

**From:** [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz)  
**To:** [Policy Shared](#)  
**Subject:** External Sender: Waipā District Plan - Plan Change Submission Form 5 - James Douglas Snowball & Marie Anne Snowball  
**Date:** Tuesday, 25 October 2022 6:58:42 pm

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**Full name of submitter** James Douglas Snowball & Marie Anne Snowball  
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**This is a submission on the following proposed plan change to the Waipā District Plan**

Proposed Private Plan Changes 20 to the Waipa District Plan ECM#10889583

**Could you gain an advantage in trade competition through this submission?** I could not  
**Are you directly affected by an effect of the subject matter that - (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition?** I am  
**Do you wish to be heard (attend and speak at the Council hearing) in support of your submission?** I do  
**If others make a similar submission, will you consider presenting a joint case with them at the hearing?** No  
**Do you support the proposed change(s)?** I oppose

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

Proposed private plan changes 20 to the Waipa District Plan which extends the airport northern precinct.

**My submission is**

Our submission is that the following needs to be considered:

1. There does not appear to be a substantial proposed greenbelt between the northern precinct and existing home owners which would also include bunding, trees and other planting.
2. It is noticeable already with what has been developed at the northern end that the water table levels on our properties are rising dramatically and this has not been factored in.
3. There is nothing to show where the storm water is to go.
3. There is no sewerage treatment plant supplied by the developer.
4. The traffic impacts on surrounding roads will be major.
5. The plan doesn't indicate mitigation against noise levels emitted from the new proposed commercial

area and businesses.

6. The removal of one of the hills on the farm on Narrows Road will allow higher noise level to protrude across the district.

7. There is already enough commercial land in the Waipa District around Te Awamutu and Cambridge without increasing this in the northern precinct.

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

To totally reject the extension as it is not needed and has not been thought through.

**Attachments**