

**From:** [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz)  
**To:** [Policy Shared](#)  
**Subject:** External Sender: Waipā District Plan - Plan Change Submission Form 5 - ellen hockey  
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**Full name of submitter** ellen hockey

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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

**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 submission comprises four main points of opposition: reduced character and amenity, increased pressure on services, reduced productive land, and adverse effects on a pā site.

**My submission is**

Tēnā koe,

This submission to Waipa District Council (WDC) is prepared in opposition of Private Plan Change 37.

I have lived in Leamington with my partner since 2018 and have been a home owner since 2020. I understand the town and the community well and have significant concerns about the proposed development.

The submission comprises four main points of opposition: reduced character and amenity, increased

pressure on services, reduced productive land, and adverse effects on a pā site.

### 1.1 Character and Amenity

Leamington is a small town; the quiet character and amenity is the reason me and many others choose to live here as opposed to Hamilton city.

Creating an additional 1,250 number of properties will change the character of the area and ultimately change the character of the town. A development of this size would lead to an increased population of easily 2,000.

The green belt is used by the community for recreational purposes. The proposed development is located outside of the green belt / town limits, and adding such a large number of properties in this location will significantly change the feel and character of the area. We currently have beautiful views of the rural countryside when recreating along the green belt. However, expansion of housing into this area will replace the rural scenery with a heavily built environment and will change how people enjoy and use the green belt. The Leamington tree trust walkway through the cemetery is a quiet walkway with scenic views. I walk through this track regularly. Not only will a housing development ruin the scenery of this beautiful walk but I believe it will become a busy used track.

### 2.1 Services

A development of this scale will also increase pressures on local resources, services and amenities which are already under strain. For example, Leamington medical centre is already under resourced, with a 3+ week wait time for non-urgent appointments. This will only increase with increased population from the development and will reduce the liveability for people in the area.

Additionally, the proposed development will increase strain on traffic infrastructure. With most households in New Zealand owning 2 vehicles, adding potentially over 2,000 vehicles to local roads will significantly increase traffic delays and costs of maintaining the road infrastructure. Leamington is connected via two bridges which in peak traffic times already creates delays and any addition of traffic to this will make commuting longer and harder.

Cambridge has seen significant growth recently through developments. We are already seeing the adverse affects through increase traffic and difficulty with parking in the town centre.

### 3.1 Productive Land

The land is currently zoned rural under the Waipa District Plan and is used as farmland for rural production purposes. The development will not only change the rural character of the area but will reduce the availability of productive land that would otherwise be able to be used for grazing or crop growing.

Additionally, the land adjoining the proposed development is also currently used for rural productive purposes. Therefore, adding in a large housing estate adjacent to such activities could result in reverse sensitivity effects.

New Zealand rural productive land is decreasing significantly as population growth increases and whilst

I understand the need to meet housing demands, I do not agree that urban sprawl is the answer.

#### 4.1 Sites of Significance to Māori

Lastly, the proposed development is located adjacent to a pā site and other archeological sites, the area would be culturally significant to local iwi/hapū. From the information shared on the development it is not clear whether or not iwi and hapū have been appropriately engaged with in terms of adverse effects on the site and how it will be protected.

#### 5.1 Summary

Overall, I oppose the Plan Change 37.

I would like to be heard in support of my submission and welcome the opportunity for further engagement on the matters outlined above.

#### **I seek the following decision/s from Council**

I am seeking council to not allow the proposed changes to be approved.

#### **Attachments**