

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Nigel Nunn
Date: Tuesday, 30 June 2026 9:01:36 pm
Attachments: [REF261238768.pdf](#)

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Full name of submitter Nigel Nunn

Contact name (if different from above)

Email address

Address for service

Contact phone number

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

Plan Change 36 - Ōhaupō Large Lot Residential Extension

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 not

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 oppose

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

Rezoning of Lot 3, DP597425 and removal of the State Highway 3 Scenic Corridor overlay

My submission is

As per attachment

I seek the following decision/s from Council

As per attachment

Attachments

[PPC36 Submission - Nigel Nunn.pdf](#) (527 kb)

SUBMISSION ON PROPOSED PLAN CHANGE 36 – ŌHAUPŌ SOUTH

Submitter: Nigel Nunn

Property Address: 5 Ryburn Road, Lot 3 DP 597425, Ōhaupō

Background and Timeline

The following timeline is relevant to this submission and provides context for the expectations under which I purchased and subsequently developed Lot 3 DP 597425:

- **September 2023** – I viewed the property at 5 Ryburn Road after it was advertised as *"the epitome of prime rural living"*.
- **October 2023** – I entered into an unconditional agreement to purchase the property from Honeycomb Developments. At this time, I also moved into the empty property with a "rental" agreement until title was issued.

At the time of purchase, I was aware that two neighbouring sections would be developed on the western side of the property and accepted this as part of the property's setting. However, there was no indication that the surrounding farmland would be subject to large-scale residential development or that my own property would be proposed for rezoning.

- **June 2024** – During the same month, Honeycomb Developments commenced discussions with Waipā District Council regarding the potential rezoning and future subdivision of the surrounding farmland.
- **26 June 2024** – Title for Lot 3 DP 597425 was issued and settlement was completed.

Had I been aware that the surrounding farmland was already being considered for rezoning and subdivision when I purchased the property, that information would have been highly relevant to my purchasing decision and expectations for the property's future character and rural setting. No reference to any such proposal or discussions was identified in the LIM report at that time.

- **19 December 2024** – Honeycomb Developments provided neighbours approval for the construction of a large 3 bay workshop / shed within 3 metres of the southern boundary of my property.

Following this approval, I invested in the construction of the shed, in reliance on the surrounding land remaining rural in nature and compatible with the activities undertaken on my property.

The marketing material for the property emphasised its rural outlook, open views, privacy and surrounding farmland setting. Copies of relevant photographs and the original marketing material are attached as Appendix A. These materials demonstrate the rural character and amenity values that formed part of my decision to purchase the property.

This timeline is important because it demonstrates that I purchased and subsequently invested in the property on the basis that it would remain within a rural environment. The proposed rezoning would fundamentally alter those expectations and significantly affect the rural character, outlook and amenity values that formed an important part of my decision to purchase the property.

Position

I oppose Proposed Plan Change 36 in its current form.

The application states that:

"This PPC seeks to rezone rural land on the southern side of Ōhaupō Township, to Large Lot Residential Zone to ensure that sufficient supply of residential land is available to the market for development."

While I acknowledge the importance of providing additional residential land to accommodate future growth, I consider that the application places significant emphasis on the benefits of future development while giving insufficient consideration to the effects on existing neighbouring landowners who have purchased, developed and continue to use their properties in reliance on the current rural environment.

My property, Lot 3 DP 597425, adjoins the proposed plan change area and contains the original farmhouse associated with the surrounding farmland, dating from the 1920s. The property occupies a prominent elevated position overlooking the farmland to the west and south and has historically functioned as part of the wider rural landscape. The open rural setting contributes significantly to the property's character, outlook and amenity values, and remains an integral component of the property's identity and historic connection to the surrounding farming environment.

As outlined in the timeline above, I purchased the property after it had been marketed as "the epitome of prime rural living" and with the expectation that it would remain within a rural environment. While I was aware of the approved development of two neighbouring residential sections, I had no reason to anticipate the large-scale residential rezoning of the surrounding farmland or that my own property would be proposed for rezoning from Rural Zone to Large Lot Residential Zone. These expectations formed an important part of my decision to purchase and invest in the property.

I have no desire or intention to develop, further subdivide, or urbanise my property and wish to retain the Rural Zone and associated rights that formed an important part of my decision to purchase the property.

Reasons for Objection

Opposition to Rezoning of Lot 3 DP 597425

I specifically oppose the inclusion of Lot 3 DP 597425 within the proposed Large Lot Residential Zone.

I consider the proposed rezoning of Lot 3 DP 597425 to be one of the most significant deficiencies in Proposed Plan Change 36.

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.

My property is already separately titled, contains an established dwelling, functions independently of the proposed development area, and is not required to facilitate access, infrastructure, servicing, stormwater management, reserves, or any other aspect of the proposed development.

The property has existed as a distinct rural property for many years, and I do not intend to further subdivide the property, and do not wish to transition the property into a residential or urban environment.

The Section 32 Evaluation Report identifies a range of strategic and planning benefits associated with increasing residential land supply. However, no explanation is provided as to why those objectives require the rezoning of Lot 3 DP 597425 specifically.

No planning justification has been provided demonstrating why Lot 3 DP 597425 must be included within the proposed Large Lot Residential Zone in order to achieve the objectives of Proposed Plan Change 36.

The property was purchased as a rural property, marketed as a rural property, and remains a rural property. Significant financial commitments have subsequently been made in reliance on the Rural Zone applying to the property, including the construction of improvements approved by Honeycomb Developments after discussions regarding future development had already commenced. The proposed rezoning would undermine the reasonable expectations that existed when the property was purchased and improved.

