

**Waipa District Plan - Proposed Plan Change 26 Submission**

30 September 2022

Waipa District Council  
Private Bag 2402  
Te Awamutu 3840  
Email: [districtplan@waipadc.govt.nz](mailto:districtplan@waipadc.govt.nz)

Please find attached a formal submission to the Waipa District Plan – Proposed Plan Change 26.  
The details of the submitter are:

**Submitter Details**

Full Name:	Craig Shearer
Submission on behalf of:	TA Projects Limited
Address for service:	C/- Shearer Consulting Ltd, 4 Park Road Titirangi AUCKLAND 0604
Email:	<a href="mailto:craig@craigshearer.co.nz">craig@craigshearer.co.nz</a>
Telephone number:	021 735914

TA Projects Limited owns 6.56 hectares of land at 836 Bond Road, Te Awamutu which is zoned for residential development and is greenfields land. This submission is on behalf of TA Projects Limited but is relevant also to other residential zoned, but as yet unsubdivided land.

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

TA Projects generally supports the Proposed Plan Change but requests amendments and changes to the provisions. The changes sought and reasons are set out in the Annexure attached to this submission below.

TA Projects does wish to be heard in support of this submission at a hearing.

Please contact the undersigned if you have any queries regarding this submission.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Craig Shearer', is displayed on a light gray rectangular background.

Craig Shearer

Director, Shearer Consulting Limited

# ANNEXURE: WAIPA DISTRICT, PROPOSED PLAN CHANGE 26, TA PROJECTS LIMITED SUBMISSION

Submission point	Specific provision AUP	Issue	Proposed recommendation	Reason for recommendation
1.	Whole of Proposed Plan Change 26	The Proposed Plan Change ( <b>'PPC'</b> ) proposes a new Medium Density Residential Zone in the Waipa District Plan aimed at complying with the provisions of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 ( <b>"RMA Amendment"</b> ), and specifically giving effect to section 80H of the Resource Management Act 1991,	That the Plan Change be adopted in a way that is consistent with the RMA Amendment and the National Policy Statement on Urban Development 2020.	<p>Enables provision for increased residential density and the efficient use of land resource.</p> <p>In particular this submission differentiates between existing developed residential zoned land, for which Council has no ability to fund infrastructure (including stormwater quality and quantity treatment) upgrades, and those residential zoned areas that are still greenfields.</p> <p>In general, this submission considers that for unsubdivided and undeveloped Medium Density Residential Zoned land the qualifying matters set aside (infrastructure (wastewater), and stormwater) should be matters that are resolved at the time of subdivision of existing unsubdivided land. Financial contributions are set out in section 18 of PPC26 to achieve this. Therefore the Qualifying Matters can be removed from greenfields Medium Density Residential Zoned land.</p>
2.	Proposed Section 2A	The Medium Density Residential Standards have been modified to accommodate qualifying matters.	Oppose the way PPC26 is worded.	Does not comply with the Qualifying matters set out in section 771 of the RMA Amendment, and in particular those relating to Infrastructure and Stormwater constraints.

Submission point	Specific provision AUP	Issue	Proposed recommendation	Reason for recommendation
3.	Map 39	Te Awamutu Zones. The Medium Density Residential Zone has been set out in the maps.	Support	The zone gives effect to the RMA Amendment and the National Policy Statement on Urban Development 2020.
4.	Map 57	Map 57 provides for Qualifying Matters in the Te Awamutu/Kihikihi area. Matters include “Stormwater Constraint” and “Infrastructure Constraint”.	Oppose	These are not Qualifying Matters in section 77I of the RMA Amendment and so this designation should not be applied to the Zone.
5.	Section 18 – Financial Contributions	Appropriateness to achieve the management outcomes sought.	Neutral	The Financial Contributions section does not appear to achieve timely outcomes in terms of funding for the provision of necessary infrastructure including stormwater management and wastewater services to assist in achieving the RMA Amendment and the National Policy Statement on Urban Development 2020.