

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Beryl Pears
Date: Monday, 13 April 2026 3:02:57 pm

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Full name of submitter Beryl Pears

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Email address

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

Proposed Private Plan Change 37 - Rider Park Structural 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 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 re-zoning of the site to the Medium Density Residential Zone (MDRZ). That the proposed change sets a precedent that undermines the Long Term Plan 2025-34 which sets out planned and sustainable development, including housing development.

My submission is

The Waipa District Long Term Plan 2025-34 was based on extensive work and consultation with a clear brief to develop a plan that was doable and sustainable, allowing for projected growth in the medium term and proposed options for further growth after 2035 when demands and trends become clearer over the current decade. Areas were selected for housing and industrial development taking into account current and future infrastructure investment, so that limited district council and regional resources can be focused on agreed (by the council and community through consultation) priorities. This plan was only finalised late last year - and now already we have a significant proposal for a housing proposal that does not conform to the plan and in fact moves a large block of land from rural to medium density housing. Although the development is a private one, the impacts of consenting to the

proposal have important community and infrastructure impacts including the pressures on existing roading and bridges - and set a precedent for undermining the cohesion of the Long Term Plan. The Long Term Plan does give the Rider Park area options for a review of designation of a large part of the block from 2035. That is less than a decade away. There is no reason why the landowners cannot follow that proposed timeframe.

(1) The Council (and Waipa community) are being asked to undermine the Long Term Plan before it has even got properly underway. Stick to the Long Term Plan until the impact of housing developments in current designated housing Zones, and the wider community demands and Council resources can be reassessed over the next decade.

(2) Any decision on this block of land should wait until much closer to the 2035 date before a review or change to land designation is made, to see what demands and pressures exist at that time, and whether the C5 Zone and the Deferred Residential part of the Rider Block is still appropriate.

(3) The proposal does impact productive rural land which is already under pressure.

I seek the following decision/s from Council

Do not consent to this request for change of designation in part or in whole.

Attachments