

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Isabel Steel
Date: Thursday, 26 March 2026 7:20:43 pm

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Full name of submitter Isabel Steel

Contact name (if different from above)

Email address

Address for service

Contact phone number

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

Plan Change 37 - Re zone of land on Milan Park Stud, Leamington

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? 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 potential for the land to have up to 1250 new houses/homes built on it

My submission is

I am against the plan to subdivide the land into a residential development. The reasons are as follows: Cambridge is already at capacity for being able to cope with the population and traffic.

Until infrastructure is in place to cope with more housing (ergo people), then theses large sub-divisions need to be kept on hold.

The Middle and Secondary Schools are already at capacity - until a Government commit to a new Middle/High School (ideally on the Leamington side) growth MUST be halted. Even if a new school was guaranteed today, it would be at least 10 years off completion, by which time it would already be too late for the growth. There is also not much space at any of the Primary Schools.

There is no road infrastructure to allow for growth - in particular a third bridge! The issues Cambridge already has are terrible and with no firm plans for a new bridge we are 10-15 years away from getting one. Traffic is only increasing. Even with all these new Cycleways (which are fantastic), the reality is,

that if housing subdivision are created more than 2-3kms away from Schools (and/or town centres), parents will drive their children. Primary school children in particular are not able to walk/cycle more than that distance. Families that have Primary school children often have pre-schoolers too - they certainly aren't going to bike/walk.

An on ramp to the Expressway at the Golf course part would ease some traffic through town, but not enough to help with congestion for population growth.

The town just is not able to cope with more growth on the outskirts at all. Council need to have infrastructure sorted prior to more. They must insist the Government commit to new schools before they free up new land for housing.

I seek the following decision/s from Council

To decline the proposal to allow the land to be zoned for medium density residential housing at this stage.

Attachments