

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Claudia higinbotham
Date: Tuesday, 21 April 2026 8:01:36 pm

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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):

Private Plan Change 37 – Rider Park Structure Plan

My submission is

Prematurity & Infrastructure Deficit: The Waipā 2050 Growth Strategy specifically deferred this land until after 2035. This was to ensure infrastructure (specifically the Leamington bridge and wastewater pipes) could catch up. Approving this now creates an "infrastructure deficit" that the current community will have to live through.

Cumulative Transport Impact: The Integrated Traffic Assessment (ITA) fails to adequately account for the cumulative impact of PC37 alongside other growth cells. It does not solve the bottleneck at the Shakespeare Street/Leamington bridge route. Without a third bridge or significant arterial upgrades, this development will bring the Leamington transport network to a standstill. Traffic & Pedestrian

Safety: Wordsworth Street serves a "destination park" (Leamington Domain). An increase in vehicle movements creates a direct safety risk for families. The current parking layout at Wordsworth Park is already difficult to exit; funneling more traffic onto these suburban streets is poor urban planning.

Reverse Sensitivity: I am concerned about reverse sensitivity effects. New medium-density residents may find the noise and activity levels of the Leamington Domain/Wordsworth Park a nuisance, leading to future restrictions on the park's use. The plan lacks adequate "buffer zones" to protect the park's operation.

Wastewater Capacity: The existing wastewater infrastructure is insufficient to handle the increased load. The plan does not adequately demonstrate how the network will be upgraded to prevent overloads.

Ecological Impact (Long-tailed bat): I am concerned that increased light pollution and loss of old-growth trees will destroy the habitat and flight paths of the Critically Endangered Long-tailed bat (Pekapeka-tou-roa), which are known to reside in this area

I seek the following decision/s from Council

I seek that the Council decline Private Plan Change 37 in its current form. Alternatively, I seek the following amendments and conditions:

Traffic Mitigation: Require a funded upgrade to the Leamington roading network and a committed solution for bridge capacity before any development stages are approved. Safety & Access: Conduct a revised Traffic Impact Assessment that specifically accounts for the safety of park users on Wordsworth Street. Implement physical traffic calming and improve exit visibility for the Wordsworth Park parking area. Infrastructure Guarantee: Delay rezoning until a funded plan for wastewater upgrades and 3-waters capacity is fully confirmed and proven to be sufficient. Site Redesign: Require the developer to redesign site exits to avoid funneling traffic onto already clogged suburban side streets and provide larger buffer zones to protect the Leamington Domain from reverse sensitivity. Ecological Protection: Implement strict lighting and vegetation controls to protect the flight paths and habitat of the Long-tailed bat.

Attachments