PROPOSED PLAN CHANGE 4 TO THE SOUTH WAIKATO DISTRICT PLAN - URBAN GROWTH

SUBMISSION FORM

RESOURCE MANAGEMENT ACT 1991 - FORM 5

Send to: South Waikato District Council, Private Bag 7, Tokoroa 3444
Email to: submissions@southwaikato.govt.nz
Fill in the online form at: https://www.southwaikato.govt.nz/
Drop off in person: Council Office, Torphin Crescent, Tokoroa (Monday to Friday)
(Submissions must be received by Council by **5.00pm on Wednesday 2 September 2026**

All sections of this form need to be completed for your submission to be accepted.

1. SUBMITTER DETAILS

Full Name of Submitter: Mary-Ann Mathis

Contact name (if different from above):

Address for Service of the Submitter: 122 Paraonui Road RD1 Tokoroa 3491

Contact phone number(s): [redacted]

Email: matham@xtra.co.nz

Privacy information

The information you have provided at section 1 is required so that your submission can be processed under the RMA. The information will be stored and held by the Council on a public register and will also be made available to the public on the Council's website. This is required because a person who wishes to make a further submission on your submission is required to serve their further submission on you. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission.

2. TRADE COMPETITION

I ~~could~~ / could not* gain an advantage in trade competition through this submission.
(Select one)*

*I am / ~~am not~~† directly affected by an effect of the subject matter of the submission that-

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition.

(Select one)*

(† Delete entire paragraph if you could not gain an advantage in trade competition through this submission)

3. ATTENDANCE AT COUNCIL HEARING

I / WE *(Tick appropriate)*

☑ **WISH TO BE HEARD** (attend and speak at the Council hearing) in support of my / our submission)

☐ **DO NOT WISH TO BE HEARD** in support of my / our submission

If others make a similar submission, **I / WE** *(Tick appropriate)*

☑ **WILL** consider presenting a joint case with them at a hearing

☐ **DO NOT** wish to present a joint case with them at a hearing

4. SIGNATURE OF SUBMITTER

(Note: A signature is not required if you make your submission by electronic means)

Signature (Submitter / or person authorised to sign on behalf):

M Mathis

Date: 30/8/2026

Document Set ID: 710811
Version: 1, Version Date: 03/09/2026

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5. THE SPECIFIC PROVISIONS OF THE PROPOSED PLAN CHANGE THAT MY SUBMISSION RELATES TO ARE:

Proposal I/We are submitting on (including the location and/or provision e.g. ECO-P1):	**Support / Support in part / Oppose**	**My submission is:** (please include the reasons for your views)	**I/We seek the following decision from the South Waikato District Council:**

Continue on separate sheet if necessary

Print Date: 19 October 2026, 2:48 pm

SOUTH WAIKATO DISTRICT COUNCIL

GUIDELINES FOR MAKING A SUBMISSION

Any person can make a submission on a Proposed District Plan Change in accordance with Clause 6 of the First Schedule of the Resource Management Act 1991. If you are a person who could obtain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6(4) of Schedule 1 of the Resource Management Act 1991.

Form 5 (attached) provides the correct form in which submissions are to be made. You do not have to follow the format we have provided at (5) to detail the specific provisions of the Proposed Plan Change your submission relates to, but you must provide the information set out at (1) to (4) – submitter details, trade competition, attendance at Council hearing and signature. Failure to comply with this form can result in a submission not being validly made.

An invalid submission may jeopardise your opportunity to present your submission before the Hearings Committee, and your opportunity to appeal the outcome of the decision.

Therefore, you will need to ensure that:

1. The form is filled out as accurately and as completely as possible.

2. Your submission is received by the Council before submissions close at **5:00pm on Wednesday 2 September 2026.**

Your submission can be lodged by:
Sending it to: South Waikato District Council, Private Bag 7, Tokoroa 3444
Emailing: submissions@southwaikato.govt.nz
Dropping it into: Council Office, Torphin Crescent, Tokoroa (Monday to Friday)
Filling in the online form at: https://www.southwaikato.govt.nz/

If you have any queries in relation to making a submission, please contact Eshrita Lata using the following contact details:

Phone: [redacted]

Email: Eshrita.Lata@southwaikato.govt.nz

Write to: Planning Department
South Waikato District Council
Private Bag 7
Tokoroa 3444

122 Paraonui Road
RD1
Tokoroa 3491

30 August 2026

Re: Proposed Plan Change 4 to the South Waikato District Plan- Urban Growth

I would like to take this opportunity to make a submission on the proposed Plan Change as it affects the area in which I farm and live.

