

Summary of Decisions Requested by Submissions

Proposed Private Plan Change 36 – Ōhaupō Large Lot
Residential Extension

By Topic

27 August 2026

Reader's Guide

This document is a summary of the thirty (30) submissions received on Proposed Private Plan Change 36 – Ōhaupō Large Lot Residential Extension (PC36) and the relief sought / decision(s) requested. The submission points have been divided into twenty separate topics. This summary helps readers to see all the decisions requested by topic. If you would like to see all the submissions lodged on PC36 by submitter, then refer to “Summary of Decisions Requested to Proposed Private Plan Change 36 – Ōhaupō Large Lot Residential Extension – By Submitter”.

Call for further submissions opens on **Thursday, August 27, 2026**. The closing date for making further submissions is **5pm on Thursday September 10, 2026**. **No late further submissions will be accepted.**

Every submitter has been allocated a submitter number and each submission point is referenced by a unique number. This whole number (e.g. 1/3) is required to be referenced when you make a further submission. The list of submitters and their assigned numbers is provided on Page 4 below.

EXAMPLE:

Submission 1/3

- 1** is the submitter number
- 3** is the submission point number

How to read the summary

This summary is ordered by topic. The summary lists all of the submission points on each topic that have been made by all of the submitters.

If after looking at this summary you wish to look at all the submission points made by a particular submitter, then please refer to the “Summary of Decisions Requested in Submissions to Proposed Plan Change 36 – Ōhaupō Large Lot Residential Extension – By Submission”.

How to make a further submission

People can make a further submission if they represent a relevant aspect of the public interest and / or have an interest in the plan change greater than the interest of the general public.

A further submission can only be made in support or opposition of matters raised in the submissions. No new points can be raised.

Further submissions should be set out in the format shown in the submission form. Copies of the further submission form are available at Council offices at Cambridge and Te Awamutu, as well as online at www.waipadc.govt.nz/planchange36.

In accordance with the Resource Management Act 1991 a copy of the further submission must be sent to the person who made the original submission within five (5) working days of sending the further submission to the Waipā District Council.

We have made the decision to redact the contact details of all submitters. We have done this because increasingly people are expressing privacy concerns with having their contact details publicly available. If you need to contact a submitter Council can provide their details to you on request. **Please email districtplan@waipadc.govt.nz to request the contact details of the original submitter.**

Further submissions can be:

Posted to:	Delivered to:		Emailed to:
Waipā District Council Private Bag 2402 Te Awamutu 3840	Waipā District Council Te Awamutu Office 101 Bank Street Te Awamutu	Waipā District Council Cambridge Office 23 Wilson Street Cambridge	districtplan@waipadc.govt.nz

List of Topics

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List of Submitter Names and Numbers

Submitter Number	Submitter Name
01	Gerard Boterman
02	Nicola Nelson
03	Shiva Madhwan Nair
04	Casey Burchett
05	Ashley Slater
06	Sarah Burns
07	Kirsty Steeghs
08	Michaela Glaspey
09	Dane Murphy
10	Waikato Waters Limited
11	Candra Joyce
12	Michael Mason-Riseborough
13	Stuart van Vugt
14	Clinton Worters
15	Kerryn Sutherland
16	Todd R Birkett
17	Nigel Nunn
18	Steph Barnett
19	Aaron James Barnett
20	Mark Keesom
21	Monie Farms Limited
22	Alasdair Hugh Nicoll
23	FT Edwards and Estate R.P. Edwards
24	Gena and Paul Harrison
25	Steven Allan Sorenson and Shiree Dalice Sorenson
26	John Darragh and Ross Dunn
27	Waipā District Council
28	JA and BE Turnwald Family Trust
29	Gavin Longstaff and Sarah Wyatt
30	Dana McClennan

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General

Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
6/17	General	Oppose	The application appears to assess the effects of this proposal largely in isolation. However, the Resource Management Act requires cumulative effects to be considered. When viewed alongside existing and planned growth in Ōhaupō, the proposal would place additional pressure on local roads, wastewater infrastructure, stormwater systems, community facilities, and the rural character of the area.	I request that the panel decline Proposed Private Plan Change 36 in its entirety.
6/18	General	Oppose	The applicant has not demonstrated that this land can be developed without unacceptable adverse effects on existing residents, infrastructure, ecological values, and the wider planning framework for Ōhaupō. The information needed to make the case has not been gathered, yet we are being asked to accept a rezoning that cannot easily be reversed. The RMA requires the evaluation to assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions. The Section 32 Evaluation Report states there is no uncertainty around the plan change provisions and no need to assess those risks. The outstanding information is not peripheral to the proposal. It relates directly to whether the site can safely accommodate development and whether adverse effects can be avoided, remedied or mitigated. In those circumstances, deferring the necessary investigations until after rezoning reverses the normal planning sequence and risks enabling development on land that may ultimately prove unsuitable.	I request that the panel decline Proposed Private Plan Change 36 in its entirety. If the panel is minded to approve any part of the proposal, I request the relief set out below. - That no decision be made on Proposed Private Plan Change 36 until all outstanding technical information identified in this submission has been completed, independently reviewed, and made available for public comment. - That all technical assessments relied upon by the applicant be subject to independent peer review commissioned by Waipā District Council at the applicant's cost.
8/1	General	Support in Part	Existing landowners and residents who currently experience a relatively low-volume rural road environment may be disproportionately affected by increased traffic movements, road safety risks, noise, stormwater runoff, and construction impacts.	The proposal should include a more detailed assessment of: - Existing driveway locations; - Current sightline limitations; - The cumulative effects on existing residents along Ryburn Road; - Safety impacts associated with increased residential development traffic. - effects on properties directly adjacent to or opposite proposed access points.
8/7	General	Support in Part	While residential growth may be appropriate in principle, the current proposal does not appear to adequately address the practical impacts on existing residents and infrastructure along Ryburn Road. Greater consideration must be given to transport safety, stormwater management, infrastructure upgrades, and protection of neighbouring properties before the proposal can be considered appropriate. Issues include: - Move site entrance so not opposite existing driveways or relocate to SH3 (amend road speed on SH3 where entrance is moved) - Widen Ryburn Road or relocate site entrance to SH3 (amend road speed on SH3 where entrance is moved) - Provide a footpath from proposed site entrance- Ensure water supply is provided by on-site water collection (subdivision consent and consent notices on each lot) - Ensure no stormwater runoff (swale) will run along Ryburn Road that may affect existing properties. - Address how the stormwater runoff will be addressed once the swale ends by the railway	Decline the plan change in its current form; OR alternatively; Require substantial amendments and additional conditions addressing: - Safer road access design; - Relocation of subdivision entrance points; - Consideration of alternative access locations; - Road widening and infrastructure upgrades; - Comprehensive stormwater mitigation; - Protection of neighbouring properties from adverse effects; - Independent traffic and safety assessments; - Provide for footpaths.
9/1	General	Support	I live on the street that will be extended (Charles Edwards street). We built here 6 years ago and have watched the family's roll in and cause Ōhaupō to grow in a great way! I think that by allowing more people to come to the area will only enhance and improve the area.	I would like the council to approve the plan change that is being asked for.
16/1	General	Support	I support Proposed Private Plan Change 36 for the following reasons: - This proposal represents a positive step for the future growth and development of our community. Providing additional large lot residential land will help accommodate this growth in a planned and logical manner. - The proposed rezoning will create opportunities for new housing while maintaining the character and spacious environment that residents value. - The proposal also has the potential to bring wider benefits to the community, including: - Increased housing choice for current and future residents. - Support for local businesses and services through population growth. - Greater investment in local infrastructure and community facilities over time.	I support Proposed Private Plan Change 36 and request that it be approved.

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Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
			– Strengthening the long-term sustainability and vitality of Ōhaupō as a growing community Overall, I believe Proposed Plan Change 36 will provide positive social and economic benefits for Ōhaupō and will help meet the needs of a growing community while retaining the qualities that make the area an attractive place to live.	
18/1	General	Support	I believe this proposal is a positive step for the future growth of Ōhaupō and the wider Waipā District. Providing more housing choices in appropriate locations will support local families, encourage investment in the community, and contribute to the long-term sustainability of Ōhaupō. The rezoning will provide much-needed housing opportunities while aligning with the planned growth of the surrounding area. This plan also keeps in theme with the current Residential development taking place along Charles Edwards Street. Large Lot Residential zoning offers an approach of accommodating population growth while maintaining the character that makes Ōhaupō an attractive place to live. The proposal also recognises that no additional changes are required to the natural landscape provisions, showing that environmental considerations have been taken into account.	I support the application and wish for council to approve the private plan Change.
19/1	General	Support	New Zealand, including the Waipā District, continues to experience significant demand for housing. Increasing the supply of residential land is an important step towards addressing housing shortages, providing more opportunities for families to build homes, and helping to improve affordability over time. While this proposal is for large lot residential development, it will still contribute to increasing the overall housing supply and provide greater choice for people looking to live in the area.	I wish the council to approve the proposed private plan change.
20/1	General	Support	Having seen the village evolve over the past three decades, I believe this subdivision is a fantastic opportunity for our community. A town's long-term success and survival depend on its people and ability to grow. In today's environment, thoughtful and well-planned development is essential to keeping communities vibrant and sustainable. I believe the addition of approximately 43 quality lifestyle sections, resulting in well-built homes, will be a positive addition to Ōhaupō. I do not see any negatives associated with this proposal. Instead, I see benefits through increased investment in the area, more families supporting local schools, sports clubs and businesses, and continued growth that will help secure Ōhaupō future.	Acceptance
20/2	General	Support	From a professional perspective, I was involved in the sale of the previous subdivisions in Ōhaupō. I have seen firsthand the positive impact that development has had on the village. The quality of housing has increased significantly, and the subdivision has become a valued part of the community. I have noticed some negative comments on social media regarding this proposal. However, it is worth noting that many of those expressing opposition are themselves relatively new residents who moved into the previous subdivision. In my view, this does not reflect the opinions of many long-term locals who understand that responsible growth has played an important role in strengthening our community.	Acceptance
30/1	General	Support	I view this as a great addition to the community. Ohaupo is a great community and a wonderful place to live. A new subdivision will create more people, more support of community business as well as further afield. Potentially more community investment, just as the last new builds in and around Charles Edwards Street did.	Not specified

Sequencing

Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
5/5	Sequencing	Oppose	I also would like to note there are three cells of land approved for future development in the medium to long term already. The area in this application requested to be added with the other three cells in 2024 and was declined.	I request that Council decline the plan change in its current form.
6/1	Sequencing	Oppose	Waipā District Council's own Ōhaupō Growth Map, dated March 2019, identifies four designated large lot residential growth cells for Ōhaupō totalling approximately 66 hectares. This site sits outside all four growth cells. The Section 32 Evaluation Report does not demonstrate why this additional 21.5 hectares is needed when those cells remain available, nor does it examine whether development within them would meet the same objective. The Section 32 Evaluation Report frames the risk of not proceeding as a possible shortage of residential capacity in Ōhaupō. That is not a planning risk. The designated growth cells are planned to carry Ōhaupō's growth through to beyond 2035. This is not simply a request to rezone land. It is a request to depart from the council's established growth framework without any demonstrated need to do so. The panel should keep that in view when weighing every issue that follows.	I request that the panel decline Proposed Private Plan Change 36 in its entirety. If the panel is minded to approve any part of the proposal, I request the relief set out below. That Waipā District Council provide its own assessment of the Ōhaupō growth cells, including whether the existing designated capacity remains adequate to meet projected demand, and whether this proposal is consistent with the council's own growth strategy and spatial planning for the village.
7/1	Sequencing	Support in Part	In the proposed plan page 7 it says: <i>“There are three yet to be developed growth cells currently planned for within the Ōhaupō area (as shown in yellow outline on Figure 5 below) over the next 35-years. The proposed site is not included within these growth cells, however it has become clear there is immediate demand for sections within the area, and as the owners of the three growth cells are not intending to undertake subdivision within the short-medium term”.</i> This is not true and none of us as owners have been approached or asked for this to be stated when we met recently. I do agree that Ōhaupō needs more land opened for housing, however, the areas highlighted as growth cells in the district plan are more logical sites of	I would like clarity over whether there is no interest from land owners in growth cells O2, O3 and O4 before a further out growth cell is approved. OR, As I know growth cell O3 has strong interest from myself and

