

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Tegan Newton
Date: Monday, 20 April 2026 10:43:14 am

CYBER SECURITY WARNING: This email is from an external source - be careful of attachments and links. Please follow the Cybersecurity Policy and report suspicious emails to Servicedesk

Full name of submitter Tegan Newton

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

#37

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 specific provisions of Proposed Private Plan Change 37 that my submission relates to are:

1. Rezoning of land (C5 Growth Cell and adjoining land)
 - The proposal to rezone approximately 45 hectares from Deferred Residential Zone to Medium Density Residential Zone.
 - The proposal to rezone approximately 52 hectares from Rural Zone to Medium Density Residential Zone.
2. Introduction of the Rider Park Structure Plan
 - The insertion of a new appendix and structure plan into the District Plan, which enables large-scale residential development in this area.
3. Amendments to District Plan provisions (Sections 2A, 15, and 21)
 - Changes that support and enable increased residential density and urban expansion.

4. Amendments to Planning Maps

- Changes to zoning maps that facilitate intensified residential development.

My submission relates to these provisions because:

- The rezoning to medium density residential will significantly increase population beyond what current infrastructure can support.
- The structure plan enables development at a scale that does not appear matched by confirmed upgrades to schools, transport networks, water, wastewater, and stormwater systems.
- The plan provisions and map changes prioritise growth without sufficient certainty around infrastructure delivery and timing.

These elements collectively contribute to increased pressure on already constrained services, which is the basis of my opposition.

My submission is

Submission on Proposed Private Plan Change 37 – Rider Park Structure Plan Area

To Waipā District Council,

I am writing to formally oppose Proposed Private Plan Change 37.

While I understand the need for growth and development in our district, I strongly believe that the current proposal does not adequately account for the existing strain on local infrastructure and community services.

Our town is already experiencing significant pressure in several key areas:

- Education capacity: Local schools are already at or near capacity. Additional residential development will place further strain on enrolment availability, resources, and quality of education for current and future students.
- Traffic and roading: Traffic congestion is already a daily issue. The proposed increase in housing density will inevitably lead to more vehicles on roads that are not designed to handle this level of growth, increasing travel times and safety risks.
- Infrastructure limitations: Core infrastructure such as water supply, stormwater systems, and wastewater services are already under pressure. Expanding residential zoning without clear, funded, and completed upgrades risks overloading these systems and reducing reliability for existing residents.
- Waste management: Increased population will generate more waste, placing further demand on systems that are already stretched.
- Loss of balance in community planning: Rapid development without corresponding investment in infrastructure and services risks reducing the quality of life for current residents and undermining the long-term sustainability of the area.

I am not opposed to growth itself, but I strongly believe that development must be staged responsibly, with infrastructure and community services upgraded before or at least in parallel with any rezoning and increased density.

At present, this proposal appears to prioritise development ahead of the necessary supporting systems, which is not in the best interests of the community.

For these reasons, I oppose Proposed Private Plan Change 37

I seek the following decision/s from Council

I seek the following decision from Council:

That Waipā District Council decline Proposed Private Plan Change 37 in its current form.

In the alternative, if Council is minded to approve the plan change, I request that it only be approved subject to the following:

- That development is staged and contingent on infrastructure capacity, including demonstrated upgrades to:
 - Transport and roading networks
 - Water supply, wastewater, and stormwater systems
 - Local schools and community facilities
- That infrastructure upgrades are fully funded, planned, and in place prior to development, rather than delivered after population growth occurs.
- That a comprehensive assessment of cumulative effects on traffic, schooling, water, and waste systems is undertaken and made publicly available.
- That further intensification (medium density zoning) is reconsidered until it can be clearly shown that the existing community can sustainably support it.

The current proposal places undue pressure on already constrained infrastructure and does not provide sufficient certainty that necessary upgrades will occur in a timely manner.

For these reasons, I cannot support the plan change as proposed.

Attachments