From: "James Bailey" <james@momonafarms.co.nz>
Sent: Wed, 2 Sep 2026 16:23:19 +1200
To: "Submissions" <Submissions@southwaikato.govt.nz>
Cc: "Sarah Duffy" <sarahd@maven.co.nz>; "Shanan Mowatt" <shananm@maven.co.nz>
Subject: PC4 Submission James and Ella Bailey
Attachments: PC4_Submission_James and Ella Bailey.pdf

Kia ora,

Please find attached a submission on behalf of James and Ella Bailey in relation to Plan Change 4: Urban Growth.

The submission sets out our position on the proposed changes and the relief sought.

Can you please confirm receipt of the submission.

Regards,

James Bailey

Submission on Proposed Plan Change 4 to the South Waikato District Plan

Clause 6 of Schedule 1, Resource Management Act 1991

To: South Waikato District Council

Submission on: Proposed Plan Change 4 (PC4) — Enabling Growth

1. Submitter Details and Introduction

Full name: James and Ella Bailey

Postal address: 848 SH1, RD1, Tirau 3484

Email: james@momonafarms.co.nz

Phone: [redacted]

This submission is made under Clause 6 of Schedule 1 of the Resource Management Act 1991. I am not a trade competitor in relation to the matters raised in this submission, and could not gain an advantage in trade competition through this submission.

My family have been farming next to Tirau on this land for 5 generations. Over this time our family has broken the land in with horse drawn plow, transitioned some land from a sheep station to dairy and, had the farm subdivided for returned servicemen and then slowly bought this land back again. More recently we have invested heavily in farming infrastructure for business efficiency and environmental initiatives in a big push for farm sustainability which has also seen native bush remnants protected, 40 ha of marginal land retired and approximately 50,000 native trees planted so far. This illustrates our commitment to leaving the land in a better state than we found it and that we plan for the long term.

We have seen Tirau grow, stand still, go backwards, and more recently thrive as the café culture, retail, tourism, and industrial enterprises have taken off making the town more than just a place to stop on the way to somewhere. Thanks to the active town community, Tirau is now an attractive town with a central location, with job opportunities both here and in nearby centers. Motorway connectivity is getting closer - the South Waikato's northern most township is well poised for growth.

We support and appreciate the SWDC's consultation to date through the Growth Plan 2024-2054. We own much of the land involved in rezoning to allow for residential growth around Tirau under Plan Change 4 so now have some responsibility to ensure the town continues to grow in a vibrant manner. We have invested in this process by engaging experts Maven (Planning, Surveying and Engineering) and Richard Knott (Urban Design) during the Public Notification and Submissions to help us bring the best outcomes possible for Tirau through Plan Change 4.

2. Land Subject to This Submission

Record of Title	Appellations	Size	Described as:
610308	Lot 2 Deposited Plan 462492	50.8541 hectares more or less	• PC4: Tirau Growth Cell 1, • Balance General Rural Zone.
286968	Lot 2 Deposited Plan 370814	47.6737 hectares more or less	• PC4: Tirau Future Urban Zone (residential) Parapara Rd West (approx. 10.86 ha); • Land proposed as Tirau Growth Cell 5 approx. 13.86 ha between TGC1 and the proposed Future Urban Zone, • balance General Rural Zone.
SA13C/227	Lot 13-15, 25 Deposited Plan 5043 and Lot 2 Deposited Plan South Auckland	23.9311 hectares more or less	• PC4: Tirau Growth Cell 3 • Rural lifestyle zone land on eastern side of railway line proposed to rezone to General Rural zone (2.16ha)

	13028 and Part Lot 29 and Part Lot 30 Deposited Plan 5043 and Part Lot 1 Section 3 Block II Patetere North Survey District		• Rural zone land to the south of TGC3 (10.08ha) • General Rural Zone, and part unchanged (Part Lot 30 DP 5043)

3. Overall Position

We GENERALLY SUPPORT Proposed Plan Change 4, and specifically support the rezoning of our land at Tirau from Rural and Rural Lifestyle to Residential, as this will unlock appropriate and much-needed growth capacity for Tirau consistent with Council's Growth Plan 2024–2054. Nothing in this submission seeks the removal, relocation or reduction of any residential capacity provided for by Plan Change 4.

