

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Gayna McConnell
Date: Monday, 27 April 2026 8:16:08 pm

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Full name of submitter Gayna McConnell
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Address for service [REDACTED]
Contact phone number [REDACTED]

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

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

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

Changing of Rider Park Zoning/use.

My submission is

Submission in Opposition to the Rider Park Structure Plan 27/04/26

To whom it may concern,

I am writing to formally lodge my opposition to the proposed Rider Park Structure Plan.

I am a long-term resident of Addison Street, and I am deeply concerned that this development will place further strain on a town that is already operating beyond its capacity. In particular, traffic congestion is already a significant issue in our area, and I believe the proposed development will greatly worsen traffic flow and road safety for local residents. Addison Street and surrounding roads are not designed to cope with increased volumes of heavy vehicles, construction traffic, and daily

commuter traffic that this proposal would inevitably bring.

I am also opposed to the significant change this development will bring to the existing environment. The area currently has a residential character that supports community wellbeing and quality of life. The introduction of large-scale development will result in increased noise, dust, and the regular movement of trucks and machinery over an extended period of time. This will negatively affect residents' health, comfort, and ability to enjoy their homes.

The construction phase alone raises serious concerns regarding air quality due to dust, ongoing noise disruption, and safety risks, particularly for pedestrians and nearby households. Once completed, the increased traffic, loss of quieter surroundings, and ongoing pressure on infrastructure will permanently alter the character of the neighbourhood.

I do not believe sufficient consideration has been given to the cumulative impact this development will have on existing residents. Our town is already bursting at the seams, and further large-scale development without adequate infrastructure upgrades will only compound existing issues rather than resolve them.

For these reasons, I strongly oppose the Rider Park Structure Plan and request that the council give serious consideration to the concerns of local residents who will be directly affected by this proposal.

Thank you for the opportunity to make this submission.

Yours sincerely,

G L McConnell

Addison Street Resident.

I seek the following decision/s from Council

To leave the zone for rural use not change to residential zoning.

Attachments