

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Janette Mannell
Date: Sunday, 29 March 2026 4:48:54 pm

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Full name of submitter Janette Mannell

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

Proposed Private Plan Change 37 – Rider Park Structure Plan (PC37)

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):

Milan Park Stud Limited, proposing to rezone 98 hectares of land on the southeastern side of Leamington from Rural and Deferred Residential to Medium Density Residential

My submission is

I oppose any change to the current zoning of these two areas.

I am deeply concerned by the impact on our current roading infrastructure by more housing. How would the potential residents of this new housing zone get to and from their homes? Can the Browning St / Shakespeare St intersection cope with this increased traffic at peak times? What would the impact on the traffic flow down Shakespeare St toward the bridges be at peak times? Do we need another bridge? How will these new residents get on and off the Expressway? Will they need to go through the CBD if they are heading north and what would be the impact of this increased traffic?

I am concerned about the impact on the current water infrastructure. My understanding is that our

current water infrastructure is in need of upgrading and that it is being transferred to the Council Controlled Organisation Waikato Waters Limited. As with the roading infrastructure I am concerned that added pressure on the current system would significantly compound the issues we are already facing. What would the increase in demand be by that many houses? How would that impact affect the current supply of water and the infrastructure delivering the water?

I am concerned about the sewage infrastructure as well. As with water, this system must be ageing and in need up upgrading, presumably at the cost to ratepayers. If my concerns are founded then what is the impact on increased numbers of households accessing the current service and how could this cost be mitigated. Could any future development included onsite treatment and collection of sewage and stormwater?

Other concerns include where will the added residents shop for groceries? Are they all going to go to the main supermarkets in Cambridge and so again adding extra pressure to the roading or will the developer be required to include and develop commercial sites to service the needs of these potential residents?

Where will they access medical care? Many of our current GP's are only taking on limited numbers of new patients and even once you are registered the wait for an appointment is fairly lengthy. Does this proposed new subdivision include plans for a medical centre?

Where will the children go to school? Has Leamington School got the capacity to cope with this roll growth for the younger children and what about the secondary school age students, are they all going to attend Cambridge High School. Getting to Cambridge High School from Leamington is already a slow and congested process? Will buses be supplied?

On a slightly different note I am also deeply concerned at the environmental impact of a development, especially as close to the river at this one appears to be.

What are the environmental impacts of the stormwater and sewerage management of this proposed area and what about impact resulting from the increased demand on the electricity supply. Should each home be required to have solar panels?

Lastly is this the best use of this land? It appears to be prime agriculture land and the current challenges we are facing due to the US/Israel war on Iran are showing us just how reliant we have become on a global economy. Perhaps there is increasing value in food production for the local economy and maybe putting more houses on this type of land is thinking too short-term.

We need to be thinking long-term. Let's fix our ageing infrastructure first and then add more housing. Let's plan housing developments including the impact of the changing climate and other factors like limiting housing being in places which require cars to be used to access everyday services like groceries, schools and medical care. Let's plan for local community done sustainably and thoughtfully.

I seek the following decision/s from Council

I would like to see all these questions addressed before any further subdivisions are consented to.

Specifically, I would like the council to decline this current request until robust, evidence based information is sought by the current landowner and communicated to the current ratepayers for a second round of submissions if the landowner wishes to resubmit at that point.

Attachments

