

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Mr Paul Gary Richman
Date: Monday, 27 April 2026 7:17:59 pm

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Full name of submitter Mr Paul Gary Richman

Contact name (if different from above) Paul Richman

Email address [REDACTED]

Address for service [REDACTED]

Contact phone number [REDACTED]

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

PlanChange 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 not

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 change of the plan

The change of land use

The continuous spread of Cambridge outwards

The number of proposed houses

The threat to the appearance and character of our town and its environs

The additional traffic this would generate

The burden that this development would impose on critical services and infrastructure

The type of dwellings proposed

My submission is

Since moving here in late 2014 from Wellington, having been attracted by many things about Cambridge, not least its visual appeal, I have watched with dismay as the small town has become ever larger. Traffic flow and parking are now major concerns. NZers like their cars and the majority of households own multiple vehicles. My road Hamilton Road heading to or from the White Church has

traffic levels now that might exceed what it was pre-Expressway! Granted there are less heavy truck movements, but recent sand quarry permissions will be changing that. I have watched the town creep ever westward and have to say that I hope that when it inevitably reaches the Velodrome, that it goes no further. We do NOT want to be joined to Hamilton!

Now to hear that wealthy equestrian land owners wish to get permission to build 1250+ homes to the south east of the town reaching out towards the beautiful Lake Karapiro is a thought just too much to bear. The council needs to learn to say NO. The council needs to realise that not ALL growth is either wanted by the present population or good for the town.

I seek the following decision/s from Council

I urge the council to do the right thing in this case. Reject this application and do not make the plan change 37.

1250 houses = 2500 or more cars, where do you think these cars will go?

Due to no available interchange south of Cambridge they will have to travel through Cambridge. It is already difficult to find parking in the town centre, 2500 extra vehicles in addition to what is coming already with other local developments that are under construction, will RUIN our town.

Please send these people and their money-making ideas packing. Go develop somewhere else.

Attachments