

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Leanne Bell
Date: Thursday, 23 April 2026 3:15:32 pm

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Full name of submitter Leanne Bell

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 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):

- 1.The proposal is premature with insufficient infrastructure for a development of this scale.
- 2.Traffic effects will be significant and existing roads are already under pressure.
- 3.Residents should not have to be expected to absorb years of avoidable noise, dust and disruption and possible decrease in value of existing homes.

My submission is

1. We have lived on the corner of Browning Street and Carlyle Street for the last 25 years and have seen the growth of urban houses being built outside the greenbelt. This has increased substantially, but still is the same route that the milk tankers take every night into the early hours. The need for a 3rd bridge and off ramp for Leamington should be paramount before this type of subdivision is developed.
2. This is the main road to Lake Karapiro, where there are too many events to count and most days we have vehicles filling pass, another 1000 plus residents with their cars will be hard to imagine. This is also one of the routes that many primary school children walk and bike to Leamington Primary this would make it a very unsafe road for them to continue to use.

3. My main issue with this development is the damage that my house will sustain with the heavy earth moving traffic and trucks. The trucks that go pass already impact our house making it shake when they go pass. (This has become worst since the development of houses outside the greenbelt) I would like to know who will fit the bill if our house is damaged e.g. cracked foundations house walls etc. Will engineer reports be done on all houses pre and post along Browning Street to ensure this is addressed and accountable. (fixing our properties and houses back to there pre development state at no costs to the home owner).

I seek the following decision/s from Council

I would like the subdivision to be put on hold until correct infrastructure has been put in place and all these concerns have been addressed.

Attachments