

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Andrew David Myers
Date: Tuesday, 28 April 2026 4:58:24 pm

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Full name of submitter Andrew David Myers

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

PC37 Ryder Park

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 not

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):

Climate Change effects

Loss of Highly Productive Land

Medium Density Development and its effect on Cambridge

My submission is

attached

I seek the following decision/s from Council

To oppose the PC37

Attachments

[2026 April 28th PC37 Ryder Park Submission Andrew Myers.pdf](#) (1 mb)

Submission against the residential development on rural land at Ryder Park

Andrew Myers

THESE:

to

THESE:



What Waipa District Council is trying to deliver:

COMMUNITY OUTCOMES



**SOCIALLY
RESILIENT**



**CULTURAL
CHAMPIONS**



**ENVIRONMENTAL
CHAMPIONS**



**ECONOMICALLY
PROGRESSIVE**

Environmental champions

Protecting and sustaining our environment

- Environmental awareness and responsibility is promoted within the community
- We support programmes that promote environmental sustainability
- We are responsive to climate change

Appendix 16 of the application: Climate Change Assessment:

"The purpose of this memo is to address how development of the site would support reductions in greenhouse gas emissions" pg 1 Introduction

"That the development would support reductions in greenhouse gas emissions and would be resilient to the likely current and future effects of climate change, with robust evidence underpinning this assessment" pg 1 Introduction

The application details how the proposed subdivision will have a minimum of 25 houses per hectare. It then states:

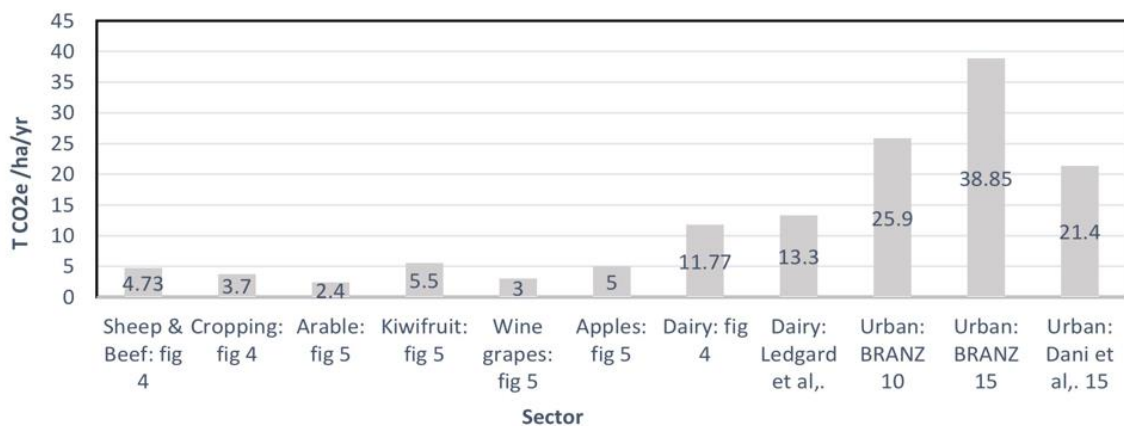
"the calculated climate impact of one medium density housing unit is 135.4 tCO₂e" pg 5

If you have 25 houses in a hectare, that's $25 \times 135.4 = 3,385$ tCO₂e total per hectare.

This is over a service life of stated 90 years. $3,385$ divided by $90 = 37.5$ tCO₂e / ha / year.

Please see the attached chart for agricultural and horticultural emissions, also per ha per year: (Note the three right hand figures are other studies of housing emissions, in line with the outcome for this subdivision)

