

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Colleen and Norman Middleton
Date: Sunday, 12 July 2026 5:24:14 pm
Attachments: [REF261267159.pdf](#)

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Full name of submitter Colleen and Norman Middleton
Contact name (if different from above)
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

Proposed Private Plan Change 31 – Te Awamutu T4 Growth Cell

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

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

Refer to PDF attachment.

My submission is

Refer to PDF attachment.

I seek the following decision/s from Council

Refer to PDF attachment.

Attachments

[Submission on Proposed Private Plan Change 31.pdf](#) (178 kb)

Submission on Proposed Private Plan Change 31 – Te Awamutu T4 Growth Cell

Submitters: Colleen and Norman Middleton, owners and occupiers of [REDACTED]
[REDACTED]

Introduction and personal context

We oppose Proposed Private Plan Change 31.

We have lived at [REDACTED] for the past seven years and purchased this property with the intention that it would be our retirement home.

A significant part of what attracted us to this property was the peaceful residential environment, the open outlook, and the connection with the surrounding natural environment. We value the existing character of the area, including the open spaces, mature trees and the birdlife that currently forms part of our daily experience.

The ability to enjoy this outlook, the sense of space, and the existing amenity values of our property are important factors in why we chose this location as our long-term home. We are concerned that the proposed development, if not appropriately managed, may significantly alter these values through changes to the landscape, increased building height, loss of mature trees, reduced privacy, construction impacts and changes to the existing character of the area.

While we recognise the need for Te Awamutu to accommodate growth, we believe this should be achieved in a way that appropriately considers and protects the amenity and wellbeing of existing residents who are directly affected by the change.

As owners and occupiers of [REDACTED], we are directly affected by the proposed rezoning and are concerned about the significant adverse effects the development may have on our property, our quality of life and the surrounding neighbourhood.

Our concerns are outlined below.

1. Uncertainty regarding the proposed reserve layout

We are concerned that the information made available as part of Proposed Private Plan Change 31 does not clearly identify the location of the proposed reserve land in relation to the proposed residential areas.

We have noted inconsistencies between the maps and diagrams provided in the publicly available documentation, making it difficult for affected residents to clearly understand how the proposed development will interface with existing properties.

As directly affected landowners, we consider it essential that the layout is clearly and consistently identified before any decisions are made on the proposal.

Should the development proceed, we request that the final plan clearly confirms that the proposed reserve area is located opposite **212 Kacey Avenue** (figure 1), rather than opposite **228 Kacey Avenue** (figure 2), as depicted in some of the diagrams we have reviewed.

It is important that all planning documents accurately reflect the intended layout so that existing residents can properly understand the likely effects of the development and have confidence that the approved plan is the one that will ultimately be implemented.



Figure 1: Reserve area location (*preferred option*)



Figure 2: Reserve area location (*undesirable option*)

2. Loss of mature trees, birdlife, habitat and carbon storage

The land surrounding our property currently provides open space, mature trees and habitat for a variety of bird species that are regularly seen and heard in our neighbourhood.

We are concerned that the proposed development will result in the removal of established mature trees, leading to the loss of habitat, a decline in local birdlife and biodiversity, and the loss of the environmental benefits these trees currently provide.

The mature trees and existing landscape contribute significantly to the outlook and character of the area. They also provide important natural functions, including carbon storage, shade, temperature moderation and support for local ecosystems.

We are also concerned about the significant earthworks required to prepare the site for development. The extensive disturbance, excavation and reshaping of the land has the potential to result in a substantial loss of stored carbon within the soil and existing landscape. We consider that this environmental impact should be appropriately assessed and addressed as part of the consideration of this plan change.

We are particularly concerned that, in other subdivisions, mature trees have been removed well in advance of any actual housing construction, leaving large areas of cleared land for extended periods before development proceeds. This unnecessarily removes habitat, reduces carbon storage capacity and changes the visual character and environmental values of the area long before the land is required for construction.

We request that, if the proposal proceeds, earthworks and vegetation removal are carefully managed and staged so that unnecessary disturbance is avoided, mature trees and habitat are retained wherever practicable, and any removal occurs only when reasonably necessary for the relevant stage of development.

We also request that meaningful replacement planting with appropriate species be required to help restore habitat, provide future carbon storage, maintain biodiversity and protect the amenity values of the area.