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Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
			growth. I do not want the approval of this plan change to impede our own ability to rezone the land in growth cell O3, which is in my opinion, the next most logical development site for Ōhaupō.	other land owners, I would not want this decision to impede the development of these growth cells.
13/8	Sequencing	Oppose	Ōhaupō is not identified as a major growth node in: Waikato Regional Policy Statement, Waipā District Growth Strategy or Future Proof Strategy. PC36 is: Developer-driven not community-led and: - Not aligned with staged, sustainable growth principles under the RMA - Contrary to NPS-UD, which requires strategic, infrastructure-aligned growth, not ad-hoc rural expansion	Decline Private Plan Change 36 in full, OR in the alternative Require a full township growth strategy before considering any large-scale rezoning.
19/2	Sequencing	Support	The proposed rezoning of 4336 Ōhaupō Road appears to align with the planned growth of the Ōhaupō township and represents a logical extension of existing residential development. Thoughtfully planned growth such as this can help meet the needs of a growing population while ensuring development occurs in an orderly and well-managed manner. In addition to providing more housing opportunities, the development has the potential to support local businesses, schools, and community services by increasing the local population. This can strengthen the long-term sustainability and vibrancy of the Ōhaupō community. For these reasons, I support the proposed plan change and encourage the Council to approve the application.	I wish the council to approve the proposed private plan change.
23/2	Sequencing	Oppose	PC36 seeks to advance unanticipated growth ahead of existing deferred growth cells, without a clear economic or land supply assessment demonstrating that this additional capacity is required, or that it will not displace demand from the existing O2, O3 and O4 growth cells. If additional large lot residential land is required to respond to demand in Ōhaupō, consideration should first be given to land within the existing identified growth cells, rather than advancing Rural Zoned land outside designated growth for Ōhaupō. PC36 has the potential to affect the timing, feasibility, and delivery of the existing growth cells, particularly if PC36 satisfies short to medium term housing demand that would otherwise support the activation of those areas. The application appears to rely on the position that existing growth cell landowners do not intend to undertake subdivision or development in the short to medium term which creates concern that the plan change may erode the work already undertaken to progress the uplift of the O3 Growth Cell.	That PC36 be declined unless it is demonstrated that: - PC36 will not prejudice, defer, displace, or undermine the development pathway for the existing Ōhaupō growth cells; - the cumulative land supply and housing demand effects of PC36 have been assessed and confirm that - the additional large lot residential capacity proposed by PC36 will not delay, displace, or undermine the activation of the existing O2, O3 and O4 growth cells; - the transport, landscape, visual effects of PC36 have been assessed cumulatively with the existing Ōhaupō - growth cells uplifting in the short to medium term; and - the Waipā District Plan continues to recognise the existing Ōhaupō deferred zoning/ growth cells as the planned basis for future large lot residential growth, including their potential activation in the short to medium term. In the alternative, if PC36 is approved, that: - the PC36 land is not live zoned ahead of the existing identified growth cells. - the PC36 land should be rezoned Deferred Large Lot Residential Zone, with live zoning only occurring: - once at least 80% of the developable land within the existing Ōhaupō growth cells has been developed; or - once it is otherwise demonstrated through land supply and demand evidence that additional large lot residential capacity is required for Ōhaupō.
23/3	Sequencing	Oppose	PC36 does not represent an integrated planning outcome for Ōhaupō. The proposal seeks to advance an unanticipated and out of-sequence large lot residential growth area ahead of the existing identified growth cells, without adequately assessing how that land relates to the planned staging, sequencing, and development of the O2, O3 and O4 growth cells. This does not reflect good planning outcome.	That PC36 be declined. PC36 should not be approved unless it is demonstrated that the plan change will not defer, displace, or undermine the planned development of O2,O3 and O4 growth areas.
23/5	Sequencing	Oppose	The supporting technical assessments, including the landscape and transportation assessments, appear to assess the PC36 land in isolation. They do not adequately address how the proposed rezoning would impact the future development of the existing Ōhaupō growth cells, including the O2, O3 and O4 growth cells, or how future development of those growth cells has been contemplated in the assessment of effects.	If PC36 is approved, consequential amendments may be required to protect the development pathway for existing growth cells in Ōhaupō in the short to medium term.
23/7	Sequencing	Neutral	The application relies on PC36 supporting Waipā District Council to give effect to the NPS-UD. It is unclear whether the NPS-UD is relevant to PC36, or the extent to which it supports the rezoning of Rural Zone land to Large Lot Residential Zone. While the NPS-UD seeks to enable well-functioning urban environments, further consideration is required as to whether low-density Large Lot Residential rezoning achieves the urban development outcomes contemplated by the NPS-UD. It is noted that WDC has clearly defined urban boundaries. The subject site is not within these areas.	Not specified
24/2	Sequencing	Oppose	PC36 seeks to advance unanticipated growth ahead of existing deferred growth cells, without a clear economic or land supply assessment demonstrating that this additional capacity is required, or that it will not displace demand from the existing O2, O3 and O4	That PC36 be declined unless it is demonstrated that: PC36 will not prejudice, defer, displace, or undermine the

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Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
			growth cells. If additional large lot residential land is required to respond to demand in Ōhaupō, consideration should first be given to land within the existing identified growth cells, rather than advancing Rural Zoned land outside designated growth for Ōhaupō. PC36 has the potential to affect the timing, feasibility, and delivery of the existing growth cells, particularly if PC36 satisfies short to medium term housing demand that would otherwise support the activation of those areas. The application appears to rely on the position that existing growth cell landowners do not intend to undertake subdivision or development in the short to medium term which creates concern that the plan change may erode the work already undertaken to progress the uplift of the O3 Growth Cell.	development pathway for the existing Ōhaupō growth cells; - the cumulative land supply and housing demand effects of PC36 have been assessed and confirm that - the additional large lot residential capacity proposed by PC36 will not delay, displace, or undermine the activation of the existing O2, O3 and O4 growth cells; - the transport, landscape, visual effects of PC36 have been assessed cumulatively with the existing Ōhaupō - growth cells uplifting in the short to medium term; and - the Waipā District Plan continues to recognise the existing Ōhaupō deferred zoning/ growth cells as the planned basis for future large lot residential growth, including their potential activation in the short to medium term. In the alternative, if PC36 is approved, that: - the PC36 land is not live zoned ahead of the existing identified growth cells. - the PC36 land should be rezoned Deferred Large Lot Residential Zone, with live zoning only occurring: - once at least 80% of the developable land within the existing Ōhaupō growth cells has been developed; or - once it is otherwise demonstrated through land supply and demand evidence that additional large lot residential capacity is required for Ōhaupō.
24/3	Sequencing	Oppose	PC36 does not represent an integrated planning outcome for Ōhaupō. The proposal seeks to advance an unanticipated and out of-sequence large lot residential growth area ahead of the existing identified growth cells, without adequately assessing how that land relates to the planned staging, sequencing, and development of the O2, O3 and O4 growth cells. This does not reflect good planning outcome.	That PC36 be declined. PC36 should not be approved unless it is demonstrated that the plan change will not defer, displace, or undermine the planned development of O2,O3 and O4 growth areas.
24/5	Sequencing	Oppose	The supporting technical assessments, including the landscape and transportation assessments, appear to assess the PC36 land in isolation. They do not adequately address how the proposed rezoning would impact the future development of the existing Ōhaupō growth cells, including the O2, O3 and O4 growth cells, or how future development of those growth cells has been contemplated in the assessment of effects.	If PC36 is approved, consequential amendments may be required to protect the development pathway for existing growth cells in Ōhaupō in the short to medium term.
24/7	Sequencing	Neutral	The application relies on PC36 supporting Waipā District Council to give effect to the NPS-UD. It is unclear whether the NPS-UD is relevant to PC36, or the extent to which it supports the rezoning of Rural Zone land to Large Lot Residential Zone. While the NPS-UD seeks to enable well-functioning urban environments, further consideration is required as to whether low-density Large Lot Residential rezoning achieves the urban development outcomes contemplated by the NPS-UD. It is noted that WDC has clearly defined urban boundaries. The subject site is not within these areas.	Not specified
25/2	Sequencing	Oppose	We are concerned that PC36 may adversely affect the timing, viability and delivery of existing growth areas within Ōhaupō. The proposal would add additional residential land supply without adequately demonstrating that existing growth areas are unable or unwilling to meet future demand. There appears to be limited assessment of whether the proposed rezoning will displace demand that would otherwise support the development of existing growth areas. In our view, Council should first consider whether land already identified for future residential growth can satisfy projected demand before approving additional rezoning of rural land. In particular, we do not believe sufficient evidence has been provided regarding: - The need for additional large lot residential land in Ōhaupō. - Housing demand and land supply within existing growth areas. - Potential impacts on the timing and viability of existing growth cells. - Cumulative infrastructure and transportation effects. - Long-term strategic growth outcomes for Ōhaupō. - Whether the proposal is consistent with the established growth sequencing for the township.	We consider that further work is required before PC36 can be properly evaluated
26/2	Sequencing	Oppose	The O3 and O4 Growth Cells have already been identified through strategic planning processes as appropriate locations for future residential growth. Those areas have been assessed through Future Proof and incorporated into the planned growth strategy for Ōhaupō. PPC36, by contrast, seeks to establish a new area of residential development outside that planned framework. Approving PPC36 ahead of those areas would undermine the strategic sequencing of residential growth established through earlier planning	Council should give priority to land that has already been identified for growth and where landowners are actively progressing development.

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			processes.	
26/3	Sequencing	Oppose	We accept there is demand for additional residential sections within Ōhaupō. However, the existence of demand does not justify establishing an additional unplanned growth area where identified growth cells are available and are being actively progressed to help meet that demand. The 04 Growth Cell alone is expected to provide approximately 31 additional large lot residential sections, which is a material contribution to Ōhaupō's large lot residential supply.	Before Council considers rezoning additional rural land outside the planned growth framework, it should first allow development within the existing identified growth cells to proceed.
26/4	Sequencing	Oppose	The PPC36 application relies on general statements about demand and land supply in Ōhaupō. However, it does not appear to provide detailed evidence showing that demand is so urgent or significant that Council should rezone additional rural land outside the identified growth cells. The application relies, in part, on the proposition that existing growth cells are unlikely to become available within an appropriate timeframe. That proposition is not correct in relation to the 04 Growth Cell. Because the 04landowners are actively progressing development, the justification advanced for rezoning additional land outside the planned growth areas is significantly weakened.	Provide clearer evidence of demand, including: • how many additional sections are actually needed in Ōhaupō in the short and medium term; • recent section sales information for Ōhaupō; • how quickly previous sections in Ōhaupō have sold; • how many suitable sections are currently available; • whether demand can be met throughtheexisting03and 04Growth Cells; and • why PPC36 land should be rezoned before land already identified for future growth.
28/1	Sequencing	Oppose	The concern is that PC36 seeks to advance a new large lot residential growth area outside the identified growth cells, without first demonstrating that the existing growth cells are not interested in developing. In its current form, PC36 does not reflect good planning. Advancing unanticipated growth areas ahead of existing growth areas will lead to an elongated township with a poor aesthetic appeal, poor community appeal and a long distance to Ōhaupō's amenities the likes of the school and community areas. In order to protect the future development opportunity for the land already identified within the 02, 03, 04 growth cells, PC36 should not be approved unless it is demonstrated that the plan change will not defer, displace or undermine the planned development of those areas.	That PC36 be declined as notified.

Consultation

Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
23/1	Consultation	Oppose	The submitter owns land in the O3 growth cell and opposes PC36 as notified because it seeks to introduce a new large lot residential growth area outside the existing identified growth cells, ahead of land that already forms part of the District Plan growth framework. The submitter only became aware of PC36 through its public notification and had not been consulted by the applicant prior to notification. The submitter is particularly concerned that, despite this lack of consultation, the application appears to rely on assertions regarding the development intentions of existing growth cell landowners. In the submitter's view, those assertions are factually inaccurate insofar as they relate to the submitter's position and do not reflect the work already undertaken to progress the future development of the O3 Growth Cell.	That PC36 be declined. PC36 should not be approved unless it is demonstrated that the plan change will not defer, displace, or undermine the planned development of O2,O3 and O4 growth areas.
24/1	Consultation	Oppose	The submitter owns land in the O3 growth cell and opposes PC36 as notified because it seeks to introduce a new large lot residential growth area outside the existing identified growth cells, ahead of land that already forms part of the District Plan growth framework. The submitter only became aware of PC36 through its public notification and had not been consulted by the applicant prior to notification. The submitter is particularly concerned that, despite this lack of consultation, the application appears to rely on assertions regarding the development intentions of existing growth cell landowners. In the submitter's view, those assertions are factually inaccurate insofar as they relate to the submitter's position and do not reflect the work already undertaken to progress the future development of the O3 Growth Cell.	That PC36 be declined. PC36 should not be approved unless it is demonstrated that the plan change will not defer, displace, or undermine the planned development of O2,O3 and O4 growth areas.
25/1	Consultation	Oppose	We are the owners and occupiers of 15 Ranby Road, Ōhaupō, having lived at the property since April 2018. We first became aware of PC36 when we received a letter from Waipā District Council dated 4 June 2026. We were not contacted or consulted by the applicant prior to the private plan change being lodged and publicly notified. Given our proximity to the proposed rezoning area and our interest in the future development of the wider growth cell, we consider that meaningful consultation with affected neighbouring landowners should have occurred before the proposal was advanced. Early engagement may have assisted the applicant and Council to better understand the existing work, discussions and planning	Decline Private Plan Change 36 as notified. If Council is minded to approve the proposal, we request that approval only occur after robust evidence demonstrates that: • PC36 will not prejudice, defer, displace or undermine development opportunities within existing Ōhaupō growth areas. • The cumulative effects on housing supply and demand have been fully assessed.

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			considerations already occurring within surrounding growth areas. The absence of consultation has limited opportunities for affected landowners to contribute meaningfully during the development of the proposal.	- Transport, infrastructure, landscape and amenity effects have been assessed alongside the likely development of existing growth areas. - The established planning framework for future growth in Ōhaupō remains appropriately recognised and protected. If the rezoning is approved, we request that the land not be live zoned immediately. Instead, the land should remain subject to a deferred zoning mechanism until: - Existing identified growth areas have been substantially developed; or - It can be demonstrated that additional residential capacity is genuinely required to meet future demand
26/1	Consultation	Oppose	The application states that landowners within the existing Ōhaupō Growth Cells did not intend to develop or subdivide in the short to medium term. It also records that Council representatives supported the applicant progressing PC36 following discussions about the intentions of those landowners. That does not accurately reflect our discussions with the applicant. During consultation we made it clear that: - We were actively progressing the O4 Growth Cell; - we intended to continue progressing rezoning and subdivision; and - we did not support rezoning land outside the identified growth cells ahead of land already identified for future residential growth. At no stage did we advise that we had no intention of progressing development within the short, medium or long term. The consultation outcomes described in the application do not accurately represent our position. Contrary to the impression created by the application, substantial work has already been undertaken to advance development of the O4Growth Cell. This work includes: - preparation of subdivision layouts and development options; - consultation with NZ Transport Agency / Waka Kotahi; - preparation of an Integrated Transport Assessment; - consultation with adjoining landowners; - preparation of an ecological assessment; - preliminary pedestrian access investigations; and - consultation with other affected parties. These are not preliminary discussions only. They are workstreams that demonstrate a clear and ongoing commitment to progressing development within the identified growth area.	We seek that Waipa District Council decline Private Plan Change 36 in its entirety. Alternatively, if Council is not prepared to decline PPC36, we request that further consideration of the application be deferred until the O4 Growth Cell has been progressed to the point where Council can properly assess whether additional residential land outside the identified growth framework is required.

