

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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24 APR 2026
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Date received	
Document ref:	

1. Submitter details

Full name of submitter:	Robina Ann Cummins		
Contact name if different from above:	As above		
Contact phone number(s)			
Email address:			
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 oppose the proposal to bring forward the deferred Residential zoning to a date earlier than 2035. I oppose the proposal to change the rural zoning to residential medium density zoning.
	☐	I SUPPORT IN PART	
	☒	I OPPOSE	

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

Adequate mitigation of negative impacts cannot occur under a plan that has two commercial zones and medium density housing that is placed in a grid-like pattern over the landscape after large tracts of the existing ecosystems have been destroyed.

I request we change the way we reach our decision, so that the most important entity in this decision is the whenua, the land itself, with all its attached history, ecology, spirituality etc. We then make decisions that are gentle on the whenua and in so doing empower people who are linked to the whenua, i.e. the members of the surrounding community.

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)

- ① Reject the proposal to bring forward the deferred residential zoning to a date earlier than 2035.
- ② Reject the proposal to change the rural zoning to residential medium density zoning.
- ③ Give the opportunity to individuals to join with Tōhū to come up with a new plan that enables a lighter footprint on the whenua of Rider Park. (e.g. along the lines of Rambling Hills in Flume Road)
- ④ Aid application into re-zoning into an appropriate category of zone.

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)

R.A. Cummins

Note: My signature is special and private.

Dated

24th April 2026

My submission is that were the proposed plan changes to go ahead and subrequest development of subdivisions be implemented, the effect (detrimental in nature) on one of the few remaining areas of beauty and serenity within Cambridge would be huge.

By mentally overlaying a map of the proposed area for a plan change on the existing Leamington area, the new area would be approximately 20% in ~~area~~ size of the existing Leamington area. In addition, the sizes of sections in the new area would, on average, be smaller than the mean size of sections in the established area. For example, I live on a one quarter of an acre section, as does my next door neighbour.

In addition, all the very attractive trees on the proposed would be removed - this will cause significant loss of vegetation, significant loss of beauty, significant disruption to existing ecosystems. These points are all acknowledged in the appendices that accompany the proposal.

I shall now bullet point areas of concern that I have in order that I can refer back to them when I make an oral presentation:

- Increased traffic flow - Wordsworth Street, Carlyle Street, Lamb Street
- Loss of serenity and beauty - across the entire proposed area. (App. 8.2)
- Damage to ecosystems (Appendix 5)
- Increased stormwater run-off
- Increased infrastructure requirements
- Introduction of commercial centres into a residential area.
- ~~Inefficient~~ Insufficient engagement of the local population on their thoughts about the proposal. This refers to both the Maori population and the non Maori population.

All discussions have been with Consultation firms.

- A radical change in the 'feel' of the area, the ambience of the area from being an area of recreation - Rugby Club, Pony Club, Squash Club, cycle way, dog park, open fields, horses, cows, to just another housing settlement. Hand in hand with this a loss of safety due to increased traffic flow.

Insufficient honouring of values and visions of predecessors. There are three aspects here:

- 1/ Mana whenua of Ngāti Koroki-Kahukura and Ngāti Hauā. There is a report in Appendix 13 compiled in 2021 for an individual by the name of Paul Roycroft which identifies on a map a Pa site adjacent to the proposed plan change area and which suggests a buffer zone around the Pa site. Furthermore, it mentions evidence of 20 barrer pits spread across areas of paddock recorded as S15/466. I think there is real scope for active engagement of Maori (for example members of Mana Hapori, along Raleigh Street and members of the Marai) in addition for those of us who are not of Maori descent but who live here by the grace of the descendants of those Maori Chiefs who signed the Whakaputanga in 1935, and who wish to acknowledge the cultural values of our hosts. ★

