

6 Wallbank Road  
RD 1  
Taupiri 3791

7 March 2021

**To:**  
**Waikato District Council**  
**Private Bag 544**  
**Ngaruawahia 3742**

**Delivered by hand on 10 March 2021 via Waikato District Office, Ngaruawahia and;**  
**Emailed to [districtplan@waidc.govt.nz](mailto:districtplan@waidc.govt.nz)**

**Further Evidence – opposition to submission number 829 – Whenua Holdings Waikato Limited, industrial rezoning for Wallbank Road, Ngaruawahia**

Please find attached further evidence filed by the following:

Dorothy Derecourt and Dave McKeown, 6 Wallbank Road, Ngaruawahia (FS1094)  
Kevin Mattson, 200B Old Taupiri Road, Ngaruawahia (FS1103)  
Joan and Ian Robson, 182 Old Taupiri Road, Ngaruawahia (FS1096)  
Natalie and Greg Kelly, 192 Old Taupiri Road, Ngaruawahia (FS1004)

Please acknowledge receipt of these Further Evidence in due course.

**Yours faithfully**



**Dorothy Derecourt and David McKeown**

**Proposed Waikato District Plan – Hearing 25: Rezoning.**

Further Evidence submitted by:

Dorothy Derecourt and Dave McKeown, 6 Wallbank Road, Ngaruawahia (FS1094)

Kevin Mattson, 200B Old Taupiri Road, Ngaruawahia (FS1103)

Joan and Ian Robson, 182 Old Taupiri Road, Ngaruawahia (FS1096)

Natalie and Greg Kelly, 192 Old Taupiri Road, Ngaruawahia (FS1004)

Dated 7 March 2021

**Introduction**

**A group of concerned owners of neighbouring and affected properties strongly object to the submission made by submitter 829, Whenua Holdings Waikato Limited and seek that whole of the submission regarding the Wallbank Road Industrial rezoning be disallowed.**

**Subject land**

The land known as “Wallbank farm”, situated at Wallbank Road, Ngaruawahia, owned by Malvern Properties Limited, valuation reference 04411/260.00, comprised of Record of Titles SA59A/513 and SA53A/606, in the proposed district plan is zoned Rural.

Map below shows subject land shaded red.



**Further submissions which were filed in opposition to industrial zone.**

The further submissions from the following owners of neighbouring and affected properties were delivered to Waikato District Council (WDC) on 12 July 2019, and a copy of the submissions couriered to WHWL on the same date.

	<b>Further submitter reference</b>	<b>Name</b>	<b>Address</b>	<b>Submission</b>
1	FS1094	Dorothy DERECOURT and David McKEOWN	6 Wallbank Road, Ngaruawahia	Oppose
2	FS1103	Kevin MATTSON	200b Old Taupiri Road Ngaruawahia	Oppose
3	FS1096	Ian and Sandra Joan ROBSON	182 Old Taupiri Road, Ngaruawahia	Oppose
4	FS1004	Greg and Natalie KELLY	192 Old Taupiri Road, Ngaruawahia	Oppose
5	FS1106	Greg and Shirley WELLER	127C Old Taupiri Road, Ngaruawahia	Oppose
6	FS1105	Raewyn WILLIAMS	146 Old Taupiri Road, Ngaruawahia	Oppose
7	FS1099	Gregory and Barbara WIECHEM	15 Jacobs Lane, Ngaruawahia	Oppose
8	FS1100	Margaret MITCHELL	Old Taupiri Road, Ngaruawahia	Oppose
9	FS1001	Christine McNEILL	65 Galbraith Street, Ngaruawahia	Oppose
10	FS1102	Eric and Vickie Finlay	237 Old Taupiri Road, Ngaruawahia	Oppose

**Ongoing concerns regarding submission for industrial zone**

Concerns were set out by the 10 further submitters in opposition to Wallbank Road having an industrial zone, some of which are listed below:

- Impact with Extra traffic/heavy traffic vehicles on the following roads, being close to residential homes:
  - Old Taupiri Road which is a narrow rural road.
  - Wallbank Road
  - Jacobs Road intersection with Galbraith Road
  - Galbraith Road
- Impact across Kiwirail crossings at:
  - Old Taupiri Road (by Ngaruawahia bridge) and at end of Old Taupiri Road (Hopuhopu exit)
  - Congestion at Ngaruawahia end of Old Taupiri Road if heavy traffic turning into Galbraith Road.
  - Wallbank Road (currently raised crossing, no alarm bells, or signals)
- Safety of pedestrians/ cyclists and animals
- Noise pollution close to residents
- Spoiling our environment