Urban Form

Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
3/1	Urban Form	Oppose	At present, this is a large development for Ohaupo area and it will considerably increase the number of households in the township. The most recent development occurred at Charles Edwards Road and here the properties were approximately 5000sqm/section. We would support a similar size residential lots in the area. Firstly, it would keep the population density to current levels. Having smaller house sections will significantly diminish the property values of surrounding properties including ours.	Significant modification in size of subdivided lots from the minimum of 2500 sqm per lot to 5000sqm per lot.
6/2	Urban Form	Oppose	There is also a basic urban form problem with this proposal. Ōhaupō is already an elongated village stretching several kilometres along State Highway 3 from north to south. The designated growth cells were located within the existing village footprint precisely to avoid extending that further. This site pushes the southern boundary out even more, making an already long village longer, increasing the reach of infrastructure, and adding to the travel distances residents must cover to access services. Good planning practice discourages this kind of linear sprawl. The Section 32 report does not address it. This proposal is in an area the council never identified as appropriate, it erodes the urban edge, and it develops the very hinterland the council committed to protecting. It fails the council's own tests.	I request that the panel decline Proposed Private Plan Change 36 in its entirety. If the panel is minded to approve any part of the proposal, I request the relief set out below. That Waipā District Council provide its own assessment of the Ōhaupō growth cells, including whether the existing designated capacity remains adequate to meet projected demand, and whether this proposal is consistent with the council's own growth strategy and spatial planning for the village.
13/4	Urban Form	Oppose	Unsuitable Location for Residential Living. This site is sandwiched between: State Highway 3 (heavy freight, high speeds, congestion) and the North Island Main Trunk railway line (noise, vibration, safety constraints). This is not a suitable location for residential living.	Decline Private Plan Change 36 in full, OR in the alternative Require a full township growth strategy before considering any large-scale rezoning.

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Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
			A far more appropriate location for residential expansion exists a short distance away in Te Awamutu, where: Infrastructure capacity is higher, growth is already planned, noise and safety constraints are lower and urban form is established. Ōhaupō should not be forced into premature, ad-hoc expansion.	

Land Subject to PC36

Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
15/1	Land Subject to PC36	Oppose	I specifically oppose the inclusion of Lot 3 DP 597425 within the proposed Large Lot Residential Zone. While the application contains extensive discussion regarding the rezoning of the wider landholding and the provision of additional residential land supply, it does not provide any site-specific planning justification for rezoning Lot 3 DP 597425. In the absence of any demonstrated planning need, public benefit, servicing requirement, infrastructure requirement or development necessity, I consider that the inclusion of Lot 3 DP 597425 within the proposed Large Lot Residential Zone is unnecessary, inappropriate and unsupported by the evidence. Rezoning the property would: - fundamentally change the planning framework that applies to the property - increase the likelihood of reverse sensitivity effect arising from neighbouring residential development. - remove the certainty that the property will continue to be recognised and managed as part of the rural environment in which it has historically existed.	I seek that Proposed Plan Change 36 be declined. In the alternative, if Proposed Plan Change 36 is approved in whole or in part, I seek that Lot 3 DP 597425 (5 Ryburn Road) be excluded from the proposed Large Lot Residential Zone and remain zoned Rural.
17/1	Land Subject to PC36	Oppose	I specifically oppose the inclusion of Lot 3 DP 597425 within the proposed Large Lot Residential Zone. While the application contains extensive discussion regarding the rezoning of the wider landholding and the provision of additional residential land supply, it does not provide any site-specific planning justification for rezoning Lot 3 DP 597425. In the absence of any demonstrated planning need, public benefit, servicing requirement, infrastructure requirement or development necessity, I consider that the inclusion of Lot 3 DP 597425 within the proposed Large Lot Residential Zone is unnecessary, inappropriate and unsupported by the evidence. Rezoning the property would: - fundamentally change the planning framework that applies to the property - increase the likelihood of reverse sensitivity effect arising from neighbouring residential development. - remove the certainty that the property will continue to be recognised and managed as part of the rural environment in which it has historically existed.	I seek that Proposed Plan Change 36 be declined. In the alternative, if Proposed Plan Change 36 is approved in whole or in part, I seek that Lot 3 DP 597425 (5 Ryburn Road) be excluded from the proposed Large Lot Residential Zone and remain zoned Rural.

Highly Productive Land

Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
26/5	Highly Productive Land	Oppose	PPC36 proposes the rezoning of land that includes Highly Productive Land. However, the application does not demonstrate that the proposal satisfies the requirements of Clause 3.6 of the National Policy Statement for Highly Productive Land (NPS-HPL). In particular, the application does not demonstrate that the extent of land proposed for rezoning is the minimum necessary to provide the required development capacity while achieving a well-functioning urban environment, as required by Clause 3.6(5). The application concludes that the loss of Highly Productive Land is negligible because it represents only a small proportion of the district's overall Highly Productive Land resource and states that the LUC 2 land is too small to support economic rural production. Those conclusions are not supported by any land productivity assessment, agricultural economic analysis, or site-specific evidence. The NPS-HPL does not assess the loss of Highly Productive Land by reference to district-wide percentages. Rather, it requires consideration of whether the rezoning is necessary, whether reasonably practicable alternatives have been considered, and whether the spatial extent of the proposed urban zone is the minimum necessary. Those matters have not been adequately addressed in the application.	Include sufficient evidence to justify the loss of Highly Productive Land, including site-specific land capability information or an assessment of alternative options.

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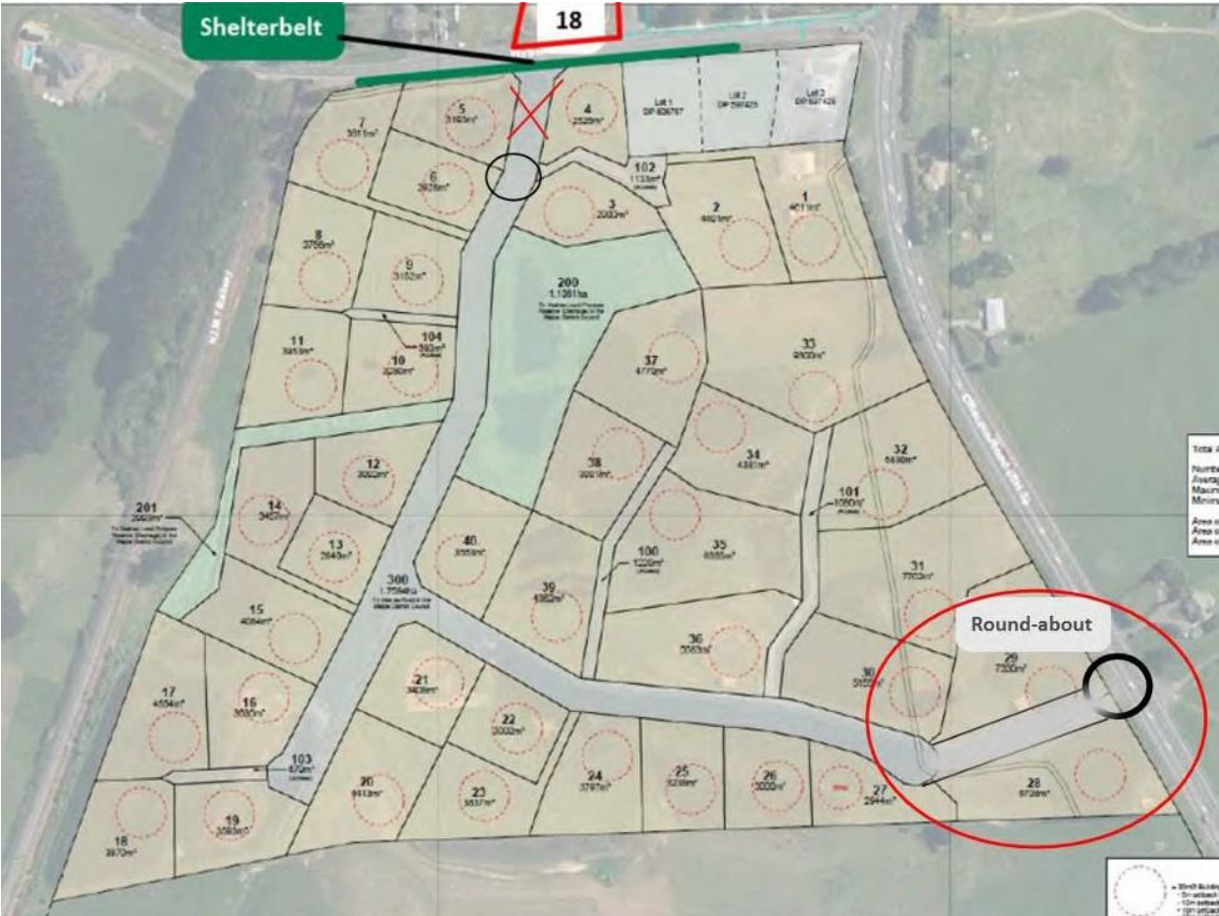
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Cultural Values

Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
13/6	Cultural Values	Oppose	Ōhaupō sits within a wider cultural landscape connected to: Maungatautari, Pirongia, Kakepuku, Rangiaowhia, Ōrākau PC36 introduces: • Large-scale earthworks • Residential intensification • Removal of rural landscape context These effects conflict with: RMA s6(e) – relationship of Māori with ancestral lands and Te Ture Whaimana o Te Awa o Waikato	Decline Private Plan Change 36 in full, OR In the alternative • Ensure cultural landscape values are upheld in accordance with Section 25.3.6 and RMA s6(e).

Traffic

Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
1/2	Traffic	Oppose	Long term vision, to connect the proposed development directly to SH3. e.g. by means of roundabout at the south side (current farmer entrance) of the development. See attachment (<i>refer Submission 1 Attachment 1 – Concept proposed change of roading</i>). Advantages of a round-about at SH3: • makes access during development to both development areas easier and faster for all traffic involved (cost savings / safety). • shorten trip and number of intersection crossings for all future residents and local traffic, make it easier and safer to access SH3 direction north and south- the round-about will slow down incoming traffic into Ōhaupō. • less intersections in traffic means more safety, quicker access, less acceleration (therefore noise) and air pollution, as well as cost savings. • possible easier access for public transport.	Change of the proposed road layout NOT going to Ryburn Road but SH3 - see attachment No T-intersection across our property at 18 Ryburn Road



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Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
1/3	Traffic	Oppose	Introduction if a T-intersection across our property, which removes shelter-belt and increases traffic by hundreds of car passings a day. Increased traffic noise of accelerating traffic / increased traffic. Information seems based on older maps and incorrect farming entrance.	Change of the proposed road layout NOT going to Ryburn Road but SH3 - see attachment No T-intersection across our property at 18 Ryburn Road Shelter-belt to be unchanged.
2/1	Traffic	Oppose	We currently live on Kaipaki Road and with the addition of current sub- divisions in Te Awamutu and Cambridge we have seen a huge increase in traffic utilising both Kaipaki road and SH3 in the mornings and afternoons. This has resulted in anywhere from 30secs to 6 mins wait to turn into SH3. We have to meet a school bus on airport road each morning and sometimes this is impossible!	I would like provision for existing arterial roads such as Kaipaki road to have a better traffic management plan to deal with the additional trips north as referred to in the plan. A roundabout, lights, what ever would help with accessing SH3.
3/2	Traffic	Oppose	The proposed development would have approximately 80 households constructed. All of these are only going through Ryburn Road. It will significantly increase the traffic burden on this road between the proposed intersection and SH3. This can be mitigated by having a less dense subdivision as highlighted above. Having a direct entry into SH3 as a secondary entry point could be considered however, we understand that will require significant changes to SH3 structure.	Significant modification in size of subdivided lots from the minimum of 2500 sqm per lot to 5000sqm per lot.
4/1	Traffic	Oppose	The application indicates that there is access to the subject property from Ryburn Road; however, this is not correct. There has been no farm or vehicle access at this location for at least the six years that I have lived at the property. Prior to this, my mother owned the property for a further six years, and I do not recall access existing during that time either. Where access is suggested, there is currently a continuous line of established trees along the boundary, which are fenced both on the property side and roadside, forming a clear barrier. This raises serious concerns about the accuracy of the application and how access will actually be established. Ryburn Road is a narrow local road that is not suited to the increase in traffic that would result from this development. The introduction of approximately 40 additional residential lots will significantly increase traffic volumes and turning movements along a constrained section of road. The intersection of Ryburn Road and State Highway 3 is already difficult and unsafe, particularly due to high-speed traffic and limited gaps for turning movements, and additional traffic will increase the risk of accidents. My property is located immediately after a bend in the road when travelling towards Ōhaupō, where visibility is already reduced. The proposal states that speed limit signage will be shifted “west of the future intersection”, but does not identify an exact location. This lack of detail creates a real risk that signage could be placed after this bend or near residential driveways, including my own. This would reduce the time available for drivers to react, increase the likelihood of vehicles travelling at higher speeds in a constrained area, and create additional safety risks. Since the development of the Charles Edwards subdivision, there has already been a noticeable increase in traffic on Ryburn Road. We are also experiencing a large number of vehicles using our driveway to turn around, which is both disruptive and a safety concern. This is likely to worsen significantly if further development proceeds, increasing disturbance and risk to our property.	I request that Council decline the plan change in its current form. Alternatively, if the proposal is to proceed in any form, I request that Council require a significantly higher level of detail and assurance before approval is considered. This should include: - an accurate and verified assessment of existing access arrangements, including recognition that no current access exists from Ryburn Road. - a clearly defined and engineered design for access from Ryburn Road, including the impacts of removing trees and fencing and the safety of the proposed location. - a detailed and specific speed sign placement plan that demonstrates safe positioning in relation to road geometry, visibility, and nearby driveways, along with an independent traffic and safety assessment of Ryburn Road and the State Highway 3 intersection. - Putting measures in place to address vehicle turning behaviour and to prevent ongoing use of neighbouring driveways for turning, particularly where this is already occurring. I would recommend further discussions with NZTA be had to look into how access may look if made via State highway 3 via existing access. I believe there are other options like a slip lane or roundabout to provide a much safer way of access with no disruption to existing residents, lowering the incoming speeds into Ōhaupō with the addition of a roundabout.
5/1	Traffic	Oppose	The application indicates that there is access to the subject property from Ryburn Road; however, this is not correct. There has been no farm or vehicle access at the northern edge where access is suggested where a gate is located. The gate is an internal gate used in the past to separate paddocks, if the gate did allow access from Ryburn Rd there is the matter of three trees at this exact location. There is a continuous line of established trees along the boundary, which are fenced both on the property side and roadside, forming a clear shelterbelt or barrier. This raises serious concerns about the accuracy of the application and how access will actually be established (photos attached) (<i>refer Submission 5 Attachment – Photos</i>) Ryburn Road is a narrow rural road that is not best suited to the increase in traffic that would result from this development. The introduction of approximately 40 additional residential lots will significantly increase traffic volumes and turning movements along a constrained section of road. The intersection of Ryburn Road and State Highway 3 is already difficult and unsafe, particularly due to the angle of the corner, limited shoulder, and frequent potholes. additional traffic will increase the risk of accidents. My property is located immediately after a bend in the road when travelling towards Ōhaupō, where visibility is already reduced. The proposal states that speed limit signage will be shifted “west of the future intersection”, but does not identify an exact location. This lack of detail creates a real risk that signage could be placed after this bend or near residential driveways, including my own. This would	I request that Council decline the plan change in its current form. Alternatively, if the proposal is to proceed in any form, I request that Council require a significantly higher level of detail and assurance before approval is considered. This should include: - an accurate and verified assessment of existing access arrangements, including recognition that no current access exists from Ryburn Road. - a clearly defined and engineered design for access from Ryburn Road, including the impacts of removing any trees and section of fencing and the safety of the proposed location. - a detailed and specific speed sign placement plan that demonstrates safe positioning in relation to road geometry,

