

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Kere McKinnon
Date: Monday, 27 April 2026 10:22:04 am

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Full name of submitter Kere McKinnon

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

37- Rider Park Structure 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

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):

Proposing to rezone 98 hectares of land on the southeastern side of Leamington from Rural and Deferred Residential to Medium Density Residential.

My submission is

Cambridge is already under infrastructure pressure. (Getting into and out of our Street in particular is risky and time consuming unnecessarily at peak times of the day). Carters flat is also a disaster area for traffic flow. As a resident who will be directly affected by this development, our roads, transport links and local services will not cope with another large-scale development, particularly before a third bridge and wider network solutions are in place.

I believe this proposal is premature and Cambridge infrastructure is not ready for development of this scale.

The scale and density are out of keeping with the established feel and character of Cambridge. Traffic effects will be significant and existing roads are already under pressure.

Residents should not be expected to absorb years of avoidable noise, dust and disruption. We have all settled and established our lives here for the quietness and peace that a smaller town/village offers. One families desire to become even wealthier at the expense of half a town should not be allowed. This is incredibly unfair on the thousands of families that live on the Leamington side of town. The impact will be without a doubt huge on us.

The noise, the vibration and heavy vehicle movement will make life very unpleasant for us all. The dust, inconvenience and prolonged disruption during earthworks and building will be severe.

We have a beautiful town, we have all invested our lives and livelihoods here for a reason. This type of intensification eventually turns towns into slums. You can see it all over New Zealand.

This absolutely must not be allowed to go through and Council must think about its residents in this case.

I seek the following decision/s from Council

No, this development & private plan change 37 cannot go ahead.

Attachments