1. Highly Productive land- I note that the area off Richmond Avenue has now been marked as a growth area. This is a less productive area and also links the subdivision in Harris Downs to the town so makes practical sense.
   I appreciate the requirement for Councils to plan for the future as directed by government but as a farmer, I am concerned about the on-going encroachment of the urban area into productive farmland both in the economic consequences and also the environmental ones. The 2019 National Policy Statement for Highly Productive Land, has finally recognised the value of our most productive soils and the urgent need to protect them from future loss. New Zealand's most valuable productive soils comprise 5% of the total available and already 10% of this has been lost to urban expansion. (1) The South Waikato District Council must follow the lead of the Hawkes" Bay in identifying and protecting these soils.

   The last few years have highlighted the important role of the primary industry in our country both in GDP and the growing need to feed people. Council must heed the experience of the Pukekohe-Bombay loss of productive land and the flow-on effect to the cost and availability of vegetables. I firmly believe that we should follow the example of British Columbia where areas of productive land around Vancouver are protected from subdivision. This stops some land speculation and the value of that land also increases because of its appreciated productive value. An example of this in NZ is the value of farms which supply the Tatua Dairy Company.

   The proliferation of unproductive lifestyle blocks needs to be discouraged. They put increasing pressure on Council for services such as water, sewerage and rubbish collection over a larger area. In some instances, issues follow with animal welfare due to lack of understanding. These blocks are often just mown or managed by neighbouring farmers. Once there are a number of subdivided blocks around a functioning farm invariably issues follow highlighting the urban-rural divide in communities (farm effluent, noise, stock management etc.). I note that recent subdivisions of this type are very slow to sell.

2. The cell on Paraonui Road may need to be developed in the future. It is already mainly lifestyle -use land. However, there are a few issues Council needs to be aware of. Paraonui Road already has a lot more traffic than it was designed for and we have witnessed a number of accidents as a result of it being used as a shortcut to Litchfield. The road bridge is too narrow with cars regularly crossing the centre line since the new sides were attached following the last accident. There is no room for cyclists or pedestrians on the bridge. The road narrows at North School due to an engineering fault when the road was constructed. Adding more traffic to this road will require considerable upgrading.

(1) Soils of Aotearoa New Zealand. By Prof. David Lowe et al.

3. The lots at 118 and 126 Paraonui Road have regularly flooded in the past and are not really suited for more intensive use because of this. Clearing vegetation along the stream has made it move faster with frequent erosion occurring. House 126 also has considerable stormwater delivered across it from the road with no action by Council to channel any of it historically.

4. **It is imperative that changes to rating as a result of rezoning do not come into effect until the process of subdivision commences in earnest. We have had the personal experience of rating change making current land use unsustainable and forcing sale of the land as a result.**

5. I support the move to reduce subdivision size from 450m3 to 350 m3. We are already seeing the in-filling of many of the large sections of the original town with many of the old Kinleith homes reaching the end of their lifespan and people now wanting easy-care sections. I believe this is the area Council needs to focus on by making in-fill desirable. It is of concern that there are situations where sections have one or more portacoms placed on them (with substantial rent charges to tenants, for example, in Dalmeny and Crammond St) which do not provide safe housing for people to live in.

   People are already starting to consider some of the formerly commercial buildings (Duke Street shops, State Insurance, parts of Commerce Street) as places for apartment-type housing. Council should endeavour to make these situations positive options in terms of service and appearance. With a committed approach to support this type of dwelling, many of our other issues around vandalism and public safety can be addressed. Repurposing the derelict or unused area around the CBD should be a top priority. As developments such as the Toi-Ohomai project are completed, the need for accessible and compact living situations will increase.

   In order to address the future of our retail area, having a tighter area of foot traffic around the CBD is desirable to ensure the vitality of this area. Currently, it is obvious that the retail area is struggling to attract custom. The location of the town cinema on a back street is a prime example of a business which has always struggled from lack of visibility. Unless this issue is addressed, the urban area will continue to sprawl out haphazardly as it has in the past.

   Changing demographics (aging population, smaller families, more lower socio-economic residents) are making the demand for affordable housing increase. Council must consider supporting attractive housing to cater for this such as the pensioner housing by the Senior Citizen's Hall. In doing so, access to public transport and services such as medical care can be improved. It also means that current infrastructure such as sewerage and water can be maximised.

   It is a simple solution to build lookalike houses sitting cheek- to- jowl such as around Cambridge and Hamilton. It takes more thought to build an attractive and vibrant urban area. In making decisions now, long-term consequences must be paramount.

   In summary, I believe the South Waikato District Council has the opportunity to plan for a vibrant town not just a lot more houses. Consideration must be given to protecting valuable farmland, using the area and infrastructure we have now to provide for varied living situations, to unite the urban and retail areas more and to minimise the environmental impact or urban sprawl and ad-hoc planning.

Yours sincerely,

M Mathis

Mary-Ann Mathis

(1) Soils of Aotearoa New Zealand. By Prof. David Lowe et al.