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			reduce the time available for drivers to react, increase the likelihood of vehicles travelling at higher speeds in a constrained area, and create additional safety risks. Since the development of the Charles Edwards subdivision, there has already been a noticeable increase in traffic on Ryburn Road. We are also experiencing a large number of vehicles using our driveway to turn around, which is both disruptive and a safety concern. This is likely to worsen significantly if further development proceeds, increasing disturbance and risk to our property. I would recommend further discussions with NZTA be had to look into how access may look if made via State highway 3 via existing access. I believe there are other options like a slip lane or roundabout to provide a much safer way of access with no disruption to existing residents, lowering the incoming speeds into Ohaupo with the addition of a roundabout.	visibility, and nearby driveways an independent traffic and safety assessment of Ryburn Road and the State Highway 3 intersection.
6/6	Traffic	Oppose	The Integrated Transport Assessment models 70 additional vehicle trips per peak hour, all entering and leaving through a single new give-way T-intersection on Ryburn Road. The report's own SIDRA traffic modelling software shows that the right-turn movement from Ryburn Road onto SH3 currently operates at Level of Service F, meaning it is already at the worst level on the scale. The plan change makes this slightly worse. The applicant describes this change as less than minor, but the baseline is already failing. A transport network that is already operating at a failing level should not be relied upon to absorb further growth without demonstrated mitigation.	I request that the panel decline Proposed Private Plan Change 36 in its entirety. If the panel is minded to approve any part of the proposal, I request the relief set out below. - That an independent road safety assessment is required for the SH3/Ryburn Road intersection given its existing crash history, the proposed new give-way intersection on Ryburn Road, and the speed environment at that location. - That a cumulative traffic assessment is required that accounts for the additional traffic already generated by the Charles Edwards Street subdivision, not just the traffic generated by this development in isolation.
6/7	Traffic	Oppose	Ryburn Road already has a significant speed environment problem. The transport assessment's own survey recorded an 85th percentile speed of 83km/h in a posted 50km/h zone. The proposed subdivision access would introduce a new intersection into this environment, requiring residents to turn across oncoming traffic in a location where vehicle operating speeds are substantially above the legal limit. The application does not address how residents, including children, would safely cross Ryburn Road on foot. At a minimum, the proposal should have assessed traffic calming measures and a pedestrian crossing facility with a central refuge. Neither appears in the application documents.	I request that the panel decline Proposed Private Plan Change 36 in its entirety. If the panel is minded to approve any part of the proposal, I request the relief set out below. That traffic calming measures and a pedestrian crossing point with a central refuge on Ryburn Road be required as part of any development infrastructure, to provide a safe crossing for residents and children of the new subdivision.
6/8	Traffic	Oppose	The right turn from SH3 into Ryburn Road is already dangerous in practice. To make that turn you must sit stationary in the middle of a state highway waiting for a gap in oncoming traffic, with vehicles approaching from behind from the north and vehicles coming around the corner toward you from the south simultaneously. Vehicles on SH3 are supposed to slow to 70km/h approaching the intersection but most do not.	I request that the panel decline Proposed Private Plan Change 36 in its entirety. If the panel is minded to approve any part of the proposal, I request the relief set out below. - That an independent road safety assessment is required for the SH3/Ryburn Road intersection given its existing crash history, the proposed new give-way intersection on Ryburn Road, and the speed environment at that location. - That a cumulative traffic assessment is required that accounts for the additional traffic already generated by the Charles Edwards Street subdivision, not just the traffic generated by this development in isolation.
8/2	Traffic	Support in Part	There are significant concerns about the speed at which vehicles currently enter Ryburn Road from SH3. This is already a risk to those needing to slow and turn into driveways (an accident waiting to happen). This will only increase with more traffic. This road is often used for diversions in which increases the risk to all road users, particularly those walking where there is no footpaths (below Charles Edwards Street). A particular concern is the apparent location of a proposed road entrance directly opposite or near an established driveway on Ryburn Road. This creates a significant and unnecessary road safety risk. Potential issues include: - Increased likelihood of head-on turning conflicts; - Reduced safety visibility for vehicles exiting driveways; - Increased risk for cyclists, pedestrians, and school transport (no footpaths); - Confusion for drivers on a narrow rural road; - Increased accident potential due to opposing turning movements.	I strongly request that Council require the applicant to: - Relocate the proposed entrance away from existing driveways; - Investigate alternative entrance locations that achieve safer vehicle movements, particularly the existing entrance from SH3 (While it is noted NZTA have required this entrance to be closed as a condition of the consent, consideration should be given to the safety of all road users, not just those using SH3 – it is possible to extend the reduced speed just past this entrance to improve safety); - Undertake an independent road safety audit; - Demonstrate safe intersection design standards can be achieved. Alternative access configurations should be assessed before any approval is granted.

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Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
			Vehicles enter Ryburn Road at speed without consideration for slowing existing traffic – this will increase and create a real risk of vehicle collisions. The current road environment was not designed for intensified residential traffic volumes or multiple closely aligned accessways.	
8/3	Traffic	Support in Part	Ryburn Road is currently narrow and has limited capacity to safely accommodate additional traffic generated by a large lot residential development. The proposed intensification is likely to result in: - Increased daily traffic movements; - Greater heavy vehicle use during subdivision and construction stages; - Reduced roadside safety margins; - Difficulty for vehicles passing safely; - Increased maintenance requirements. The costs of road upgrades should not fall unfairly on existing ratepayers.	The road should be widened and upgraded prior to or as part of any development occurring. At a minimum, Council should require: - Road widening along affected sections of Ryburn Road; - Safe passing opportunities; - Improved road edge stability; - Stormwater drainage upgrades associated with road widening; - Consideration of pedestrian and cycling safety (currently, the footpath does not extend far down Ryburn Road, many people use the existing verge as a walkway – the reduction of the verge will endanger pedestrians); - Appropriate lighting and signage where required.
11/3	Traffic	Oppose	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.	Decline the submission and leave Ōhaupō as it is
13/5	Traffic	Oppose	The extra traffic burden on Ryburn Road waiting to pull onto SH3 will: - Increase queue lengths - Cause dangerous turning movements - Add to congestion already worsened by: Ōhaupō traffic lights, speed bumps and reduced speed zones When a State Highway is burdened with kilometers of reduced speed zones, traffic lights, and speed bumps, traffic flow is severely impacted. Adding a large residential development—significant in size compared to the existing Ōhaupō village—is very poor planning practice and contradicts: - Waipā District Plan transport safety objectives - RMA s5(2)(c) – avoid, remedy, or mitigate adverse effects - WRPS Policy 6.1 – integrate land use and infrastructure	Decline Private Plan Change 36 in full, OR In the alternative Require comprehensive traffic safety analysis for SH3 before any future rezoning.
14/4	Traffic	Oppose	Concerned about the safety of the proposed new give-way intersection on Ryburn Road, given the speed of vehicles approaching from the west, and about the existing pressure on the SH3/Ryburn Road intersection, which I already experience daily.	That Proposed Private Plan Change 36 be declined in its entirety. If it is not declined, that: an independent road safety assessment be undertaken for the proposed new intersection on Ryburn Road,
22/4	Traffic	Support in Part	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.
22/5	Traffic	Support in Part	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.
29/12	Traffic	Support in Part	We have significant concerns about the effects of increased traffic generated by the proposed subdivision. Ryburn Road is a rural road that currently services farming operations, rural residents and agricultural vehicles. It was not originally designed to accommodate the substantial increase in vehicle movements that is likely to result from a large residential development. As people who use this road every day, often several times a day, we have firsthand knowledge of its characteristics, its limitations and the practical challenges already experienced by road users. Based on our daily use of Ryburn Road we have observed: - agricultural machinery regularly occupies much of the carriageway; - milk tankers require careful manoeuvring; - stock trucks regularly enter and exit farm entrances; - visibility can be reduced in poor weather; - traffic speeds are variable; - drivers unfamiliar with rural roads sometimes underestimate the space required by agricultural vehicles. These observations reinforce our concern that increased residential traffic should be carefully assessed.	If consent is granted, we consider that any necessary road improvements should be completed before significant residential occupation occurs.

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Stormwater

Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
4/2	Stormwater	Oppose	There is insufficient detail provided regarding stormwater management. Given the scale of development and earthworks proposed, there is a concern that increased runoff could affect neighbouring properties, including potential flooding or changes to drainage patterns in the area.	I request that Council decline the plan change in its current form. Alternatively, if the proposal is to proceed in any form, I request that a detailed stormwater management plan be required to demonstrate that there will be no adverse effects on neighbouring properties.
5/7	Stormwater	Oppose	There is insufficient detail provided regarding stormwater management. Given the scale of development and earthworks proposed, there is a concern that increased runoff could affect neighbouring properties, including potential flooding or changes to drainage patterns in the area.	I request that Council decline the plan change in its current form. Alternatively, if the proposal is to proceed in any form, I request that a detailed stormwater management plan be required to demonstrate that there will be no adverse effects on neighbouring properties.
6/4	Stormwater	Oppose	The proposed stormwater solution relies almost entirely on rainwater soaking into the ground, via on-lot tanks overflowing to soakage pits and roadside swales designed to absorb runoff before it leaves the site. However, the Three Waters Assessment is explicit that soakage testing has not been undertaken and will be done at resource consent stage. Converting pastoral farmland to roads, rooftops, and driveways will strip away the pasture and soil that currently absorbs a great deal of rainfall. The receiving environment for all of this water is a drain running alongside the railway line, discharging eventually to Lake Ngaroto via Lake Ngarotoiti. Neither the drain nor the lake has been assessed for their capacity to receive the post-development flows.	I request that the panel decline Proposed Private Plan Change 36 in its entirety. If the panel is minded to approve any part of the proposal, I request the relief set out below. - Soakage testing is completed and the results demonstrate that the land can absorb post-development stormwater volumes without adverse effects on adjacent properties. If the soakage testing shows the soils cannot adequately absorb those volumes, the plan change should be declined. - That stormwater management design is required to demonstrate no increase in peak flows to adjacent properties, including properties on Ryburn Road, not merely no increase to the wider receiving environment.
8/4	Stormwater	Support in Part	The conversion of rural land into residential development, along with the creation of new roads, driveways, roofs, and hard surfaces, will increase stormwater runoff volumes and alter natural drainage patterns. There is concern that runoff from roads and developed areas may discharge toward Ryburn Road and neighbouring properties, potentially worsening: - Cumulative effects; - Surface ponding; - Flooding risk; - Erosion; - Sediment movement; - Damage to private property; - Pressure on existing drainage systems (which there are none at the top of Ryburn Road);	No approval should be granted until the applicant can clearly demonstrate that existing residents will not experience increased runoff or flooding effects. Council should require a comprehensive stormwater assessment demonstrating: - Treatment of runoff from all roadways; - Where soakage swales end and how this is managed; - No increase in peak stormwater discharge onto neighbouring properties; - Provision of on-site stormwater attenuation and treatment; - Long-term maintenance responsibilities for stormwater infrastructure; - Climate-resilient design standards accounting for future rainfall intensity; - Protection of downstream receiving environments.
14/2	Stormwater	Oppose	Every lot will require a rainwater tank as the water supply is trickle-fed and cannot service 40 households. Those tanks fill during rain and once full they overflow. That overflow goes into the same drainage system that is already under pressure during heavy rain. Forty tanks overflowing simultaneously, on top of rooftop and road runoff, is a very significant additional load on ground that already struggles to drain.	That Proposed Private Plan Change 36 be declined in its entirety. If it is not declined, that: - the number of lots be significantly reduced to reflect the actual drainage constraints of the land, - soakage testing is completed before any decision is made,
21/7	Stormwater	Support in Part	Residential stormwater has the potential to introduce contaminants including sediment, hydrocarbons, heavy metals, litter, pet waste and bacteria that are not generally associated with rural runoff. As downstream dairy farmers, we are concerned about the potential effects on: - pasture quality; - stock health; - farm drainage systems;	While we acknowledge that stormwater treatment systems are proposed, we respectfully request confidence that these systems will continue to protect downstream agricultural land under both normal and significant rainfall events.

