

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Penny Pickett
Date: Tuesday, 21 April 2026 1:34:55 pm

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Full name of submitter Penny Pickett
Contact name (if different from above) Penny Pickett
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

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 oppose

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

Congestion & noise from increased traffic.
 Loss of character of my neighbourhood
 Impact on services, schooling, roading infrastructure
 Cultural impact by diluting the 'village' appeal of Cambridge and our unique ambience

My submission is

My home is situated on Tennyson Street and I object to the proposed housing development for the following reasons:

Up to 1250 homes means 2500+ cars needing to access this development. There would be a heavy reliance on Wordsworth Street and Browning Street. I can foresee huge problems exiting Tennyson Street at either end and even if lights were installed to control traffic flow at pinch points, this would cause traffic to be backed up blocking more streets. There would be years of construction and truck movements, causing congestion which is already becoming an issue in Leamington.
 How are 1250 houses with an additional 2500-3000 people minimum going to access schools in

Cambridge East or their place of work or looking to travel south, over logically one bridge - the low level bridge. We don't have the infrastructure in place for the increase of vehicles, let alone another bridge to service this. This is an objection on a practical level.

Just as important is the change to the character of Leamington and Cambridge. We are renown for being a town of character and this is rapidly disappearing with infill housing and major subdivisions catering for people who wish to move here and in the process, destroying what makes us desirable. We have beautiful farms and open spaces, in this case leading out to the wonderful facilities at Lake Karapiro.

I access the Velodrome, St Peter's School pool and another facility for exercise most days and with no option but to cross the river and use my own vehicle which will add to the congestion. I acknowledge this.

I am a tour manager for a tour company. We often bring people through Cambridge for the wonderful ambience and character our town offers. Part of the attraction is the ease of access to sites which cover the town centre, Leamington and Lake Karapiro. A rapidly expanding town which doesn't truly value how unique some of what we offer is (including the water tower & it's history. And how quick we are to label it a nuisance) and as much as our sport facilities are world class our cultural heritage is equally important and brings people to our town. Look at how many people come in during cherry tree flowering, a small window but beneficial to the town and something we could build on plus no major capital expenditure! we have architecturally significant buildings, churches, houses and we haven't even tapped the potential for tourism from pre colonial Maori history to the Waikato Land Wars and our world famous studs.

I would like to see growth slowed down, retain our character rather than become a satellite city of Hamilton. Keep us a stand alone desirable small town destination.

I would also be interested to know if there are archaeologically significant sites that would be impacted by this and whether they would be acknowledged and protected.

I seek the following decision/s from Council

Reject the application for Private Plan Change 37 Rider Park

Attachments