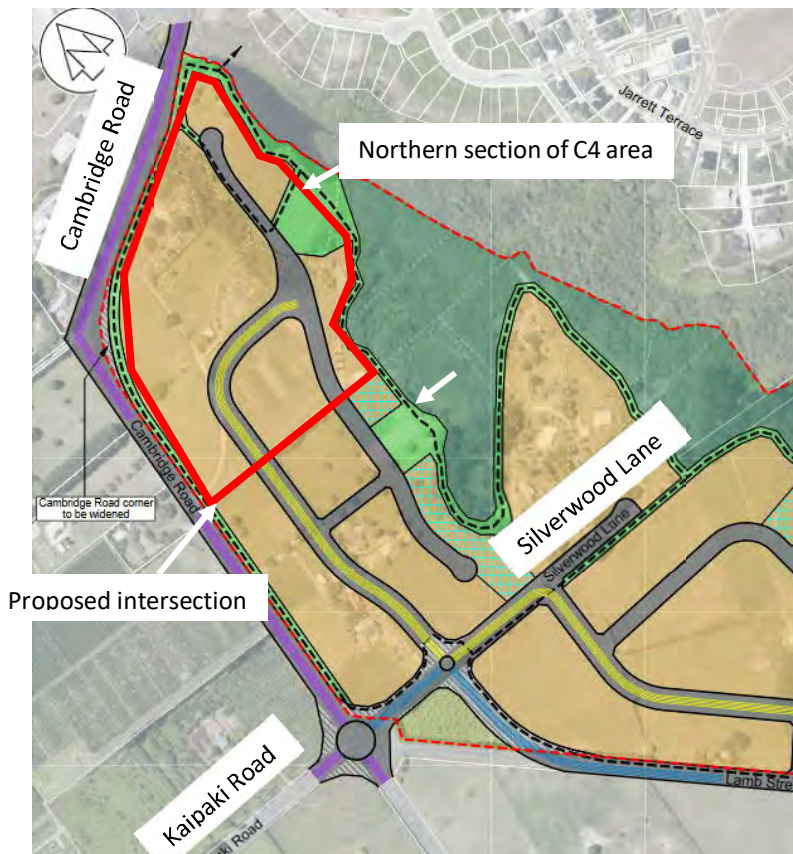


Figure 1: Existing C4 Plan

The owners of 3796 Cambridge Road consider the proposed C4 layout to be undesirable as it forces all site traffic to detour through the Kaipaki/Silverwood intersection. An alternative layout which provides improved access to the northern part of the C4 area is shown in Figure 2.



Figure 2: Proposed scheme plan for 3796 Cambridge Road

Issues associated with creating a new access road include intersection safety, capacity, design and alignment with the road hierarchy. These matters are discussed in this letter. A discussion on the appropriate speed limit for Cambridge Road is also provided.

### Existing Road Data

Cambridge Road is a major arterial road which connects Cambridge with Hamilton and Te Awamutu. Leamington residents typically use Kaipaki Road to access Hamilton rather than State Highway 1, as the Kaipaki Road route avoids the need to drive through the centre of Cambridge. Peak hour traffic flows on Cambridge Road are therefore relatively evenly balanced as users include commuters accessing both Hamilton and Cambridge.

The average annual daily traffic (AADT) flow is 7200 vehicles per day (vpd) with 11% heavy commercial vehicles (HCVs) (Mobile Road 2020 estimate). The peak hour flow measured during a site visit was 637 vehicles per hour (vph). The peak hour flow was split 51:49 for northbound:southbound traffic in the am peak period. The site visit was undertaken on the 30<sup>th</sup> November 2020 with the traffic count undertaken from 7:30 to 8:30 am. The traffic count

data is attached to this letter. An assumed growth rate of 2.5% has therefore been used for this road. This assumed rate uses average growth rates in the Waka Kotahi New Zealand Transport Agency Economic evaluation manual for arterial roads in Waikato urban and rural areas (2 and 3% respectively).

Cambridge Road has a posted speed limit of 80 km/h and an operating speed of 84 km/h for northbound traffic and 82 km/h for southbound traffic. The site speed data is attached to this letter.

The New Zealand Transport Agency Crash Analysis System (CAS) has two reported crashes in the vicinity of the site in the last five years, as shown in Figure 3. There were also two crashes at the Kaipaki Road intersection, and 14 crashes on the corner to the north of the site.



Figure 3: Crash locations

Of the two crashes in the vicinity of the site, both were loss of control crashes. One crash involved a northbound and the other a southbound vehicle. The crashes resulted in no injuries, and one crash occurred in wet conditions. Both crashes occurred prior to 2019, when the speed limit in this area was 100 km/h.

Of the two crashes at Kaipaki Road, one was a turning crash with suspected alcohol which resulted in a serious injury. The other crash involved a driver under the influence of alcohol and a pedestrian, resulting in a minor injury. Again, both crashes occurred prior to 2019.



Of the 14 crashes on the corner to the north of the site, all but one were loss of control crashes, 11 of the 14 involved southbound vehicles, all crashes occurred in wet conditions, and only one crash has occurred since the speed limit was reduced (on the 4<sup>th</sup> November 2019). One crash resulted in two fatalities, four resulted in serious injuries, two resulted in minor injuries and eight resulted in no injuries. It is noted that Mobile Road shows that a reseal of this area is proposed in the 2020/2021 season.

The crash history indicates that the speed limit reduction has reduced crash numbers in the vicinity of the site. No particular safety issues are present in the direct vicinity of the site.

### Trip Generation

All site traffic to the north of the intersection and just to the south of it, is expected to use the proposed intersection for all movements. Traffic generated by land to the south of the proposed intersection is expected to use the proposed intersection to travel to and from the north, and to use the Kaipaki intersection to travel to and from the south, as indicated in Figure 4. This is a relatively coarse model, but is considered to be sufficient for this initial assessment.

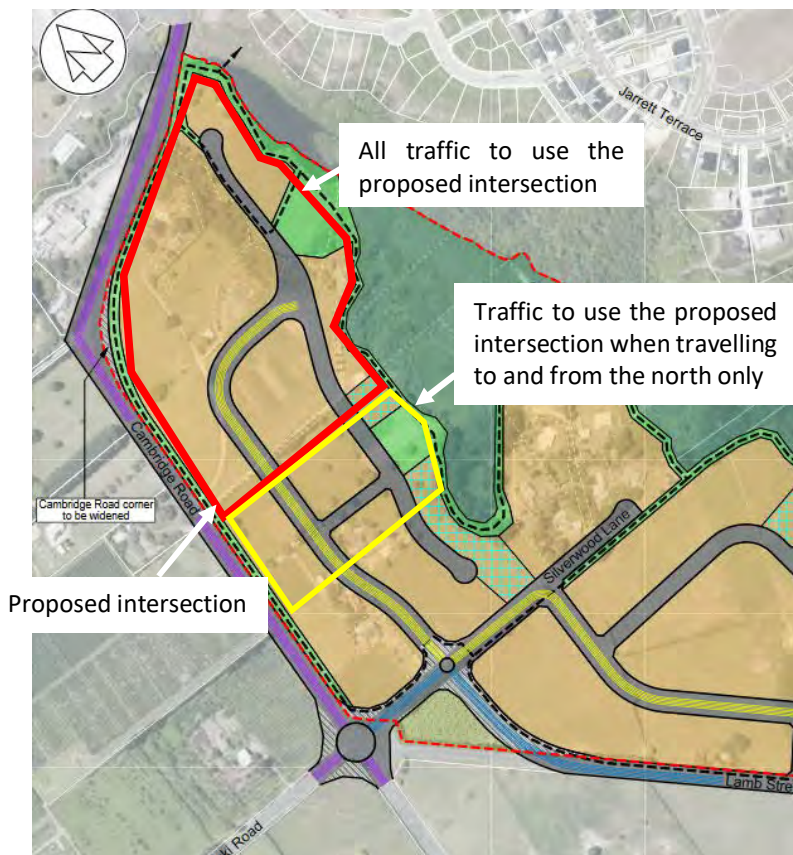


Figure 4: Land serviced by new intersection

The initial scheme plan for the site (provided in Figure 2) shows 66 residential lots in the northern area. It is estimated that full development of this area would yield a further 40 lots, giving a total of 106 lots. Using a similar development rate to the south of the intersection gives a further 40 dwellings expected to use this intersection to travel to/from the north. For sensitivity testing a higher development density of 130% of the initial estimate has been used.

The Waka Kotahi/NZ Transport Agency Research Report 453 “Trips and parking related to land use” gives the trip generation rate for urban dwellings of 1.2 trips/unit.

Flow diagrams using the different development rates for the peak hours are provided in Figure 5.