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			- environmental compliance; and - the long-term productivity of our farming operation.	
21/8	Stormwater	Support in Part	We are concerned about the long-term quality and management of stormwater entering the downstream catchment. Residential development introduces roads, roofs, driveways and other impervious surfaces that have the potential to carry contaminants including sediment, hydrocarbons, heavy metals, bacteria and pet waste. Given the location of our farms immediately downstream, we respectfully request that Council be satisfied these effects have been appropriately assessed for existing dairy farming operations. We are also concerned about the cumulative effects of future urban development within the wider catchment. While each individual development may conclude that its effects are relatively small, the combined increase in impervious surfaces and stormwater runoff has the potential to place increasing pressure on an already constrained downstream drainage system.	We encourage Council to assess this proposal within the context of the wider Lake Ngarotoiti catchment rather than in isolation and consider: - the existing downstream drainage network has sufficient capacity for future urban development; - post-development stormwater may increase flood duration on downstream farmland; - cumulative urban growth has been adequately considered; and - existing drainage infrastructure will continue to perform as intended. - that future development should be assessed within the context of the wider catchment, ensuring existing landowners, future residents and environmental values are all protected.
22/3	Stormwater	Support in Part	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 Ngarotoi 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.	That sufficient investigation is carried out and mitigation strategies put in place to reduce contaminated water and sediment entering the main drain. 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.
29/2	Stormwater	Support in Part	The proposed development would replace permeable rural land with a substantial area of roofs, roads, driveways and other hard surfaces. Even where stormwater attenuation measures are proposed, a greater proportion of rainfall will enter the drainage system more rapidly than occurs under existing land use. This is of particular concern in a peat catchment where downstream drainage capacity is already constrained. Any increase in runoff volume, peak discharge or the duration of discharge has the potential to place additional pressure on a drainage network that already experiences seasonal flooding. The concern is that the subdivision will discharge additional stormwater into an already saturated peat catchment where drainage capacity is limited, increasing the risk of downstream flooding on existing rural properties.	Assessment of stormwater effects fully considers the cumulative impacts of development within a peat catchment rather than relying solely on theoretical attenuation calculations. Hydraulic modelling should demonstrate not only compliance at the point of discharge but also that downstream properties will experience no increase in flood frequency, flood depth or flood duration. it is important that stormwater modelling reflects prolonged winter saturation, elevated groundwater levels and existing downstream drainage limitations rather than considering only isolated design storm events.
29/5	Stormwater	Support in Part	we are concerned that technical modelling alone may not fully reflect the behaviour of this catchment under real-world conditions. Stormwater modelling is necessarily based on assumptions, design parameters and selected rainfall events. While these are important tools for assessing potential effects, they should be considered alongside the practical experience of those who live and work within the catchment throughout the year. We are therefore concerned that assessments based primarily on theoretical storage volumes or modelled discharge rates may not fully capture the cumulative effects experienced by downstream landowners during prolonged wet periods.	the relevant question is not simply whether the proposed development complies with current stormwater design standards. It is whether the development can genuinely demonstrate that downstream flooding will not become more frequent, deeper or longer in duration.
29/6	Stormwater	Support in Part	While the increase in runoff generated by a single development may appear acceptable when considered in isolation, downstream landowners experience the combined effect of every discharge entering the drainage network. As water moves through the catchment it accumulates from multiple sources before reaching downstream properties.	it essential that downstream cumulative effects are fully assessed rather than relying solely on compliance at the point of discharge.
29/9	Stormwater	Support in Part	The proposed development represents a significant change in land use from predominantly rural land to urban residential development. Where such a change has the potential to alter stormwater behaviour, those who may be adversely affected should not be expected to bear the resulting costs or increased risks. This includes costs associated with: - reduced pasture production; - increased drainage management; - pasture renewal; - supplementary feed; - additional labour; animal health impacts;	That these potential effects are fully assessed before consent is granted.

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			- infrastructure maintenance; and - reduced operational flexibility.	
29/10	Stormwater	Support in Part	As the people responsible for managing the downstream farm every day, we have practical knowledge that cannot be obtained from desktop modelling alone. Our observations include: - the locations where flooding consistently occurs; - the sequence in which drains fill and overflow; - the duration of flooding; - the effect of groundwater levels on drainage performance; - the movement of floodwater across paddocks; and - the operational consequences for farming.	That this local knowledge should be considered alongside engineering assessments when evaluating the potential effects of the proposal.
29/13	Stormwater	Support in Part	It is important that stormwater management is assessed not only against current conditions but also against the future climate that this development will operate within. The houses, roads and stormwater infrastructure associated with this development are expected to remain in place for many decades. During that time, rainfall patterns are expected to continue changing, with increasing frequency of intense rainfall events and greater pressure being placed on existing drainage systems. For downstream landowners, this is a significant concern. Our farming operation already experiences seasonal flooding under current conditions. The drainage network regularly operates under pressure during prolonged wet periods, particularly when peat soils are saturated and groundwater levels are high. If rainfall intensity increases over the coming decades, as is widely anticipated, the capacity of the existing drainage network may become increasingly constrained.	Can the proposed stormwater system continue to protect downstream properties not only under today's conditions, but throughout the expected life of the development?
29/14	Stormwater	Support in Part	Future residents will rely on the stormwater system for many decades, and downstream landowners will continue living with the consequences of how effectively that system performs. For this reason, we believe stormwater management should be designed with sufficient resilience to accommodate future climatic conditions rather than simply achieving compliance under current design assumptions.	Where uncertainty exists, a precautionary approach should be adopted to ensure that downstream flood risk is not progressively increased over time.
29/15	Stormwater	Support in Part	One of our greatest concerns is that this catchment already experiences flooding under the current climate. Because flooding is already occurring, there is very little remaining capacity within the drainage network before additional adverse effects begin to occur. In other words, the existing system does not appear to have a substantial safety margin available to absorb additional runoff or increasingly intense rainfall.	That future stormwater management is conservative and robust.
29/16	Stormwater	Support in Part	Over the coming decades there is likely to be further urban growth, additional infrastructure and changing land uses throughout the wider catchment. Each individual development may appear to have only a minor effect when assessed independently. However, downstream landowners experience the cumulative impact of all development occurring upstream.	That decision-makers recognise the long-term cumulative effects of urbanisation, particularly within a flood-prone peat catchment.
29/17	Stormwater	Support in Part	Supporting growth within Waipā requires confidence that both new and existing communities can coexist without transferring unacceptable risks. We are not asking that future climate change be predicted with certainty. Rather, we are asking that the uncertainty surrounding future rainfall patterns is recognised when assessing a development that will remain part of this catchment for many decades. Given the existing flooding issues, peat soils, shallow groundwater and limited downstream drainage capacity, we believe the proposed development should demonstrate a high level of resilience to future climatic conditions before consent is granted.	A resilient stormwater system should protect: - new residents living within the subdivision; - existing rural landowners downstream; - agricultural productivity; - environmental values; - waterways and wetlands; and - public infrastructure.
29/18	Stormwater	Support in Part	Good planning is achieved when technical expertise and local experience are both recognised and considered. We are not asking the Hearing Panel to eliminate all flooding. We are not asking that farming interests take precedence over housing. We are asking that the existing realities of this catchment are properly recognised, and that any development is required to demonstrate that it will not make an already constrained drainage system perform worse for those downstream. Our comments are based on years of living and working within this catchment, managing its effects through every season and experiencing firsthand the practical consequences of flooding on a working dairy farm. We respectfully request that the Hearing Panel adopts a precautionary approach. Where uncertainty exists regarding downstream effects, the burden should remain on the applicant to demonstrate that existing downstream landowners will be no worse off. Until that can be demonstrated, we respectfully submit that Private Plan Change 36 should not proceed in its current form.	That the Hearing Panel either decline the proposal in its current form or, if consent is granted, impose conditions that ensure downstream landowners and the wider catchment are not adversely affected. Specifically, we seek that: - Independent peer review of all stormwater and hydraulic modelling by an appropriately qualified expert not engaged by the applicant. - Assessment of cumulative downstream effects across the entire catchment, including our dairy platform, lease block, neighbouring farmland, Little Ngaroto and Lake Ngaroto. - Demonstration that the proposed development will not increase: - flood frequency; - flood depth; - flood duration; - downstream flow velocities; or - adverse effects on downstream landowners.

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				4. Stormwater infrastructure designed to remain effective under future climate conditions, including increased rainfall intensity. 5. Appropriate erosion and sediment controls throughout construction to prevent sediment entering downstream drains and waterways. 6. Ongoing monitoring of stormwater infrastructure during construction and following completion. 7. A programme of post-development monitoring to confirm that the subdivision performs as predicted and does not create downstream flooding effects. 8. A mechanism requiring remedial action if monitoring identifies increased downstream flooding attributable to the development. 9. Protection of downstream waterways, wetlands and ecological values, including consideration of biosecurity impacts associated with increased flood connectivity. 10. Recognition of the interests of existing downstream rural landowners when assessing future stormwater performance. 11. Ongoing consultation with affected downstream landowners should significant changes to stormwater management be proposed. 12. Any other conditions the Hearing Panel considers necessary to ensure that the effects of the proposed subdivision are avoided, remedied or appropriately mitigated.

Flooding

Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
6/3	Flooding	Oppose	The Three Waters Assessment does not establish future flood levels or assess the site's resilience under future climate conditions. Instead, that work is deferred to a later consenting stage. The obligation has been recognised but not fulfilled. The key question is whether land that already contains a mapped floodplain, relies on untested soakage, and drains to an already stressed receiving environment can be demonstrated to remain resilient over the lifetime of the development. The applicant has not provided the information necessary to answer that question. The area around the railway corridor already floods in heavy rain events. Local residents have expressed concerns about the maintenance of the drain. Adding the stormwater load from a 40-lot residential development to a corridor that already floods raises serious questions about the integrity of the railway. KiwiRail's own guidance specifically identifies stormwater discharges and modified overland flow paths that may cause flooding or scour of rail embankments and ballast as matters requiring assessment when development is proposed adjacent to a railway corridor. No such assessment appears in the application documents.	I request that the panel decline Proposed Private Plan Change 36 in its entirety. If the panel is minded to approve any part of the proposal, I request the relief set out below. • Detailed flood modelling is completed, including assessment of post-development flows on adjacent properties. If the modelling shows that development would increase flood risk to existing properties or the railway corridor, the plan change should be declined.
14/1	Flooding	Oppose	My primary concerns are the drainage and flooding characteristics of this land, which I know from direct experience working on it over a number of years. The plan change land has very poor drainage. This is not my opinion about what might happen if it is developed. It is what I have observed repeatedly over a number of years working on the property. The southwest corner of the site, near the railway line, ponds and holds water for extended periods after any decent rainfall. It does not need to be a major event. That corner can hold ponded water for four to six weeks at a time. The flood mapping in the application documents shows ponding concentrated in the southwest near the railway line. That is consistent with what I saw on the ground. The area to the west of the two larger central ponds, between the ponds and the railway boundary, is extremely wet and borders on swampy.	That Proposed Private Plan Change 36 be declined in its entirety. If it is not declined, that: • the number of lots be significantly reduced to reflect the actual drainage constraints of the land, • soakage testing and flood modelling be completed before any decision is made, • the effects on downstream flooding including the capacity of the culvert under the railway line be assessed,

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			The soils hold water because there is hard clay only a couple of feet below the surface across much of the site. That clay layer is why the drainage is so poor and why soakage into the ground cannot be relied on as a solution. The farm directly west, across the railway line, already floods significantly in heavy rain, forming what can amount to a couple of acres of ponded water. The volume of runoff from 40 residential lots, with their rooftops, driveways, and approximately a kilometre of new roading, will significantly increase the amount of water flowing downstream. Whether the culvert under the railway line can cope with that additional load has not been addressed.	
21/1	Flooding	Support in Part	While we acknowledge the work undertaken by the applicant's consultants and their conclusion that downstream effects will be "negligible", we remain concerned that the information currently available does not provide sufficient confidence that existing downstream rural properties will not experience increased flooding, prolonged ponding, increased stormwater discharge or adverse water quality effects. We seek to ensure that future growth occurs in a manner that protects existing rural businesses, respects the natural behaviour of the Lake Ngarotoiti catchment, and does not transfer additional flood or stormwater risks onto downstream landowners.	We consider further information is required regarding: • downstream effects on rural properties west of the railway corridor; • validation of flood modelling against historic flood events; • flood duration and drainage recovery; • stormwater quality effects on agricultural land; and • cumulative effects within the wider Lake Ngarotoiti catchment.
21/2	Flooding	Support in Part	We also encourage Waipā District Council to consider whether this proposal presents an opportunity to investigate long-term catchment-wide flood management improvements, including a potential flood bypass around the northern side of Lake Ngarotoiti to improve drainage throughout the wider catchment	That Council require further investigation of downstream effects before being satisfied that the proposal will not adversely affect existing rural properties.
21/3	Flooding	Support in Part	Existing flooding already results in the loss of productive grazing land, damage to pasture, disruption to stock management, damage to fences, races and drainage infrastructure, reduced farm access and ongoing financial impacts. For this reason, any proposal that may alter stormwater runoff or drainage performance should demonstrate, with a high degree of confidence, that downstream landowners will experience no additional adverse effects.	That Council require further investigation of downstream effects before being satisfied that the proposal will not adversely affect existing rural properties.
21/4	Flooding	Support in Part	Hydraulic modelling is based on assumptions, inputs and design scenarios and should be considered alongside observed flood behaviour. Our flood photographs and the video recorded during the 6 April 2017 flood provide direct evidence of how water moves through the downstream catchment. We have not identified information demonstrating how the applicant's modelling has been calibrated or validated against historic flood events experienced on downstream rural properties such as ours. Given the existing flood risk within this catchment, we believe this would provide important reassurance regarding the reliability of the modelling.	Provide reassurance that hydraulic modelling has been calibrated or validated against historic flood events.
21/5	Flooding	Support in Part	Our principal concern is that the reports do not appear to provide a detailed assessment of existing rural properties located downstream of the development. In particular, we have not identified specific assessment of: • dairy farms west of the railway corridor; • productive rural land within the downstream flood pathway; • practical effects on farming operations; or • cumulative effects further toward Lake Ngarotoiti. Given the location of our farms within the natural downstream flow path, we believe these matters warrant further investigation.	Provide a detailed flood assessment of existing rural properties located downstream of the development
21/6	Flooding	Support in Part	While considerable attention has been given to predicted flood levels, we have not identified the same level of assessment regarding flood duration and drainage recovery. For a dairy farming operation, the time taken for water to leave productive pasture is often more significant than the maximum flood depth.	Provide further assessment of: • drainage recovery following significant rainfall; • duration of ponding on downstream farmland; • cumulative changes in inundation time; and • the time required for productive land to return to normal use.
22/6	Flooding	Support in Part	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.	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.
29/1	Flooding	Support in Part	The existing drainage network already operates under significant pressure during sustained rainfall. Water levels within the drains rise rapidly and, once the system reaches capacity, water backs up through the drainage network and spreads across paddocks. In many locations floodwater remains for extended periods before the drainage system is able to recover. During larger rainfall events the entire catchment becomes overwhelmed. Water continues moving through the drainage network toward Little Ngaroto and ultimately Lake Ngaroto. While appropriate maintenance of both farm drains and board drains is important, our observations indicate that the flooding experienced within this catchment cannot be attributed solely to the condition of individual	Demonstrate that there will be no increase in downstream flooding.

