

**From:** [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz)  
**To:** [Policy Shared](#)  
**Subject:** External Sender: Waipā District Plan - Plan Change Submission Form 5 - Sally-Ann Nelson  
**Date:** Thursday, 26 March 2026 11:36:50 am

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**Full name of submitter** Sally-Ann Nelson

**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)

**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):**

Rezone land zoned Deferred Residential (45.71 ha within the C5 Growth Cell) and Rural (52.89 ha) to Medium Density Residential Zone. The proposed area to be rezoned, location, and number of dwellings proposed.

**My submission is**

There is not adequate infrastructure and amenities (e.g. schooling) in place to currently support a medium density residential zone of this size in this location. Traffic management issues in Leamington/Cambridge have not adequately been addressed by council and this proposal will only escalate the problems already being faced within our community. There is already a large area of residential development underway in the Cambridge Road/Lamb Street subdivision and the issues associated with a dramatic rapid increase in population growth have yet to be addressed. I also oppose this proposal for environmental reasons, particularly the impact of this development on the Nature Reserve area next to the Leamington cemetery. The plan identifies an indicative neighbourhood centre right next to this, and there will be pollution and human impact on this natural

area- particularly it's beautiful stream, when it becomes surrounded by houses, roads, and shops. We should be protecting our precious wai and the nearby pa site, looking after Papatūānuku and the taonga that is our rural land. The increase in houses and cars thus development will bring will also lead to increased air and noise pollution, in addition to the destruction the building works will cause. I strongly oppose this proposal.

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

To decline this proposal and maintain the zoning as deferred residential until existing issues associated with population growth are addressed. To not allow development surrounding the nature reserve and pa site.

**Attachments**