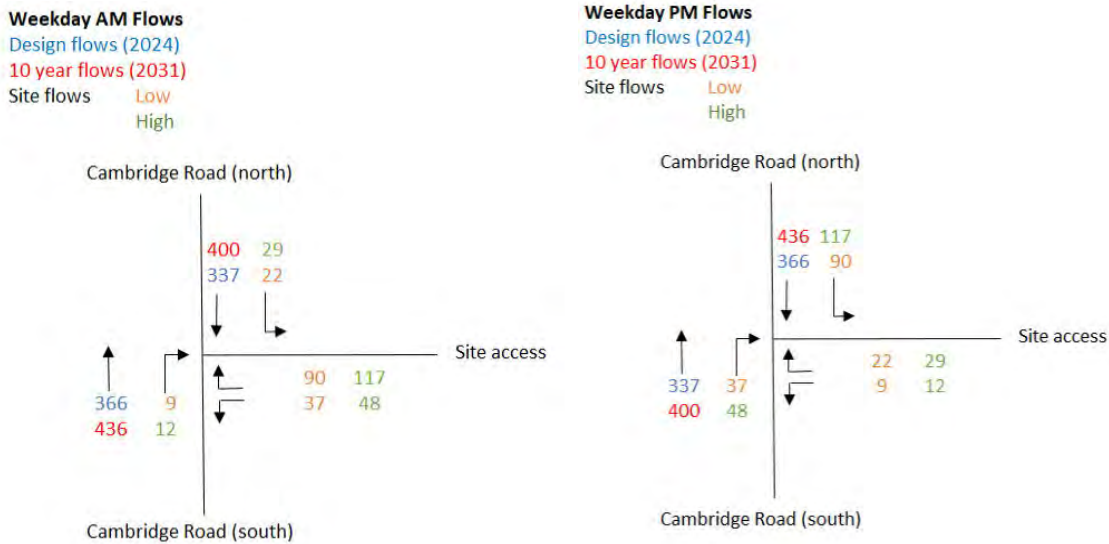


Figure 5: Site flow diagrams

**Proposed Intersection Location**

The proposed location is Cambridge Road RP 0/19.973. This location is directly opposite the access to 3783 Cambridge Road. The location is a compromise between obtaining maximum sight distances, optimising separation distances, and providing the benefit of improved connectivity to the site.

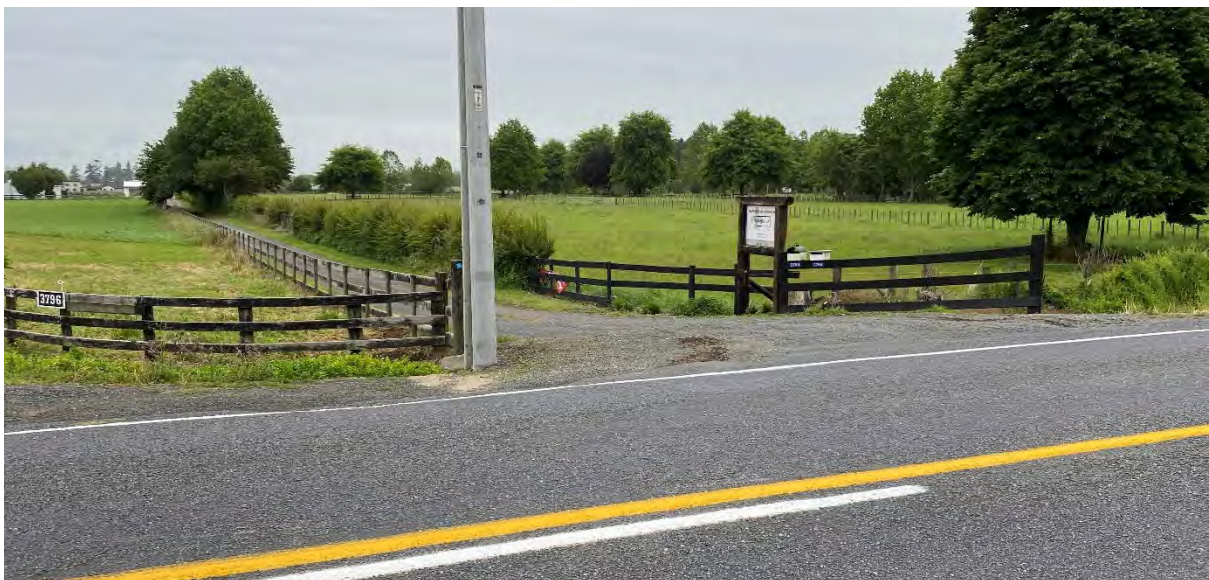


Figure 6: Proposed access location – 3794 Cambridge Road

## Internal Design

Consideration could be given to extending the new road accessing the site. This would provide improved connectivity on both sides of this road. This configuration is indicated in Figure 7,



Figure 7: Potential internal reconfiguration

The District Plan required roading dimensions from Volume 2 Part 3 Table 1 of the Waipa District Development and Subdivision Manual are provided in provided in Table 1 of this letter.

Table 1: Required road dimensions

Type & Description	Road Reserve Width (m)	Carriage-way Width (m)	Lane Width (m)	Cycleway Width	Street Parking Widths	Kerb/Edging Type	Front Berm, Street Tree, Swale, Lighting Recessed Parking and Bus Stops	Footpath Width (m)	Back Berm / Utility Corridor <sup>(1)</sup> <sub>(iii)</sub>
Collector	25m	15m	2 @ 3.5m	Both sides @ 1.5m	1 park per lot @ 2.5m wide	Barrier	Both Sides	2 @ 1.5m	Both Sides @ 2.1m min
Local: Through Road	21m	11m	2 @ 3m	Shared Environment	1 park per lot @ 2.5m	Barrier	Both Sides	2 @ 1.5m	Both Sides @ 2.1m
Local: Cul-de-sac									
i) >150m in length	21m	11m	2 @ 3m	Shared Environment	0.75 parks per lot @ 2.5m wide	Barrier	Both Sides	2 @ 1.5m	Both Sides @ 2.1m min
ii) <149m in length	21m	11m	2 @ 3m	Shared Environment	0.75 parks per lot @ 2.5m wide	Barrier or Mountable	One Side only	1 @ 1.5m	Both Sides @ 2.1m min
Service Lanes (2) (Max. length 150m)	5.5m	3m	1 @ 3m One-way only	Shared Environment	Not Permitted	Mountable	Not Permitted	Not Required	One side @ 2.1m min.
Private ROW's									
i) 2 – 3 Lots	4m	3m	Single Lane	Not Applicable	Not Permitted	Barrier, Mountable or Flush	Not Applicable	Not Applicable	Not Applicable
ii) 4 – 6 Lots	6m	5m	Single Lane	Not Applicable	Not Permitted	As above	Not Applicable	Not Applicable	Not Applicable

The current C4 layout includes a north/south collector road from Silverwood Lane north. The collector road designation may not be necessary with the proposed site design. Alternatively, the road in from the proposed intersection and a connection between this road through to Silverwood Lane may be designated as collector road. This road hierarchy is indicated on Figure 8. The final site layout will also need to tie in with the proposed layout to the south of the site.

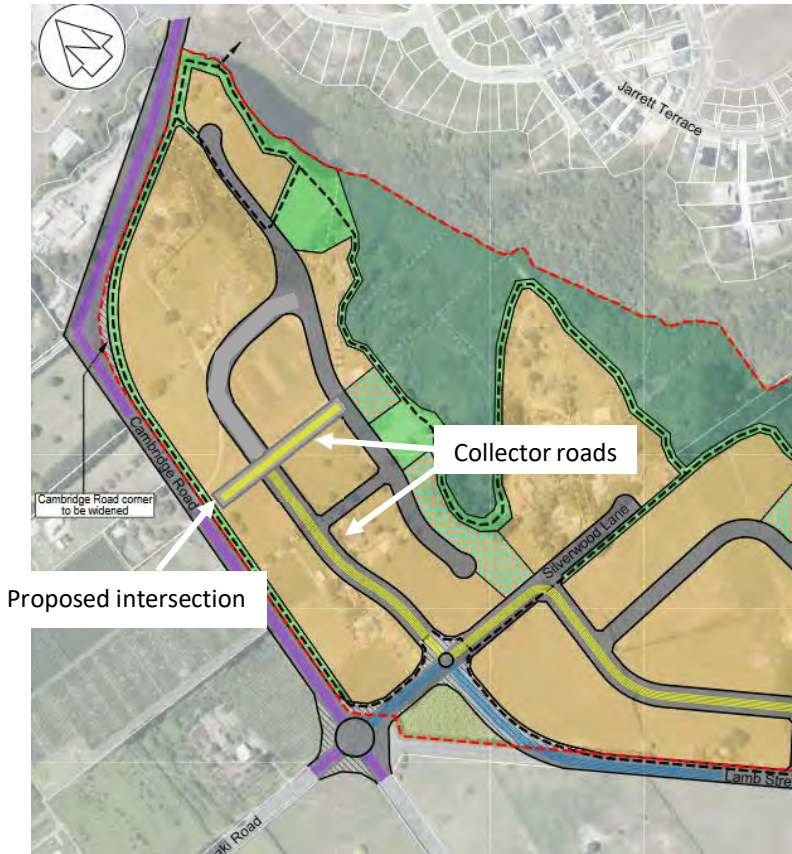


Figure 8: Potential road hierarchy

**Sight Distances**

The sight distances at the proposed intersection are acceptable. The operating speed of vehicles approaching the site is 84 km/h for northbound traffic and 82 km/h for southbound traffic. The required arterial road sight distances for these operating speeds is 203 m to the south, and 182 m to the north. These sight distances are met on site, as detailed in Table 2 and shown in Figures 9 to 12.

