

**From:** [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz)  
**To:** [Policy Shared](#)  
**Subject:** External Sender: Waipā District Plan - Plan Change Submission Form 5 - John Oehley  
**Date:** Wednesday, 7 September 2022 8:06:21 pm

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**Full name of submitter** John Oehley  
**Contact name (if different from above)**  
**Email address** jaoehley@gmail.com  
**Address for service** 65 Moore Street, Leamington, Cambridge 3432  
**Contact phone number** 64-21725852

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

Plan Change 26

**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 not  
**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 support

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

Appropriate land use; Appropriate size of dwellings; Removal of the expensive and unnecessary bureaucracy around land use in the Waipa.

**My submission is**

We have in the Waipa area some of the most fertile farm land in the world. Maintaining the status quo will effectively mean that this irreplaceable farmland will be lost to urban sprawl as our population inevitably grows. Section sizes in this region for the most are excessively generous and could easily accommodate desperately needed housing for our growing population. This plan has enormous merit not only in terms of practicality but also in terms of housing cost. Subdivision which can be done under the current plan currently adds between \$110,000 & \$150,000 to the cost of a new home putting this out of the range of first home buyers. Council is very happy to take this money & it is no surprise that they are opposed as it limits this "cash cow" that they are currently "milking". The current legislation is outdated and the limit of a maximum additional house on a small number of current sections being no more than 70m2 is ludicrous as it doesn't accommodate the greatest need in the community - an

appropriate house size for a growing family. The status quo merely encourages the available land to provide houses for retirees who, with the greatest respect, are not working or contributing to our economy for the most. A further factor is that the more our cities spread the greater distances people have to travel to get to schools, work, shopping. This means more roads, more infrastructure & higher rates. Do we really want more families in state housing/motels/garages/cars.??

**I seek the following decision/s from Council**

This proposal needs to be adopted as it stands as soon as possible. Building costs are already reaching the unattainable for most average Kiwi's & the longer the delay the more young families excluded from home ownership.

**Attachments**