- 2/ Insufficient valuing of the vision of the original individual/group who conceived the idea of the Green Belt surrounding the township of Cambridge (both Cambridge East and Leamington). Currently if one walks along Carlyle Street along the cycle path, you can cast your eyes towards "Kenny Browns Hill" and see a variety of shapes and colours of various trees that are well established and grow on the proposed plan change site - the same trees that are homes to various birds that are mentioned in the appendix dealing with ecological impacts. Visually, at the moment, the site of Milan Park Stnd enhances the 'green effect' of the vision of the individual who originated the green belt design. So there is currently a synergistic effect - that would be LOST, were the proposed plan change to go ahead. ★

3/ A third loss of vision of an individual that that has not been raised in the proposed plan change, yet is I believe very significant, is the loss of vision of Tony Rider himself in terms of the vision he has implemented in designing and running Milan Park Stud. Tony Rider and his team including his family keep the stud in immaculate condition and have bred some extremely successful racehorses. In the post-foaling part of the season, members of the public walking along the cycleway to Lake Karapiro can view and track the development of the young foals that reside with their mothers in the paddocks that are on the road frontage and adjacent to the main gates. I feel it is important that any changes in the use of Milan Park somehow retain aspects of the legacy of the design and layout of the stud. Perhaps some stables could be conserved to house a small museum of stories about and pictures of some of the horses that have been bred on site?

In meeting with ~~the~~ employees of Waipa District Council (Christian names Ahi and Nathan) they pointed out that if I wish to speak about specific issues to the panel, I need to have mentioned these in writing beforehand. So I have done so and am happy to provide more detail on certain issues (eg increase in traffic flow) in my oral presentation.

However, I believe my most ^{valuable} contribution to the outcome of this process is to state that ~~the~~ if one views the various impact assessments and comes up with a solution to mitigate each adequately the framework you end up with is incompatible with 9.8 hectares of medium density housing.

★ So I propose the way forward is to ask the question of surrounding ~~the~~ each impact, in an ideal ~~world~~ world how would Rider Park be developed so that

the development could have a 'light foot print' in there could be additional ~~but~~ dwellings for humans but the impacts would be mitigated.

When that has been collated a picture will emerge from which a plan for human dwellings that can be lightly scattered across the site will emerge. So the bats and birds could still live there. The beautiful tree plantings could be retained (as well as additional ones being added). Some fencing could be retained - as there will may be new homes where the owners would keep a horse or cow. The aspects important to Manx Wrenna could be accentuated.

There would undoubtedly be fewer dwellings, but they could require far less infrastructure by having their own water tanks and source of electricity. They could include sustainable homes, sited to make best use of the sun's energy, made of materials such as rammed earth. They could have grey-water recycling and areas of rain gardens. Each larger property could perhaps include a Tiny Home or several Tiny Homes. Composting toilets could be used.

There could be grassy tracks across the total site enhancing walking, running and horse access across the 98 hectares - this would link nicely to the Pony Club and adult riding club. Possibly one of the new dwellings could house a family who give riding lessons, or take small groups for guided tours on horses across the site.

Members of local groups (in their 20's and 30's) might (after gaining a qualification in Outdoor Education at say Winton) might start ~~start~~ a local small group tour where two leaders take groups on bikes from the Learning to Ride Club to Lake Kerepis. The leaders would transport the bikes home and another two leaders would take the group in kayaks down the river back to the Pa Site, a conducted tour of the Pa site and borrow pits and identification of culturally

significant plants could occur. The kayak tour could resume and the kayakers be picked up at a beaching area (say near the low level bridge). Participants could be led by the tour leaders back to the Rugby Club where their vehicles would be. This is just an idea!

What I am trying to say, is that I would like the planning of the development of Rider Park to bind and uplift the community so that collectively Tony Rider, his family and we, the people of the neighbourhood are inspired and joyful about the outcome. ★

As a final point because Rider Park has a road leading Maungatautari on one border, and the Waikato River on another border, the whenna is of major significance to local iwi, hapu and whanau and their insights into matters that are important into ~~pt~~ making and implementing plans will be valuable.

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