Table 2: Sight distances at the proposed intersection

Direction	Side of Road	Available Sight Distance	Operating Speed	Required Sight Distance
To the north	Intersection	200 m	82 km/h	182 m
	Opposite	210 m		
To the south	Intersection	300+ m	84 km/h	203 m
	Opposite	300+ m		

Note: Sight distances were measured to the centre of the approaching traffic lane, to and from a height of 1.15 m above the road level. Measurements from the intersection were taken 5 m back from the centre of the nearest lane (3.25 m from the edge line). Measurements from the opposite side of the road were taken from the edgeline.

The 200 m sight distance from the proposed intersection to the north is currently restricted by the “Luxury Cottages” sign in the road reserve. However, the potential sight distance without this sign does not increase when considering the sight distance over road reserve only.



Figure 9: Sight distance from proposed intersection to the north



Figure 10: Sight distance from proposed intersection to the south



Figure 11: Sight distance from opposite the proposed intersection to the north



Figure 12: Sight distance from opposite the proposed intersection to the south

### Separation Distances

The intersection separation distances at the proposed intersection are acceptable, however the access to intersection distance does not meet the required criteria.

The 80 km/h posted speed requires a 100 m access to intersection separation distance. Accesses within this distance include the following:

- 3783 Cambridge Road – directly opposite the proposed intersection.
- 3796 Cambridge Road – 15 m north of the proposed intersection, on the same side of the road.
- 3791 Cambridge Road – 85 m north of the proposed intersection, on the opposite side of the road.
- 3774 Cambridge Road – 95 m south of the proposed intersection, on the same side of the road.

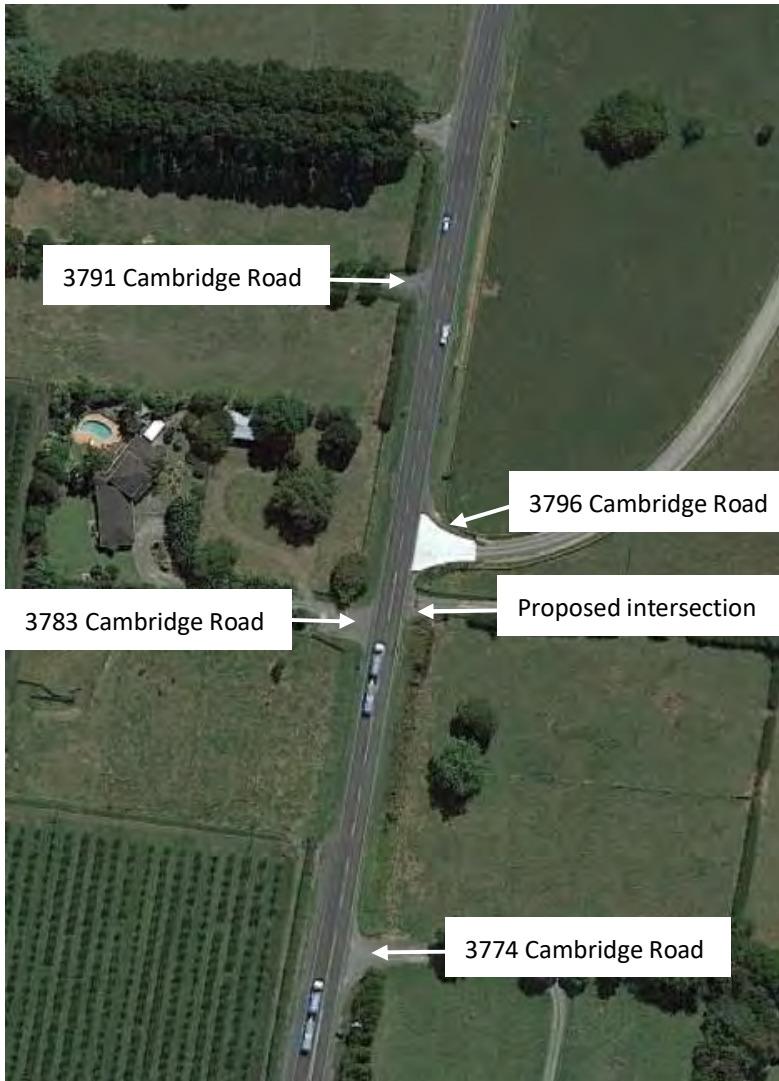


Figure 13: Access separation distances

As part of the site development the existing 3796 Cambridge Road access will be closed. It is also anticipated that 3774 Cambridge Road will be closed when the adjacent land is developed. The access at 3791 Cambridge Road is considered to represent a relatively minor shortfall in separation distance (100 m required and 85 m provided). It is also noted that if the speed limit drops to 60 km/h following development of the C4 area, then the required separation distance will only be 30 m. This leaves 3783 Cambridge Road as the adjacent access of most concern. While staggering intersections is good design practice, for accesses a better design where separation distance cannot be met is to locate them directly opposite adjacent accesses/intersections. This design reduces the number of conflict points along a road and the potential for blocked sight distances from vehicles waiting to turn right off the main road.

The Waipa District Development and Subdivision Manual requires intersections to be spaced 90 m apart on arterial roads. The proposed intersection will be approximately 310 m from the Kaipaki Road intersection, meeting this criterion.



### Intersection Design

Austrroads Guide to Traffic Management Part 6 (2020) Figure 3.25 (provided in Figure 14 of this letter) indicates that a right turn bay will be required at this site over the likely range of development densities. The threshold where a right turn bay is not required is approximately five right turn in vehicles in the peak hour – approximately 21 dwellings (21 x 0.8 in x 0.36 from the south /1.2 trips/dwelling).

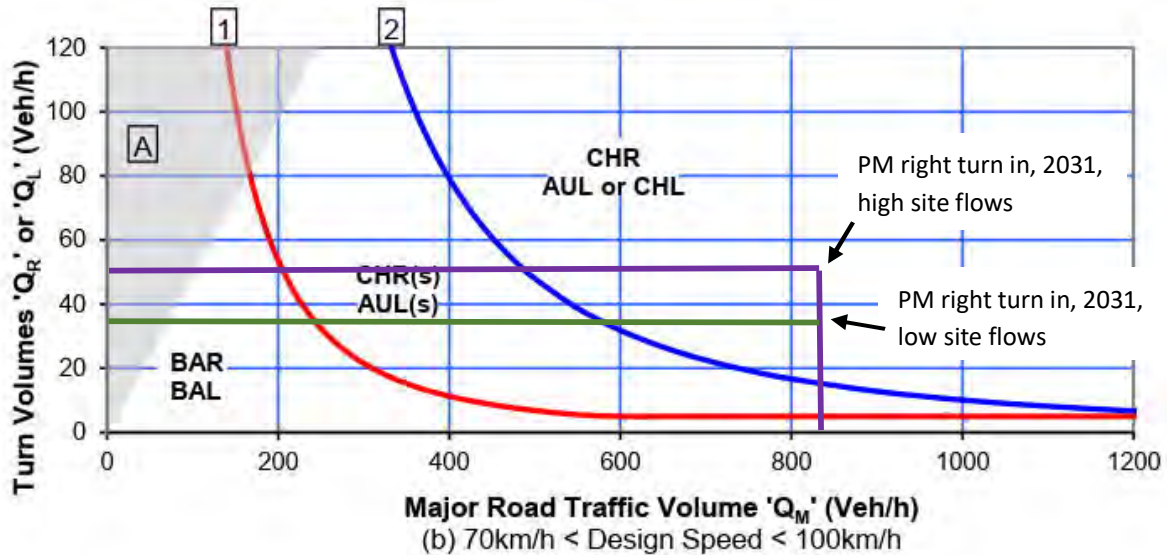


Figure 14: Austroads AGTM Part 6 (2020) Figure 3.25 – turning warrants

### Intersection Capacity

An initial check of intersection capacity has been made using Tanner's graph for the right turn out movement (Figure 15). This graph indicates that average delay for right turn out vehicles will be between five to six seconds for the 2031 AM development scenarios. This delay is considered to be acceptable, and unlikely to result in any capacity issues in the medium-term horizon.

Delays are expected to become unacceptable when the peak hour traffic volume on Cambridge Road exceeds approximately 2000 vph, giving average delays of greater than 40 seconds. At current growth rates this traffic volume would take over 37 years to achieve. When delays become unacceptable the proposed intersection would either need to prevent right turn out movements or be converted to a roundabout. Preventing right turn out movements could be achieved by installed a central median to the south of the intersection, requiring right turn out traffic to turn around at the proposed Kaipaki roundabout instead.

