

Plan Change 13 – Uplifting of Deferred Zones

Ben Frost – Further Submission statement

Firstly, thank you for your time to hear my submission.

My submission seeks to retain the N2 growth cell as the area to be uplifted through Plan Change 13. The Coombes Farms submission to uplift the equivalent area in the N3 growth cell is out of scope. The scope of the plan change is to reform the mechanisms within the district for plan for uplifting of deferred zones, and not about changing the timing of any growth cell post to pre 2035. I note that the Section 42A Council report recommends to accept the outcome sought in my further submission.

I would like to expand of several of the points I raised in my further submission and speak to the evidence of Ms Drew on behalf of Coombes Farms.

The Waipa2050 Growth Strategy outlines three growth cells for Ngahinapouri. N1 which is currently being developed on the northern side of Reid Road adjacent the golf course and N2 immediately to the west. Both N1 and N2 are intended for large lot residential and are anticipated now to 2035. N3 is almost double the land capacity of N1 and N2 and sits on the southern side of Reid Road and is anticipated beyond 2035. The combination of large lot residential and neighbourhood centre/commercial development intended for N3 is quite a different proposition to that proposed on N2.

Our Family moved in to 29 Reid Road in September 2019 with the knowledge that the growth area of N3, which surrounds us, was going to be at or near 2035. Like other parties we made investment and financial decisions based on the timing of growth cell releases in Ngahinapouri, and felt we could rely on the timing of the growth cells as per the Waipa District Plan and the Waipa 2050 District Growth Strategy. To depart from the Waipa Growth Strategy would undermine its integrity and the degree to which the residents of the district can rely on it. Like many others in the area, we moved to Ngahinapouri to enjoy the open rural character and amenity – we knew the area would eventually be developed as per the Growth Strategy but that was distant enough, some 15 years or so, that we felt content on investing in 29 Reid Road.

In relation to the Ngahinapouri Village Concept Plan, I note that in Ms Drew's Statement of Evidence she states that Option 6 will be presented to Council for adoption/endorsement at their meeting on the 31 August. I attended the open day consultation on the options and provided feedback to the council for consideration. I was not aware a decision had been made nor was my feedback on that matter responded to. In addition, I was not given an opportunity to provide input on the original options which I found particularly odd as our property is directly affected by the access options to SH39.

In terms of the scope test that Ms Drew outlines in para 17 of her evidence, I would argue that there are other parties that are directly or potentially affected by the additional changes proposed – particularly given the interest in the Ngahinapouri Village Concept Plan. In addition, I was only alerted to the Coombes Farms submission by a colleague – this was entirely by chance – had that not happened I would have not been aware of the significant changes proposed that directly affect our property. Other

parties may be in the same position and will still not know about this process. For our family the potential changes sought by Coombes Farms came out of 'left field' and is quite upsetting for our family.

While the land area sought to be swapped by Coombes Farms is similar in size, it is not necessarily like for like as inferred by Ms Drew, this is because of the proposed integration with a neighborhood/commercial which sits directly adjacent as shown in the 'landswap plan' in appendix A to Ms Drews evidence.

Irrespective of the scope issue in my further submission, I consider that Council should retain the existing timing of growth cells and not introduce such significant changes through a plan change that focuses on another issue.