

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Mark John Searle
Date: Monday, 6 April 2026 10:20:57 pm

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Full name of submitter Mark John Searle

Contact name (if different from above) Mark Searle

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

PRIVATE PLAN CHANGE 37: RIDER PARK STRUCTURE PLAN AREA

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? No

Do you support the proposed change(s)? I support in part

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

Both of the proposed land rezonings.

My submission is

It would be very easy to reflexively oppose this plan change on the basis of NIMBY. The current situation of being only about 200m from Greenbelt, beyond which is very attractive rural land is a luxury have enjoyed/valued for 20+ years and any change from this is only going to be to this individual's detriment. However, if that was enough to prevent new areas being opened for housing then none ever would be as there will always be person(s) who could say the same about any new development.

I only ask therefore, that the rezoning not occur until there is a clear plan to put the necessary infrastructure in place before the new population arrives. How are residents of this new area going to connect to the rest of Cambridge? Using the single connector that is Browning Street/Shakespeare Street that is already under pressure and the same two bridges as everyone else?

The third bridge should really be complete before an expansion of this size to the population of Leamington should be allowed.

It seems that the development off Silverwood Ln is getting quite full now yet work to upgrade the hazardous Kaipaki Rd/Te Awamutu Rd/ Lamb Street intersection shows no signs of starting? Why was it not a condition that that was done first?

I seek the following decision/s from Council

Do not allow this rezoning until the third Waikato river crossing bridge has a consented plan for construction.

Attachments