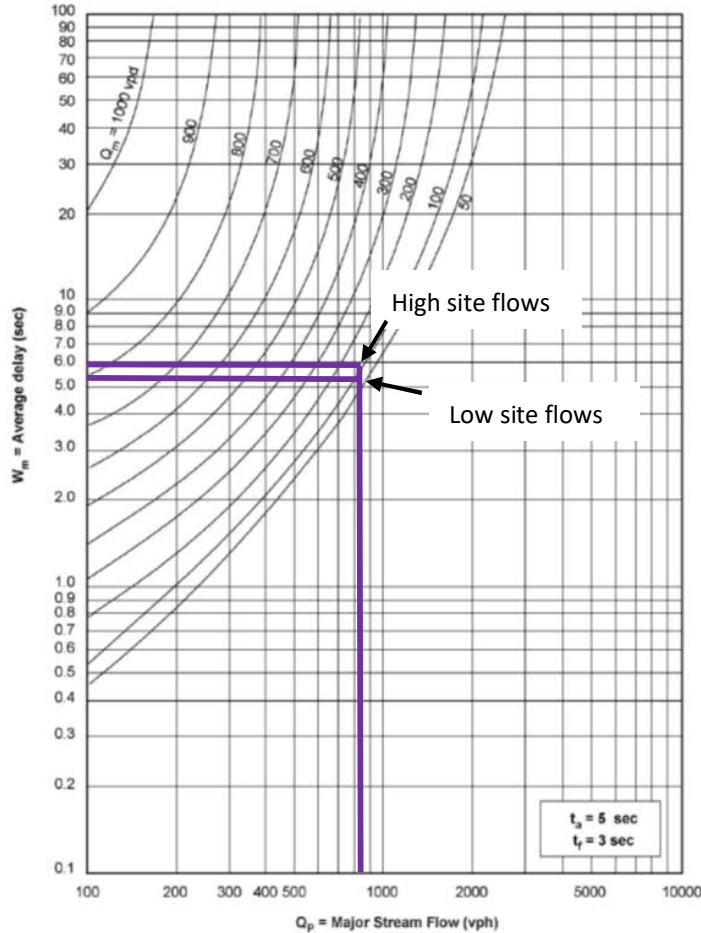


Figure 15: Tanner graph (1962) for right turn out movement

### Alignment with Road Hierarchy

It is noted that the Gray Matter report "C4 Growth Cell Transportation Assessment" dated 20<sup>th</sup> December 2019 considered an intersection at a similar location to that proposed in this letter. Gray Matter advised that "providing another intersection on Cambridge Road would minimise travel distance for trips to/from Area A. However, it would introduce a new intersection on the major arterial network which is inconsistent with good traffic engineering practice. The intersection would also increase delay and increase the risk of crashes for trips along Cambridge Road."

Cambridge Road is a major arterial road, and therefore primarily has a movement rather than access function. However, with the development of the C4 area and construction of the Kaipaki Road roundabout, this length of Cambridge Road will become more urban, supporting the provision of occasional side intersections. The intersection form would be a priority intersection with a right turn bay. This design would have minimal impacts on through traffic on Cambridge Road.

The creation of a new conflict point is not ideal from a safety perspective. However, without the new intersection northbound traffic will have to travel through two intersections instead of one, and travel an additional 1 km. The increased risk exposure for site traffic is considered to counter the adverse effect from the proposed new conflict point.

The extra travel time per trip for northbound vehicles from areas north of the proposed intersection is approximately 1.2 minutes per trip (1 km at 50 km/h). This detour will be frustrating for drivers and will result in increased travel costs. Using passenger car vehicle operating costs of 21.8 cents/km from the NZTA Monetised benefits and costs manual for 50 km/h, gives a yearly cost of approximately \$92,000 without the additional intersection (106 lots x 10.9 trips/lot x 365 x \$0.128).

The proposed intersection will have the added benefit of decreasing traffic volumes through the Kaipaki Road intersection, increasing the time before this intersection needs to be upgraded.

### **Cambridge Road Speed Limit**

The Waka Kotahi/NZTA speed management guide indicates that urban arterial roads should have a speed limit of 50 km/h, with 60-80 km/h appropriate where there are fewer intersections and mode separation for active users, appropriate to this site. The higher value of 60-80 km/h is considered appropriate for this site following development of the C4 area.

The MegaMaps safe and appropriate speed limit for this section of Cambridge Road is 60 km/h. It is currently listed as being in the top 10% of DSI saving network sections, however this is based on the previous speed limit of 100 km/h. It is recommended that Council consider reducing the speed limit on this section of Cambridge Road to 60 km/h following development of the northern part of the C4 growth cell.

### **Conclusions and Recommendations**

The provision of a new intersection to access the northern part of the C4 growth cell will improve accessibility to this area and reduce travel times and costs. No adverse safety or capacity effects are anticipated as a result of the new intersection. The proposed intersection location has good sight distances and an appropriate location and design to accommodate an adjacent access on the opposite side of the road. The required design for the intersection will include a full right turn bay.

It is recommended that Council consider reducing the speed limit on this section of Cambridge Road to 60 km/h following development of the northern part of the C4 growth cell.

Please contact the undersigned if you have any queries regarding this matter.

Yours sincerely



Tara Hills  
Senior Traffic Engineer  
MSc, CMEngNZ, CPEng

Attached:

- Scheme Plan
- Traffic count data
- Operating speed data
- CAS data



**NOTE:**

1) ALL AREAS AND DIMENSIONS SUBJECT TO FINAL SURVEY AND APPROVAL FROM THE WAIPA DISTRICT COUNCIL

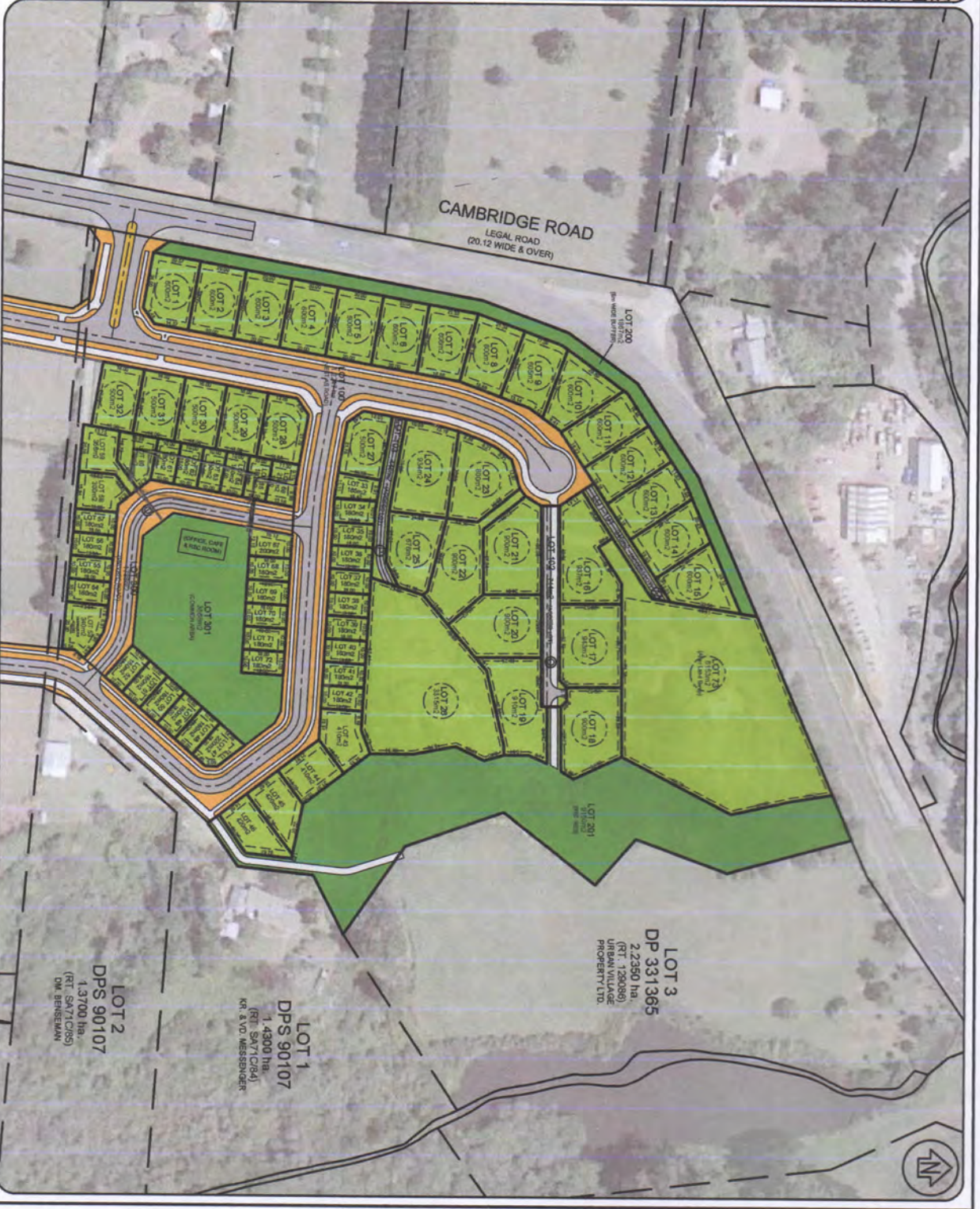
2) LEGAL DESCRIPTION: LOT 1  
 DP 506796  
 5.600ha (RT: 788398)  
 LOT 2  
 DP 506796  
 5.600ha (RT: 788398)  
 LOT 3  
 DP 371625  
 6.100ha (RT: 289732)

3) TOTAL AREA: 6.7150 ha.

