

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Gillian Murdoch
Date: Thursday, 26 March 2026 2:43:55 pm

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Full name of submitter Gillian Murdoch

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 - rezoning area of Leamington for building 1250 new homes

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? No

Do you support the proposed change(s)? I oppose

The specific provisions of the plan change my submission relates to are (give details):

The rezoning of approximately 100 hectares of Rural Zone land to Residential and Commercial zones in Leamington to accommodate approximately 1,250 new dwellings.

My submission is

I support the intent of providing more housing but OPPOSE the plan change in its current form. While I recognize the need for additional housing in the Waipā District, the scale and speed of this development are premature given the current infrastructure deficit in Cambridge and Leamington.

My reasons for this opposition are as follows:

Transportation & The "Third Bridge" Gap: Cambridge is currently at a breaking point regarding river crossings. The Cambridge Connections project has identified the urgent need for a third bridge, yet a location has not been finalized and construction is years away. Adding an estimated 2,000+ additional vehicles to the Leamington side will cause gridlock at the Victoria Street and Fergusson Bridges, which

are already at capacity during peak hours. Rezoning should be deferred until the third bridge is fully funded and a construction timeline is confirmed.

Education Capacity & The Paused Primary School: All existing schools in the Cambridge/Leamington area are currently at or near capacity. While land was previously identified for a new primary school in Cambridge West, the Ministry of Education has recently paused this project. It is irresponsible to approve a development that could bring 3,000 new residents (including hundreds of school-aged children) without a guaranteed commitment that educational facilities will be built to meet this specific demand.

Lack of Equitable Retail (Supermarket Competition): The current supermarket landscape in Cambridge is dominated by high-end, higher-cost providers. A development of 1,250 homes requires a "Local Centre" that prioritizes a lower-cost, high-volume supermarket alternative (such as a Pak'nSave or similar) to ensure food security and affordability for the growing population, rather than simply adding pressure to existing expensive outlets.

Critical Shortage of Healthcare & Emergency Services: Cambridge currently lacks a 24-hour Accident & Emergency (A&E) facility. Despite the development of the "Health Hub," residents must still travel to Hamilton for any urgent medical needs after 8:00 PM. Existing GP practices in Cambridge are frequently closed to new enrollments or have weeks-long wait times for non-urgent appointments. Adding 1,250 households (approx. 3,000 people) without a mandated, developer-funded contribution toward a 24/7 urgent care facility—or a commitment from Health New Zealand to increase local capacity—is a direct threat to the health and safety of both new and existing Cambridge residents.

General Infrastructure & Town Centre Pressure: The rapid growth rate of Cambridge (currently projected to reach 34,000 by 2055) has outpaced the provision of central car parking and roading upgrades. Without a concurrent "Infrastructure First" approach, this development will degrade the liveability of the existing town for current residents.

I seek the following decision/s from Council

Decline Private Plan Change 37 in its entirety until such time as a third bridge location is confirmed and the Cambridge West school project is reinstated.

OR, in the alternative: Approve the plan change only with strict staging conditions that prevent the release of titles until specific infrastructure milestones (Bridge and School) are under construction.

Requirement for a Low-Cost Retailer: Ensure that any commercial zoning within PC37 specifically incentivizes or provides for a large-scale, low-cost grocery provider.

Medical Infrastructure Requirement: I seek a requirement that the developer provides a "Health Impact Assessment" and demonstrates how the medical needs of these 3,000 additional residents will be met without further straining the already over-capacity local GP clinics.

Attachments