

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Claire Scouse
Date: Friday, 24 April 2026 2:55:37 pm

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Full name of submitter Claire Scouse
Contact name (if different from above) Claire Scouse/Strategy Team
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

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

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

Protection of Māori Heritage and Cultural Landscapes
 Biodiversity, Wildlife, and Ecological Health
 Waterways, Town Belt, and the Waikato River
 Road Safety and Transport Impacts
 School Capacity and Community Infrastructure
 Construction Impacts: Waste and Noise Management

My submission is

Submission on Proposed Private Plan Change 37
 Rider Park Structure Plan

1. Introduction and Position

I am writing to make a submission on Proposed Private Plan Change 37 (PC37) – Rider Park Structure Plan.

At this stage, I do not support the proposed plan change as notified. I am particularly concerned about the insufficient protection of Māori heritage and culturally significant landscapes, the potential degradation of biodiversity and waterways, road safety risks, pressure on existing social infrastructure such as schools, and the long-term impacts on the health of the Waikato River corridor and surrounding environments.

Support cannot be given unless there is substantially stronger planning, protection, and enforceable safeguards that recognise both the deep historical and cultural significance of this environment and our responsibility to future generations.

2. Protection of Māori Heritage and Cultural Landscapes

While archaeological assessments identify specific sites, Māori heritage cannot be reduced to individual mapped locations alone. The area subject to PC37 forms part of a wider cultural landscape, where wāhi tupuna, historical pathways, waterways, and landforms are deeply interconnected.

Although archaeological assessments have been completed, concern remains that the proposal emphasises site-specific avoidance rather than genuine protection of the broader cultural landscape. The cultural, spiritual, and historical relationships between land, water, and people must be acknowledged in a meaningful and enforceable way.

There must be ongoing engagement with mana whenua at all stages of planning, design, and implementation. Stronger provisions are required to protect both recorded and unrecorded heritage values, including those yet to be identified. Without this, the proposal risks incremental loss of irreplaceable cultural heritage.

3. Biodiversity, Wildlife, and Ecological Health

The proposed development raises significant concerns regarding biodiversity loss and ecological degradation. These include habitat loss and fragmentation, increased sedimentation and stormwater runoff, and disturbance or displacement of wildlife.

The environment within and surrounding the site contributes to the wider ecological network of the district. Development at this scale should demonstrate clear avoidance of sensitive ecological areas, not simply rely on mitigation.

Robust biodiversity assessments addressing cumulative effects over time are required, alongside enforceable protections for ecological corridors and habitats to ensure long-term environmental resilience.

4. Waterways, Town Belt, and the Waikato River

The health of the Waikato River, nearby streams, and associated catchments must be a primary consideration of any development proposal. These waterways hold significant cultural, spiritual, environmental, and community value.

Concerns exist regarding increased stormwater discharges, sedimentation during construction, and long-term water quality impacts resulting from intensified land use. The cumulative effects on the Waikato River and its tributaries must be clearly quantified and addressed.

The relationship between the proposed development, the town belt, and river margins also requires

further consideration. These areas serve important functions including ecological buffering, recreation, landscape character, and wellbeing. Stronger setbacks, planting, and monitoring requirements are necessary to protect these values.

5. Road Safety and Transport Impacts

The proposed plan change raises serious concerns regarding road safety and transport impacts, particularly given the anticipated increase in traffic volumes.

Wordsworth Street, Carlyle Street, and Mauntaurangi Road are key routes for cyclists and are heavily used by children walking or cycling to school. Increased traffic movements, particularly those funneling toward Shakespeare Street, heighten the risk to these vulnerable road users.

It is unclear what specific road safety upgrades will be implemented, including intersections, pedestrian crossings, speed management measures, and cycling infrastructure. These must be planned and delivered prior to development, not retrofitted once issues arise.

6. School Capacity and Community Infrastructure

The proposal does not adequately address the capacity of existing education infrastructure. There is currently one larger primary school serving the area, Leamington School, as well as Roto-o-Rangi Country School nearby.

The anticipated population growth associated with PC37 is likely to place significant pressure on these schools. It is unclear whether the Ministry of Education has been consulted or whether future school capacity has been planned for.

Without appropriate planning for education and community infrastructure, development risks placing undue strain on families, schools, and the wider community.

7. Construction Impacts: Waste and Noise Management

There is insufficient detail regarding how construction and development waste will be managed, including disposal, recycling, and control of contaminants.

Noise, vibration, and dust impacts during construction also raise concerns for nearby residents. Clear limits, monitoring, and enforcement mechanisms must be specified to protect community health and wellbeing.

Construction impacts must be minimised through careful staging and strong conditions applied through the District Plan.

8. Conclusion and Decision Sought

In summary, I do not support Proposed Private Plan Change 37 in its current form.

Support could only be considered if the proposal is substantially amended to incorporate meaningful protection of Māori heritage and cultural landscapes, robust environmental safeguards for biodiversity and waterways, comprehensive road safety planning prioritising children and cyclists, confirmed planning for school capacity and community infrastructure, and enforceable construction management controls.

This environment is deeply steeped in history and ecological value. Decisions made now will shape the wellbeing of both present and future generations. Development must proceed with care, respect, and foresight.

I seek the following decision/s from Council

Decision sought: That the Council decline Proposed Private Plan Change 37 as notified, or substantially amend it to address the matters raised in this submission before any approval is considered.

Attachments

[Submission PC37 - 24 April 2026.pdf](#) (48 kb)

Submitter: Claire Scouse and Kerry Davis

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Wish to be heard: No

Submission on Proposed Private Plan Change 37

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Ngaa mihi nui

Claire Scouse and Kerry Davis