

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Lucy Hurley
Date: Monday, 27 April 2026 7:40:18 pm

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Full name of submitter Lucy Hurley

Contact name (if different from above) Lucy Hurley

Email address [REDACTED]

Address for service [REDACTED]

Contact phone number [REDACTED]

This is a submission on the following proposed plan change to the Waipā District Plan

Plan Change Number 37 Ryder Park

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):

The entirety of the proposed plan change

My submission is

This development is too large, too soon and insufficiently supported by infrastructure. My key concerns are:

1. The significant additional traffic pressure on Cambridge and Leamington roads
2. Development ahead of confirmed river-crossing and transport solutions
3. Loss of rural character, open space and productive land
4. Years of construction noise, dust, earthworks and disruption
5. Effects on local ecology, especially with long-tailed bats
6. Medium-density urban development is being pushed into a sensitive semi-rural edge of Leamington before the area is properly ready

The proposed private plan change is touted as a great development for Cambridge, however, the greater benefit for Cambridge is leaving the land zoning alone until 2035 as dictated in the current town plan.

I seek the following decision/s from Council

I seek that the Proposed Private Plan Change 37 be DECLINED IN FULL

Attachments