

Email: [REDACTED]

Please include my email in any future correspondence in this proposed plan change.

Phone: [REDACTED]

Trade Competition

I could not gain an advantage in trade competition through this submission.

Hearings

I wish to present at the Council plan change hearing. We would consider presenting a joint case at the hearing with others making a similar submission e.g. residents that live on my street, or other landowners in the southern section of the proposed structure plan.

Submission Overview

This is our submission on Proposed Plan Change - Proposed Private Plan Change 31 – Te Awamutu T4 Growth Cell. My husband (Terrence) and I are adjacent landowners residing at [REDACTED], Te Awamutu. Overall, we oppose the proposed plan change. However, we support aspects of the proposal, including staging the development so that the northern area is developed first, with the southern area deferred until the necessary infrastructure has been completed. The key points are discussed below:

1. There is no demonstrated need for this development at this time:

Recent residential developments that have already been approved, together with those currently under construction around Te Awamutu, are more than sufficient to meet anticipated housing demand for many years.

Analysis prepared by Future Proof concludes that there is a surplus of residential land capacity into the 2040s. Assessments indicate that the wider district has sufficient allocated residential land supply to meet forecast growth over the next 30 years.

There is already a wide range of housing and section options available in Te Awamutu and the surrounding area, including medium-density developments, providing purchasers with choice in section size, housing type, affordability, and proximity to amenities. Consequently, there is no demonstrated shortage of residential land that would justify bringing this development forward.

The site is currently zoned Deferred Residential, with the clear intention that it would not be developed until after 2035 unless a genuine land shortage arose. Based on the available evidence, that situation has not occurred. Accordingly, the land should remain in the Deferred Residential Zone until the timeframe originally envisaged.

2. The proposal is inconsistent with strategic planning:

The proposed plan change is inconsistent with the strategic direction established through the [Waipā 2050 Growth Strategy](#) and the Future Proof Future Development Strategy, both of which seek to coordinate urban growth with infrastructure planning and long-term housing demand. Given the current and forecast residential land supply, there is no demonstrated need to bring this development forward ahead of the planned growth sequence.

3. Infrastructure and servicing concerns:

A significant concern is that infrastructure and community services are not yet adequately planned or funded to support this development.

The proposal would place additional pressure on existing infrastructure, including:

- Te Awamutu's water supply, particularly following the flood damage sustained by the Te Tahī Water Treatment Plant in February 2026;
- wastewater infrastructure;
- transport networks, particularly Puniu Road and its intersections;
- schools;
- medical services;
- public transport; and
- public parking.

Traffic congestion is already an issue on the surrounding road network. The additional vehicle movements generated by this development are likely to increase congestion and reduce road safety. While a new roading may provide some improvement, it is unlikely to fully mitigate the increased traffic volumes.

Overall, the proposal appears to lack integrated planning between urban growth and the delivery of supporting infrastructure and services.

4. Development staging:

We support the proposed staging of the development, with the northern area being developed before the southern area. This approach will help ensure that essential road connections and supporting infrastructure are completed before additional residential areas are opened.

5. Economic considerations:

The New Zealand building industry is currently experiencing reduced activity, and there are already numerous residential sections available in Te Awamutu. Creating additional residential land supply when existing supply exceeds demand risks leaving sections undeveloped for many years.

This would also require significant investment in infrastructure, the costs of which are likely to be borne by existing and future ratepayers, despite there being no immediate need for the development.

6. Urban design and amenity effects:

The proposed layout, housing types and medium-density zoning should be carefully integrated with the existing surrounding residential neighbourhood.

We support the proposed minimum lot size of 500 m² for properties adjoining Lola Lee Heights and the surrounding established residential areas. Larger lot sizes along this interface would provide a more appropriate transition between the new development and the existing neighbourhood.

We have serious concerns regarding the proposal to cut approximately two metres down from the existing properties immediately behind properties on Lola Lee Heights, creating a steep embankment adjacent to boundaries. We support the cut to some degree, however, require more information and would prefer this to be sloping or provided with robust walling design.

We also seek further information regarding:

- the final retaining structure design;
- the materials proposed to retain the bank;
- long-term ownership and maintenance responsibilities; and
- geotechnical assessments demonstrating the long-term stability of the embankment.

To protect the amenity and privacy of existing residents, we request that any dwellings directly adjoining the current residential properties be limited to single-storey buildings with a maximum roof pitch of 15 degrees.