- Location of 40 ha industrial zone in middle of residential/country living and rural zone does not make sense.
- Potential waste spills into waterways (streams and creeks flowing into Waikato River)
- Natural hazard flood concerns: This area was originally wetlands and in the event of flooding, there may be more likelihood increasing industrial pollution in the event of flooding, onto neighbouring properties and waterways.
- Protect abundant bird wildlife and native bird species that inhabit the farmland.
- Hakarimata walkway – having large industrial area in front of view when entering or leaving Ngaruawahia, will visually impair enjoyment of mountains.
- Light pollution at night.
- Country living view polluted by industrial buildings.
- Not in keeping with aesthetics of the area, would detract from beautiful country living views.
- Devalue neighbouring and affected owners' properties.
- Loss of more farmland in NZ.

**Further concerns regarding Whenua Holdings Waikato Limited's submission:**

- Whenua Holdings Waikato Limited do not own Wallbank Road Farm.
- The agreement for sale and purchase included in the submission was one page only of an undated incomplete agreement. It had not been signed by the vendor, Malvern Properties Limited. Malvern Properties Limited were not aware of an offer for Agreement for Sale and Purchase from Whenua Holdings Waikato Limited.
- The letter of support included in the submission was for residential zoning within 50 km radius from Hopuhopu zoned rural to residential standards within the Waikato District Long Term Plan. The three people who signed the letter of support unaware and were surprised that their letter of support for residential zoning had been included in a submission for industrial zoning on Wallbank Road farmland.
- The submission at paragraph 9.0 states they have consulted extensively with landowners and residents and obtained several letters of support for rezoning and sale and purchase agreements. That is incorrect as immediate landowners and residents were not aware of the proposal for industrial rezoning. Two neighbourhood meetings were held in mid-2019 and no-one was aware of either the company, the submission which had been filed, or the proposal for industrial rezoning on Wallbank Road Farmland.

The company has now been removed from the Companies Office prior to 17 July 2019 (see **attached** Companies Office search). Therefore, we ask that consideration be given as to whether Whenua Holdings Waikato Limited submission should still stand, as the Company is no longer a legal entity.

**As concerned Further Submitters we wish to reiterate our original further submission, and that our concerns still stand. We also want to highlight the concerns and inconsistencies regarding Whenua Holdings Waikato Limited's submission as set out above.**

# WHENUA HOLDINGS WAIKATO LIMITED (6765154) Removed

To maintain this company [log on here](#)

[View previous names](#)

Last updated on 17 Jul 2019

Company Summary	Addresses	Directors (1)	Shareholdings (1)	Documents (12)	PPSR Search
Company number:	6765154				
NZBN:	9429046658968				
Incorporation Date:	12 Apr 2018				
Company Status:	Removed				
	<a href="#">▶ View Previous Status</a>				
Entity type:	NZ Limited Company				
Constitution filed:	<a href="#">Yes</a>				
<a href="#">Ultimate holding company</a>	No				
<a href="#">Company addresses:</a>	Registered Office 1001 Ohautira Road, Rd 1, Ngaruawahia, 3295 , New Zealand Address for service 1001 Ohautira Road, Rd 1, Ngaruawahia, 3295 , New Zealand <a href="#">View all addresses</a>				
<a href="#">Directors</a>	Showing 1 of 1 directors Tatau Arungi Te Tupara MOANAROA 1001 Ohautira Road, Rd 1, Ngaruawahia, 3295 , New Zealand				
Company record link:	<a href="http://app.companiesoffice.govt.nz/co/6765154">http://app.companiesoffice.govt.nz/co/6765154</a>				

**Additional NZBN Information**

**Trading**

**Name(s):**

**Phone**

**Number(s):**

**Email**

**Address(es):**

**Website(s):**

**Industry**      **K624030 Holding**  
**Classification(s)** **Company operation –**  
**passive investment in**  
**subsidiary companies**

[View all NZBN details](#)

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