3. Building height and neighbourhood character

The proposed Medium Density Residential Zone allows buildings up to 11 metres in height, potentially enabling two- and three-storey dwellings immediately adjacent to established single-storey homes.

We consider that this scale of development is incompatible with the existing character of our neighbourhood and would create an overbearing and visually dominant environment for adjoining residents.

The proposal does not provide an appropriate transition between the existing residential area and the proposed medium-density development.

Greater consideration should be given to the interface between existing homes and future higher-density housing to ensure that the established character, outlook and amenity of the area is not unnecessarily compromised.

4. Privacy and overlooking

The potential for upper-storey windows, balconies and outdoor living areas to overlook neighbouring properties is a significant concern.

We are concerned that the proposal will reduce the privacy currently enjoyed by existing residents and diminish the use and enjoyment of private outdoor living spaces.

Additional controls should be considered where new development directly adjoins existing residential properties, including appropriate setbacks, landscaping and building design measures to reduce overlooking effects.

5. Shading and loss of sunlight

Although the District Plan includes height-in-relation-to-boundary standards, buildings of up to 11 metres may still result in increased shading of neighbouring properties, particularly during winter months.

Reduced access to sunlight would adversely affect outdoor living areas, gardens and the overall amenity of our property.

We believe that the potential shading effects on existing homes should be properly assessed and that additional controls should be considered where necessary to protect existing residential amenity.

6. Loss of residential amenity

The proposal represents a substantial intensification immediately adjacent to an established residential neighbourhood.

We are concerned that the cumulative effects of increased building bulk, reduced privacy, increased activity and higher residential density will fundamentally change the

character of the area and reduce the residential amenity currently enjoyed by existing homeowners.

Existing residents have chosen to live in this area based on the current environment, outlook and residential character. While we acknowledge that growth is necessary, this should not occur without appropriate consideration of the effects on those already living in the area.

7. Water supply and treatment capacity

We are concerned that the proposal does not adequately address whether Te Awamutu's existing drinking water supply and treatment infrastructure has sufficient capacity to support a development of this scale.

The community is aware of the challenges and investment required to maintain and upgrade the Te Awamutu water treatment plant and associated water infrastructure. Before additional residential development of this magnitude is enabled, we believe there should be clear evidence that there is adequate capacity to provide a secure, reliable and compliant drinking water supply for both existing and future residents without compromising current levels of service.

We request that the Hearing Panel be satisfied, through robust technical evidence, that water treatment and supply infrastructure is capable of supporting the proposed development, or alternatively require that any necessary upgrades are completed before further residential development proceeds.

8. Construction effects

If the proposal proceeds, construction is likely to occur over an extended period.

We are concerned about the impacts of earthworks, dust, noise, vibration and construction traffic on nearby residents and the disruption this will cause to the surrounding community.

We are also concerned that the prolonged construction period may adversely affect the marketability of our property. If we were to sell our home while construction is underway, prospective purchasers may be deterred by the scale and duration of the works, resulting in a reduced pool of buyers and potentially affecting the price that could reasonably be achieved.

While we acknowledge that property values are influenced by many factors, we consider the potential effect on the enjoyment, marketability and value of our property to be a relevant consequence of the proposed development.

Relief sought

We respectfully request that the Hearing Panel:

1. Decline Proposed Private Plan Change 31 in its current form.
2. Alternatively, if the Hearing Panel is minded to approve the proposal, substantially amend it to provide greater protection for existing neighbouring properties by:
 - requiring the final Structure Plan to locate the proposed reserve opposite 212 Kacey Avenue (Figure 1) and not opposite 228 Kacey Avenue (Figure 2), and ensuring that all plans, figures and supporting documentation consistently reflect this layout before the plan change is approved;
 - protecting existing mature trees wherever practicable and requiring any necessary tree removal to be carefully staged, with appropriate replacement planting undertaken;
 - reducing building heights adjacent to existing residential properties;
 - requiring larger setbacks along existing residential boundaries;
 - strengthening privacy protections through building design controls;
 - ensuring that drinking water treatment and supply infrastructure has sufficient capacity before development proceeds; and
 - ensuring construction effects are appropriately managed to minimise disruption to existing residents.

We consider that, as currently proposed, the plan change places insufficient weight on the amenity, privacy, outlook, environmental values and quality of life of existing residents who have invested in this established neighbourhood.

Thank you for considering our submission.