Fig 7: Comparative Emissions by Sector or Industry



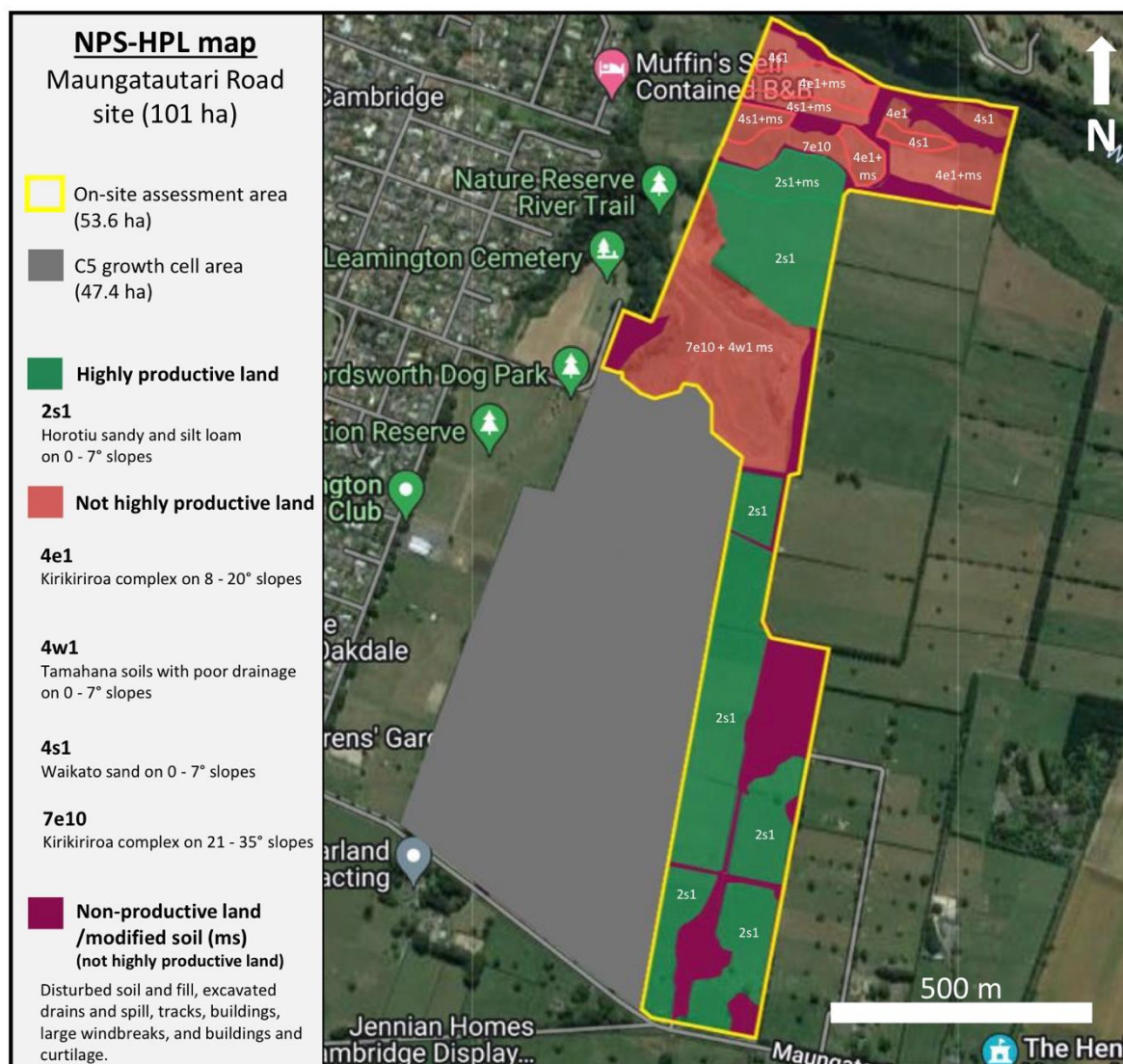
Conclusion: Housing subdivisions emissions are at least 2 times, **but up to 10 times** that of the current rural uses. Therefore the report does not reduce emissions.

The emissions from the report, 37.5t, also don't include any emissions from roads, kerbs, wastewater pipes, power installations. All concrete/ petroleum based which easily send the emissions north further still.

Housing over rural land does not meet the councils aims of being environmental champions.

Appendix 12 - Soils Assessment

Pictures, and text in quotation marks is taken verbatim from the applicant's report



'A large portion of the LUC 2s1 land is contiguous and suitable for intensive horticulture.'

- Productive horticulture like kiwifruit is profitable on blocks as small as 3ha. Berry farms in the district are on smaller blocks still.

'Within the site, there are highly productive land areas (predominantly LUC 2s1 land closer to Maungatautari Road) that are fragmented by surrounding areas that are not highly productive land (buildings, curtilage and tracks). Individually, these small (<1.0 ha) fragmented areas of highly productive land are not easily useable for intensive primary production. This reduces the productive potential of these highly productive land areas and the site as a whole.'

- Suggesting that HPL is fragmented is a white lie. Races, tracks, and amenity buildings are all part of intensively farmed highly productive land. They can easily be removed and land reinstated. Unlike soil that has been concreted over by houses.

'The site is bordered the north by the Waikato River, to the west by rural residential development and residential development close by, and to the south by Maungatautari Road. This means that the highly productive land on the site is not easily amalgamated with nearby highly productive land on several

property boundaries [relevant to NPS-HPL clause 3.9(3)(a) and mentioned in NPS-HPL clause 3.10(2)(f)].

- The land doesn't necessarily need to be amalgamated as per my other points. Highly productive land always has neighbours and cannot be downgraded because it is next to a future town boundary. If this was the case, this sort of land will always be lost for this very (weak) reason.

The onus must be on the town to help deal with the effects with the use of neighbouring rural land not always the other way around. Town doesn't have the 'right' over rural.