We have engaged Maven Matamata Limited (Planning, Surveying and Engineering) and Richard Knott Limited (Urban Design) to prepare a detailed technical submission on our behalf, addressing matters including the Household Unit Equivalent allocations, the extent of land live-zoned at Tirau, the treatment of Rural Lifestyle-zoned land, and staged delivery. This submission SUPPORTS the matters raised and the relief sought in the Maven submission, and should be read alongside it. Rather than restate that submission's detailed provision-by-provision relief, this submission focuses on the outcomes we would like to see as the landowner.

Importantly, this submission focuses on the zoning of land to best facilitate the growth of Tirau and reorganizing these parcels of land in a pragmatic and forward-thinking manner. We are planning for the long term staged transition of a significant part of our farming business to become part of the township so would like to see the best possible outcomes become a reality for the future of Tirau.

4. Submission Points, Decisions Sought, and Reasoning.

4.1 Connectivity between Growth Cell 1 and the Future Urban Zone / Growth Cell 3

We seek that the area notified as Future Urban Zone (FUZ) west of Parapara Road become Growth Cell 4 in this plan change, and then the area between Growth Cell 1 and the area currently notifed as FUZ become Growth Cell 5 in this plan change (see Figure 1 – Proposed Growth Cell Zones, below).

It is our view that Tirau needs to have connectivity between Growth Cell 1 and Parapara Road and in doing so connectivity to the other growth cells. We believe that the level of connectivity of these growth cells will determine the desirability to live in the town. Lack of connectivity will fragment the town causing traffic issues and restrict future growth. A well planned, staged approach facilitated by a robust Plan Change 4 that allows for connectivity of growth cells will set Tirau up to grow in a manner consistent with the aims of the Growth Plan 2024 – 2054.

Reasoning:

- Council's own commissioned Development Area Plans report (Beca Limited, 20 December 2024) records that the SH1/Church Street intersection already has a history of crashes due to failure to yield, and identifies that the risk of turning-related incidents may increase with further growth of Growth Cell 1. That report recommends investigating future connections to the south "considering the two growth cells in Tīrau".

- Our urban design advisor, Richard Knott, has assessed that Growth Cell 1 currently has only a single point of entry, and Growth Cells 2/3/4 share only a single point of entry, meaning future residents would have no alternative to State Highway 1 for local trips, including trips between Growth Cell 1 and the Parapara Road shops. This is illustrated at Figure 2 (below), which shows the connected street grid north of SH1 by contrast.
- Mr Knott's assessment is that including the intervening land would enable a vehicular and active mode connection between Church Street and Parapara Road, reduce pressure on the Church Street/SH1 intersection, allow a connecting street to follow the gentlest available grades so that walking and cycling are practical, and result in Tīrau being read and used as a connected settlement rather than a spine road with discrete subdivisions alongside it. This potential connection is illustrated at Figure 2 (below).
- Mr Knott further advises that staging development from east to west — Growth Cells 2/3/4 first (with direct access to Parapara Road), then the intervening land, and Growth Cell 1 last — would ensure Growth Cell 1 is not developed until Parapara Road is available as an alternative access, minimising additional pressure on the Church Street/SH1 intersection throughout the development sequence.
- Without this connection, the cost of any required intersection upgrade at Church Street/SH1 would, in practice, fall on the developer of Growth Cell 1 alone, which may render development of that cell at the scale proposed cost-prohibitive.
- This approach supports a more coherent, staged, and efficient long-term urban form for Tirau, consistent with the objectives of the Growth Plan 2024–2054, and is consistent with the relief sought in the Maven Matamata Limited submission referred to above.

4.2 Notification of Re-Zoning land on the Eastern Side of the Kinlieth Branch Rail Line from Rural Lifestyle Zone (RLZ) to General Rural Zone (GRUZ).

We refer to the area of land to which we have limited access to over the railway tracks to the west of the land in question. Access to the north is limited by the recent development of the domain walking track to the footbridge. The rest of this land is bordered by the Oraka Stream to the east and its small tributary to the south.

We oppose the proposed rezoning of this land from Rural Lifestyle Zone (RLZ) to General Rural Zone (GRUZ) as notified. This should be considered concurrently with the decision sought in 4.3 below because these lots are divided by the Kinleith Branch Rail Line. The overall goal is to bring these titles all into RLZ. please see Figure 4 (Proposed Rural Lifestyle Zones and Access).

