

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Wayne Eagleton and Jean Goodbrand
Date: Sunday, 26 April 2026 2:55:00 pm

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Full name of submitter Wayne Eagleton and Jean Goodbrand

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Email address

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

Plan change 37 - Rider 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):

Proposed Private Plan Change 37 – Rider Park Structure Plan (PC37) proposes to rezone 98 hectares of land on the southeastern side of Leamington from Rural and Deferred Residential to Medium Density Residential.

My submission is

Firstly: It was disappointing to read that this plan change was originally declined by the Waipa DC several years ago and that the owners were recently approached by the council to re-submit. Notwithstanding the other developments in Cambridge which are already adding pressure to our town's services, we strongly object to the proposal for this plan change.

The town's infrastructure struggles to cope now with the recent developments: Ryman, Somerset, Cycleways. We are overloaded in many ways now.

Based on published averages the addition of 1250 new houses at Rider Park means

Approximately 3,372 more residents ($1250 = 2.7$ people)

Approximately 2,000 more cars (1250×1.6 cars)

Roading and bridges:

It is well acknowledged that we need to improve the infrastructure of the town's roading / bridge capacity and transport services – this must be done BEFORE adding more stress into the entire system. The pressure is constant on all the main roads feeding in and out of town: Shakespeare Street, Cambridge Road, Victoria Road, Norfolk Drive and Robinson Street. Not to mention all the suburban side roads. The wait times to get onto either bridge in the mornings gets longer and longer and traffic is queued along Victoria and Hamilton roads every day at peak times. Traveling north twice a week at 10am, the queues coming into town are always long.

Finding parking in the town centre gets more and more difficult daily, including weekends.

Infrastructure pressures:

Rubbish collection - it is environmentally irresponsible that the most cost-effective rubbish collection for residents is via indestructible yellow bags. When will the town migrate to a bin collection system?

Water - the current quality is terrible and desperately needs investment. We are still under water restrictions and have been since early January. This new development will add at least 3375 people, what does this mean for our water resources?

Library - Our library struggles to cope with membership and the number of books housed.

Social:

Medical: Its already impossible to see a doctor in the area inside of two weeks (and our doctors apparently have good capacity). For new people moving into town there won't be enough doctors to serve this additional community.

Postal: with the removal of the NZPost service at Leamington people will be forced into town to Paper Plus with their small desk, bickering staff and constant queues: add in all the Leamington residents and an additional 3375 people will serve to jam up the town centre even more. It is difficult already but will become almost impossible to use NZPost services.

Supermarkets: We will need another supermarket to keep up. Is there a site anywhere large enough for the development a new supermarket?

Is there enough school capacity?

Are there enough jobs to support these homes?

We also wish to object on a personal level. We reside above the Karapiro Stream. We purchased our property in 2023 for a peaceful retirement surrounded by trees and nature. The birdlife in this area is abundant and yet we are just a few minutes from the town's amenities. The redevelopment of the land directly opposite us will be detrimental to our peaceful way of life and may well affect the value of our property during the development - with years of noise, dust and disruption to our tranquil existence.

I seek the following decision/s from Council

A genuine desire from the Council to further engage with the community and make decisions for our greater good as a whole, rather than simply the addition of 1250 homes contributing a rates take of around \$5M.

We seek to request the Council declines the application for the plan change affecting the 52.89 hectares currently designated rural - and that the land remains designated rural.

Attachments