

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - David Campbell Latham
Date: Monday, 6 July 2026 4:55:32 pm
Attachments: [REF261253597.pdf](#)

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Full name of submitter David Campbell Latham

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

PPC 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

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):

Other than the collector road and a local road being the extension of Wallace Road, no proposed roading pattern is illustrated on the Structure Plan.

My submission is

As with the majority of Structure Plans within the District Plan the proposed roading layout needs to be illustrated on the Structure Plan. In this way it provides clear guidance to the ultimate developer as to the form of the future layout (minor alterations excepted), the location of proposed footpaths and cycleways should there be any, and for this particular proposal given the current contours, the location of likely earthworks in order to achieve the proposed roading layout.

I seek the following decision/s from Council

The Structure Plan to be amended to illustrate the proposed roading pattern.

Attachments

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - David Campbell Latham
Date: Monday, 6 July 2026 5:22:23 pm
Attachments: [REF261253755.pdf](#)

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Full name of submitter David Campbell Latham
Contact name (if different from above)
Email address dcls@xtra.co.nz
Address for service 185 Lola Lee Heights, Te Awamutu 3800

Contact phone number 64-21756530

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

PPC 31 Te Awamutu T\$ 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
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 support in part

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

Structure Plan

My submission is

The Structure Plan is deficient in that it does not illustrate the location of the landscaping carried out by Mrs Carol Fraser that was required by the Independent Commissioner following the Hearing relating to the consent for the installation of the power line to supplement power supply to Te Awamutu coming from the south and which generally is located alongside the NIMT Railway.

The Application is deficient in regards to the above landscaping in that it does not discuss this issue and ultimately does not discuss what is to become of the landscaping that was required and does not discuss what consequential steps are to be taken to replicate the plantings should they be required to be removed under this proposal.

I seek the following decision/s from Council

The Structure Plan to be amended to show the location of the required (at that time) landscaping established as a result of a decision by an Independent Commissioner.

Information to be provided to demonstrate what mitigation measures are proposed should the above landscaping be required to be removed.

Attachments

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - David Campbell Latham
Date: Tuesday, 7 July 2026 2:25:46 pm
Attachments: [REF261256165.pdf](#)

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Full name of submitter David Campbell Latham
Contact name (if different from above)
Email address dcls@xtra.co.nz
Address for service 185 Lola Lee Heights, Te Awamutu 3800
Contact phone number 64-21756530

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

PPC 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
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 oppose

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

Application and Sec 32 Evaluation

My submission is

The 2021 NPS-UD Housing Development Capacity Assessment found that Waipa will have a projected demand for new dwellings in the medium term of an additional 3400 dwellings (this is the mid-point in the projected range). Further, 90% of these will be in Cambridge and Te Awamutu. On the basis that the split between Cambridge and Te Awamutu will likely be 66%-34% this leaves the demand for Te Awamutu at circa 1040 dwellings. The remaining identified Growth Cells for Te Awamutu pre-2035 will have an approximate yield of 2000-2200 dwellings based on 20 units per ha. and utilising 50% of each cell area as 'developable'.

It is clear that there is already sufficient land available for development without bringing the T4 cell forward. In the absence of any other substantive purpose described in the Application there is no compelling reason why the Applicant should not be required to wait a further 8 years for a zoning uplift.

I seek the following decision/s from Council

Decline the Application.

Attachments

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - David Campbell Latham
Date: Tuesday, 7 July 2026 2:56:37 pm
Attachments: [REF261256361.pdf](#)

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Email address dcls@xtra.co.nz
Address for service 185 Lola Lee Heights, Te Awamutu 3800
Contact phone number 64-21756530

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

PPC 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
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):

Structure Plan

My submission is

Whilst acknowledging that the plans are marked "Indicative" none-the-less both the plan labelled Indicative Levels and the plan labelled Indicative Cut Fill Diagram play an important and integral function in demonstrating the proposal as set out in the Application, the Sec 32 Evaluation and the suite of technical reports. Further, the proposed Cut in front of our property is of sufficient depth to give us some comfort around retention of the amenity we currently enjoy. If the cut is any shallower then our amenity will be significantly and adversely affected. We also note that there is no detail provided as to the treatment of the land following completion of the earthworks ie: is there to be a retaining wall, is there to be a batter slope, what would that gradient be?
 It is therefore imperative that the ultimate developer of the land follows the intent (with only minor variations) of the Earthworks plans attached within Appendix G of the Application.

I seek the following decision/s from Council

That the two Earthworks plans are included alongside the Structure Plan for inclusion in the District Plan.

Attachments

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - David Campbell Latham
Date: Sunday, 12 July 2026 2:42:58 pm
Attachments: [REF261266928.pdf](#)

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Full name of submitter David Campbell Latham
Contact name (if different from above)
Email address dcls@xtra.co.nz
Address for service 185 Lola Lee Heights, Te Awamutu 3800
Contact phone number 64-21756530

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

PPC 31 Te Awamutu T4 Growth Cell

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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):

proposed new Rule 2A.4.2.70

My submission is

We built our house some 13 years ago. We have dwellings on 3 sides of us but none of these could be described as close or intrusive. None-the-less due to the design of our home we not only have privacy but also a sense of open space. These attributes are complemented by our boundary treatment we chose to have (to the east - no fencing, to the north - low fencing, to the west - low hedging). Whilst acknowledging our extensive outlook it is abundantly clear that our amenity values of privacy and general open space are important to us.

We accept that should PPC31 be approved and that the proposed earthworks alongside our property are undertaken as indicated on the Earthworks Cut and Fill Plan attached within Appendix G then our concerns will be somewhat alleviated. However, to reinforce the retention (as much as is possible) of the amenity values we currently enjoy we strongly submit that some form of restriction be placed on those proposed new lots that immediately abut the existing properties having frontage to Lola Lee

Heights and Kacey Avenue (unknown but maybe between 10-12 proposed lots). It is considered that the most appropriate method would be to restrict each of the above proposed lots to one dwelling only, that this dwelling be single level only and be limited to a roof pitch of less than 15degrees. A Height Restriction could also be considered but it is suggested that this would be difficult to implement until such time as the earthworks are completed as they will be different for each lot.

I seek the following decision/s from Council

Rule 2A.4.2.70 to be relabelled 2A.4.2.70(a). Remove words 'Intensification Areas' from heading.

Add new Rule 2A.4.2.70(b) - Residential Activities within the Standard Areas identified on the T4 Structure Plan shall comply with the following:

(a) For any new lots abutting properties which have frontage to Lola Lee Heights and Kacey Avenue only one dwelling is permitted, it shall be single level only and have a roof pitch of less than 15degrees. Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Attachments