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			drains. Instead, it reflects the combined effects of peat soils, a naturally high groundwater table, the limitations of the wider drainage network, and the cumulative volume of water moving through the catchment during wet periods. we are concerned that introducing additional stormwater from a large residential development—even where attenuation measures are proposed—has the potential to place further pressure on an already constrained drainage system.	
29/3	Flooding	Support in Part	Our primary concern is not simply that flooding occurs, but the practical consequences flooding has on the operation of a working dairy farm and the welfare of the animals under our care. As contract milkers, we are responsible for the day-to-day management of approximately 200 dairy cows, replacement stock and the surrounding farming operation. Our responsibilities include pasture management, animal health, milk production, environmental compliance and ensuring the ongoing productivity of the farm. Flooding directly affects each of these responsibilities. We fully acknowledge that flooding has long been a feature of farming within this catchment and accept that some seasonal flooding is part of operating on peat soils. However, that existing situation should not be used as justification for introducing additional stormwater into an already constrained drainage network. The fact that flooding already occurs makes it even more important that any new development demonstrates it will not increase flood frequency, flood depth, flood duration or the operational impacts experienced by downstream landowners.	The objective should not simply be to avoid creating a "significant" increase in flooding. Rather, development should demonstrate that it will not make an already challenging situation any worse.
29/7	Flooding	Support in Part	Given the existing flooding issues within this catchment, we believe a precautionary approach is appropriate. Where there is uncertainty regarding downstream effects, the burden should rest with the applicant to demonstrate that the proposed development will not increase: • flood frequency; • flood depth; • flood duration; • pressure on the downstream drainage network; or • adverse effects on existing rural landowners. Demonstrating compliance with minimum engineering standards alone is not sufficient where downstream land is already known to experience regular flooding.	That any development proceeds only where it can be demonstrated, with a high level of confidence, that downstream properties will not experience any worsening of existing flooding or drainage issues.
29/8	Flooding	Support in Part	We are directly affected by the way stormwater is managed within this catchment. Unlike the proposed development, which is located upstream, our property receives the cumulative effects of water travelling through the drainage network. Any increase in runoff generated by development has the potential to affect those already living and working downstream. Our concern is not based on opposition to growth or development. We recognise that Waipā District is growing and that additional housing will be required in the future. However, growth should occur in a way that does not transfer additional environmental or financial costs onto existing downstream landowners.	Where downstream flooding already occurs, the responsibility should rest with the applicant to demonstrate that development will not worsen an existing problem.
29/11	Flooding	Support in Part	We are concerned that, without appropriate safeguards, the proposed development could transfer additional flood risk from the development site to existing downstream rural landowners.	That any consent granted should include conditions that ensure downstream properties are not placed in a worse position than they are today. that the existing challenges faced by downstream landowners are recognised and that any future development is required to demonstrate that it will not increase those challenges.

Wastewater

Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
14/3	Wastewater	Oppose	Because the ground stays significantly wet, on-site effluent systems may not be able to treat and dispose of wastewater adequately. The drainage from this site runs toward the Waikato River system. If effluent leaches through waterlogged ground rather than being properly treated, the effects on water quality downstream could be serious. In my view, based on what I have seen of this land, it cannot support 40 residential lots. The drainage constraints are fundamental, not something that can be engineered away at resource consent stage. If the plan change is not declined outright, the number of lots should be significantly reduced to reflect what this land can actually support.s	That Proposed Private Plan Change 36 be declined in its entirety. If it is not declined, that: • the number of lots be significantly reduced to reflect the actual drainage constraints of the land, • soakage testing is completed before any decision is made,

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Infrastructure

Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
6/5	Infrastructure	Oppose	Water supply on the southern side of Ryburn Road is currently trickle-fed rather than pressure-fed. The existing town supply does not extend to the development area and it has not been confirmed whether network pressure and capacity are sufficient for 40 new connections. Firefighting requirements alone demand either 45,000 litre water tanks on each lot or a 25 litre per second supply for 30 minutes. This is a significant infrastructure gap that has not been resolved. Because the town supply cannot meet the demand of 40 households, every lot will effectively need rainwater tanks as a primary water source. Those tanks fill during rain events and once full, they overflow. That overflow goes into the same soakage pits and drainage system that the stormwater strategy is relying on to absorb runoff from rooftops, driveways, and roads. In a heavy rainfall event, the tanks fill and overflow at exactly the moment the soakage system is already under maximum pressure. These issues compound one another, and the application does not assess them together.	I request that the panel decline Proposed Private Plan Change 36 in its entirety. If the panel is minded to approve any part of the proposal, I request the relief set out below. Water supply capacity is confirmed as sufficient for 40 connections including firefighting requirements. The effect of 40 on-site effluent disposal fields on the ponds within the site and the wider peat lake catchment is independently assessed. If either assessment shows the infrastructure is inadequate or the environmental effects are unacceptable, the plan change should be declined.
8/6	Infrastructure	Support in Part	Growth should not outpace infrastructure capacity. Ratepayers should not be responsible for covering the cost of additional water supply (the current water supply is a limited trickle feed, and extending it will impact existing users). Subdivision conditions and consent notices should set out the requirements for water supply takes as set out in the application.	Council should ensure that wider infrastructure capacity issues are fully addressed before rezoning proceeds, including: - Water supply; - Emergency service access; - Long-term maintenance obligations.
10/1	Infrastructure	Support in Part	Assumed this is rural zoned so no street fire hydrants. If extension of public main considered this should be in negotiation with Waikato Waters Limited in terms of availability, capacity and assumed Level of Service. Wastewater managed on lot so no expectation of wastewater service by WWL.	Water servicing by extension of public main needs to be discussed with Waikato Waters Ltd at implementation phase as to its feasibility (including any fire fighting assumptions from a public main).

Ecology

Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
6/14	Ecology	Oppose	The ponds at the lower end of the site, where the New Zealand dabchick were recorded, sit downgradient of the proposed lots. The application does not assess whether nutrients or contaminants from 40 on-site wastewater systems could affect those ponds, groundwater, or the wider peat lake catchment over time. The applicant's own report says the ecological values of the ponds should be preserved, yet the cumulative risk of nutrient seepage has not been assessed at all, raising questions about consistency with the freshwater outcomes sought by the NPS-FM. I have observed New Zealand dabchick (weweia) on the ponds within the plan change site. The applicant's own Ecological Effects Assessment records two dabchick on the larger ponds and acknowledges they use the site for feeding and resting. Dabchick are classified as Threatened - Nationally Increasing, and the ecological report recommends that the two largest ponds, which are where the dabchick were recorded, be preserved and enhanced. The applicant's concept plan proposes to retain those ponds, but there is no binding commitment to this at plan change stage. Enhancement works and buffer planting are described as recommendations only.	I request that the panel decline Proposed Private Plan Change 36 in its entirety. If the panel is minded to approve any part of the proposal, I request the relief set out below. That the two ponds where dabchick have been recorded are formally protected and not removed or significantly modified as part of any future development.
6/15	Ecology	Oppose	The ecological report identifies eight mature trees on site, including macrocarpa and a London plane, as high-risk potential roost habitat for long-tailed bats (pekapeka). Long-tailed bats are classified as Threatened - Nationally Critical, and a confirmed bat record exists within 200 metres of the site's eastern boundary. No bat survey has been undertaken. The report recommends that DOC protocols be followed before any tree removal. The concept plan would require removal of most of these trees and there is no condition requiring the protocols to be followed before rezoning is granted.	I request that the panel decline Proposed Private Plan Change 36 in its entirety. If the panel is minded to approve any part of the proposal, I request the relief set out below. - A bat survey is completed in accordance with DOC protocols, and the results inform any conditions around tree removal. - That DOC bat survey and tree felling protocols are required as a condition of any subdivision consent involving removal of the identified high-risk roost trees.
6/16	Ecology	Oppose	Any changes to the hydrology of this land, whether from increased runoff, on-site effluent disposal, or the loss of pasture absorption capacity, have the potential to affect the water quality of Lake Ngaroto and the wider peat lake system.	I request that the panel decline Proposed Private Plan Change 36 in its entirety. If the panel is minded to approve any part of the proposal, I request the relief set out below. Soakage testing is completed and the results demonstrate that the land can absorb post-development stormwater volumes without adverse effects on adjacent properties. If

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				the soakage testing shows the soils cannot adequately absorb those volumes, the plan change should be declined. That stormwater management design is required to demonstrate no increase in peak flows to adjacent properties, including properties on Ryburn Road, not merely no increase to the wider receiving environment.
14/6	Ecology	Oppose	I am aware that dabchicks were breeding on the smaller of the two large ponds on the property for four or five years before the property changed ownership. I also know that herons were nesting annually in one of the redwoods in the middle of the property. We did not fell those trees because of the nesting, as we could not identify which tree it was. The remaining redwoods are still standing.	That Proposed Private Plan Change 36 be declined in its entirety. If it is not declined, that: the ecological values of the ponds, including dabchick habitat, be properly assessed.
22/1	Ecology	Support in Part	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 me 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	Not specified
22/2	Ecology	Support in Part	Despite the comment about the lack of lizards namely skinks we have a large number although I have never taken the me 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.	Not specified
29/4	Ecology	Support in Part	The flooding experienced within this catchment has environmental impacts beyond the inundation of farmland. One of the clearest demonstrations of the connectivity of the drainage network is the movement of aquatic species during major flood events. During periods when the wider catchment becomes inundated, floodwaters moving through the drainage system have carried koi carp into farm drains and flooded paddocks on our property. This has occurred when water levels become sufficiently high for fish to move throughout the interconnected drainage network. This observation demonstrates that the drainage network is not functioning as a series of isolated drains. Rather, it operates as one connected hydrological system extending from upstream catchments through agricultural land and ultimately toward Little Ngaroto and Lake Ngaroto.	The environmental values of downstream waterways, wetlands and Lake Ngaroto are closely linked to the way stormwater is managed throughout the catchment. Protecting these environments requires confidence that additional development will not adversely affect the existing hydrological regime.

Landscape Overlay

Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
6/13	Landscape Overlay	Oppose	The Scenic Corridor Overlay exists specifically to protect the visual and landscape character of the SH3 corridor as it passes through Ōhaupō. The site is prominent and visible from the highway. Every other property along the SH3 corridor through Ōhaupō remains subject to the overlay and the restrictions that come with it. The Section 32 Evaluation Report does not provide an adequate assessment of the landscape and visual effects of removing this overlay. The applicant bears the burden of demonstrating why the overlay is no longer required. The application largely assumes that because development is proposed, the overlay should be removed. That approach reverses the purpose of the overlay. The question is not whether the overlay prevents development, but whether the reasons for protecting the corridor have ceased to exist. No such case has been made.	I request that the panel decline Proposed Private Plan Change 36 in its entirety. If the panel is minded to approve any part of the proposal, I request the relief set out below. That the State Highway 3 Scenic Corridor Overlay be retained over the plan change land regardless of what is approved.
13/1	Landscape Overlay	Oppose	The State Highway 3 Scenic Corridor is recognized in the Waipā District Plan as containing: “Prominent and memorable views to outstanding natural landscape features, the volcanic cones and nationally significant peat lakes.” (Policy 25.3.5.2) The proposal to delete this overlay is: - Short-sighted - Contrary to the District Plan’s landscape protection objectives - In conflict with RMA s6(b) – protection of outstanding natural features and landscapes - Professionally indefensible A scenic corridor of national significance should never be removed from a District Plan rule for any reason—least of all for unnecessary residential development in an unsuitable location. To write off a nationally significant scenic corridor for the sake of a developer’s profits—and council contributions tied to development—is poor planning practice, shameful, and unbelievably unprofessional. It undermines public trust in the integrity of the District Plan.	Decline Private Plan Change 36 in full. OR In the alternative - Retain the State Highway 3 Scenic Corridor overlay. - Protect rural character and amenity at Ōhaupō’s southern entrance. - Require a full township growth strategy before considering any large-scale rezoning. - Ensure cultural landscape values are upheld in accordance with Section 25.3.6 and RMA s6(e). - Require comprehensive traffic safety analysis for SH3 before any future rezoning
13/2	Landscape Overlay	Oppose	Peat lakes are diminishing worldwide, and New Zealand’s remaining peat lakes are: ecologically rare, culturally significant, scientifically important, visually striking. The SH3 Scenic Corridor provides public visibility of these lakes, which is essential for:	Decline Private Plan Change 36 in full, OR In the alternative Retain the State Highway 3 Scenic Corridor overlay.

