

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Candra Joyce
Date: Sunday, 28 June 2026 7:53:18 pm
Attachments: [REF261231030.pdf](#)

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Full name of submitter Candra Joyce

Contact name (if different from above)

Email address

Address for service

Contact phone number

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

Plan Change 36

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 not

Do you wish to be heard (attend and speak at the Council hearing) in support of your submission? I do not

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 change 36 - Ohaupo large lot residential extension

My submission is

I oppose this development as it will drastically increase the size of our village and the village lifestyle we moved here for. The majority of the village enjoy the slow quiet lifestyle.

There is currently not the infrastructure there to sustain another 40 houses and the cars and people that come with this. The school would get extra kids wishing to attend - do they have the capacity for this? Is the water infrastructure able to accommodate these extra houses? I would sincerely hope that the rate payers would not be liable for any of these costs.

Walking on the footpath of Ryburn Rd adding another 40 houses will increase the busyness of the road and increase the chance of accidents. Particularly turning right onto SH3 where I have been witness to multiple near misses.

Therefore my overall view is that I oppose this and will oppose all future submissions to develop our lovely little village.

I seek the following decision/s from Council

Decline the submission and leave Ohaupo as it is

Attachments