

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Mrs Margaret Jean Henwood
Date: Wednesday, 22 April 2026 6:18:33 pm

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Full name of submitter Mrs Margaret Jean Henwood

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

Plan Change 37 = Rider Park Structure Plan

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 not

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 rezoning of 98 hectares of prime rural land for medium to high density housing as outlined in the Rider Park Structure Plan.

My submission is

I oppose this application for the rezoning of this land by Milan Park Stud for the reasons following :

- * This is a departure from the existing district plan for this area.
- * This is a major medium (to high) density housing development, Cambridge is already growing fast and this will put huge pressure on existing infrastructure.
- * This is on prime rural land, this would be a loss of productive farmland.
- * The scale and density of this proposal are out of keeping with the ambience and character of Cambridge.
- * This will lead to more congestion on roads already under pressure.
- * Another shopping centre is not needed at this time.

- * The disruption to nearby residents will be huge with traffic, dust, noise etc.
- * This will detract from a beautiful rural cycleway which is enjoyed by many residents.

I seek the following decision/s from Council

I seek a rejection of the proposal for the rezoning of this land by Milan Park Stud.

I seek that the original smaller deferred growth expansion plan be adhered to as outlined in the existing District Plan.

I seek that the majority of this land be retained as productive farmland and the character and ambience of Cambridge be protected.

Attachments