

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Vicki Fleming
Date: Friday, 27 March 2026 4:08:39 pm

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Full name of submitter Vicki Fleming

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

Proofed 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 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):

Remove land zoned Deferred Residential (45.71ha within the C5 Growth Cell) and Rural (52.89ha) to medium density Residential Zone
 Change and add provisions within sections 2A (medium density residential zone), 15 (infrastructure, hazards, development and subdivision) and 21 (assessment criteria) of the Waipa District Plan.

My submission is

I oppose this plan, particularly the rural aspect to medium density residential zone. This area should be kept as rural due to the amount of traffic the new subdivisions will create. The proposed development will create greater traffic congestion over the two main access points into Cambridge (High and Low level bridges). Currently there is considerable traffic on the main Wordsworth and Shakespeare Roads at peak times of day, both in and out of the township.

There is a small primary school within this area (Leamington primary) and many young people are walking or cycling to and from school. Extra traffic creates a safety concern for many parents.

We are creating many medium density residential zones but not providing adequate services (such as

waste, water, electricity) or updating the existing services.

I seek the following decision/s from Council

I seek the 52.89ha or Rural Zone to remain rural and not be changed to medium density residential residential zone

Attachments