

PROPOSED PLAN CHANGE

Clause 5 of Schedule 1, Resource Management Act 1991

The following private plan change to the Operative Waipā District Plan has been accepted under delegated authority for public notification by Waipā District Council:

Proposed private plan change 37: Rider Park structure plan area

In summary, the proposed private plan change request seeks to change the Operative Waipā District Plan by:

- Rezoning 45 hectares of the C5 Growth Cell, from Deferred Residential Zone to Medium Density Residential Zone
- Rezoning 52 hectares of land adjoining the C5 Growth Cell, from Rural Zone to Medium Density Residential Zone
- Additions to and/or amendment of provisions within Sections 2A, 15 and 21 of, and inserting a new appendix for the Rider Park Structure Plan into the Waipā District Plan
- Amending the Planning Maps

The subject land is bounded by the Leamington greenbelt to the west, Waikato River to the north, Maungatautari Road to the south and farmland to the east. The land is comprised in seven records of title legally described as Lots 3 and 4 DPS 60022, Lots 1 and 2 DP 409671, Lot 1 DP 529457, Lot 2 DP 506407 and Lot 2 DP 476497.

The full proposal can be viewed:

- Online at www.waipadc.govt.nz/planchange37
- At Waipā District Council offices in Te Awamutu (101 Bank Street) and Cambridge (23 Wilson Street)

Submissions

Any person can make a submission by sending an electronic or written submission to Waipā District Council by one of the following methods:

- **Online:** Download Form 5 on the Waipā District Council website at www.waipadc.govt.nz/planchange37
- **Send to:** Freepost 167662, Waipā District Council, Private Bag 2402, Te Awamutu 3840
- **Email:** districtplan@waipadc.govt.nz
- **Deliver to:** Waipā District Council, 101 Bank Street, Te Awamutu or 23 Wilson Street, Cambridge

The submission must be in the form as set out in Schedule 1 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003 and must state whether you wish to be heard on your submission. Copies of this form are available from Waipā District Council.

Submissions close at 5.00pm on Tuesday, 28 April 2026.

Steph O'Sullivan - Chief Executive

For and on behalf of the Waipā District Council