

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Jay E L Limited & Park Road Holdings Limited
Date: Friday, 14 November 2025 4:33:08 pm

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Full name of submitter Jay E L Limited & Park Road Holdings Limited
Contact name (if different from above) Sean Haynes
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 35: Te Awamutu Retail Centre

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):

See attached submission

My submission is

See attached submission

I seek the following decision/s from Council

See attached submission

Attachments

[Jay E L & PRH Submisison on PC35 .pdf](#) (212 kb)

14 November 2025

Attn: Waipa District Council

Introduction

- 1.1. Thank you for the opportunity to provide this submission on Private Plan Change 35 (PC35).
- 1.2. This submission is made by Veros Property Services (Veros) on behalf of Jay E L Limited and Park Road Holdings Limited, who are the developers and owners of the adjoining land known as Waipiko Landing.
- 1.3. Waipiko Landing is a masterplanned residential community located within the T11 growth cell. The development shares an approximately 180-metre boundary with the PC35 site. The primary access to Waipiko Landing, Waipiko Drive, is a collector road located directly adjacent to the private right-of-way serving the PC35 site.
- 1.4. Stage 1 of Waipiko Landing was completed in 2024, and construction of Stage 2 has commenced, with titles expected in mid-2026. The PC35 site is therefore of direct interest to the developers and to the residents now living within Waipiko Landing.



Figure 1: PC35 and Site Waipiko Landing Site

Submission

- 1.5. We are neutral regarding PC35 for the following reasons
 - 1.5.1. We consider that the proposal generally supports the growth strategy for the Te Awamutu area, and for the T11 area in particular.

1.5.2. The change is likely to complement the surrounding area by providing additional retail choice for local residents. It also represents a more productive use of difficult residential land.

1.6. However, as an adjoining neighbour and the primary owner and developer within the T11 growth cell, we are interested in several matters that could affect us directly, including:

1.6.1. Development contributions (DCs) within the T11 area have increased significantly in the last 2 years, and we seek to understand how this plan change may influence future funding expectations or allocations. We expect that there will be efficiencies gained to the T11 growth cell DC as these areas share transport and other infrastructure funded by DCs.

1.6.2. Infrastructure Capacity: Any potential effects on existing or planned infrastructure servicing Waipiko Landing.

1.6.3. Stormwater: we have particular concern for this given the sensitivity of this catchment to flooding. We expect all stormwater and flooding effects to be managed on-site with no impacts up or downstream of the site in any storm event

1.6.4. Future Uses: The existing Mitre 10 building shares a significant interface with our development, Given the significance of the proposal and its transfer off use which could affect employment and amenity of nearby residents, we seek certainty and detail on the future use of the current premises

Ongoing Involvement

1.7. We wish to remain involved in the plan change process, including the opportunity to respond to any amendments proposed through further submissions or hearings. Our focus areas relate to any matters that may affect the amenity and wellbeing of Waipiko Landing residents, including but not limited to:

- Stormwater
- Development Contributions
- Future use
- Noise
- Lighting and glare
- Signage
- Building height, bulk, and visual impact
- Traffic movements and access alignment with Waipiko Drive

Conclusion

1.8. Thank you again for the opportunity to provide this submission. We wish to present at any hearing.

Yours faithfully

Sean Haynes
Development Director
For and on behalf of **Jay E L Limited and Park Road Holding Limited**