4) ZONE: FUTURE RESIDENTIAL

5) AERIAL PHOTO SUBJECT TO DISTORTION

6) ALL LEVELS ARE IN TERMS OF MOTURHI DATUM



No.	Amendment	Date	Designed	Drawn	Checked	Approved
A3 <td>Scale 1:1500 <td>MAY 2020 <td>WAB <td>WAB <td>WAB <td>WAB </td></td></td></td></td></td>	Scale 1:1500 <td>MAY 2020 <td>WAB <td>WAB <td>WAB <td>WAB </td></td></td></td></td>	MAY 2020 <td>WAB <td>WAB <td>WAB <td>WAB </td></td></td></td>	WAB <td>WAB <td>WAB <td>WAB </td></td></td>	WAB <td>WAB <td>WAB </td></td>	WAB <td>WAB </td>	WAB
F <td>Issued for Resource Consent - Rev. #F <td>08/20 <td>WAB <td>WAB <td>WAB <td>WAB </td></td></td></td></td></td>	Issued for Resource Consent - Rev. #F <td>08/20 <td>WAB <td>WAB <td>WAB <td>WAB </td></td></td></td></td>	08/20 <td>WAB <td>WAB <td>WAB <td>WAB </td></td></td></td>	WAB <td>WAB <td>WAB <td>WAB </td></td></td>	WAB <td>WAB <td>WAB </td></td>	WAB <td>WAB </td>	WAB
G <td> <td> <td> <td> <td> <td> </td></td></td></td></td></td>	<td> <td> <td> <td> <td> </td></td></td></td></td>	<td> <td> <td> <td> </td></td></td></td>	<td> <td> <td> </td></td></td>	<td> <td> </td></td>	<td> </td>	
H <td> <td> <td> <td> <td> <td> </td></td></td></td></td></td>	<td> <td> <td> <td> <td> </td></td></td></td></td>	<td> <td> <td> <td> </td></td></td></td>	<td> <td> <td> </td></td></td>	<td> <td> </td></td>	<td> </td>	

**CONCEPT SCHEME PLAN BEING A PROPOSED SUBDIVISION OF LOTS 1 & 2 DP 506796 & LOT 1 DP 371625 3796 & 3798 CAMBRIDGE ROAD - CAMBRIDGE**  
PREPARED FOR: G. MAUNSELL

**Blue Wallace Surveyors Ltd.**  
25 Harwood Street, P.O. Box 38  
Hamilton Central, HAMILTON  
Phone (07) 838 7796 Fax (07) 839 4485

CLIENT:	Circle: Mt Eden 2000
Resource Consent Number:	Height: Moturhi Datum 1983
Drawn:	19406-00-PL-101
Checked:	F

## Traffic Count Data

**Location:** 3794 Cambridge Road  
**Client:** Geoff Maunsell  
**Job Number:** 20041  
**Date:** 30/11/2020  
**Time:** 7:30 to 8:30 am  
**Weather:** Overcast

Time		Hamilton Road		Matos Segedin Drive			
From	To	Northbound	Southbound	Right in	Left out	Right out	Left in
7:30	7:35	18	34	4	4	0	3
7:35	7:40	22	35	5	5	3	3
7:40	7:45	31	30	4	2	1	5
7:45	7:50	26	27	10	1	3	4
7:50	7:55	36	34	5	4	2	7
7:55	8:00	35	26	5	3		3
8:00	8:05	26	23	4	4		2
8:05	8:10	34	25	3	3	1	1
8:10	8:15	15	37	3	2	1	2
8:15	8:20	32	35	4	2	2	1
8:20	8:25	30	25	3	6	1	1
8:25	8:30	39	30	3	2	2	2
<b>Hourly Total</b>		<b>304</b>	<b>292</b>	<b>44</b>	<b>29</b>	<b>13</b>	<b>28</b>
<b>Hourly flow at site</b>		<b>332</b>	<b>305</b>				
Design flows (2024)		366	337				
10 Year Flows (2031)		436	400				
Growth rate		2.50%	per year				
<b>Directional split</b>		<b>51%</b>	<b>49%</b>	<b>64%</b>	<b>To north</b>	<b>36%</b>	<b>To south</b>
<b>AM in:out split</b>				<b>80%</b>	<b>Out</b>	<b>20%</b>	<b>In</b>
<b>AM Site flows (low)</b>							
	Northern (66)			9	37	65	16
	Southern (30)					25	6
	<b>Total</b>			<b>9</b>	<b>37</b>	<b>90</b>	<b>22</b>
<b>AM Site flows (high)</b>							
	Northern (130)			12	48	85	21
	Southern (55)					32	8
	<b>Total</b>			<b>12</b>	<b>48</b>	<b>117</b>	<b>29</b>

## Operating Speed Data

**Location:** 3794 Cambridge Road  
**Client:** Geoff Maunsell  
**Job Number:** 20041  
**Date:** 30/11/2020  
**Time:** 7:00 to 7:30 am  
**Weather:** Overcast

	Northbound	Southbound
	79	86
	113	78
	83	82
	78	82
	82	95
	78	81
	78	76
	68	77
	74	79
	82	78
	88	81
	80	81
	73	79
	77	81
	80	94
	72	77
	78	78
	79	76
	79	72
	77	71
	81	81
	65	75
	79	77
	76	81
	78	85
	80	78
	87	74
	84	81
	86	75
	81	79
<b>85th Percentile</b>	<b>84</b>	<b>82</b>
Standard deviation	8.0	5.3
Sample	30	30
Standard error	1.5	1.0

## CAS Data

CODED CR	Crash road	FEATURE	Dist	Dir	Side road	ID	Date	Day o	Time	Description of events	Crash factors	Surfac	Natural lig	Weather	Junction	Control	Cra	Cra	Cras
<b>Site crashes</b>																			
1134224	CAMBRIDGE ROAD		300	N	KAIPAKI ROAD	201748038	21/08/2017	Mon	9:10	Car/Wagon1 SDB on Cambridge road lost control; went off road to right, Car/Wagon1 hit non specific ditch	CAR/WAGON1, other inattentive, other inexperience, other lost control, wrong pedal/foot slipped	Dry	Overcast	Fine	Nil (Defau	Unknown	0	0	0
1103247	CAMBRIDGE ROAD		310	N	KAIPAKI ROAD	201655453	15/10/2016	Sat	8:00	Car/Wagon1 NDB on CAMBRIDGE ROAD lost control; went off road to left, Car/Wagon1 hit non specific fence, non specific pole	CAR/WAGON1, too far left	Wet	Overcast	Null	Nil (Defau	Unknown	0	0	0
<b>Kaipaki Road crashes</b>																			
1071028	CAMBRIDGE ROAD			I	LAMB ST	201612620	30/04/2016	Sat	15:55	Car/Wagon1 SDB on CAMBRIDGE ROAD hit Car/Wagon2 turning right onto AXROAD from the left, Car/Wagon1 hit non specific fence, non specific pole	CAR/WAGON2, alcohol suspected, did not check/notice another party from other dirn, failed to give way at priority traffic control	Dry	Overcast	Fine	T Junction	Stop	0	1	0
1074672	LAMB ST			I	SILVERWOOD LANE	201616320	6/07/2016	Wed	18:45	Car/Wagon1 NDB on Lamb Street hit Pedestrian2 (Age 22)	CAR/WAGON1, alcohol test above limit or test refused, emotionally upset/road rage CAR/WAGON3, emotionally upset/road rage, PEDESTRIAN2, miscellaneous	Dry	Twilight	Fine	T Junction	Stop	0	0	1
<b>Corner to north of site</b>																			
1200569	CAMBRIDGE RD (TE A		290	W	MATOS SEGEDIN DRIVE	201965597	3/09/2019	Tue	21:07	Truck1 EDB on CAMBRIDGE ROAD, LEAMINGTON, WAIPA missed inters or end of road, Truck1 hit bank	TRUCK1, alcohol suspected, cutting corner on bend, drugs suspected, inappropriate speed for road conditions, ENV: other street lighting	Wet	Dark	Light rain	Nil (Defau	Unknown	0	1	0
1194801	CAMBRIDGE RD (TE A		325	W	MATOS SEGEDIN DRIVE	201959948	24/02/2019	Sun	10:03	Car/Wagon1 NDB on CAMBRIDGE ROAD, LEAMINGTON, WAIPA lost control turning right; went off road to left, Car/Wagon1 hit armco (w-section steel)	CAR/WAGON1, alcohol test below limit, inappropriate speed for road conditions, while returning to seal from unsealed shoulder	Wet	Bright sun	Fine	Nil (Defau	Unknown	0	0	0
1198760	CAMBRIDGE RD (TE A		320	W	MATOS SEGEDIN DRIVE	201963834	20/08/2019	Tue	6:30	Car/Wagon1 SDB on CAMBRIDGE ROAD, LEAMINGTON, WAIPA lost control turning left; went off road to left, Car/Wagon1 hit power pole	CAR/WAGON1, alcohol test below limit, inappropriate speed for road conditions, other lost control	Wet	Dark	Mist or Fo	Nil (Defau	Unknown	0	1	0
1179641	CAMBRIDGE RD (TE A		360	S	MATOS SEGEDIN DRIVE	201951757	8/03/2019	Fri	17:10	Car/Wagon1 NDB on CAMBRIDGE ROAD, LEAMINGTON, WAIPA lost control turning right; went off road to left, Car/Wagon1 hit wire rope barrier	CAR/WAGON1, alcohol test below limit, lost control - road conditions, ENV: slippery road due to rain	Wet	Overcast	Light rain	Nil (Defau	Unknown	0	0	1



