

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.

Note: You must fill in **ALL** sections of this form.
Submissions close **5pm Thursday, 02 July 2026**.

COUNCIL USE ONLY	
Date received	
Document ref:	

1. Submitter details

Full name of submitter:	Alasdair Hugh Nicoll
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 36 – Ōhaupō Large Lot Residential Extension

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

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

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

Select one	☐	I SUPPORT	I consider a lot more work is required on this Private Plan Change as there is several issues that have not been fully evaluated.
	☒	I SUPPORT IN PART	
	☐	I OPPOSE	The observations I have made below are from the perspective of an adjacent owner having resided on my property directly over the road from the subject property since 1999.

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

Ecological Consideration

From the Application Summary – PC 36 Application

Birds: Eight (8) native and 15 exotic bird species typical of rural or peri-rural Hamilton were detected within the site. One (dabchick) is Threatened – Nationally Increasing but is known to be common within the Ōhaupō peat lake catchment area and this site does not support habitat suitable for its breeding; its presence on this site is likely to be occasional for foraging and resting.

Response: The dabchicks have been resident and breeding on this pond since as least Nov 2018. The previous owner Mr Darren Tudor pointed this out to me and with his permission I set up 4 predator traps at the site at that time to provide some protection. I carried out this protection and maintenance of the traps until the property was sold. During 2018, 2019, 2020 and 2021 the dabchicks bred each year and raised chicks



Photo taken in November 2018 – A Nicoll

Comments on information on Ecology in Appendix C

Fonterra in partnership with DOC had a Project under the banner of Living Water which ran from 2013 to 2023 and did comprehensive studies on Lake Rotomanuka 200 metres to the east and Lake Ruatuna 1 km to the west which captured birds present.

<https://www.livingwater.net.nz/catchment/lakes-areare-ruatuna-rotomanuka-nga-roto/>

Evaluation Report for Lake Ruatuna and Rotomanuka.

[Living Water Waikato Peat Lakes Evaluation Report July 2024.pdf](#)

For baseline data report for Lake Rotomanuka see

<https://www.livingwater.net.nz/assets/sm/upload/2n/ud/j4/9i/Rotomanuka%20-%20Living%20Water%20DOC00281%20FINAL%20130515.pdf?k=6f5b6ce988>

For baseline data report for Lake Ruatuna see

<https://www.livingwater.net.nz/assets/sm/upload/iq/xe/ks/ay/Lake%20Ruatuna%20-%20Living%20Water%20DOC00281%20FINAL%20130515.pdf?k=352a010353>

Lizards

Despite the comment about the lack of lizards namely skinks we have a large number although I have never taken the time to identify them.

They are in our house and outbuildings in the garden, and in large numbers around the fringes of Lake Rotomanuka.

I put this down to the intensive trapping programme that has been going since 2016 here and at Lake Ruatuna.

Ecology, Wetlands and Stormwater.

I note the application refers to various documents that require the reporting on what mitigation actions are being put in place to decrease the contamination in the water to ultimately improve the quality of the water in the Waikato River.

I note no references have been made to the Waipa Lakes and Wetlands Accord of 2002 which I would have thought would have had some relevance to the site.

With the main drain on the site (the one running parallel to the railway) flowing into Lake Ngarotoiti and then in turn onto Lake Ngaroto (both highly degraded and showing no sign of improvement) I thought consideration would given to going above and beyond to make sure the highest possible standard of water was flowing into those lakes. Until that is fixed nothing is going to improve downstream.

To that end I believe the riparian plantings should extend along the main drain from the Proposed Drainage reserve to the point where it leaves the subject land.

Road

Is there any plans being considered to improve the Ryburn Rd/SH 3 Intersection. Large trucks with trailers seem to have difficulty entering Ryburn Rd off SH 3 when approaching from the south.

Should consideration be given to cutting back the road to ease the angle of entry.

Transport

The report notes (Item 2.4 Appendix H) that the Route 24 Bus service from Kihikihi to Hamilton Stops at Ohaupo 1 km away and you can connect with other buses that go to the Hospital.

I want to correct that statement in that this bus goes via the hospital and you do not have to change buses. It is an excellent service and runs every 40 minutes and you do not have to worry about finding parking at the hospital.

The bus will also stop at Ryburn Rd when signalled.

It would be good if this could be made a recognised stop and there is even room to develop a park and ride facility which would be good if development proceeded at this end of Ohaupo. **22**

Flooding.

In times of moderate to high rainfall the area in the southwest corner of the subject property is subject to considerable inundation and is not suitable for building.



Photo taken 6 June 2026 – A Nicoll

As you will see from the rainfall figures below the last year has been very wet and water has ponded in this area for some months at a time

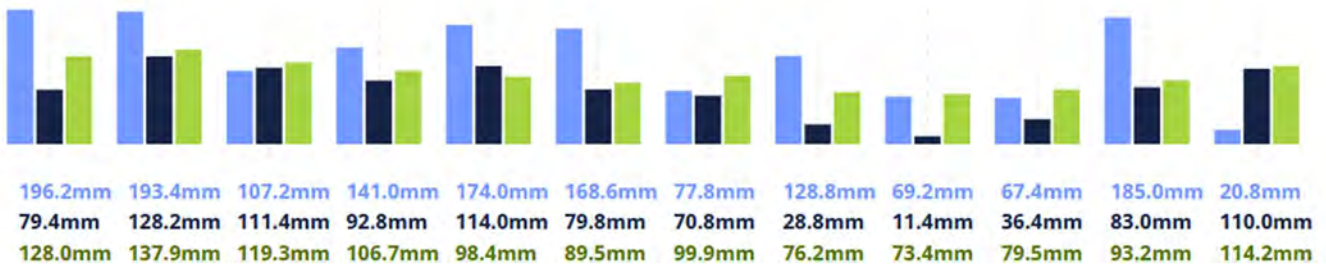
Blue = June 25 to May 26

Black = June 24 to May 25

Green = Historical Average

Data from Met Service Page for Hamilton Airport

Rain (mm)



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 sufficient investigation is carried out and mitigation strategies put in place to reduce contaminated water and sediment entering the main drain.

That riparian plantings should be put in place along the full length of the main drain along the western boundary of the land.

That area of land in the southwest corner of the subject land which is subject to considerable inundation in high rainfall is not built on but be retired and another wetland area developed.

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 2 July 2026

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.

