

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - George William Payne
Date: Tuesday, 28 April 2026 10:35:08 am

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Full name of submitter George William Payne

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

Private Plan Change 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

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):

Traffic congestion throughout Leamington and Cambridge

Lack of any traffic management plans or future infrastructure upgrades to lessen or eliminate traffic congestion in Leamington and Cambridge

My submission is

As a resident of Leamington for over 30 years and commuting to Hamilton for work I have experience of the congestion on Shakespeare Street and through Cambridge to access the expressway at Hautapu. The congested period has increased markedly as Leamington subdivisions have come on line e.g. Cambridge Park and the present C4 cell development. The proposed Change 37 is much larger (estimated 1250 homes) than these two areas. Virtually all traffic from this Plan Change 37 will travel via Shakespeare Street in Leamington to Cambridge and to the expressway. There seems to be no traffic management plan from the developers or the Waipa District Council, before this development can start it needs to be addressed. In fact, Tony Rider has suggested that the increased congestion may help Waipa to get a third bridge built so he understands just how much more congestion this proposal will

create for Leamington and Cambridge.

Tony Rider has stated he would be prepared to fund any roading development in lieu of development contributions (Cambridge New 2 April 2026) I have just the plan for that. This development meets the Waikato River not far from the present access to the expressway for those travelling south or leaving the expressway to enter Cambridge. The present Cambridge to Piarere expressway extension has the main interchange at Karapiro which I think is the wrong place. This interchange should be at the present off ramp to Cambridge. The third Cambridge bridge should be built here, south of Cambridge. There is very little point in trying to build a new bridge north of the Cambridge High Level bridge, there is just not the room for it. Building it to the south will mean that the majority of traffic from this proposed subdivision will travel across that southern bridge immediately accessing the expressway north or south. As well traffic heading to Te Awamutu or west to Taranaki would have a much more direct route.

Tony Rider, Waipa District Council and NZTA need to investigate and action this before the expressway extension is too developed and well before this Plan Change is approved.

I seek the following decision/s from Council

Private Plan Change 37 should be halted until suitable traffic management is implemented to prevent Leamington and Cambridge becoming unlivable due to traffic congestion.

Attachments

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - George William Payne
Date: Tuesday, 28 April 2026 10:10:44 pm

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Full name of submitter George William Payne
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This is a submission on the following proposed plan change to the Waipā District Plan

Private Plan Change 37

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
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):

Traffic issues in Leamingtonm

My submission is

I sent a submission earlier today and would like this added to it.

Before this subdivision is approved we need to know traffic densities on Shakespeare Street, Leamington. Either the Waipa District Council or the developer need to monitor the traffic on Shakespeare providing data every hour for several weeks so that we have some baseline data that can be used to ensure any traffic issues can be mitigated. I would have expected this to have already been done prior to even requesting approval.

I seek the following decision/s from Council

This Plan Change 37 should be deferred until the potential affects of the increased traffic flows are investigated and suitable alternatives to all the vehicles being funneled into Shakespeare Street are

provided. Shakespeare Street is already at maximum capacity.

Attachments