

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Ian & Karen S Covell
Date: Tuesday, 28 April 2026 1:56:39 pm

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Full name of submitter Ian & Karen S Covell

Contact name (if different from above)

Email address

Address for service

Contact phone number

This is a submission on the following proposed plan change to the Waipā District Plan

Proposed Private Plan Change 37 - Rider Park Structure Plan Area

Could you gain an advantage in trade competition through this submission? I could not

Are you directly affected by an effect of the subject matter that - (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition? I am

Do you wish to be heard (attend and speak at the Council hearing) in support of your submission? I do

If others make a similar submission, will you consider presenting a joint case with them at the hearing? No

Do you support the proposed change(s)? I oppose

The specific provisions of the plan change my submission relates to are (give details):

The entire plan, specifically rezoning of the land ahead of Council designated timelines.

My submission is

We are here because we want our rural amenity and have lived here 26 years. It was our plan to retire here, we're in our 60s, but the prospect of living within a building site is not an attractive option. This is not what we bought the property for, and we do not agree that we've been consulted with and do not agree with the proposed change.

The proposed plan change does not benefit us in any way but asks us to give up our chosen lifestyle and retirement plans. We enjoy living within green space, with livestock around and do not see why we should cede this for somebody's profit.

It is our family home, and our children enjoy coming back home. You can't buy this type of property anymore, enjoying the green belt and being able to walk into town. We feel safe and have never experienced any concern for our safety. Development will not allow our rural amenity to continue.

The C5 Growth Cell, to our understanding, was not to be undertaken until 2035 and beyond. Therefore, it is a surprise to us that this plan change brings development forward by 9 years. Our understanding is that not all developments have to be medium density. What percentage of Cambridge is required to be medium density? Has Council met its quota?

We did receive the email dated 12th April 2023, which stated that if we didn't respond, Paul Roycroft would contact us. We have not received any other contact since that date.

We have not received any indication as to how the proposed change to affect the entrance alteration would be achieved. We have not received the mock-up plan, as mentioned in the 12th April email, for our approval.

We are concerned that the proposed structure plan does not retain our property as is, showing our land as the site for a proposed school or medium density housing.

Any assumption that no contact equals agreement to the proposed change is completely false.

I seek the following decision/s from Council

We seek that Council does not proceed with this proposed plan change.

Attachments