

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - JA & BE Turnwald Family Trust
Date: Thursday, 2 July 2026 4:49:24 pm
Attachments: [REF261242736.pdf](#)

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Full name of submitter JA & BE Turnwald Family Trust
Contact name (if different from above) Mark Robert Turnwald Trustee
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

Private Plan Change 36

Could you gain an advantage in trade competition through this submission? I could
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):

See attached PDF

My submission is

See attached PDF

I seek the following decision/s from Council

See attached PDF

Attachments

[Submission Plan Change 36 Ohaupo .pdf](#) (65 kb)

Waipa District Council

Mark R Turnwald Trustee of the JA & BE Turnwald Family Trust

Submission on Private Plan Change 36 - Waipa District Council

Opposed to PC36 in its current form

Opposed to Changing the State Highway 3 Scenic Corridor Overlay from the plan changed area

I do wish to be heard with respect to this submission at an Council Hearings

Introduction

This submission is made on behalf of the JA & BE Turnwald Family Trust.

JA & BE Turnwald owns lands within the Ohaupo 03 and 02 growth cell and is a longstanding Ohaupo family with a strong connection to the local community. Both of these growth cells form part of the existing planned growth framework for Ohaupo and are identified for future large lot residential development.

Private Plan Change 36 seeks to rezone approximately 21.505 hectares of land at 4336 Ohaupo Road to create 40 lots and to remove the State Highway 3 Scenic Corridor Landscape Overlay from the planned area.

JA & BE Turnwald Family Trust does not oppose the planned and coordinated growth of Ohaupo. It does however oppose the PC36 as notified because it seeks to introduce a new large lot residential growth area outside the existing growth cells, ahead of land that already forms a cohesive and sensible shaping of Ohaupo as part of the District Plan Growth framework.

Background

JA & BE Turnwald Family Trust has a direct interest in the PC36 because the plan change seeks to establish an additional large lot residential growth area outside the existing identified Ohaupo Growth cell. Thereby introducing out of sequence expansion that is not aligned with the established spatial growth strategy set out in Waipa 2050 and Future Proof Strategy, including the planned staging and sequencing of development within the 02, 03 and 04 growth cells in Ohaupo in the Waipa District Plan.

These growth cells are all identified for future development from 2035 and beyond. JA & BE Turnwald Family Trust have been in discussions with FT Edwards & Estate RP Edwards since 2019 on the development of Growth Cell 03 and are yearly discussing and looking at the viability of the development of the Growth cell 02.

Planning Context

JA & BE Turnwald Family Trust's concern is not with growth in Ohaupo in principle.

The concern is that PC36 seeks to advance a new large lot residential growth area outside the identified growth cells, without first demonstrating that the existing growth cells are not interested in developing.

In its current form, PC36 does not reflect good planning. Advancing unanticipated growth areas ahead of existing growth areas will lead to an elongated township with a poor aesthetic appeal, poor community appeal and a long distance to Ohaupo's amenities the likes of the school and community areas.

PC36 also seeks to remove the State Highway 3 Scenic Corridor Landscape Overlay from the plan change area. JA & BE Turnwald Trust is concerned that the application has not adequately recognised the

importance of the State Highway 3 Scenic Corridor in maintaining the rural character of Ohaupo.

In order to protect the future development opportunity for the land already identified within the 02, 03, 04 growth cells, PC36 should not be approved unless it is demonstrated that the plan change will not defer, displace or undermine the planned development of those areas.

JA & BE Turnwald Trust seek that the PC36 be declined as notified.

Regards

Mark R Turnwald
Trustee