1068844	CAMBRIDGE ROAD	420	W	MATOS SEGEDIN DRIVE	201610410	9/02/2016	Tue	18:10	Car/Wagon1 NDB on CAMBRIDGE ROAD lost control turning right, Car/Wagon1 hit non specific fence	CAR/WAGON1, lost control - road conditions, ENV: slippery road due to rain	Wet	Overcast	Fine	Nil (Defau	Unknown	0	1	0
1070346	CAMBRIDGE ROAD	400	W	MATOS SEGEDIN DRIVE	201611930	2/04/2016	Sat	4:15	Car/Wagon1 NDB on CAMBRIDGE ROAD lost control turning right, Car/Wagon1 hit non specific cliff, non specific fence, non specific other,	CAR/WAGON1, lost control when turning, swung wide on bend	Wet	Dark	Light rain	Nil (Defau	Unknown	0	0	1
1080963	CAMBRIDGE ROAD	370	W	MATOS SEGEDIN DRIVE	201632845	1/03/2016	Tue	8:40	Car/Wagon1 EDB on CAMBRIDGE ROAD lost control turning right, Car/Wagon1 hit non specific cliff, non specific embankment, non specific fence,	CAR/WAGON1, inappropriate speed for road conditions, lost control under braking, new driver/under instruction, ENV: barriers necessary, slippery road due to rain	Wet	Overcast	Light rain	Nil (Defau	Unknown	0	0	0
1143946	CAMBRIDGE ROAD	400	W	MATOS SEGEDIN DRIVE	201757903	26/12/2017	Tue	8:55	Car/Wagon1 NDB on Cambridge road lost control turning right, Car/Wagon1 hit non specific cliff	CAR/WAGON1, cutting corner on bend, other attention diverted	Wet	Overcast	Light rain	Nil (Defau	Unknown	0	0	0
1128736	CAMBRIDGE ROAD	390	W	MATOS SEGEDIN DRIVE	201742466	23/06/2017	Fri	23:21	Car/Wagon1 NDB on Cambridge Rd lost control turning right, Car/Wagon1 hit non specific cliff	CAR/WAGON1, alcohol suspected, drugs suspected, lost control when turning,	Wet	Dark	Fine	Nil (Defau	Unknown	0	0	0
1221086	CAMBRIDGE ROAD	446	S	MATOS SEGEDIN DRIVE	2020146458	22/02/2020	Sat	17:39	Ute1 WDB on CAMBRIDGE ROAD lost control on curve and hit Truck2 head on, Ute1 hit hedge	TRUCK2, alcohol test below limit UTE1, lost control when turning	Wet	Overcast	Fine	Nil (Defau	Nil	2	1	1
1123691	CAMBRIDGE ROAD	390	W	MATOS SEGEDIN DRIVE	201737337	14/04/2017	Fri	20:30	Car/Wagon1 NDB on Cambridge lost control turning right, Car/Wagon1 hit non specific pole, non specific ditch	CAR/WAGON1, lost control when turning, ENV: slippery road due to rain	Wet	Dark	Light rain	Nil (Defau	Unknown	0	0	0
1082338	CAMBRIDGE ROAD	410	W	MATOS SEGEDIN DRIVE	201634244	14/03/2016	Mon	13:10	Car/Wagon1 SDB on CAMBRIDGE ROAD lost control turning left	CAR/WAGON1, alcohol test below limit, lost control - road conditions, ENV: slippery road due to rain	Wet	Overcast	Light rain	Nil (Defau	Unknown	0	0	0
1101901	CAMBRIDGE ROAD	360	W	MATOS SEGEDIN DRIVE	201654070	25/11/2016	Fri	16:00	Car/Wagon1 EDB on Cambridge road lost control turning right, Car/Wagon1 hit non specific cliff	CAR/WAGON1, lost control when turning, ENV: slippery road due to rain	Wet	Overcast	Light rain	Nil (Defau	Unknown	0	0	0
1116801	CAMBRIDGE ROAD	400	W	MATOS SEGEDIN DRIVE	201730397	13/01/2017	Fri	2:20	Car/Wagon1 NDB on Cambridge Rd lost control turning right, Car/Wagon1 hit non specific cliff	CAR/WAGON1, failed to notice bend in road, lost control when turning	Wet	Dark	Light rain	Nil (Defau	Unknown	0	0	0



# Waipā District Plan Plan Change 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 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto: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 Wednesday, 21 April 2021**

## COUNCIL USE ONLY

Date received

Document ref:

### 1. Submitter details

Full name of submitter:	Coombes Farms Ltd, Cameron Coombes and Sheree Coombes
Contact name if different from above:	C/- Kathryn Drew
Contact phone number(s)	027 251 0009
Email address:	kdrew@bbo.co.nz
Address for service: <i>(required if no email address is provided)</i>	C/-Bloxam Burnett & Olliver Attn: Kathryn Drew PO Box 9041 Hamilton

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

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

Plan Change Number and Name: **Plan Change 13 – Uplifting Deferred Zones**

### 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	

### 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 type="radio"/> Yes <input checked="" type="radio"/> No



Submissions must be received by Waipā District Council  
by 5pm on Wednesday, 21 April 2021

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

Select one	<input type="radio"/>	<b>I SUPPORT</b>	See attached submission
	<input type="radio"/>	<b>I SUPPORT IN PART</b>	
	<input type="radio"/>	<b>I OPPOSE</b>	

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

See 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)**

See 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 21/4/2021

## SUBMISSION BY COOMBES ON PLAN CHANGE 13 – UPLIFTING DEFERRED ZONES

### 1. Submitter Details

This correspondence is a submission on Plan Change 13 – Uplifting Deferred Zones on behalf of Coombes Farms Ltd, Cameron Coombes and Sheree Coombes.

The submitter details are as follows:

Submitter: Coombes Farms Ltd, Cameron Coombes and Sheree Coombes.

Address for Service: C/-Bloxam Burnett & Olliver  
Attn: Kathryn Drew  
PO Box 9041  
Hamilton

Phone: 07 8380144 or 0272510009

E-mail: [kdrew@bbo.co.nz](mailto:kdrew@bbo.co.nz)

Coombes Farms Ltd, Cameron Coombes and Sheree Coombes would like to be given the opportunity to present their submission in person.

### 2. Background to Submission

Coombes Farms Ltd, Cameron Coombes and Sheree Coombes (Coombes) collectively are a major landowner in Ngahinapouri. More specifically they own most of the land within the N3 growth cell<sup>1</sup> and they also own all of the land within the N2 growth cell. Outside of those growth cells the Coombes entities also own 60ha of land south of Reid Road that connects with Cochran Road, and a further 93ha of land north of Reid Road that connects with Old School Road. The extent of the Coombes landholding in Ngahinapouri is identified on the attached Property Ownership Plan, along with the N2 and N3 locations.

Because of the significant landholding that Coombes have in both the N2 and N3 growth cells and their long-established history with the Ngahinapouri district they have been actively involved in growth and development issues that affect Ngahinapouri. This has included being a submitter in the prior District Plan review, submitter on Waipa 2050, and more recently have been engaging closely with Council, and the wider community, on the Ngahinapouri Village Concept Plan. The provision of the Ngahinapouri Village Concept Plan is also a direct result of previous submissions the Coombes have made. Plan Change 13 (PC13) and the subsequent growth of Ngahinapouri that PC13 and Waipa 2050 enables is consequently directly relevant to the Coombes family and they support the intent of what PC13 is seeking to achieve. Furthermore, because of the extent of the landholding Coombes own they have the ability to work with Council to enable the most logical development of Ngahinapouri.

As currently provided for PC13 will rezone the N2 growth cell land from Deferred Large Lot Residential with the need for a Structure Plan to Large Lot Residential with no Structure Plan requirements. In relation to the N3 growth cell, there is no zoning change proposed (i.e. it stays zoned Deferred Large Lot Residential with a requirement for a Structure Plan) as it is identified as a post 2035 growth cell in Waipa 2050.

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<sup>1</sup> Apart from four lifestyle blocks at 29, 73, 89 and 101 Reid Road.

