

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

Phone: 0800 924 723 | Online: www.waipadc.govt.nz/planchanges | Email: districtplan@waipadc.govt.nz

Please attach additional sheets if there is not enough space for your submissions. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

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Note: You must fill in **ALL** sections of this form.
Submissions close **5pm Tuesday, April 28, 2026.**

1. Submitter details

Full name of submitter:	
Contact name if different from above:	
Contact phone number(s)	
Email address:	
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

Proposed Private Plan Change 37 – Rider Park Structure Plan Area

3. Trade competition

Select one	☐	I could	gain an advantage in trade competition through this submission.
	☐	I could not	
Select one	☐	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
	☐	I am not	

4. Attendance at Council hearing

Select one	☐	I do	wish to be heard (attend and speak at the Council hearing) in support of my submission
	☐	I do not	
If others make a similar submission, I will consider presenting a joint case with them at the hearing.			☐ Yes ☐ No

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

Select one	☐	I SUPPORT	
	☐	I SUPPORT IN PART	
	☐	I OPPOSE	

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

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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)

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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
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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.

SUBMISSION

TELEPHONE 0800 327 646 | WEBSITE WWW.FEDFARM.ORG.NZ



Form 5

Submission on publicly notified proposal for policy statement or plan Clause 6 of First Schedule, Resource Management Act 1991

To: Waipa District Council
23 Wilson St
Cambridge 3434



Via email: districtplan@waipadc.govt.nz

Submission on: **Private Proposed Plan Change 37**

Date: 28 April 2026

Submission by: Federated Farmers of New Zealand – Waikato

Phil Sherwood

WAIKATO PROVINCIAL PRESIDENT

Federated Farmers of New Zealand



Address for service: **Isaac McIntyre**

SENIOR POLICY ADVISOR

Federated Farmers of New Zealand



1. Federated Farmers of New Zealand – Waikato (Federated Farmers) could not gain an advantage in trade competition for this submission.
2. We wish to be heard in support of this submission.
3. If others make a similar submission, Federated Farmers will consider presenting a joint case with them at a hearing.
4. Federated Farmers seeks any consequential changes necessary to give effect to the relief sought in each of the individual submission points made.

1.0 Introduction

- 1.1 Federated Farmers of New Zealand – Waipa Branch (**Federated Farmers**) supported by Federated Farmers Waikato welcomes the opportunity to submit on Proposed Private Plan Change 37 (PC37)
- 1.2 Federated Farmers acknowledges any submissions that have been made by individual members.
- 1.3 Federated Farmers are a primary sector organisation with a long and proud history of representing the needs and interests of New Zealand farmers involved in a range of rural businesses.
- 1.4 Farming has a strong presence in the Waipa district and contributes significantly to the wider Waikato and Bay of Plenty regions. Federated Farmers represent a variety of dairy, dry stock and horticulture land users and seeks to uphold and enhance the value of farming in the region.
- 1.5 Federated Farmers aim to add value to its members' farming businesses. Our key strategic outcomes include the need for New Zealand to provide an economic and social environment within which:
 - (a) our members may operate their business in a fair and flexible commercial environment;
 - (b) our members' families and their staff have access to services essential to the needs of the rural community; and
 - (c) our members adopt responsible management and environmental practices.
- 1.6 Federated Farmers is actively involved in district plan and plan change reviews across New Zealand. Primary production activities from our members make a significant contribution to the economic, social, and cultural well-being of New Zealand.

2.0 General Comments

- 2.1 In general, Federated Farmers members want a plan change that:
 - (a) balances environmental, cultural, social, and economic values;
 - (b) ensures rules are equitable, cost-effective, pragmatic and effects based;
 - (c) is written in plain English, is consistent and follows a clear, user-friendly format;
 - (d) acknowledges and rewards the positive impacts farming has on conservation, and
 - (e) recognizes the importance of collaborating with communities to achieve desired environmental outcomes.
- 2.2 There is an expectation that Councils, when processing a private plan change that involves converting rural zoned land to residential, that the Council, will adopt a no-frills approach and only target what is necessary to manage and resolve any issues occurring in the district and to meet their responsibilities under the Resource Management Act 1991 (RMA).
- 2.3 Our members who work and live rurally play a critical role for the community contributing in economic, environmental, social, and cultural aspects of the district. It is essential that the Council takes this into consideration when making decisions impacting rural people.
- 2.5 Rural ratepayers are constantly interacting with both natural and built resources and rely heavily on these resources. Farmers and primary producers are very aware of the importance of managing these resources effectively, responsibly, and sustainably to provide for the viability of both their businesses and the resources for future generations.
- 3.0 **Rezoning**
- 3.1 PC37 encompasses land that is partially zoned 'Deferred Residential' and 'Rural'. The portion of land zoned 'Deferred Residential' is part of the Council's growth cell identified for growth post 2035 as a residential growth cell.
- 3.2 There are other Development areas secured for growth up to 2035 that have not been developed. Rezoning this land is out of sequence with the Council's projected growth cell projections.

- 3.3 52.92ha of Rural land has a LUC classification of 2 which is arable land suitable for cropping and is proposed to be taken out of production to be rezoned medium density residential and indicative local purpose reserve.
- 3.4 Federated Farmers does not support rezoning 52.92ha of rural land to Medium Density Residential and indicative local purpose reserve.

Reverse Sensitivity

- 3.1 The rural sector is facing increasing issues with reverse sensitivity as more people move into productive areas with unrealistic expectations about the activities involved in primary production.
- 3.2 PC37 has assessed reverse sensitivity effects by stating that dwellings are not constructed up against the boundary adjoining rural zoned land by relying on a 5m setback. Dwellings would be constructed with acoustic treatments. The application is relying on LIMs and Sales and Purchase Agreements to implement these measures.
- 3.3 Federated Farmers does not support Plan Change 37. However, if the Council were to grant the plan change; reverse sensitivity covenants should be registered on the titles to manage reverse sensitivity effects by stating that lawful rural activities can occur on adjoining land that may give rise to noise and odour within permitted activity thresholds of the district and regional plans. Having acoustic treatments for dwellings does not manage those effects on people who are outside making use of outdoor living space where there are lawful rural activities occurring adjacent to the property. Covenants also draw attention for future buyers who are not the original owners that there are lawful rural activities occurring on adjacent land.
- 3.3 These reverse sensitivity covenants will align with Policy 3.13 in the NPS HPL for managing reverse sensitivity effects.
- 3.4 Federated Farmers seeks an appropriate buffer strip between residential lots and adjoining rural land is implemented on those adjoining titles or a strip of land is taken and vested in council as local purpose.

