

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Chris Kibblewhite
Date: Tuesday, 31 March 2026 11:19:47 am

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Full name of submitter Chris Kibblewhite

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Email address

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

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

Do you wish to be heard (attend and speak at the Council hearing) in support of your submission? I do

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 oppose

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

All

My submission is

I strongly oppose Private Plan Change 37 (PC37) in its entirety. As a resident of Cambridge and a parent of four young children, I am deeply invested in the long-term sustainability, safety, and character of our community. This proposal represents an aggressive and out-of-sequence intensification that bypasses established planning timelines and threatens the core identity of the Leamington area.

Reasons for Opposition

A. Inconsistency with Strategic Planning and Infrastructure Timing

The land within the proposed Rider Park Structure Plan includes approximately 45.71 hectares of "Deferred Residential" land. According to the Waipa District Plan, this land was designated for growth

beyond 2035. By seeking to rezone this for immediate Medium Density Residential (MDR) development, the applicant is "leapfrogging" the Council's own managed growth strategy.

This creates a significant "out-of-sequence" infrastructure burden. The Council's Long Term Plan (LTP) has not budgeted for the accelerated upgrades to water, wastewater, and roading required by a development of this scale (approx. 1,250 dwellings). Such a massive influx of residents a decade ahead of schedule risks over-burdening existing systems and shifting the financial cost of developer-led infrastructure onto the current ratepayer base.

B. Violation of the National Policy Statement for Highly Productive Land (NPS-HPL)

PC37 seeks to rezone 52.89 hectares of currently Rural-zoned land. This land is characterized by high-quality soils and is currently utilized for productive equine and grazing activities. The NPS-HPL provides clear direction to protect New Zealand's most versatile land from fragmented urban sprawl. Converting this productive primary production land into a medium-density suburb is an irreversible loss to the district's agricultural economy and contradicts national directives aimed at ensuring long-term food and economic security.

C. Traffic Volume and Threat to Child Safety

The proposed density of 25 dwellings per hectare is exceptionally high for a rural-fringe location. This will result in thousands of additional vehicle movements daily onto Maungatautari Road and Wordsworth Street.

Bridge Congestion: Cambridge already suffers from significant bottlenecks at the existing bridge crossings. This development will exacerbate peak-hour gridlock, affecting all Cambridge residents.

School Safety: As a father of four children (aged 9, 7, 4, and 18 months), I am particularly concerned about the safety of our local school zones. The increased traffic through Leamington will significantly elevate the risk for children walking or cycling to Leamington Primary and other local schools. The roading hierarchy in this area was never designed to absorb the traffic of a high-density urban satellite.

D. Irreparable Harm to Ecological Values (Long-tailed Bats)

The southeastern Leamington area is a confirmed habitat for the Long-tailed Bat (Pekapeka-tou-roa), which is classified as "Nationally Critical."

Habitat Destruction: The removal of mature trees and hedgerows to make way for 1,250 homes will destroy essential roosting sites.

Light Pollution: The introduction of high-intensity street lighting and residential light spill will disrupt the nocturnal flight paths and foraging behavior of these bats.

A development of this density is incompatible with the survival of this species in our local area.

E. Erosion of Cambridge's Equine and Rural Identity

Cambridge is internationally celebrated as the "Equine Capital" of New Zealand. The Rider Park site (currently Milan Park Stud) is part of a critical cluster of equine properties that support a multi-million dollar industry.

Industry Fragmentation: Pushing high-density housing into the heart of the equine belt creates land-use conflicts (noise, dust, and traffic) that make it difficult for remaining stud farms to operate.

Visual Amenity: The proposed Medium Density zoning is a total departure from the established "town-meets-country" character of the area. It replaces green vistas with a dense, urban landscape that is entirely out of character for the Leamington fringe.

F. Cultural Heritage and Environmental Integrity

The land is within the ancestral territory of Ngati Haua and Ngati Korokii Kahukura. The intensification of this land poses a direct risk to the mauri (life force) of the nearby Waikato River.

Stormwater Runoff: The vast increase in impermeable surfaces (roofs and roads) will result in massive amounts of urban runoff, carrying pollutants into the river ecosystem.

Cultural Landscapes: The conversion of this land to high-density housing fails to respect the spiritual and historical connections of mana whenua to this landscape.

I seek the following decision/s from Council

I seek that the Waipa District Council decline Private Plan Change 37 in its entirety.

If the Council is minded to approve any part of the plan, I seek that the density be significantly reduced to Low Density Residential (matching the existing Leamington character) and that all development be delayed until the scheduled 2035 timeframe to allow for proper infrastructure integration.

Attachments