

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Jeffrey David Bennett
Date: Thursday, 16 April 2026 6:31:11 pm

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Full name of submitter Jeffrey David Bennett

Contact name (if different from above) Jeffrey David Bennett

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

I have lived at my address since I bought my house in 1990, with the knowledge that i would have a degree of privacy from the green belt. I thought that this would also maintain the value of my property. My observation is that any development in the proposed area would eventually reduce our neighborhood to something similar to the te awa development struggling with major traffic and noise. I anticipate that the development would be akin to a retirement village which will demand road access from already stretched roading which would demand major road redevelopment. Mangatautari Rd is also a marginal accident area at the proposed road access to the site. My own son had a major accident at the corner a few years ago and crashed through a fence. Major traffic use this road especially when major events occur at Karapiro and when the main Tirau Rd is closed with accidents. I believe that my Green belt views would have to be preserved. Perhaps I would be entitled to a financial reimbursement for a likely property devaluation.

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):

No plan change

My submission is

As Above

I seek the following decision/s from Council

No plan change

Attachments