

**From:** [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz)  
**To:** [Policy Shared](#)  
**Subject:** External Sender: Waipā District Plan - Plan Change Submission Form 5 - Dion Williams  
**Date:** Saturday, 25 April 2026 6:59:31 am

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**Full name of submitter** Dion Williams

**Contact name (if different from above)** Dion Williams

**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 – Rider Park Structure Plan (PC37)

**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):**

Appendix 5, Appendix 6, Appendix 10

**My submission is**

I am an Addison street resident, the proposed plan change is not in keeping with WAIPA DC's 30 year plan.

The idea that we would spend the best part of a decade funding infrastructure and zoning land to the northern side of town where geographically and commercially more appropriate only to consider jamming 1500homes onto a horse stud on the southern side of town is farcical. The traffic assessment relies on what can only be described as tertiary upgrades ie traffic lights on Shakespeare street and another connection further north which would just add to the problems already facing anyone who lives on the south side of the river.

Ecologically the area adjacent and within the northeastern portion of the proposed plan change area is of significant amenity to the existing residents of the area, the stream and gully are of significant beauty and are the only place in Cambridge (except the Waikato river) that offers flowing clean fresh

water. The various species of bats and birds identified will be affected in a more than minor way during the addition of thousands of homes and the several thousand more people who will want to share the same space.

The historic pa site located adjacent to the development has not been fully restored and it can't be said with certainty that the scale of earthworks and development wouldn't have a less than minor impact on sacred cultural sites.

I strongly oppose this proposed change because of my strong belief that significant amenity destruction will be caused and the visual impact from both the Cambridge golf course and the adjacent streets and reserves in leamington. Such a large scale development directly adjacent to the river and sensitive cultural and environmental sites will be devastating.

It's not in keeping with planned growth areas, traffic planning, or what is best suited to cater for the towns growth. This plan would place growth at the furthest possible location fr9m traffic and infrastructure connections and the majority of employment sites/businesses to the north.

Reject this plan change that would only benefit the landowners who propose it so they can move away while we suffer permanently with the effects of the development.

**I seek the following decision/s from Council**

Reject the application for the private plan change so generations of family's can continue to live and enjoy the amenity that currently exists. Keep the growth within the current plan area

**Attachments**