

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Johnathan Edward Bayley
Date: Monday, 27 April 2026 11:59:05 am

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Full name of submitter Johnathan Edward Bayley

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

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? No

Do you support the proposed change(s)? I oppose

The specific provisions of the plan change my submission relates to are (give details):

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

My submission is

I oppose the rezone of land as described above, as this will facilitate the completion of a Medium Density subdivision with an expected yield of 1,269 residential dwellings. I oppose this as:

- the rapid growth in Cambridge's population over the past 10 years has already placed pressure on existing traffic, parking, bridge, medical, and retailing infrastructure;
- a further 1,269 dwellings on the Leamington side of the river will exacerbate existing capacity issues in Cambridge, particularly for Leamington residents;
- in particular this will place further pressure on traffic corridors through Leamington and over the two Waikato River bridges, on Leamington Medical Centre and on Leamington School.
- Appendix 7, section 7.7 of the application notes that an est. 18% of the traffic volume will use the

Lamb Street/Maungatautari Road intersection. The underdeveloped nature of the southern end of Lamb Street already creates safety issues (following the development of Pukekura Park), and this subdivision will exacerbate this issue.

I seek the following decision/s from Council

I request the council declines to rezone this land as proposed. I note the land will automatically rezone in 2025 to allow subdivision and hope that by that time WDC or central government will have made improvements to local infrastructure that would lessen the impact of a large scale residential subdivision.

Attachments