

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Michael Broadley
Date: Friday, 27 March 2026 7:42:22 am

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Full name of submitter Michael Broadley

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 Rider park

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? Yes

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

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

Infrastructure

My submission is

I believe there needs to be infrastructure improvements made before opening up more land for development.

Roading: We would benefit from better roading connections. A third bridge is needed asap to deal with the extra residents. Hamilton bound on and off ramp at the golf course intersection would be beneficial and should have been done from the start, especially if the quarry is going ahead.

Schooling: The new school that was paused at Bridleways development would be helpful to accommodate for the extra students expected to move into the proposed re zoned residential land in question.

Supermarket: Another supermarket would be useful as the ones we have are always very busy with little parking, if it wasn't for home delivery and pickup services it would have been at breaking point already. More residents mean more mouths to feed.

Medical centre: Our GPs are massively behind with appointments to see patients. We need a new Medical Centre.

In conclusion, there is no point in re zoning land for more houses if we become a difficult place to live. We need infrastructure to keep things working.

I seek the following decision/s from Council

Clear plans with an order set out on these infrastructure improvements before more housing is approved.

Attachments