A map of the edges of the Waikato River south of Cambridge:



The area marked in red on the applicants NPS coloured map is categorised as not highly productive soil. As you can see from my map, all the river edge similar topography cleared areas, from leamington to arapuni dam, are currently used in intensive pastoral agriculture or equine.

I have personally spoken to property owners who see the land as very fit for rural intensive use.

I personally lease farmed 30ha on the WDC riverbank greenbelt between Cambridge Park and Marloe Drive, for 20 years. This is the same soil type. We ran dairy winter grazing and the soil was better than our highly productive land at our dairy farm.

Some areas in the applicants report are demarcated 'modified' soils. Therefore concluded to be not highly productive. No effort by the author has been put into the report about the possibility of remediating the topsoil. Only in the last two years, a few kilometres down the same road at Mitch Plaw property, significant earthworks were undertaken to improve the quality of the farmland, in which its state can now be observed to excellent productive land.

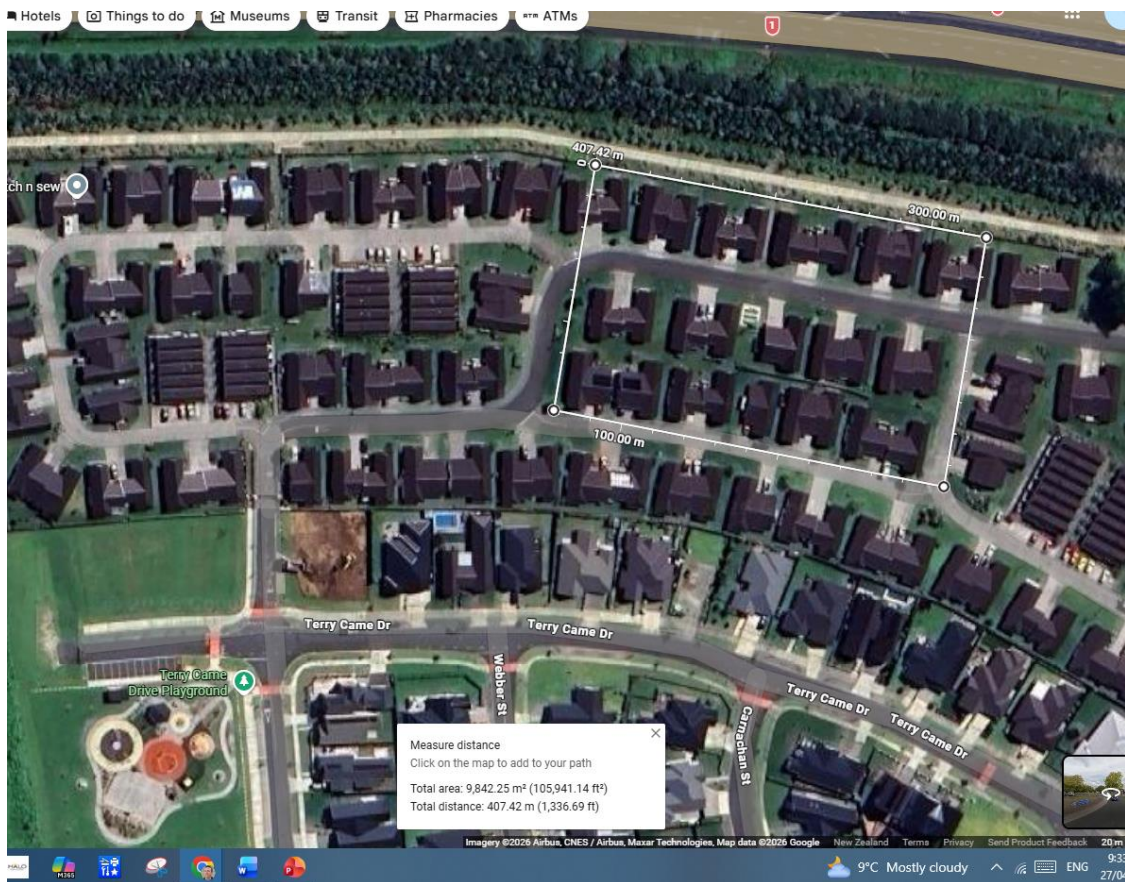
Intensity of development:

Overlay of all of development in Cambridge 11 to 14 lots per ha. This development says 25. Allowing for roading/berms/plantings etc this can assume that lot sizes will be around 200 to 300m² maximum. Cambridge largely to date has vast majority of lot sizes ranging from 500 to 1000m².

Below is one of the most intensive standalone home developments in town north east of the high school, 14 houses per ha:



This is a new retirement home with village attached units, just under sh1, again north of the high school. 26 units per ha, the same as PC37:



People need to be aware of the intensity planned. Go and have a look at the intensity of these developments. Is this development being planned well with associated infrastructure and town planning to be able to deal with this density?