We request that this area be protected through a fixed development plan that provides an increased setback from existing properties. Without such protection, there is a risk that future landowners or developers could further modify the bank, increasing its height and steepness, potentially leading to instability and adverse effects on neighbouring properties.

Loss of highly productive farmland

7. Loss of Productive Agricultural Land:

Finally, we are concerned about the permanent loss of highly productive agricultural land.

The site is currently a productive dairy farming operation contributing to New Zealand's export economy. It comprises predominantly flat to gently undulating floodplains and low terraces with deep, fertile gley soils that are well suited to pastoral farming.

A considerable amount of highly productive farmland around Te Awamutu and throughout the Waipā District has already been converted to residential development. In our view, this land should remain in productive agricultural use until at least 2035, consistent with the original planning framework and the Deferred Residential zoning.

Conclusion:

For the reasons outlined above, we oppose the proposed plan change in its current form. There is no demonstrated need to bring this land forward for residential development ahead of the planned timeframe, the proposal is inconsistent with established growth strategies, and significant concerns

remain regarding infrastructure capacity, traffic, urban design, effects on neighbouring properties, and the loss of highly productive farmland.

Should the proposal proceed, we request that the development be staged appropriately, stronger protections be provided for adjoining properties, and infrastructure upgrades be completed before further stages of development are permitted.

Please include us in any future correspondence on this proposed plan change. Please encourage the developer to consult with us on any relevant matters, if this progresses.

Relief Sought

We seek the following relief:

Primary Relief:

1. Decline Proposed Private Plan Change 31 in its entirety.
2. Retain the existing Deferred Residential Zone over the subject land until there is a demonstrated need for additional residential land, consistent with the intended sequencing of development after 2035.
3. Give greater weight to the Waipā 2050 Growth Strategy, the Future Proof Future Development Strategy, and evidence demonstrating that sufficient residential land capacity already exists to meet forecast demand.

Alternative Relief (if the Plan Change is approved):

If the Council decides to approve the plan change, we request that the following amendments be made:

Staging

- Require the northern stage to be completed before any development occurs within the southern stage.
- Require that no further stages proceed until adequate water, wastewater, stormwater, transport and other essential infrastructure has been constructed and has sufficient capacity to service the development.

Infrastructure

- Require confirmation that sufficient capacity exists for water supply, wastewater, stormwater, transport, schools and other community infrastructure before subdivision or development can proceed.
- Ensure that the costs of infrastructure upgrades are appropriately funded and do not place an unreasonable burden on ratepayers and the community.

Transport

- Require upgrades to Puniu Road and surrounding intersections before development reaches specified thresholds.

- Require independent traffic assessments to demonstrate that the surrounding road network can safely accommodate additional traffic.

Protection of Existing Residents

- Require a landscaped buffer and increased setback between the proposed development and existing properties adjoining Lola Lee Heights.
- Require a minimum lot size of 500 m² for lots directly adjoining existing residential properties.
- Require all dwellings adjoining Lola Lee Heights to be limited to a single storey with a maximum roof pitch of 15 degrees.
- Require appropriate fencing and landscaping to maintain privacy and residential amenity.

Earthworks

- Require all earthworks adjoining existing residential properties to be supported by detailed geotechnical investigations.
- Require engineered retaining structures where necessary to ensure long-term slope stability.
- Prohibit any future excavation or steepening of batters adjacent to existing residential boundaries unless approved through a resource consent process with affected neighbours notified.
- Require clear responsibility for the long-term maintenance of retaining structures and earthworks.

Construction Management

- Require a Construction Management Plan addressing construction traffic, dust, noise, vibration, sediment control, hours of work, and communication with neighbouring residents.

General

- Grant any other relief necessary to address the concerns raised in this submission.

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Summary

Below is a summary of what has been covered by our submission.

Provision	Support / Oppose	Reason	Relief sought
Overall Plan Change (Rezoning Deferred Residential to General Residential Zone)	Oppose	There is no demonstrated need to bring forward residential development. Existing residential land supply is sufficient for projected growth and the	Decline the rezoning and retain the Deferred Residential Zone until a demonstrated need exists