Lots we oppose being rezoned from RLZ to GRUZ:

- The area Part Lot 15 DP 5043 East of the Kinleith Branch Rail Line (Noting that the area of the lot to the west of the rail line is subject to rezoning under Growth Cell 3 which we support)
- The area Lot 25 DP 5043 East of the Kinleith Branch Rail Line (Noting that the area of the lot to the west of the rail line is subject to rezoning under Growth Cell 3 which we support)
- The area Lot 29 DP 5043 East of the Kinleith Branch Rail Line (Noting that the area of the lot to the west of the rail line is subject to rezoning under Growth Cell 3 which we support)

Reasoning:

- From a farming perspective this land is currently fragmented, and access is restricted by Parapara Road, the Railway Line, the Domian and the Oraka Stream and its tributary making it difficult to work within our farming system. Currently we grow Maize on this land to avoid running cows over the railway tracks. Once the development of Growth Cell 3 is underway, access from Parapara Road for contractors and machinery will be restricted.

- Plan Change 4 and the growth of Tirau into Growth Cell 3 will put further pressure on the access and viability of this land as GRUZ land.

- The proximity to the shops of Tirau, development of the adjacent domain, with walking track, foot bridge and recreational area, and being situated next to the Oraka Stream lend this land to being an attractive extension of the town as Rural Lifestyle instead of isolated pockets of General Rural Zoned land.

- We believe that SWDC has responsibility to provide for legal access to ratepayer's land and that Plan Change 4 will sever this access from the balance lot on the western side of the railway line.

- Overall, the proposed plan change facilitates the transitioning of a significant part of our farming business to become part of the township. These decisions sought help facilitate this transition and re organize the surrounding land in a practical manner.

4.3 Re-Zoning of Disconnected land to Rural Lifestyle

We refer to the portion of land south of the notified Growth Cell 3 these titles are transected by the Kinleith Branch Rail line meaning that they also lie adjacent and to the south of the titles of land referred to in 4.2 above. This land is currently zoned General Rural.

We seek for this to be rezoned to Rural Lifestyle (RLZ) through this plan change.

This should be considered concurrently with the decision sought in 4.2 above. These lots are divided by the Kinleith Branch Rail Line. The overall goal is to bring these titles all into RLZ see Figure 4 (Proposed Rural Lifestyle Zones and Access). For clarity the lots we seek to be rezoned from GRUZ to RLZ are as follows:

- PT Lot 1 Sec 3 BLK II PATETERE NTH SD

- PT Lot 30 DP 5043

Reasoning:

- From a farming perspective this land is currently fragmented, and access is restricted by Parapara Road, and the Railway Line. Plan Change 4 and the development of Growth Cell 3 and Growth Cell 4 (currently notified as FUZ) will put further pressure on the access and viability of this land as GRUZ land. Currently we cross cows across Parapara Road to graze this land as part of the Dairy platform. We practice this activity according to the road safety compliance requirements for animal crossings. As Growth Cells 3 and 4 are developed, the land around this crossing will become residential therefore losing our connection and our ability to graze this land from the Dairy farm.

- The proximity to the shops of Tirau, development of the adjacent domain with walking track, foot bridge and recreational area lend the land in question to being an extension of the town instead of isolated pockets of Rural Zoned land.

- This land is already adjacent to 3 Rural Lifestyle zoned properties which illustrate the suitability of this area for RLZ.
- This land and the adjacent lifestyle lots has reticulated water from the Tirau town water system.
- The transition from existing residential, through the notified residential land of Growth Cell 3, and onto this land as proposed Rural Lifestyle will provide a good flow from the township to the rural farming landscape further south down Parapara Road.
- This will also give options for growth of the Tirau town ship for those looking for more space.
- Overall, we are transitioning a significant part of our farming business to become part of the township. These decisions sought help facilitate this transition and re organize the surrounding land in a practical manner.

5. Hearing

The submitter WISHES to be heard in support of this submission.

6. Attachments

- Figures 1 Proposed Growth Cell Zones taken from Maven Matamata Limited Submission on our behalf.
- Figures 2 and 3: Extracts from the urban design assessment prepared by Richard Knott Limited, dated 24 August 2026.
- Figure 4: Proposed Zones for Land Adjacent to Growth Cell 3: Rendered representation of the submitters decisions sought for this land as described in sections 4.2 and 4.3.
- Reference: South Waikato District Council – Development Area Plans, Beca Limited, 20 December 2024.
- The submission of Maven Matamata Limited on behalf of the submitter, dated 2 September 2026, and its Attachment A (Richard Knott Limited urban design memorandum), should be read alongside this submission.

