

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Jennifer Linney
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This is a submission on the following proposed plan change to the Waipā District Plan
 Submission on Proposed Housing Development -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):
 The proposed housing development on rural land

My submission is
 I am writing to formally object to the proposed development in Leamington- Private Plan Change 37- Rider Park.

I believe this proposal is premature and insufficiently supported by the infrastructure required to sustain development of this scale without significant adverse impacts on the town and its residents.

Infrastructure and Transport Constraints
 Cambridge already experiences congestion, particularly at peak times, and this proposal would exacerbate existing pressures. The town relies on only two river crossings, one of which is already restricted from accommodating heavy vehicles. These bridges are struggling to meet current demand,

and until we have an alternative river crossing this development seems premature. Increased traffic volumes—particularly construction traffic and heavy vehicles—will place unacceptable strain on roads that were not designed for this level or type of use, not to mention the noise and pollution.

Turning right onto Shakespeare Road in the last few years has become increasingly more difficult and this development would increase traffic significantly creating even more difficulty in this road crossing for all residents linking into Kingsley and Addison Streets. This development will significantly increase traffic volumes generally through residential streets, increasing safety risks for pedestrians, cyclists, children, and animals, and reducing neighbourhood amenity.

Parking is already at a premium in the town and increasing the population further will create even more of a parking issue and congestion in Cambridge town itself.

Construction Impacts

The prolonged construction phase associated with a development of this size will result in sustained noise, dust, vibration, and disruption for surrounding communities. The daily movement of heavy vehicles through local streets will further compound these impacts and negatively affect residents' wellbeing and quality of life over many years. The increased size of trucks rattling through Shakespeare park has already disturbed the country town atmosphere and this will become worse.

Loss of Rural Character and Amenity

Cambridge is a provincial town, and its character is a defining feature that attracts residents and visitors alike. Many people choose to live here specifically for its scale, atmosphere, and sense of place. Rapid growth without commensurate infrastructure risks eroding this character permanently.

The proposed development sits on the boundary between urban and rural land, closeby access to Lake Karapiro and adjoining recreational areas. It also partly lies along a popular cycling route, drawing both locals and visitors. Increased traffic, congestion, and urbanisation in this area will detract from its recreational value and compromise cyclist safety.

Economic and Social Impacts

On a broad scale as every town extends its residential boundary, it is encroaching on fertile farmland that is slowly reducing the food bowl potential for this country. The current political situation in the Middle East highlights the need for NZ to be able to support agri/horticulture as it becomes more prohibitive to import food and export our produce due to oil costs (and ultimately a reducing resource).

On a local scale Cambridge's appeal—its markets, beauty, events, and relaxed ambience—is a key driver of local tourism and community identity. Unmanaged growth at this pace threatens to undermine the very qualities that support the town's social and economic vitality, its point of difference that make it a place to visit.

I seek the following decision/s from Council

Conclusion

I urge Council to reconsider this proposal until comprehensive infrastructure planning—including transport, bridges, parking, and safety measures—is demonstrably in place. Growth should be carefully staged, aligned with infrastructure delivery, and designed to protect Cambridge's unique character and liveability.

Thank you for the opportunity to make this submission.

Attachments