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Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
			- Education - Awareness - Conservation - National identity. As New Zealanders, we should be proud of our peat lakes and showcase them. This location provides views on both sides of SH3 of these ecological wonders—one of the reasons it was designated a scenic corridor of national significance in the first place. Removing the overlay contradicts: - Waipā District Plan 25.3.5 – maintain views to landscape features - RMA s6(c) – protection of areas of significant indigenous vegetation and habitats - Te Ture Whaimana o Te Awa o Waikato – protect and restore the river and its catchment	
15/6	Landscape Overlay	Neutral	While I do not specifically oppose the removal of the Scenic Corridor Landscape Overlay from the development, I note that the application relies on a range of mitigation measures including building controls, planting requirements, fencing controls and height restrictions to maintain landscape values. This indicates that the landscape character of the area remains important and should be carefully considered when assessing the effects of the proposed rezoning on existing neighbouring properties.	Not specified
17/6	Landscape Overlay	Neutral	While I do not specifically oppose the removal of the Scenic Corridor Landscape Overlay from the development, I note that the application relies on a range of mitigation measures including building controls, planting requirements, fencing controls and height restrictions to maintain landscape values. This indicates that the landscape character of the area remains important and should be carefully considered when assessing the effects of the proposed rezoning on existing neighbouring properties.	Not specified
23/6	Landscape Overlay	Oppose	PC36 seeks to remove the State Highway 3 Scenic Corridor Landscape Overlay from the plan change area. The application has not adequately recognised the importance of the State Highway 3 Scenic Corridor in maintaining rural character, visual amenity, and the experience of entering and exiting Ōhaupō. The proposed large lot residential development is not currently contemplated by the District Plan for this site, and the removal of the overlay may result in development outcomes that are contrary to the objectives and policies of the District Plan relating to rural character, rural amenity, and views from the SH3 Scenic Corridor. The Landscape and Visual Assessment also appears to rely on future subdivision design, landscape planting, building placement, building form, colours and materials, and height controls to manage effects. However, these matters are not secured through PC36 provisions or a detailed masterplan. In particular, it is unclear how future development would respond to the DG7 design principles relating to building location, scale, form and design, driveways and access, fencing, retaining structures and mitigation.	That Council obtain an independent peer review of the Landscape and Visual Assessment, including specific consideration of whether removal of the overlay is appropriate, and whether the proposed rezoning would maintain the rural landscape values and visual amenity outcomes sought by the District Plan.
24/6	Landscape Overlay	Oppose	PC36 seeks to remove the State Highway 3 Scenic Corridor Landscape Overlay from the plan change area. The application has not adequately recognised the importance of the State Highway 3 Scenic Corridor in maintaining rural character, visual amenity, and the experience of entering and exiting Ōhaupō. The proposed large lot residential development is not currently contemplated by the District Plan for this site, and the removal of the overlay may result in development outcomes that are contrary to the objectives and policies of the District Plan relating to rural character, rural amenity, and views from the SH3 Scenic Corridor. The Landscape and Visual Assessment also appears to rely on future subdivision design, landscape planting, building placement, building form, colours and materials, and height controls to manage effects. However, these matters are not secured through PC36 provisions or a detailed masterplan. In particular, it is unclear how future development would respond to the DG7 design principles relating to building location, scale, form and design, driveways and access, fencing, retaining structures and mitigation.	That Council obtain an independent peer review of the Landscape and Visual Assessment, including specific consideration of whether removal of the overlay is appropriate, and whether the proposed rezoning would maintain the rural landscape values and visual amenity outcomes sought by the District Plan.
25/3	Landscape Overlay	Oppose	PC36 proposes to remove the State Highway 3 Scenic Corridor overlay from the subject land. We are concerned that insufficient justification has been provided for removing this protection. The Scenic Corridor contributes to the rural character and visual amenity experienced when entering and leaving Ōhaupō. While landscape mitigation measures may be discussed in supporting reports, it is unclear how these measures would be secured and implemented in the future.	Removal of the overlay should not occur unless it can be clearly demonstrated that the visual and landscape values currently protected by the District Plan will be maintained.
28/2	Landscape Overlay	Oppose	PC36 also seeks to remove the State Highway 3 Scenic Corridor Landscape Overlay from the plan change area. JA & BE Turnwald Trust is concerned that the application has not adequately recognised the importance of the State Highway 3 Scenic Corridor in maintaining the rural character of Ōhaupō.	That PC36 be declined as notified.

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Character

Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
5/6	Character	Oppose	It will erase the rural feel for the existing residents with the views also gone from the state highway 3 corridor.	I request that Council decline the plan change in its current form.
6/12	Character	Oppose	We chose to live on Ryburn Road because our property was on the edge of the village, with open farmland to the south and a genuine sense of space. When we bought here, the Charles Edwards Street subdivision did not exist, and neither did the houses at 7 and 10 Ryburn Road. We were not advised those were coming either. Those houses have already blocked our view to Mount Kakepuku and the farmland to the south, the same farmland where this subdivision is now proposed. We have already absorbed that change to our neighbourhood. Now this proposal would place a further 40 dwellings, internal roads, and cul-de-sacs on the remaining farmland directly opposite us. If this proceeds, we will effectively be living in town. There is a limit to how much change existing residents should be expected to absorb, and that limit has been reached. The cumulative amenity effects of consecutive subdivisions are inconsistent with the character outcomes sought by the Waipā District Plan. The Section 32 Evaluation Report acknowledges that amenity and character will change from rural to urban but dismisses this as consistent with adjacent land uses. That reasoning is circular. The fact that there is existing large lot residential development to the north of the site does not mean that extending it southward across the road from existing residents has no effect on those of us who already live here.	I request that the panel decline Proposed Private Plan Change 36 in its entirety.
11/1	Character	Oppose	The development 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.	Decline the submission and leave Ōhaupō as it is
12/1	Character	Oppose	We brought in this area because it is a quiet village to raise our family. Also I don't believe the village is serviced very well by our council now, so I only see that getting worse if it gets developed further. I oppose any further development.	Look after what you have now!
13/3	Character	Oppose	Ōhaupō's southern entrance is a rural gateway, defined by: • Pastoral farmland • Open views • Low-density rural activity • A clear transition between township and countryside Replacing 21.5 hectares of rural land with residential lots will: • Remove rural openness • Introduce suburban form inconsistent with Ōhaupō's scale • Erode the rural gateway character • Reduce amenity values protected under RMA s7(c) Our rural areas are diminishing at an alarming and unnecessary rate. Other countries—such as Germany—have protected productive rural land and landscapes by keeping residential development strictly within village and town boundaries, despite having far denser populations than New Zealand. We should learn from good international planning practice, not repeat the mistakes of poor planning.	Decline Private Plan Change 36 in full, OR In the alternative Protect rural character and amenity at Ōhaupō's southern entrance.
14/5	Character	Oppose	This end of Ōhaupō feels rural. It is the edge of the village, not part of it. Rezoning this land for 40 residential lots would fundamentally change that character.	That Proposed Private Plan Change 36 be declined in its entirety.
15/3	Character	Oppose	The open rural landscape is a defining feature of the property's character, amenity and outlook. Due to its elevated location and direct views across much of the land proposed for rezoning, my property will experience the visual effects of the development more acutely than many surrounding properties, with those effects being visible from both the dwelling and outdoor living areas. While individual effects may be assessed as less than minor when considered in isolation, the cumulative effect of residential development, roads, traffic, lighting, fencing, increased population and the loss of open rural views would fundamentally alter the environment experienced from the property. I do not consider that the application adequately assesses these cumulative effects on adjoining landowners, particularly those who experience the site on a daily basis rather than from public viewpoints or passing road corridors. For these reasons, I consider the visual and cumulative effects of the proposed rezoning on my property to be significantly greater than acknowledged in the application.	I seek that Proposed Plan Change 36 be declined. If Council determine that Proposed Plan Change 36 should proceed, I request the following measures be imposed to protect Lot 3 DP 597425: • No roads, vehicle accessways, rights-of-way, pedestrian links, service corridors or similar movement infrastructure be established adjoining the boundary of Lot 3 DP 597425. • Appropriate landscaping and screening be provided along any boundary adjoining future development. • Appropriate building setbacks apply to all future lots adjoining Lot 3 DP 597425.
17/3	Character	Oppose	The open rural landscape is a defining feature of the property's character, amenity and outlook. Due to its elevated location and direct views across much of the land proposed for rezoning, my property will experience the visual effects of the development more acutely than many surrounding properties, with those effects being visible from both the dwelling and outdoor living areas.	I seek that Proposed Plan Change 36 be declined. If Council determine that Proposed Plan Change 36 should proceed, I request the following measures be imposed to protect Lot 3 DP 597425:

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Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
			While individual effects may be assessed as less than minor when considered in isolation, the cumulative effect of residential development, roads, traffic, lighting, fencing, increased population and the loss of open rural views would fundamentally alter the environment experienced from the property. I do not consider that the application adequately assesses these cumulative effects on adjoining landowners, particularly those who experience the site on a daily basis rather than from public viewpoints or passing road corridors. For these reasons, I consider the visual and cumulative effects of the proposed rezoning on my property to be significantly greater than acknowledged in the application.	- No roads, vehicle accessways, rights-of-way, pedestrian links, service corridors or similar movement infrastructure be established adjoining the boundary of Lot 3 DP 597425. - Appropriate landscaping and screening be provided along any boundary adjoining future development. - Appropriate building setbacks apply to all future lots adjoining Lot 3 DP 597425.
11/2	Infrastructure	Oppose	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.	Decline the submission and leave Ōhaupō as it is
13/7	Infrastructure	Oppose	Ōhaupō's three-waters infrastructure is limited. Large-lot residential development increases: - Impermeable surfaces - Stormwater runoff - Flooding risk The applicant's assessments do not adequately address cumulative effects or long-term capacity. There is already notable problematic flooding during normal frequent rain events west of the railway, directly downhill from this proposed development site. This proposed development would likely have massive further detrimental impacts on the amount of flooding here.	Decline Private Plan Change 36 in full.

Amenity

Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
1/1	Amenity	Oppose	Removal of the shelter-belt opposite our section, which provides shelter from South - South West winds to our property, as well as privacy and bird life.	No change to shelter-belt,
4/3	Amenity	Oppose	The proposal will also result in increased noise from both construction activity and ongoing traffic, and will change the character of the area from rural to residential, reducing the amenity currently enjoyed by existing residents.	I request that Council decline the plan change in its current form.
5/2	Amenity	Oppose	The proposal will also result in increased noise from both construction activity and ongoing traffic.	I request that Council decline the plan change in its current form.
5/3	Amenity	Oppose	The proposal will change the character of the area from rural to residential, reducing the amenity currently enjoyed by existing residents.	I request that Council decline the plan change in its current form. Alternatively, if the proposal is to proceed in any form, I request that the northern shelterbelt remain intact if not increased (number of trees have been removed in 2025 along the northern west corner) to help act as a natural sound barrier as noises in rural areas are more prominent. If increased setbacks can be in place as a condition would be an additional way to lessen impact to existing residents along Ryburn Rd of application proceeds in any form.
6/9	Amenity	Oppose	I am also exposed to traffic noise from both directions, and every vehicle entering or leaving the proposed development will pass my property. Traffic noise at this corner has already increased following the Charles. Edwards Street subdivision. The cumulative effect of successive developments is addressed further in Section 9. No traffic noise assessment has been prepared for this plan change. Given that position and the volume of additional trips proposed, one is warranted.	I request that the panel decline Proposed Private Plan Change 36 in its entirety. If the panel is minded to approve any part of the proposal, I request the relief set out below. That a traffic noise assessment is required for properties on the corner of Ryburn Road and SH3, given the corner position of those properties and the volume of additional trips proposed.
6/10	Amenity	Oppose	This proposal means earthworks, roading construction, and then the building of more than 40 homes, a construction programme that will run for years. If the rules are already being breached on a small build across the road, I have no confidence that consent conditions will protect neighbouring residents through a development of this scale. The application contains no assessment of construction noise, construction traffic, or the duration of construction effects on existing residents.	I request that the panel decline Proposed Private Plan Change 36 in its entirety.