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 and increase the likelihood of reverse sensitivity effects arising from neighbouring residential development.

It would also 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.

Accordingly, regardless of whether the wider plan change proceeds, I request that Lot 3 DP 597425 remain within the Rural Zone.

Reverse Sensitivity Effects

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.

These activities are lawful and have been undertaken in reliance on the existing Rural Zone environment. Since purchasing the property, I have invested in improvements and infrastructure, including a substantial shed used for the storage, maintenance and operation of a world-record-holding race vehicle, other race vehicles, and associated equipment. The operation, testing and maintenance of these vehicles may generate occasional noise, which is consistent with and generally expected within a rural environment.

These activities were established in the context of a rural environment and with the reasonable expectation that neighbouring land would continue to be used for rural purposes.

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.

Loss of Rural Character, Landscape and Amenity

My property occupies a prominent elevated position at the crest of the hill overlooking the farmland to the west and south of the site. 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 I accepted the development of the two approved residential lots adjacent to the property, those lots represent a limited change to the wider landscape and do not materially alter the predominantly rural outlook experienced from the property.

The proposed rezoning is fundamentally different in scale and effect. It would enable the conversion of a substantial area of surrounding farmland into a residential environment containing dwellings, roads, vehicle movements, fencing, lighting, landscaping and associated urban development.

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.

Effects of the Proposed Accessway and Future Movement Corridors

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.

Construction Effects

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.

Effects of Removing the State Highway 3 Scenic Corridor Landscape Overlay

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.

Relief Sought

Primary Relief Sought

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.

Alternative Relief Sought (if the Plan Change is approved and Lot 3 DP 597425 is not excluded)

If the Council determine that Proposed Plan Change 36 should proceed, I request that the following measures be imposed to protect Lot 3 DP 597425:

1. 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.
2. The buffer be secured through consent notices, covenants and/or easements to ensure its long-term protection.
3. 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.
4. Appropriate landscaping and screening be provided along any boundary adjoining future development.
5. Appropriate building setbacks apply to all future lots adjoining Lot 3 DP 597425.

When my property was originally subdivided from the parent farm, a consent notice was placed on the title advising that the property was located within a rural environment and that rural activities could be expected. I consider it appropriate that the same principle be applied to any lots created through this proposal.

Future purchasers should be fully informed of the existing rural and lifestyle activities occurring on neighbouring properties and should accept those activities as part of living adjacent to an established rural environment.

6. 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.
7. Existing lawful activities undertaken on Lot 3 DP 597425 be recognised and protected from future reverse sensitivity effects.
8. 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.
- 9.

For the reasons outlined above, I oppose Proposed Plan Change 36 in its current form.

While I acknowledge the need to provide for future growth, I consider that insufficient weight has been given to the effects of the proposal on existing neighbouring landowners, particularly those who purchased and developed their properties in reliance on the surrounding rural environment.

In particular, I oppose the inclusion of Lot 3 DP 597425 within the proposed Large Lot Residential Zone and request that the property remain zoned Rural regardless of whether the wider plan change proceeds.

If the Council determines that the plan change should proceed and that Lot 3 DP 597425 should not remain within the Rural Zone, I request that the alternative relief sought in this submission be adopted to minimise adverse effects on the property and protect existing lawful activities.

Thank you for considering this submission.

Yours faithfully,

Kerryn Sutherland

Appendix A


SEARCH FIND AN AGENT AUCTIONS NEWS INSIGHTS PROPERTY APPRAISAL MENU

Lot 3/4294 Ohaupo Road

Ohaupo, Waipa District

Share
Get directions



4
2

HOME FOR SALE

SOLD FOR \$935,000

LIFESTYLE PROPERTY

SPECIFICATIONS

PROPERTY TYPE	Lifestyle Property
BUILDING	210 m ²
LAND	2687 m ²

Old Meets New

Experience the epitome of prime rural living on the outskirts of Ohaupo Village in this meticulously 210m² renovated home.

Situated gracefully on a sprawling 2687m² site, the property offers breathtaking rural vistas that seamlessly blend old-world charm with modern living.

The heart of the home unfolds in an open-plan dining and kitchen area, complete with a fireplace infusing warmth and character.

A separate living area provides a cozy retreat, while a dedicated study, four bedrooms, and two family bathrooms ensures comfort and convenience for family and guests.

The kitchen is a modern masterpiece with brand-new fixtures, ample counter space, walk-in pantry, with a rural panorama that blends seamlessly with the interior, creating a picturesque backdrop as you cook and entertain. Sliding doors lead to a generous covered decking, perfect for relaxation, sipping your morning coffee or hosting gatherings year-round, while the front decking extends your living with it's seamless transition and a place to take in the sun.

The substantial yard, a canvas of possibilities, invites your creative touch. With its blend of charm and luxury, along with captivating views, this is a lifestyle offering both tranquillity and convenience to local amenities and key destinations like Hamilton, Cambridge, and Te Awamutu.

Don't miss this chance to own your piece of paradise; contact us now to view Mark Keesom 027 533 7661

PLEASE NOTE: Specified floor and land area sizes have been obtained from sources such as Property Guru, Waipa District Council (LIM) or Title documents. They have not been measured by the Salesperson or Online Realty Ltd. We recommend you seek your own independent legal advice if these sizes are material to your purchasing decision.

CHATELS

HEATED TOWEL RAIL
COOKTOP OVEN
EXTRACTOR FAN
LIGHT FITTINGS
FLOOR COVERS
BLINDS

TV AERIAL
RANGEHOOD
CURTAINS
DISHWASHER

USEFUL LINKS

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Wording copied below:

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