

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Tylah Hewald
Date: Thursday, 26 March 2026 11:43:58 am

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Full name of submitter Tylah Hewald

Contact name (if different from above)

Email address

Address for service

Contact phone number

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

Proposed Private Plan Change 37 – Rider Park Structure Plan (PC37) is a request from Milan Park Stud Limited

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 support in part

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

My submission relates to the proposed residential subdivision zoning, staging of development, and associated infrastructure planning, including transport access, community facilities, and local service provision. In particular, I am concerned with the timing and adequacy of supporting infrastructure such as road access (including bridge capacity), schooling, and retail amenities to support the increased population.

My submission is

I support the subdivision in principle, as it will contribute to housing supply and growth in the area. However, I have concerns regarding the timing of development in relation to critical infrastructure.

The current proposal appears to allow for residential development to proceed ahead of essential services and infrastructure. Without appropriate planning and delivery of key facilities such as a new school, adequate bridge access (a NEW one), and local supermarket/retail options, the development

may place significant strain on existing networks and reduce overall liveability for residents.

I believe that growth should be well-managed and supported to ensure sustainable outcomes for both new and existing communities.

I seek the following decision/s from Council

I seek that Council:

Require the provision of key infrastructure (including a new school, additional bridge access, and local retail amenities such as a supermarket) to be planned and delivered prior to, or in parallel with, the subdivision development.

Implement staging conditions to ensure that residential growth does not outpace infrastructure capacity.

Ensure transport networks are upgraded to safely and efficiently accommodate increased traffic volumes.

Consider the long-term sustainability and liveability of the area when approving the plan change.

Attachments