Provision	Support / Oppose	Reason	Relief sought
		Deferred Residential zoning was intended to remain until after 2035.	consistent with the original planning framework.
Strategic Objectives – Urban Growth	Oppose	The proposal is inconsistent with the planned sequencing of growth and undermines long-term strategic planning.	Amend the objective to ensure rezoning only occurs where there is demonstrated demand and infrastructure capacity.
Strategic Policies – Growth Management	Oppose	Residential growth should occur in accordance with Waipā 2050 and the Future Proof Future Development Strategy.	Amend policies to reinforce planned sequencing and require evidence of need before rezoning occurs.
Objectives and Policies – Residential Land Supply	Oppose	Existing and approved residential developments already provide sufficient land supply.	Retain the Deferred Residential zoning until residential capacity falls below planned levels.
Infrastructure Objectives	Oppose unless amended	Essential infrastructure has not been demonstrated as being available. Water, wastewater, transport and community services are already under pressure.	Require confirmation that infrastructure has sufficient capacity before any development proceeds.
Infrastructure Policies	Oppose unless amended	Development should not occur ahead of infrastructure investment.	Amend policies to require infrastructure upgrades to be completed before subdivision or development occurs.
Transport Objectives and Policies	Oppose unless amended	Additional traffic will increase congestion and reduce road safety, particularly on Puniu Road and surrounding intersections.	Require further transport upgrades where necessary and ensure transport improvements are completed before later development stages.
Development Staging Provisions	Support	Staging assists with orderly development and infrastructure delivery.	Retain and strengthen staging provisions requiring the northern area to be developed before the southern area, with infrastructure completed before subsequent stages commence.
Development Area Plan – Staging Map	Support	Supports coordinated growth.	Retain staging shown on the Development Area Plan and

Provision	Support / Oppose	Reason	Relief sought
			strengthen implementation requirements.
Development Area Plan – Road Network	Support in part	New road connections may improve connectivity but should not enable premature southern development.	Require road infrastructure to be completed before later stages proceed.
Development Area Plan – Residential Density	Oppose in part	Higher density development adjoining existing low-density residential properties may adversely affect residential amenity.	Amend the Development Area Plan to provide a lower-density interface adjoining Lola Lee Heights.
Development Area Plan – Minimum Lot Sizes	Support	Larger lots provide a better transition between existing and new neighbourhoods.	Retain the proposed minimum 500 m ² lots adjoining Lola Lee Heights and other existing residential boundaries.
Development Area Plan – Interface Controls	Oppose unless amended	Additional controls are required to protect existing residents.	Introduce mandatory setbacks, landscaping, fencing and interface controls adjacent to existing residential properties.
General Residential Zone Height Controls	Oppose unless amended	Two-storey dwellings overlooking existing homes will reduce privacy and residential amenity.	Require dwellings adjoining Lola Lee Heights to be limited to one storey with a maximum roof pitch of 15 degrees.
General Residential Zone Setback Rules	Oppose unless amended	Existing setbacks may not adequately protect neighbouring properties.	Increase setbacks adjoining existing residential boundaries identified on the Development Area Plan.
Earthworks Provisions	Oppose unless amended	Proposed earthworks involve cutting approximately two metres below existing residential properties, creating potential stability and amenity issues.	Require earthworks to minimise batter height and require engineered solutions where necessary.
Development Area Plan – Earthworks / Retaining Structures	Oppose unless amended	Insufficient information has been provided regarding retaining structures and long-term maintenance.	Require detailed retaining wall design, engineering certification, ownership and maintenance responsibilities to be confirmed prior to subdivision approval.

Provision	Support / Oppose	Reason	Relief sought
Geotechnical Requirements	Oppose unless amended	Long-term stability of the proposed embankment has not been demonstrated.	Require comprehensive geotechnical assessments confirming long-term stability and protection of adjoining properties.
Landscape and Amenity Provisions	Oppose unless amended	Landscaping should provide an effective transition between existing and new residential areas.	Require landscape planting and screening along the boundary adjoining existing residential properties.
Subdivision Provisions	Oppose unless amended	Future subdivision should remain consistent with the approved Development Area Plan.	Require subdivision to comply with a fixed Development Area Plan that cannot be materially altered without a further plan change.
Productive Land / Rural Land Objectives and Policies	Oppose	The proposal results in the unnecessary loss of highly productive agricultural land before it is needed.	Give greater weight to retaining productive land until there is a demonstrated need for urban expansion.
Supporting Technical Assessments (Section 32, Infrastructure, Traffic, Urban Design and Geotechnical Reports)	Oppose	The evidence does not demonstrate sufficient need for rezoning or adequately address infrastructure and neighbouring property effects.	Require additional technical assessment and reconsider the timing of rezoning.

Thanks again Kate for your help. Please let me know if you have any questions.

Kind regards

Christine Peterson

Phone: [REDACTED]