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Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
			A multi-year construction programme beside existing homes is a significant anticipated effect of this rezoning, and the Section 32 Evaluation Report contains no assessment of it at all. The question is not whether consent conditions could address it, but whether the evaluation has identified and assessed it as required. It has not.	
8/5	Amenity	Support in Part	Construction-related effects should also be considered, including: • Dust generation; • Noise and vibration; • Mud and debris on roads; • Construction traffic impacts; • Temporary reduction in road safety.	A Construction Management Plan should be mandatory before any earthworks or subdivision activity begins.
15/4	Amenity	Oppose	The concept plan shows an accessway or right-of-way running alongside existing property boundaries. This would introduce additional vehicle movements, noise, lighting and activity immediately adjacent to established rural properties. I am also concerned that future roads, rights-of-way, pedestrian links, service corridors or other movement infrastructure may be established close to the boundary of Lot 3 DP 597425 as the development progresses. Such infrastructure would erode the privacy, outlook and rural amenity currently enjoyed by the property and introduce ongoing activity where open rural land presently exists.	I seek that Proposed Plan Change 36 be declined. If Council determine that Proposed Plan Change 36 should proceed, I request the following measures be imposed to protect Lot 3 DP 597425: • A legally protected no-build or landscape buffer be established along the boundary adjoining Lot 3 DP 597425 to maintain separation from future residential development and minimise reverse sensitivity effects. • The buffer be secured through consent notices, covenants and/or easements to ensure its long term protection. • No roads, vehicle accessways, rights-of-way, pedestrian links, service corridors or similar movement infrastructure be established adjoining the boundary of Lot 3 DP 597425. • Appropriate landscaping and screening be provided along any boundary adjoining future development. • Appropriate building setbacks apply to all future lots adjoining Lot 3 DP 597425.
15/5	Amenity	Oppose	The application does not adequately assess the effects of the construction phase. Development is likely to occur over many years and involve substantial earthworks, heavy vehicle movements, dust, noise and disruption, all of which will be experienced directly by neighbouring landowners and should be appropriately assessed and mitigated.	Not specified
17/4	Amenity	Oppose	The concept plan shows an accessway or right-of-way running alongside existing property boundaries. This would introduce additional vehicle movements, noise, lighting and activity immediately adjacent to established rural properties. I am also concerned that future roads, rights-of-way, pedestrian links, service corridors or other movement infrastructure may be established close to the boundary of Lot 3 DP 597425 as the development progresses. Such infrastructure would erode the privacy, outlook and rural amenity currently enjoyed by the property and introduce ongoing activity where open rural land presently exists.	I seek that Proposed Plan Change 36 be declined. If Council determine that Proposed Plan Change 36 should proceed, I request the following measures be imposed to protect Lot 3 DP 597425: • A legally protected no-build or landscape buffer be established along the boundary adjoining Lot 3 DP 597425 to maintain separation from future residential development and minimise reverse sensitivity effects. • The buffer be secured through consent notices, covenants and/or easements to ensure its long term protection. • No roads, vehicle accessways, rights-of-way, pedestrian links, service corridors or similar movement infrastructure be established adjoining the boundary of Lot 3 DP 597425. • Appropriate landscaping and screening be provided along any boundary adjoining future development. • Appropriate building setbacks apply to all future lots adjoining Lot 3 DP 597425.
17/5	Amenity	Oppose	The application does not adequately assess the effects of the construction phase. Development is likely to occur over many years and involve substantial earthworks, heavy vehicle movements, dust, noise and disruption, all of which will be experienced directly by neighbouring landowners and should be appropriately assessed and mitigated.	Not specified

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Economic Effects

Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
21/9	Economic Effects	Support in Part	Flooding already has significant operational and financial consequences for our farming business. Existing impacts include: • loss of productive grazing land; • reduced pasture growth and feed availability; • pasture rehabilitation costs; • disruption to grazing rotations; • stock management difficulties; • damage to fences, races and drainage infrastructure; • reduced farm access; increased labour requirements; and • reduced business resilience during prolonged wet periods. Any increase in flood levels, flood duration, stormwater discharge or deterioration in water quality has the potential to increase these impacts.	Protecting existing productive rural businesses should be an important consideration when assessing future development within this catchment.

Pests

Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
4/4	Pests	Oppose	Since nearby development has occurred, particularly the Charles Edwards subdivision, we have observed a noticeable increase in rabbit populations on our property. This appears to be due to displacement from surrounding land. Further development of a large rural site into residential use is likely to displace additional pests onto neighbouring properties. The application does not clearly address how existing pests such as rabbits will be managed, which creates an ongoing issue for neighbouring landowners	I request that Council decline the plan change in its current form. Alternatively, if the proposal is to proceed in any form, I request that a pest management plan be developed to address the displacement of rabbits and other pests.
5/4	Pests	Oppose	Since nearby development has occurred, particularly the Charles Edwards subdivision, we have observed a noticeable increase in rabbit populations on our property. This appears to be due to displacement from surrounding land. Further development of a large rural site into residential use is likely to displace additional pests onto neighbouring properties. The application does not clearly address how existing pests such as rabbits will be managed, which creates an ongoing issue for neighbouring landowners.	I request that Council decline the plan change in its current form. Alternatively, if the proposal is to proceed, I request that a pest management plan be developed to address the displacement of rabbits and other pests.

Reverse Sensitivity

Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
6/11	Reverse Sensitivity	Oppose	The site's entire western boundary is the North Island Main Trunk railway line. Placing more than 40 homes against an operating rail corridor raises reverse sensitivity issues the application does not address. Rail operations occur 24 hours a day and generate noise and vibration. New residents will experience this day and night, and the complaints that follow can put pressure on nationally significant infrastructure.	I request that the panel decline Proposed Private Plan Change 36 in its entirety. If the panel is minded to approve any part of the proposal, I request the relief set out below. • That rail noise, vibration, setback, and reverse sensitivity effects on the North Island Main Trunk railway line be assessed, and KiwiRail's position obtained, before any decision is made. • That Waipā District Council obtain KiwiRail's position on the proposal, including in relation to stormwater discharges to the rail corridor, reverse sensitivity, noise and vibration effects, and any setback or design requirements KiwiRail considers necessary, before any decision is made.
15/2	Reverse Sensitivity	Oppose	A key concern is the creation of reverse sensitivity effects between future residents and existing lawful activities undertaken on the property. My property is actively used for rural lifestyle activities including: • Keeping hunting dogs; • Keeping livestock;	I seek that Proposed Plan Change 36 be declined. If Council determine that Proposed Plan Change 36 should proceed, I request the following measures be imposed to protect Lot 3 DP 597425: • A legally protected no-build or landscape buffer be

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Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
			- Use of sheds and workshops for the maintenance and operation of race vehicles and other motorsport - related equipment; - General rural lifestyle activities expected within a rural environment. The proposed development will introduce a significant number of new residential neighbours into close proximity with existing activities, including rural lifestyle activities and motorsport-related activities that may generate occasional noise. This creates a risk that future residents may be adversely affected by, or complain about, activities that are currently lawful and generally accepted within a rural setting. I consider the assessment of reverse sensitivity effects contained within the application to be inadequate and not reflective of the circumstances experienced by existing adjoining landowners.	established along the boundary adjoining Lot 3 DP 597425 to maintain separation from future residential development and minimise reverse sensitivity effects. - The buffer be secured through consent notices, covenants and/or easements to ensure its long term protection. - No roads, vehicle accessways, rights-of-way, pedestrian links, service corridors or similar movement infrastructure be established adjoining the boundary of Lot 3 DP 597425. - Appropriate landscaping and screening be provided along any boundary adjoining future development. - Appropriate building setbacks apply to all future lots adjoining Lot 3 DP 597425. - Consent notices and/or covenants be registered against all new titles advising future owners that adjoining properties undertake lawful rural and lifestyle activities, including the keeping of dogs and livestock, workshop activities, rural activities, and the operation, maintenance and storage of race vehicles and motorsport-related equipment. - Existing lawful activities undertaken on Lot 3 DP 597425 be recognised and protected from future reverse sensitivity effects. - Lot 3 DP 597425 be excluded from any building design controls, colour controls, glazing requirements or other development restrictions associated with the proposed Large Lot Residential Zone.
17/2	Reverse Sensitivity	Oppose	A key concern is the creation of reverse sensitivity effects between future residents and existing lawful activities undertaken on the property. My property is actively used for rural lifestyle activities including: - Keeping hunting dogs; - Keeping livestock; - Use of sheds and workshops for the maintenance and operation of race vehicles and other motorsport - related equipment; - General rural lifestyle activities expected within a rural environment. The proposed development will introduce a significant number of new residential neighbours into close proximity with existing activities, including rural lifestyle activities and motorsport-related activities that may generate occasional noise. This creates a risk that future residents may be adversely affected by, or complain about, activities that are currently lawful and generally accepted within a rural setting. I consider the assessment of reverse sensitivity effects contained within the application to be inadequate and not reflective of the circumstances experienced by existing adjoining landowners.	I seek that Proposed Plan Change 36 be declined. If Council determine that Proposed Plan Change 36 should proceed, I request the following measures be imposed to protect Lot 3 DP 597425: - A legally protected no-build or landscape buffer be established along the boundary adjoining Lot 3 DP 597425 to maintain separation from future residential development and minimise reverse sensitivity effects. - The buffer be secured through consent notices, covenants and/or easements to ensure its long term protection. - No roads, vehicle accessways, rights-of-way, pedestrian links, service corridors or similar movement infrastructure be established adjoining the boundary of Lot 3 DP 597425. - Appropriate landscaping and screening be provided along any boundary adjoining future development. - Appropriate building setbacks apply to all future lots adjoining Lot 3 DP 597425. - Consent notices and/or covenants be registered against all new titles advising future owners that adjoining properties undertake lawful rural and lifestyle activities, including the keeping of dogs and livestock, workshop activities, rural activities, and the operation, maintenance and storage of race vehicles and motorsport-related equipment. - Existing lawful activities undertaken on Lot 3 DP 597425 be recognised and protected from future reverse sensitivity effects. - Lot 3 DP 597425 be excluded from any building design controls, colour controls, glazing requirements or other development restrictions associated with the proposed Large Lot Residential Zone.

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Structure Plan

Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
6/19	Structure Plan	Oppose	The Structure Plan is the document that will determine how the entire development is laid out, including road layout, lot configuration, stormwater management, wetland buffers, and the treatment of the ponds and permanent stream on site. Once adopted, it becomes the framework within which all future resource consents for the development will be assessed. The problem is that the Structure Plan has been prepared before the foundational technical work has been completed. A Structure Plan built on those unresolved foundations is not a sound planning document. It locks in a development layout before the constraints of the land are properly understood, and it will be very difficult to revisit once the rezoning has been granted.	I request that the panel decline Proposed Private Plan Change 36 in its entirety. If the panel is minded to approve any part of the proposal, I request the relief set out below. - That the Structure Plan include explicit construction management and staging requirements, covering hours of work, truck routes, and the protection of berms and adjacent properties, so that these controls are set at plan change stage rather than left to individual consents. - That the proposed Ōhaupō South Structure Plan appendix not be adopted in its current form, and not be finalised until all outstanding technical assessments have been completed and their findings incorporated into it.
16/2	Structure Plan	Support	The inclusion of the Ōhaupō South Structure Plan provides a framework to guide future development and helps ensure that infrastructure, transport, and community needs are considered alongside growth. While I support the proposal, I encourage Council and the developer to continue ensuring that infrastructure, stormwater management, traffic safety, and protection of local amenity are appropriately addressed as development progresses.	I support Proposed Private Plan Change 36 and request that it be approved.
23/4	Structure Plan	Oppose	PC36 does not appear to include detailed landscaping plans, masterplan including setbacks, or other plans demonstrating how future development would be accommodated on the site. In the absence of this information, it is difficult to understand how effects relating to landscape, visual amenity, reverse sensitivity, road frontage treatment, and site layout would be managed. PC36 appears to rely on future subdivision design and later consent processes to manage a number of key effects, but these outcomes are not secured through specific PC36 provisions.	Not specified
24/4	Structure Plan	Oppose	PC36 does not appear to include detailed landscaping plans, masterplan including setbacks, or other plans demonstrating how future development would be accommodated on the site. In the absence of this information, it is difficult to understand how effects relating to landscape, visual amenity, reverse sensitivity, road frontage treatment, and site layout would be managed. PC36 appears to rely on future subdivision design and later consent processes to manage a number of key effects, but these outcomes are not secured through specific PC36 provisions.	Not specified
27/1	Structure Plan	Neutral	The proposed Ōhaupō South Structure Plan should be identified as an area subject to a structure plan within the existing Waipā District Plan Rule 15.4.2.69. This is to ensure that it is treated in the same way that all other structure plans are and so future development will be in general accordance with the structure plan.	That Rule 15.4.2.69 be amended to include reference to the proposed Ōhaupō South Structure Plan as follows (new text in red): Rule – All development and subdivision in areas subject to a Structure Plan, Development Plan or Concept Plan 15.4.2.69. All development and subdivision within an area subject to an approved structure plan, development plan or concept plan shall be designed in general accordance with the requirements of that structure plan, concept plan or development plan. For the avoidance of doubt, the following areas are subject to concept plans, development plans and / or structure plans: [...] xx. Ōhaupō South Structure Plan
27/2	Structure Plan	Neutral	The plan change documentation includes specialist reports on ecological (Appendix C), cultural (Appendix D), and landscape and visual matters (Appendix F). These reports include a number of recommendations and outcomes for future subdivision and development of the site. In addition to this, the applicant's response to further information requested identified that Council's concerns would be addressed through design elements included in final subdivision design. There is some concern that the provisions of the plan change and the District Plan may not enable the intended outcomes to be realised. This includes:	Any relief considered necessary or appropriate to ensure that the outcomes described in the proposed structure plan and associated specialist reports are captured and can be assessed at time of subdivision or resource consent stage. This includes but is not limited to: - Requirement to prepare and submit an ecological management plan for certification at the time of first subdivision or development which includes: - The location and extent of any stormwater

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Submission Point	Topic	Support / Oppose	Submission Summary	Relief Sought / Decision Requested
			▪ How the recommendations of the Cultural Impact Assessment will be implemented at subdivision consent stage, given that support from Mana Whenua is dependent on the implementation of these recommendations; ▪ How the recommendations of the Ecological Effects Assessment will be implemented, particularly insofar as they relate to the features of ecological interest identified; ▪ How the recommendations of the Landscape Effects Assessment will be implemented, particularly insofar as they relate to: – Design considerations for building height, fencing, and hedge planting with respect to the State Highway 3 boundary; and – Provision of concept landscape plans; ▪ What facilities the design of reserves will include (e.g., play elements, rest areas, picnic areas, walking loop track, connectivity); and ▪ Provision of connection of land to the south for potential cycleway to Lake Ngारoto.	- management devices; – Routes of any cycle and/or pedestrian paths; – Proposed planting and other landscaping; – Management of bat habitat areas; – Implementation programme; – Results of consultation with, and input from, Mana Whenua; and – Design of reserves and concept landscape plans. • Provisions to ensure that landscape views from State Highway 3 are not restricted through the erection of barriers such as solid screen fences and the planting of shelterbelts / hedges and other structures adjacent to and along the road boundary.

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