

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Darrell Hollinshead
Date: Monday, 13 July 2026 3:03:28 pm
Attachments: [REF261269617.pdf](#)

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Full name of submitter Darrell Hollinshead
Contact name (if different from above) Simone Williams (Nicklin CE) - Agent
Email address [REDACTED]
Address for service [REDACTED]
Contact phone number [REDACTED]

This is a submission on the following proposed plan change to the Waipā District Plan
 Plan Change 31

Could you gain an advantage in trade competition through this submission? I could not
Are you directly affected by an effect of the subject matter that - (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition? I am
Do you wish to be heard (attend and speak at the Council hearing) in support of your submission? I do
If others make a similar submission, will you consider presenting a joint case with them at the hearing? Yes
Do you support the proposed change(s)? I support in part

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

My submission is
 See attached

I seek the following decision/s from Council
 See attached

Attachments

[PC 31 - D B Hollinshead..pdf](#) (310 kb)

Submission

To: Waipā District Council
From: Simone Williams and Gareth Moran (Nicklin CE)
Date: 13th July 2026
Subject: Submission on Private Plan Change 31 – Waipā District Council

1.0 Introduction

This submission is made on behalf of Darrell Bryce Hollinshead in relation to Private Plan Change 31 (PC 31), Te Awamutu T4 Growth Cell, to the Waipā District Plan. Darrell Bryce Hollinshead is referred to as the 'submitter' in this submission.

The submitter is an owner and occupier of land legally described as Lot 2 DP 368330 [RT 277560] located at 4 Pokuru Road, Te Awamutu. The submitter's site contains approximately 12.05 ha and directly adjoins the southern boundary of the PC 31 site.

The submitter's land is physically contained by the North Island Main Trunk railway line to the west and Pokuru Road to the east.

The submitter's land is zoned Rural and has Designation 154 (Te Awamutu western arterial road) traversing along its northern boundary and Designation D163 traversing along its western boundary, following Designation 1, being the North Island Main Trunk (NIMT) railway line corridor. These features are indicated on **Figure 1** below.

The land has been used for equine activities for a long period of time, including the breeding, keeping and training of racehorses. The site also contains several dwellings associated with the existing use of the land.

This submission sets out:

1. The background context for the submitter's interest in PC 31.
2. The planning context and submission points raised by the submitter.
3. Relief sought

2.0 Background

The submitter previously provided a letter of support for PC 31, which is included within the application material. That letter was prepared on the 2nd August 2024, and at a time when the submitter had only been provided with limited information about the proposal.

The submitter was not presented with the full plan change package at that time and did not have a full understanding of what the plan change would represent for his land, existing rural activities, or future use of the property.

Having now had the opportunity to review and consider the plan change in more detail, the submitter wishes to clarify his position. The submitter does not seek to oppose PC 31, but now takes a neutral position and seeks that his interests are properly recorded and addressed through the plan change process.



The submitter's key concerns relate to the identification of ecological features on his land outside the plan change area, specifically the mapped wetland, and the potential effects of the new urban/rural interface on the existing rural activities undertaken on his site.



Figure 1: Location of the submitter's site adjoining the PC 31 area, showing existing District Plan zoning and designations

3.0 Planning Context

PC 31 seeks to rezone approximately 28ha of land within the T4 Growth Cell from Deferred Residential Zone to Medium Density Residential Zone and Reserve Zone. The T4 Growth Cell is already identified in the Waipā District Plan as a residential growth cell anticipated beyond 2035. PC 31 therefore seeks to bring forward the development timing of that growth cell and introduce a structure plan to guide future development of the area.

The submitter does not oppose the planned growth of Te Awamutu or the general intent of PC 31. However, the submitter's land directly adjoins the southern boundary of the plan change area and will be affected by the change in land use from a rural environment to a residential environment.

The submitter is particularly concerned that the PC3 1 material appears to identify and map a wetland on his land, outside the plan change area. The submitter does not consider it appropriate for the applicant to identify, classify, or map features on land that is not subject to the plan change. The submitter opposes the inclusion of this wetland mapping within the PC 31 material and seeks that it is removed.

