

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Rosemary Tua
Date: Monday, 27 April 2026 2:29:54 am

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Full name of submitter Rosemary Tua

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

Pc37 Ryder Park rezone

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):

I don't agree with rural productive land being rezoned for housing. Particularly when the council is already planning housing nearby. The housing is not required. In nearby pukekura subdivision some housing has taken up to 3 years to sell. There is no demand for this housing. Once you convert productive farm land to housing you can't convert it back.

My submission is

I don't agree with productive rural land being rezoned for housing. We need to protect productive farm land and maintain it for this purpose. We don't have the infrastructure in place to support this housing development in terms of roading and schools in leamington and pukekura. The development is not in keeping with the rural setting of pukekura. It also has ecological impacts that will be negative. There is already heavy traffic on this side of leamington making it almost impossible to cross Shakespeare street in the morning due to traffic flow. The high and low bridges are heavy congested and will not cope with thousands more cars per day. The road leading from Mangataupuri road lamb

street is a dangerous intersection poorly designed and is a feeder street into the leamington primary school. This road also leads into the pukekura subdivision which also has a dangerous poorly designed entry point.

I seek the following decision/s from Council

I don't agree with the rezoning of pc37 from rural land to allow for this land to be used for housing development. The council should not approve this change to plan due to the importance of maintaining rural land, safety concerns with roading, lack of supporting infrastructure including schools and bridges and ecological impacts.

Attachments