Figure 1

Proposed Growth Cells Zones

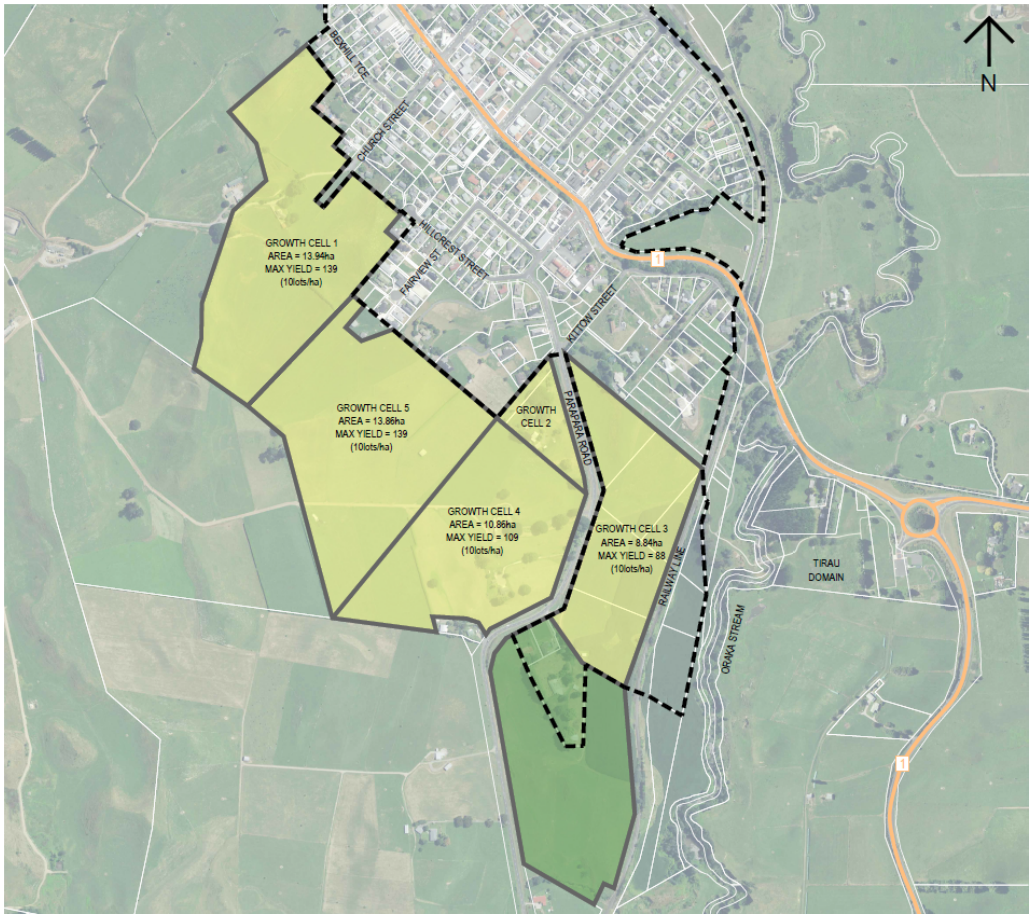
