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

I am making a submission as (please select one)

☐ An individual
OR
☐ On behalf of an organization*

*Name of organization: _____

*Position Title: _____

Full Name of Submitter: Paul Pettengell

Contact name (if different from above): _____

Address for Service of the Submitter: 12 Alexander Cres Putarutu

Contact phone number(s): [redacted]

Email: hsv101@yahoo.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):

P. D. Pettengell

Date: 30/08/2026

Proposal I/We are submitting on (including and/or Provision):	Support /Support in part /Oppose	My Submission is:	I/We seek the following decision from the South Waikato District Council
Putaruru RLZ Rezoning (Alexander Crescent)	Oppose	Waste Water: The existing wastewater infrastructure is already at the maximum number of connections, (a statement made by the South Waikato District Council). Any new connections that may result from this rezoning proposal will likely require funding from The Council to upgrade waste water infrastructure across the network in the short and/or long term. This will increase the rating burden on all contributing ratepayers for no benefit. It is unlikely that the increase in rates revenue from this possible rezoning and development will cover the increased costs to The Council and ratepayers.	A requirement for all building permits issued that include waste water provisions that result from this proposal treat all waste water on site.
Putaruru RLZ Rezoning (Alexander Crescent)	Oppose	Storm Water: Any new roads and buildings, not just the domestic dwellings, will increase the non-permeable surfaces for runoff. This will add to the peak loads on storm water discharge. Storm water already flows down the road surface of Alexander Cres in moderate rain events. Adding to this will only exacerbate the problem.	Require all surface drains to connect to suitable detention ponds and any subsequent delayed discharge have strict limits. No additional rain water is to be added to the already

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		This will have consequences for the long term stability of the road surface and flood volumes at creeks and other discharge points. I have a concern that detention capacity has already been reduced. When I initially viewed our section there was pond located to the north behind 8 Alexander Crescent. I observed that just after we took possession this pond had been filled in. The rezoning application should look into this matter as I don't think it was a simple random depression in the topography that happened to be filled with water.	overburdened storm water network. Higher number and capacity of detention ponds to accept higher than projected volumes. These ponds must not put land below their location at risk if pond integrity is lost. Peak rain events could cause failure. Detention ponds be located away from potential areas of subsidence.
Putaruru RLZ Rezoning (Alexander Crescent)	Oppose	Erosion: There are already runoff issues on my site that have the potential to become larger erosion issue. This development only increases the flooding/erosion risk. As my land is lower than the much of the proposed rezoning sites, I'm obliged to accept run-off from the land above. There is already erosion on my section created by uncontrolled runoff as a consequence of development above me. The risk only increases with rezoning and further development.	Hold the developer to a higher standard of geotechnical mitigation than is currently required. The current code only requires the developer to a meet minimum standard covered by building codes. Any geotechnical report should be independently peer reviewed for local conditions and the greater risk or changing climate conditions. Regardless of future ownership of subdivided sites, hold the developers liable for a portion of

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		There is no guarantee that the development on the rezoned land will adequately cope with the pressures of our changing climate conditions, specifically the forecast peak rain events. Time has shown that building codes have lagged behind real world conditions. Accepted forecasts show a marked increase in the occurrence of heavy weather event for the next 80 years. Current statistical methods of calculating such risks aren't valid as they use the largest known or recorded event as the upper statistical limit while the size of natural events doesn't have an upper limit. Who knows how large an event nature may produce. The risk to the developer is negated when the land is sold to new owners. The burden of repair and/or remediation of possible damage to my land is then transferred indirectly to me. I then must become involved in the process for repair/remediation that may be required on my land. These cost then fall on my shoulders. It could be that The Council itself may become involved if such an event occurs so making certain due diligence is done will reduce this risk significantly.	any cost to remediate erosion or subsidence damage on a sliding scale for a period of 30 years. The title holder would be responsible for the balance of money needed. Any exposed cuts or terracing for buildings or access to use engineered retaining walls to mitigate the risk of both slips and subsidence.
Putaruru RLZ Rezoning (Alexander Crescent)	Oppose	Reticulated Mains Power: The high voltage power supply to Alexander Cres is currently limited to a single phase. The increased loading could compromise the stability and power quality for the local area. There is no requirement for owner to install renewables so this cannot be factored in to load mitigation.	Require an independent review of the power supply to the proposed rezoned land. The applicant must be prepared for the cost to have additional phases installed to support development.

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			Place a covenant on the development to use renewable generation to match the increased load for 10 months of the years.
Putaruru RLZ Rezoning (Alexander Crescent)	Oppose	Right of peaceful occupation: My Wife and I moved from the Horowhenua to the Waikato for a quieter more peaceful lifestyle. That is why we chose a property in a cul-de-sac in a small rural town. Not only will the proposed rezoning cause a dramatic change, but there will also be road and building and construction disruptions for years, One of the many reasons we moved to Putaruru. The price we paid for "peaceful occupation" would be taken from us under this rezoning proposal. We committed all our resources to build a retirement haven, which this rezoning will take from us. In the current economic environment, we are unable to sell or relocate. Both age and health leave us without the means or income to move elsewhere. I believe our mental wellbeing maybe adversely affected and there is nothing we can do to mitigate this. This development will diminish the vista from our house. Instead of looking out over bucolic farmland, our view will be of houses and outbuildings.	The development not to materially affect the quality and peacefulness for residents that surround the proposed rezoned land. Limit noise levels. Limit hours of development to business day and to midday on Saturdays. Apply building covenants to protect the neighbourhood's appearance. Require a tree planting plan to hide as much as is practically possible buildings and driveway/roads that result from the development with the explicit goal of not degrading the quality of occupation for existing residents. This must be a credible

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		Additionally, connecting to existing services will require digging up our section. We were aware this could be a possibility when we purchased, but it was deemed unlikely given the existing zoning. This disruption will affect the landscaping and gardening work we committed significant effort to. The carving up on our property to facilitate new services will take years to regrow and merge with our landscaping work.	design effort and not a token inclusion. Riparian planting around detention ponds and include zones of natives tree around the development to enhance the visual experience and to mitigate visual noise. Independent peer review of the landscape design.

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