The land within the N2 growth cell is part of a total dairy farm of approximately 250ha providing grazing for 1150 milking cows. The 18ha in N2 consist of the closest paddocks to the dairy shed, is free draining sandy loam soil type (LUC1), is used in the spring to calve cows (without the need for on-off grazing in wet weather) and also provides the most direct route between the dairy shed and the N3 land, which also forms part of the milking platform. The 60ha in N3 is less desirable land from a dairy perspective. It requires the cows to cross over Reid Road and is a much heavier silt loam soil (LUC3-5). This soil type requires on/off grazing over winter and spring months, to avoid pugging, and is not suitable for calving cows on. The N3 land also requires the cows walk up to 2km one way to the dairy shed. This distance is at the recommend limit for a dairy cow without have an adverse effect on production and animal health. During the summer months the N3 land is only used by animals that are milked once a day to reduce this stress.

As noted above, the land contained within the N2 growth cell is a more desirable piece of land for the dairy platform. The N2 growth cell is further separated from the Ngahinapouri centre and school than the N3 growth cell which is opposite. For these reasons, the Coombes have a preference to develop the N3 growth cell ahead of the N2 growth cell. The focus of this submission is a request that Council effectively swaps the N2 development potential that will be enabled by PC13 so that it lies across approximately 18ha of the N3 growth cell. The land signalled to be swapped is set out in the attached Land Swap Plan. The area contained within the Land Swap Plan is approximately the same area of land available for Large Lot Residential development in the N2 growth cell, and is a preferred a preferred outcome that will allow for continued productive use in an area of the dairy farm that is close to the milking shed.

The additional changes sought in this submission are within the scope of PC13. The fundamental test for scope is set out in Clause 6 of Schedule 1 of the Resource Management Act 1991 (RMA), which states that a person may make a submission “on” a proposed plan change. The leading authority on this issue of scope is *Palmerston North CC v Motor Machinists Limited* [2013] NZHC 1290, which sets out two tests which must be satisfied for a submission to be “on” a proposed plan change.

1. The submission must reasonably be said to fall within the ambit of the plan change. If the submission raises matters addressed in the Section 32 Report that is a reasonable indication it is “on” the plan change.
2. Whether there is a real risk that persons directly or potentially directly affected by the additional changes proposed in a submission will have been denied an effective opportunity to respond to those additional changes. In this case the changes sought are being made by the owner affected by the changes and will not result in a net increase in developable land in Ngahinapouri, nor do the changes give rise to any trade competition issues. In addition the changes reflect proposals set out during widespread consultation within the community regarding the Ngahinapouri Village Concept Plan.

This request is appropriate for the following reasons:

1. The change affects two land parcels that are within the scope of PC13. We note that in relation to Objective 1 (section 5.3.1 of PC13) Options 1, 3 and 4 are relevant. Option 1 is to retain the Status Quo, Option 3 is to remove Deferred Zones entirely and Option 4 is to Uplift pre-2035 Deferred Zones. Coombes seek to retain the Deferred Zone over N2 and to instead uplift the Deferred Zone over an equivalent portion of N3 while retaining the Deferred Zone over the balance.
2. The request is being made by the owner affected by the change and will not result in a net increase in developable land in Ngahinapouri, nor does the change give rise to any trade competition issues.

3. The change is therefore a like for like approach that can be considered to be within scope of PC13 and can be justified as such in the subsequent reporting.
4. The change also enables Coombes to help with the growth and development of Ngahinapouri with minimal effect on their existing dairy farming operations.
5. The change enables growth to occur around what will become an enlarged 'heart' for Ngahinapouri by providing for development around the future commercial centre, the school and the golf club.
6. The Ngahinapouri Village Concept Plan is going through the engagement phase a present and could reach a stage concurrently to this project whereby it becomes an endorsed document that will form the basis of a Structure Plan for the N3 growth cell.
7. The land area allocated to be swapped enables growth to occur in a grid like pattern that is generally consistent with the draft Ngahinapouri Village Concept Plan and is outside of the airfield covenant area used by Ken Reid.
8. The change also provides for growth with minimal transportation costs (i.e. upgrades to Reid Road) and further provides for the next stage of growth in Ngahinapouri to provide for and accommodate the future transportation link (i.e. roundabout) to SH39, based on demand/transportation effects.

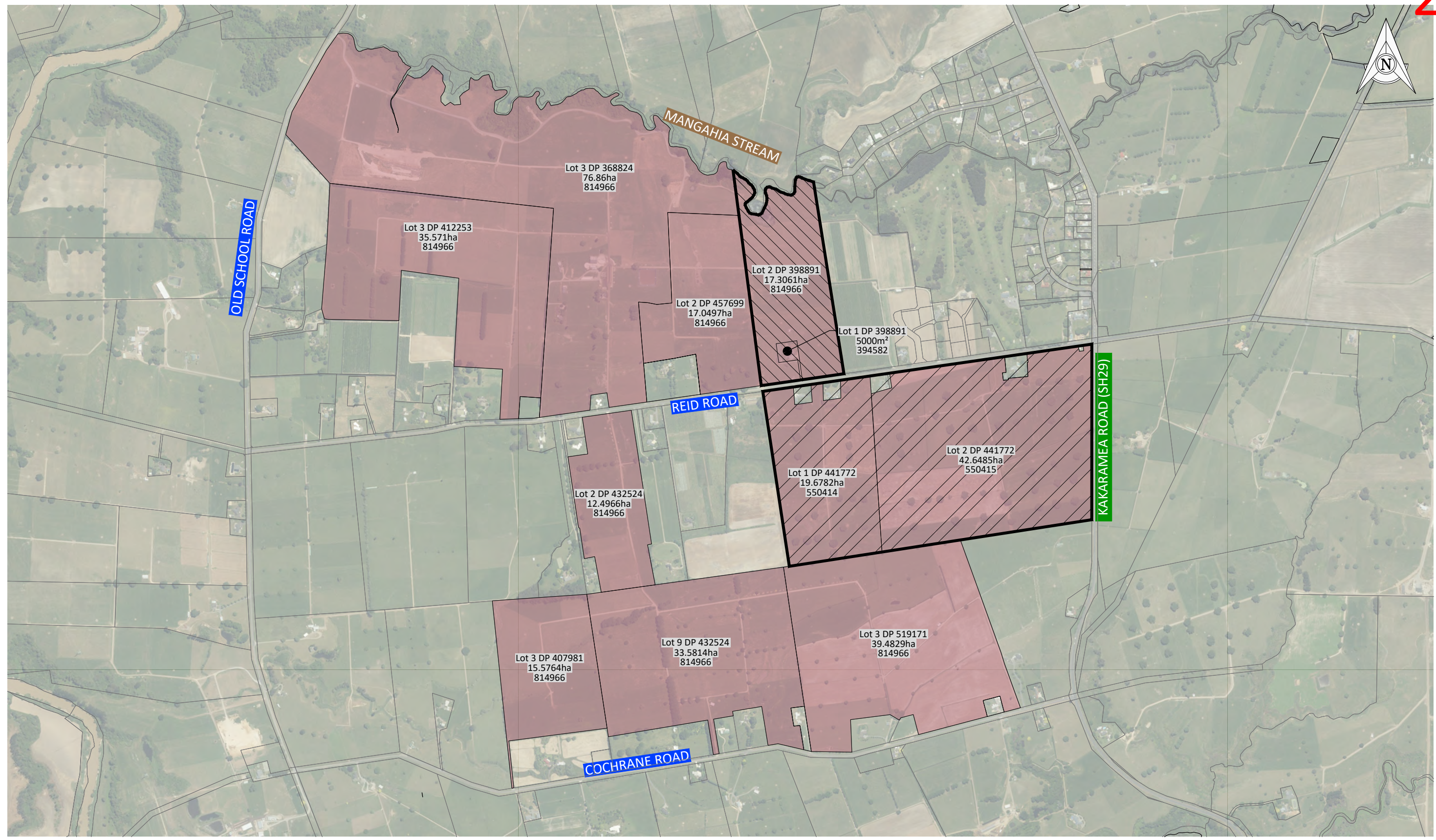
The two submission points below are the substance of this above request.

### 3. Submission

<b><i>The specific provision of the plan change my submission relates to are:</i></b>	Removing the Deferred Zones from the pre-2035 Growth Cells.
<b><i>Position:</i></b>	Support in part
<b><i>Submission is:</i></b>	<p>Coombes, in principle, supports the PC13 approach to remove the deferred zoning from the pre-2035 growth cells as an approach to remedy a technical and legal issue with the current process of uplifting the Deferred Zones as outlined in Section 14 of the District Plan.</p> <p>In relation to Ngahinapouri this means that 18ha of land contained within the N2 growth cell is proposed to be zoned Large Lot Residential, because it is a pre-2035 growth cell.</p> <p>The Coombes request that instead of uplifting the deferred status on the N2 growth cell that Council uplifts the deferred status across approximately 18ha of the N3 growth cell and subsequently retains the deferred status on the N2 growth cell. The reasoning for and justification for this land swap is set out in section 2 of this submission.</p>
<b><i>I seek the following decision/s from Council:</i></b>	Coombes seek that 18ha of the N3 growth cell is rezoned from deferred residential to residential and that the N2 growth cell is retained as a Deferred Large Lot Residential Zone. The balance of the N3 growth cell would also retain its Deferred Large Lot Residential Zone status.

