

Send to: Waipā District Council, Private Bag 2402, Te Awamutu 3840

Phone: 0800 924 723 | Online: www.waipadc.govt.nz/planchanges | Email: districtplan@waipadc.govt.nz

Please attach additional sheets if there is not enough space for your submissions. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

Note: You must fill in ALL sections of this form.
Submissions close 5pm Tuesday, April 28, 2026.

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Date received	
Document ref:	RECEIVED

24 APR 2026

BY: *SMIT*

1. Submitter details

Full name of submitter:	<i>Alison Storey + Paul Dutton</i>
Contact name if different from above:	
Contact phone number(s)	
Email address:	[REDACTED]
Address for service: (required if no email address is provided)	

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

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

Proposed Private Plan Change 37 – Rider Park Structure Plan Area

3. Trade competition

Select one	☐ I could	gain an advantage in trade competition through this submission.
	☒ I could not	
Select one	☐ I am	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	

4. Attendance at Council hearing

Select one	☐ I do	wish to be heard (attend and speak at the Council hearing) in support of my submission
	☒ I do not	
If others make a similar submission, I will consider presenting a joint case with them at the hearing.		☒ Yes ☐ No

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

Select one	☐	I SUPPORT
	☐	I SUPPORT IN PART
	☒	I OPPOSE

6. My submission is: (please include the reasons for your view)

Refer to additional page

7. I seek the following decision/s from Council: (give precise details – e.g. what you would like the wording of a specific provision (or map) to be changed to)

8. Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)

Signature of submitter:
(or person authorised to
sign on behalf of submitter)



Dated 22/4/26

Oppose PC37 Rider Park Private Plan Change

Whilst we recognise that this proposal has been thoroughly researched and documented, we oppose this plan change.

Ultimately, to bring forward, and substantially increase, the development at the Rider property appears to only benefit one party, with no obvious positives for the current wider community, especially with regard to infrastructure and traffic.

Notwithstanding the designation of the C5 growth cell, the development of 4-5 storey apartment blocks, street lighting, through roads, and commercial premises in a currently zoned rural area would inherently impact the lifestyle, levels of light and traffic pollution and ability to move around that current Maungatautari resident's experience.

This effect on the rural landscape (which is why people choose to live in the area) has been declared moderate (Appendix 10), though the PC37 report (11.2) illustrates the majority of immediate neighbours either opposing the plan change or not having their view confirmed – we feel this should hold a very high weighting in this process.

Whilst the reports claim that the increase of traffic around the area is within defined boundaries and manageable on an arterial road, any commuter or resident of the Leamington/Maungatautari Rd area would very likely disagree.

The regular increase in Maungatautari Rd traffic during events at Karapiro seems unaccounted for, along with the probable through traffic (via the dam from Maungatautari Rd) that will result from the 'Karapiro Edge' development already underway at Karapiro Village (an additional 57 homes [~100 vehicles]).

The current congestion around the town's two bridges, and within the town's main service centre in the Cambridge CBD is so obvious and problematic that the council approved related 'problem statements' at the Strategic Policy and Planning Committee on Wednesday, December 3 2025, which implies it is a priority for council.

With the current Cambridge Connections project underway to explore solutions, to 'jump the gun' and develop an extra 1250 residences on the Leamington side of the bridges, so arguably an additional 2000+ cars, will only add another layer to this urgent and over-riding issue for Cambridge.

The proposal also admits that the current wastewater infrastructure is inadequate to service the full development (Appendix 9).

Additionally, in the Cambridge News on 23rd April 2026 it was reported that the February storms caused significant damage to the Te Tahi rural water reservoir, and that it may take three years of work and attention to fully secure part of the Waipa districts access to fresh water.

We feel it would be irresponsible for council not to prioritise the Cambridge Connections work and the necessary upgrading and increase in waste and fresh water infrastructure before this development is considered.

We ask council to retain the deferred development of the C5 growth cell until 2035 and not allow the remainder of the property to be rezoned from rural to medium density residential. Its impact on neighbouring properties, traffic congestion and infrastructure would appear to currently outweigh any benefits to the rural Maungatautari and wider Cambridge community.