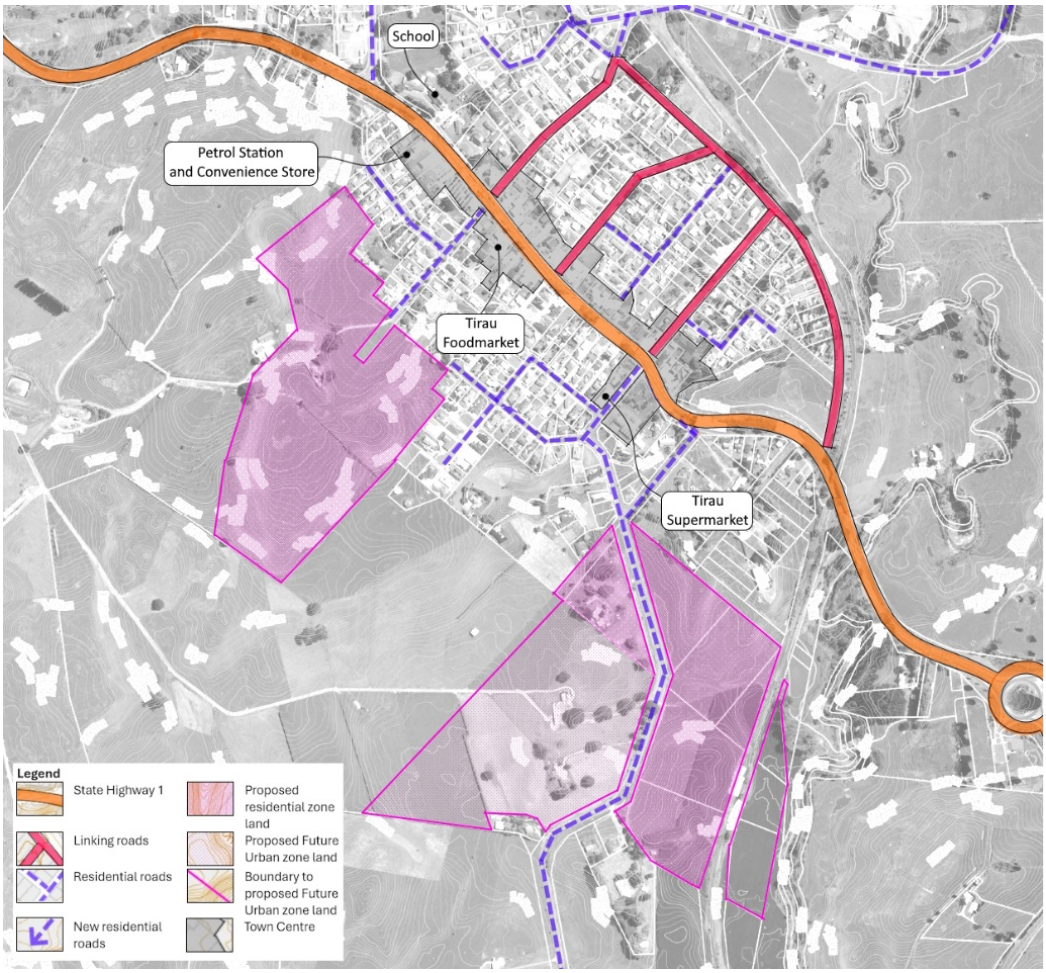
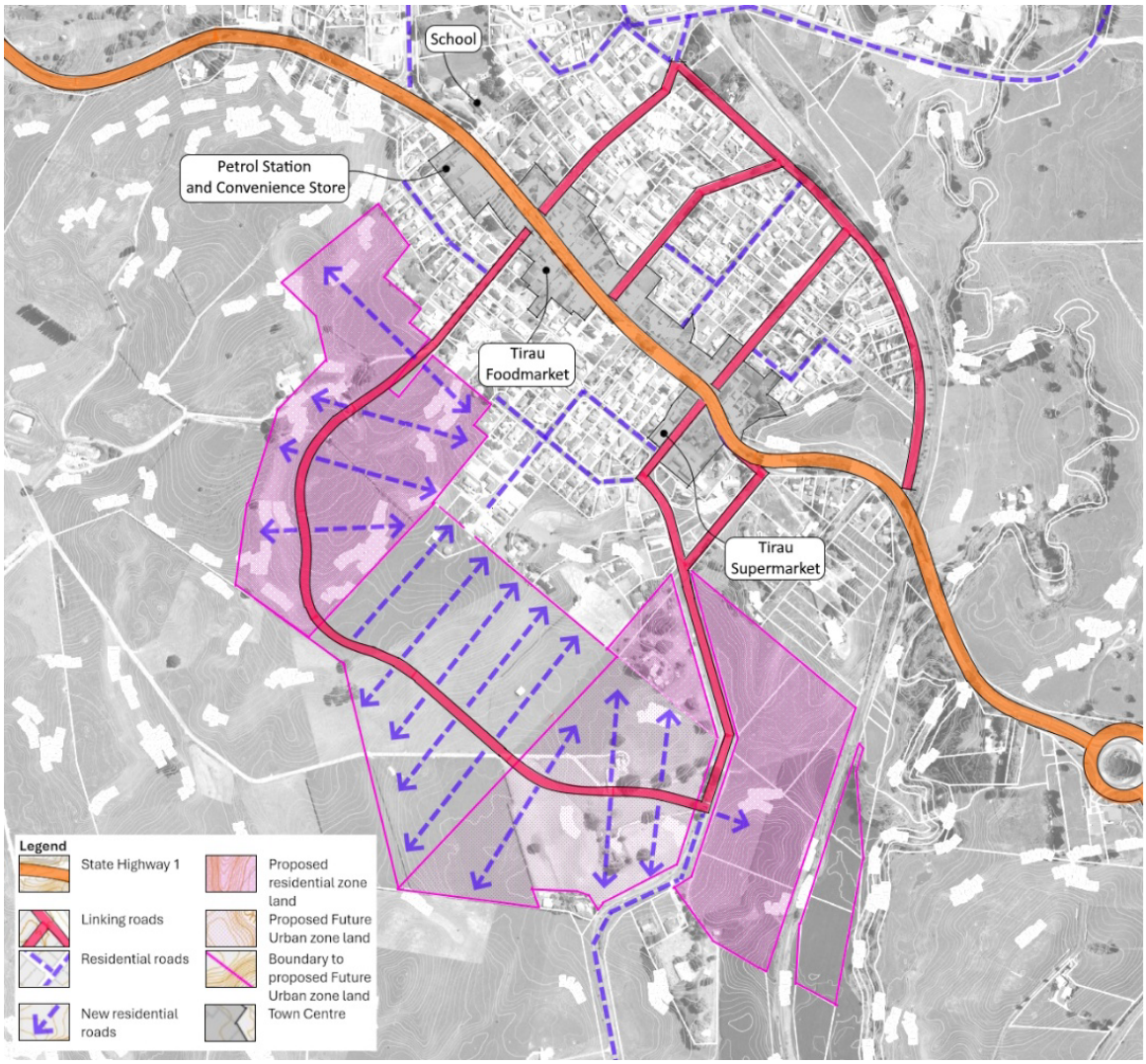


