

**From:** [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz)  
**To:** [Policy Shared](#)  
**Subject:** External Sender: Waipā District Plan - Plan Change Submission Form 5 - Celine Patricia Kearney and Andy Keith Hammon  
**Date:** Monday, 27 April 2026 6:20:42 pm

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**Full name of submitter** Celine Patricia Kearney and Andy Keith Hammon  
**Contact name (if different from above)** Celine Kearney (cecpk)  
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**Contact phone number** [REDACTED]  
**Contact phone number** [REDACTED]

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

Proposed Private Plan Change 37 – Rider Park Structure Plan (PC37) is a request from Milan Park Stud Limited, proposing to rezone 98 hectares of land on the southeastern side of Leamington from Rural and Deferred Residential to Medium Density Residential.

PC37 applies to land at 37, 85 and 95 Maungatautari Road and 114, 114A, 118 and 120 Wordsworth Street, Leamington as shown in figure 1 below. This is currently pastureland used for equine and grazing activities.

**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?** Yes

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

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

– Rider Park Structure Plan (PC37) is a request from Milan Park Stud Limited, proposing to rezone 98 hectares of land on the southeastern side of Leamington from Rural and Deferred Residential to Medium Density Residential.

PC37 applies to land at 37, 85 and 95 Maungatautari Road and 114, 114A, 118 and 120 Wordsworth Street, Leamington. This is currently pastureland used for equine and grazing activities.

**My submission is**

We believe this is outside of Cambridge and Leamington in general.

We submit that there will be an unreasonable increase in traffic on Maungatautari Rd and at the intersection of Browning and Shakespeare Sts and in Leamington and the Village generally.

Twelve hundred and fifty houses mean a minimum of two and a half thousand cars, which will mean the low bridge and high bridge out of Leamington will be beyond capacity. As there are no plans yet for a third bridge river crossing this is excessive. Even if this is developed in stages it will still have the same final effect on our community.

Is the council able to assure us that this increase in housing will not put undue strain on our current water capacity? Likewise, even if this is developed in stages it will still draw on our finite water supply.

Major events at Lake Karapiro already regularly dominate our suburb of Leamington. Traffic from this proposed development will further exacerbate traffic and noise.

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

We therefore ask the council to deny permission for this development to go ahead in any form.

**Attachments**