

**From:** [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz)  
**To:** [Policy Shared](#)  
**Subject:** External Sender: Waipā District Plan - Plan Change Submission Form 5 - Ava Pyper  
**Date:** Friday, 27 March 2026 9:26:21 am

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**Full name of submitter** Ava Pyper

**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**

Rider Park Structure Plan (Plan Change 37)

**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):**

The proposed rezoning of approximately 98 hectares of land under Private Plan Change 37 (Rider Park Structure Plan) from rural/deferred zoning to residential zoning.

The associated structure plan layout, including roading networks, staging, and integration with existing Leamington infrastructure. Provisions relating to transport, infrastructure servicing (wastewater, stormwater, water supply), and development staging. The scale and density of the proposed development (approximately 1,250 dwellings).

**My submission is**

My key concerns are as follows:

Infrastructure capacity and timing: Existing infrastructure in Leamington and wider Cambridge is already under pressure, particularly wastewater, stormwater, and roading networks. There is insufficient evidence that infrastructure upgrades will be delivered in advance of, or in alignment with, development, rather than lagging behind it.

**Traffic and road safety:** The proposed development will significantly increase traffic volumes in and around Leamington. Current road networks are not designed to accommodate this level of growth, and there is a lack of clear, funded commitments to necessary upgrades. This raises concerns about congestion, safety, and accessibility. Shakespeare road is especially getting busier and busier, there will need to be roundabouts put in to make it safe for people to turn on to the main road.

**Scale and impact on community character:** The proposed development represents a substantial increase in housing relative to the existing Leamington community. The scale is disproportionate and risks fundamentally altering the character of the area without appropriate transitional planning. The character of Cambridge is what everybody loves about it, is it on it's way to being lost.

**Loss of productive rural land and environmental values:** The rezoning would result in the loss of productive land and may adversely affect local ecological values. These effects have not been adequately avoided, remedied, or mitigated. We also love that Leamington is surrounded by greenery, rural land, it is such a beautiful outlook.

**Premature sequencing of growth:** Parts of this land were previously identified for longer-term development. Bringing this forward appears inconsistent with a logical, infrastructure-led growth strategy.

Overall, I consider that the proposal places development ahead of infrastructure and strategic planning, which creates long-term risks for both existing residents and future communities. It is too much, too soon.

### **I seek the following decision/s from Council**

I request that Council:

Primary relief: Decline Private Plan Change 37 in its current form.

Alternative relief (if the plan change is approved in some form):

Reduce the scale and staging of development to align with confirmed infrastructure capacity and funding.

Introduce explicit staging provisions that prevent development from proceeding until:

Adequate wastewater, stormwater, and water infrastructure is fully operational

Roading upgrades are completed and proven sufficient

Require a comprehensive, integrated transport plan, including funded upgrades, prior to development.

Amend the structure plan to provide:

Improved connectivity with existing Leamington areas

Adequate public open space

Protection of environmental features and ecological values

Ensure development sequencing is consistent with long-term growth planning, rather than advancing large-scale development ahead of infrastructure readiness.

As a resident of Scott Street, I am particularly concerned about the immediate and cumulative effects this development will have on local roads, infrastructure capacity, and the livability of our community.

### **Attachments**

