

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Shelley McSwiney
Date: Friday, 27 March 2026 9:31:59 am

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Full name of submitter Shelley McSwiney

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Email address

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Contact phone number

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

Plan change 37 proposed 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 support in part

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

My submission relates to concerns about the impacts of increased development on traffic, existing roading will not cope with increased capacity. Massive strain on Medical Centres, already under immense strain. Increased population growth needs to be carefully thought out, infrastructure must be in place prior to adding more strain on the community.

My submission is

Roading - Before anymore plans are made to add housing in Leamington a 3rd bridge needs to be up and running and an onramp at the golf course end of the motorway. Traffic congestion is already high, a 5 minute journey often takes 25-30 minutes if an event is on.

There is no parking, making it difficult to shop local these day, we often go out of town which is a shame.

Supermarkets are overwhelmed already adding a large sub division will only make it more untenable to shop in Cambridge.

Medical centres in Leamington are already full to bursting you cant get an appointment for around 3-4

weeks, where are an extra potential 2-3 thousand people going to go ?

There is only 1 primary school in Leamington, 1 middle school in Cambridge and 1 public High School (with a very large roll already) where will the influx of children be educated?

I seek the following decision/s from Council

Council amend the Rider Park Structure Plan to ensure that roading and transport infrastructure is upgraded to safely accommodate increased traffic, particularly around the Leamington peak times. That Council require comprehensive traffic assessments and implement appropriate mitigation measures (such as a 3rd bridge, safe intersections, pedestrian crossings, and traffic calming) prior to further development.

That Council ensure adequate provision is made for schooling to meet the needs of the growing population, including consideration of school capacity and safe access for students.

That Council ensure sufficient healthcare infrastructure, including access to medical services, is planned and provided to support future residents.

That development staging is aligned with the delivery of key infrastructure, so that growth does not outpace the capacity of roads, schools, and medical services.

Alternatively, that the plan change be declined or deferred until these infrastructure and service capacity issues are appropriately addressed.

Attachments