

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Gerard Boterman
Date: Sunday, 7 June 2026 10:15:58 am
Attachments: [REF261174084.pdf](#)

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Full name of submitter Gerard Boterman
Contact name (if different from above) Gerard Boterman
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

Private 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):

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.

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

My submission is

No change to shelter-belt, reasons of wind protection, privacy and bird life.

Amount of traffic during and after development: Services, trucks, buses, residential cars; analyse the amount of traffic and acceleration noise opposite our front door.

Long term vision, to connect the proposed development directly to SH3. e.g. by means of round-about at the south side (current farmer entrance) of the development. See attachment.

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 Ohaupo
- 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

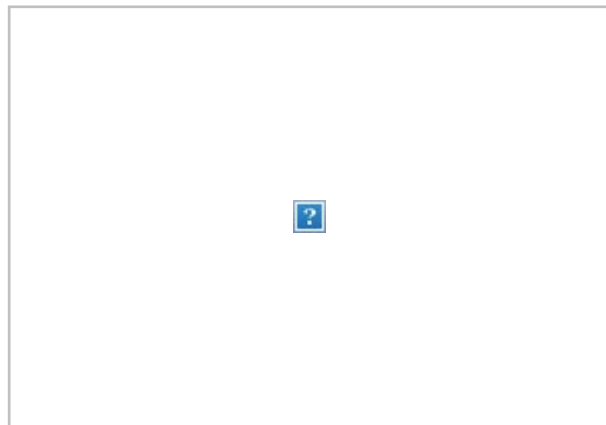


I seek the following decision/s from Council

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.

Attachments

Please upload any file attachments here





- World Building: Where, When, How?
- Do authors have a world map?
- The author's world map
- The author's world map

DATE	1-10-00	Q41
TIME	1-20-00	Q43
DATE	OCT 2024	



From: [REDACTED]
To: [Policy Shared](#)
Subject: External Sender: Re: Waipā District Plan - Plan Change Submission Form 5 - misleading information
Date: Sunday, 7 June 2026 4:22:07 pm
Attachments: [ivdxbkiv.png](#)
[REF261174084.pdf](#)

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Appendix F - image below - there is no farm access, there has not been for at least 40 years?
 Not sure who justified this incorrect and misleading information, as the gates rest against existing fencing and there are mature trees (shelter-belt) all along the way.

There is however an old, internal farm gate, likely to manage cattle between internal paddocks.
 Please [see images linked](#) and visit the place to verify.



kind regards,

Gerard Boterman

[REDACTED]
 [REDACTED]

----- Original Message -----

From info@waipadc.govt.nz

To [REDACTED]

Date 7/06/26 10:15:35

Subject Waipā District Plan - Plan Change Submission Form 5 - Gerard Boterman

Please accept this email as formal acknowledgement from Waipā District Council that your submission

has been received.

Thank you for your submission. We appreciate the time and thought that has gone into it. Once the time for submissions to be made has closed, a summary of submissions will be prepared. The summary will contain the points raised in each submission and all submissions received within the defined time period will be included.

The summary of submissions is legally required to be publicly notified so that further submissions can be made. Notification will occur through a notice being put into newspapers as well as the summary of submissions being placed on the Council's current plan change webpage. Further submissions will be able to be made for the specified time period contained in the public notice.

Please note that a further submission can only be made on points made in a submission. You are essentially stating whether you support or oppose a point made in a submission and giving your reasons why. No new information or material can be introduced through a further submission.

If you have any questions, please email districtplan@waipadc.govt.nz



