

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Theresa Louise Kiff
Date: Friday, 27 March 2026 8:50:36 am

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Full name of submitter Theresa Louise Kiff

Contact name (if different from above) Theresa Kiff

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

Proposed 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

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):

Proposal to rezone land on the southeastern side of Leamington from Rural and Deferred Residential to Medium Density Residential.

My submission is

The addition of more homes in Leamington will exacerbate an already severe traffic congestion problem in Leamington and Cambridge. The two bridges across the Waikato River are bottlenecks which barely cope at peak times now, and the high bridge is over a hundred years old and must be reaching the end of its useful life. I have lived in this town since 1997 and witnessed the worsening gridlock each time one of the bridges is closed for repair. We desperately need more bridges and this has been discussed endlessly but never actioned. There are other indicators of a town at full capacity, such as long waits to see a GP, jam-packed supermarkets, and the same number of schools there were thirty years ago. I wonder about the fitness for the town's water and sewage systems to cope with more new homes. I also value the open space between Leamington and Lake Karapiro and fear the cost of losing fine productive agricultural land, which once built on is lost forever.

I seek the following decision/s from Council

Reject completely Proposed Private Plan Change 37 - Rider Park Structure Plan and rezone the land to Rural.

Attachments