Figure 2



Existing road network in Tīrau, showing the connected grid north of SH1 (Richard Knott Limited, 24 August 2026)

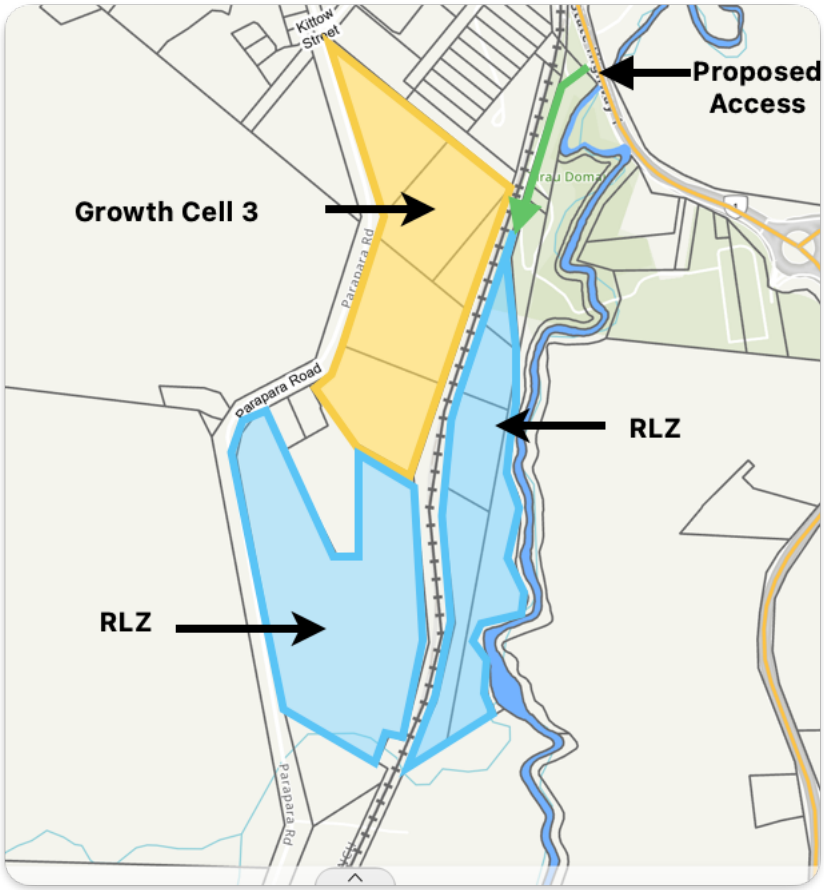
Figure 3



Potential link through the growth cells, improving connectivity and legibility (Richard Knott Limited, 24 August 2026) — new residential roads shown are diagrammatic only

Figure 4

Proposed Rural Lifestyle Zones and Access



Signed: _____

Name: James and Ella Bailey

Date: _____2 September 2026_____