<b><i>The specific provision of the plan change my submission relates to are:</i></b>	Consequential amendments to the planning maps, being Map 34, to give effect to the above submission.
<b><i>Position:</i></b>	Support in Part
<b><i>Submission is:</i></b>	As per the above submission point, Coombes request that the planning maps be amended to rezone a portion of the N3 growth cell to Large Lot Residential over the rezoning of the N2 growth cell.
<b><i>I seek the following decision/s from Council:</i></b>	Amend planning Map 34 so that the N2 growth cell zoned Deferred Large Lot Residential and that a portion of the N3 growth cell, as per the Land Swap Plan is rezoned Large Lot Residential.

100mm  
SCALE FOR VALIDATING SIZE OF A3 PLOT ONLY  
0  
C:\Users\erichardson\AppData\Local\Temp\Temp\Brix\CAD\Brix\_01\17040-00-0003.dwg, 20/04/2021 8:48 am erichardson Plotter: 20 Apr 2021 8:48 am  
Version 4.0 - March 2020



**KEY:**

- EXISTING BOUNDARIES
- PROPERTY OWNED BY THE COOMBES
- ▨ N2 GROWTH CELL
- ▩ N3 GROWTH CELL

DESIGNED	CHECKED				
KD	KD				
DRAWN	APPROVED				
ER	KD				
A	20.04.2021	INITIAL ISSUE	ER	KD	KD
DATE	ISSUE/REVISION DETAIL		BY	CHK	APPR

mx model version:	
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CLIENT  
**COOMBES FARMS**

PROJECT  
**N3 GROWTH CELL  
NGAHINAPOURI**

DRAWING  
**PROPERTY OWNERSHIP PLAN**

STATUS	<b>PRELIMINARY</b>	
DATE	19.04.2021	SCALE (ORIGINAL SIZE A3) 1:12,500
DRAWING NUMBER	147040-00-0003	REVISION A







· Strategy · Policy · Planning ·

## Submission on Proposed Plan Change 13

16 April 2021

Submission to Waipa District Council – [districtplan@waipadc.govt.nz](mailto:districtplan@waipadc.govt.nz)

Waipa District Council  
Private Bag 2402  
Te Awamutu 3840

### **Submitter details:**

Craig Shearer, on behalf of TA Project Limited.  
[craig@craigshearer.co.nz](mailto:craig@craigshearer.co.nz)  
PO Box 60-240 Titirangi 0644  
021735914

### **Client Organisation name:**

TA Projects Limited  
c/- Vipin Garg  
[vipan@xtra.co.nz](mailto:vipan@xtra.co.nz)

### **Scope of Submission:**

This is a submission on Proposed Plan Change 13 ("PC13") to the operative Waipa District Plan:

My client could not gain an advantage through trade competition through this submissions, TA Projects is directly affected by the Proposed Plan Change.

### **The specific provisions that this submission relates to are:**

The whole proposed plan change.

**The reasons for the submission are:**

- (i) There is significant demand for new residential development in Waipa District, and the District is identified as a high growth area in the National Policy Statement on Urban Development 2020. The District Plan as it currently stands requires areas set aside for residential growth before 2035 to go through an expensive and time-consuming structure plan and plan change process, followed by a resource consenting process. This is hindering and slowing the development process. Yet the land is already set aside as being suitable for urban development with its “deferred” zoning.
- (ii) Major impediments to development occurring such as inappropriate provision of network water and wastewater services have now been overcome, so there is no reason why the Council its District Plan should not seek to facilitate faster conversion of appropriate land into residential use, to cater for demand.
- (iii) This submission seeks to reduce the process currently needed to enable land holdings to convert land from the “deferred” status to an operative residential status, with Council still managing all actual and potential adverse effects through the resource consent process. To achieve that end, this submission supports the uplifting of the “deferred” designation of land currently proposed to be development up until 2035, and specifically the land in the T3 cell in Te Awamutu.
- (iv) This submission is that PC13 is consistent with Part 2 of the Resource Management Act. The application will promote sustainable management of the physical resources of the Te Awamutu community by providing for dwellings which will affect the town’s ability to provide for its social, economic and cultural well-being. The proposal adequately has particular regard to amenity values, and the maintenance and enhancement of the quality of the environment. It is also consistent with National Policy Statement on Urban Development 2020.

**I seek the following decisions by Council**

- (i) Amend Section 14 – Deferred Zone as proposed in PC 13 to ensure the properties in the “Te Awamutu Residential Growth Cells – anticipated now to 2035” are removed from the Deferred Zone in the Operative District Plan and instead are moved into the land zoned “Residential”.
- (ii) Amend Section 14 – Deferred Zone as proposed in PC 13 to require a plan change process as a pre-requisite for re-zoning post-2035 deferred land into an operative zoning.
- (iii) Amend Appendix S1.1.1 as proposed in PC 13 as follows:

Pre-2035 Growth Cells have been zoned according to the intended future land use, while Post-2035 Growth Cells, and most have been included within a Deferred Zone in this District Plan to indicate the intended future land use and to ensure that the future use of these Post 2035 Growth Cells is not compromised by present day development.

- (iv) Appendix S1 – Amend the table on pages 28,29, Te Awamutu Residential Growth Cells – anticipated now to 2035 as proposed in PC13.
- (v) 2.12 Planning Maps. Amend Maps 37 – Te Awamutu/Kihikihi Overview and 39 - Te Awamutu East, by deleting the “Structure Plan” designation from Cell T3 at 836 Bond Road, Te Awamutu. There may be similar designations to be removed from other cells in the Te Awamutu area to align with PC13.
- (vi) Part B – Section 32 Evaluation. I support the Evaluation report and particularly Option 4 - Uplift pre-2035 Deferred Zones, and this should be approved.

**TA Projects wishes to be heard in support of this submission**



Craig Shearer  
Principal  
Shearer Consulting Limited  
On behalf of TA Projects Limited



# Waipā District Plan Plan Change 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 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto: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 Wednesday, 21 April 2021**

COUNCIL USE ONLY	
Date received	
Document ref:	

1. Submitter details	
Full name of submitter:	Russell Wise
Contact name if different from above:	
Contact phone number(s)	021 0612153
Email address:	<del>ru</del> julieandrussell@rocketmail.com
Address for service: <i>(required if no email address is provided)</i>	15 Hyatt Close Cambridge 3432

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

2. This is a submission on the following proposed plan change to the Waipā District Plan	
Plan Change Number and Name:	<b>Plan Change 13 – Uplifting Deferred Zones</b>

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	

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



Submissions must be received by Waipā District Council  
by 5pm on Wednesday, 21 April 2021

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

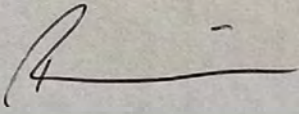
6. My submission is: (please include the reasons for your view)

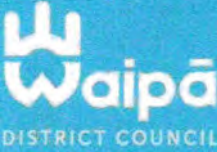
- The removal of trees along the bank especially by Cambridge Road.  
 - Can you prove no native species live in these trees Birds / Bats

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 bank along the gully is very steep, how can housing area be established? what about retaining walls etc there's no indications

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 21/4/21
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 <p><b>Waipā</b> DISTRICT COUNCIL</p>	<h2 style="margin: 0;">Waipā District Plan</h2> <h3 style="margin: 0;">Plan Change Submission Form</h3> <p style="font-size: small; margin: 0;">Form 5 Clause 6 of the First Schedule to the Resource Management Act 1991</p>
<p><b>Send to:</b> Waipā District Council, Private Bag 2402, Te Awamutu 3840                  Phone: 0800 924 723   Online: <a href="http://www.waipadc.govt.nz/planchanges">www.waipadc.govt.nz/planchanges</a>   Email: <a href="mailto:districtplan@waipadc.govt.nz">districtplan@waipadc.govt.nz</a></p>	

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 Wednesday, 21 April 2021**

COUNCIL USE ONLY	
Date received	
Document ref:	

1. Submitter details	
Full name of submitter:	Cambridge Motorcycle Club
Contact name if different from above:	Loren Stockley
Contact phone number(s)	0274790579
Email address:	lorenstockley@hotmail.com
Address for service: <i>(required if no email address is provided)</i>	PO Box 88 Cambridge 3450

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

2. This is a submission on the following proposed plan change to the Waipā District Plan	
Plan Change Number and Name: <b>Plan Change 13 – Uplifting Deferred Zones</b>	

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

Not supportive of the advancement of C4 plan change due to wider amenity issues

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)

Delay the advancement of C4 for 7 years.

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 14/4/21



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

Phone: 0800 924 723 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto:districtplan@waipadc.govt.nz)

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

Submissions close **5pm Wednesday, 21 April 2021**

### COUNCIL USE ONLY

Date received

Document ref:

### 1. Submitter details

Full name of submitter:	Loren Stockley
Contact name if different from above:	
Contact phone number(s)	0274790579
Email address:	lorenstockley@hotmail.com
Address for service: <i>(required if no email address is provided)</i>	

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

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

Plan Change Number and Name: **Plan Change 13 – Uplifting Deferred Zones**

### 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	

### 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)

Against the advancement of the C4 plan change due to wider amenity issues

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)

Delay the advancement of C4 for 7 years

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	<input type="text" value="21/4/21"/>
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