The submitter acknowledges that urban growth in Te Awamutu is anticipated and does not seek to prevent the rezoning of the T4 Growth Cell. However, the submitter is concerned that the change in the adjoining land use environment may compromise the practical ability to continue operating the existing equine training and breeding facility on the land. In particular, construction earthworks, construction traffic, construction noise and vibration, road activity along or near the northern boundary, lighting, pets, fireworks and general residential activity all have the potential to disturb or startle horses.



The submitter therefore seeks that these effects are recognised and that appropriate interface treatment is provided along the southern boundary of the PC 31 site, to manage effects on the existing equine training and breeding facility while the submitter's land remains in rural use. This could be introduced by way of boundary additional setbacks, fencing or landscaping requirements where adjoining the submitters site.

The submitter seeks that the structure plan and associated provisions do not create a hard southern edge to the T4 Growth Cell or otherwise prevent future integration with his land, should that land be considered as part of Te Awamutu's future growth planning. The land directly adjoins the T4 Growth Cell, is physically contained by the North Island Main Trunk railway line and Pokuru Road and is understood to largely comprise lower quality soils. In this context, the land may represent a practical location for future residential or deferred residential zoning as part of Te Awamutu's longer-term growth planning. The lower-lying parts of the site may also provide an opportunity to contribute to future stormwater management, flood storage and open space outcomes.

Table 1 below sets out the submission points for each relevant matter raised by the submitter.

SUBMISSION POINTS			
Submission Point	Matter	Support/ Oppose/ Amend	Comments
1	PC 31 as notified	Neutral	The submitter takes a neutral position on PC 31. The submitter does not oppose the planned growth of Te Awamutu or the general intent of bringing forward the T4 Growth Cell, but seeks that his interests as an immediately adjoining rural landowner are recognised and addressed.
2	Ecological features/ wetland mapping on land outside the plan change area	Amend	The PC 31 material appears to identify and map a wetland on the submitter's land, outside the plan change area. It is not considered appropriate for the applicant to identify, classify and map features on land that is not subject to PC 31. The inclusion of this wetland mapping is opposed, and it is sought that the mapping is removed from the PC 31 material.
3	Interface with adjoining Rural Zone	Amend	The submitter's land is currently used as an equine training and breeding facility, which is a typical activity within a rural zoned environment. Given PC 31 will introduce an urban residential zoning directly adjoining the rural zone, there will be a new urban/rural interface (unless the submitter's land is considered for future rezoning). The residential development on the adjoining PC 31 land should

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			therefore consider and accommodate appropriate interface treatment while the land remains in Rural Zone. This could include boundary setbacks, fencing or landscaping requirements where adjoining the submitters site.
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Table 1: Submission points

4.0 Relief Sought

The submitter seeks the following amendments and relief to ensure his interests as an adjoining landowner are appropriately recognised:

- Any wetland identification, mapping, notation or description shown on the submitter's land outside the PC 31 site is removed from the PC 31.
- The southern interface of the PC 31 site is planned and managed in a way that recognises the adjoining Rural Zoned land and existing rural activities. This should include appropriate rural/residential interface treatments to manage potential reverse sensitivity effects arising from the future residential environment. Such measures may include increased boundary setbacks, landscape planting, fencing and lighting controls along the southern boundary. Construction-related effects, including construction traffic, noise, vibration, dust and earthworks, should also be managed through appropriate construction management measures.

While the submitter understands that rezoning his land for residential or deferred residential purposes is likely to be outside the scope of this private plan change process, he seeks that PC 31 does not preclude or prejudice the future consideration of his land as part of Te Awamutu's longer-term residential growth planning.

For completeness, the submitter acknowledges that a letter of support previously provided by him is included in the application material. That letter was provided before the full plan change package had been presented to him, and before he had a full understanding of what PC 31 would represent for his adjoining land. His current position is therefore neutral, with the specific relief sought above.

The submitter wish to be heard in support of their submission and the matters raised above. If others make a similar submission, they would consider presenting a joint case with them at the hearing.

Please contact us if you wish to discuss any of these points further or seek clarification.

Yours sincerely

Nicklin CE



Simone Williams

Senior Planner




Gareth Moran

Senior Planner



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