

From: info@waipadc.govt.nz
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Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Christine Meryl Lewell
Date: Wednesday, 22 April 2026 4:58:49 pm

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

Proposed Private Plan Change 37-Rider Park Structure Plan Area

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 not

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):

All of the Proposed Plan Change

My submission is

I oppose the proposed plan change for the following reasons:

Traffic congestion and road safety.

A subdivision of this size will increase vehicle movements in an area which includes many recreational facilities e.g.

-Leamington Domain which includes its recently upgraded childrens playground, cricket field,

Cambridge Model Trains and Netball Courts etc

-Leamington rugby grounds

-Leamington Dog Park

Wordsworth Street and the surrounding streets already experience traffic congestion, especially over the winter months when netball courts and rugby fields are operating, adding another 1250 residences to the area will only exacerbate existing traffic congestion and compromise road safety in an already

busy area.

Extra traffic created by this development will also add to existing congestion at the Wordsworth/Shakespeare St intersection, the Shakespeare roundabout, Cook St & both bridges and add to existing traffic "rat running" down Churcher and Kingsley Streets (past a local kindergarten) to avoid congestion at the Shakespeare roundabout.

Roading Infrastructure.

The proposed housing development will place further strain on roading infrastructure before major transport upgrades are in place. e.g. a 3rd bridge and a northern entry/exit onto the Waikato Expressway from Tirau Road, allowance for extra traffic is needed before rezoning land on the Leamington side of the river.

The proposal is premature- existing housing developments are not sold out and Cambridge infrastructure is not ready for a development of this scale in this location.

I seek the following decision/s from Council

to reject Private Plan Change 37-Rider Park Structure Plan

Attachments