

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Shiva Madhwan Nair
Date: Thursday, 11 June 2026 7:15:46 pm
Attachments: [REF261188012.pdf](#)

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Full name of submitter Shiva Madhwan Nair

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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

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? No

Do you support the proposed change(s)? I oppose

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

Size of proposed residential lots

Road usage for the properties

My submission is

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.

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.

I seek the following decision/s from Council

Significant modification in size of subdivided lots from the minimum of 2500 sqm per lot to 5000sqm per lot.

Attachments