

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Julie Davidson
Date: Monday, 30 March 2026 2:33:22 pm

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Full name of submitter Julie Davidson

Contact name (if different from above)

Email address

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Contact phone number

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

Private Plan Change 37 (PC37)

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):

Private Plan Change 37 (PC37), which proposes to rezone approximately 98.6 hectares of land on the south-eastern side of Leamington, Cambridge, from Deferred Residential and Rural zoning to enable medium-density residential development of up to approximately 1,250 dwellings.

My submission is

I oppose Private Plan Change 37.

Cambridge already experiences significant traffic congestion, particularly during peak morning and afternoon hours. Traffic moving between Cambridge and Leamington is often gridlocked, largely because there are only two bridges available to cross the Waikato River. These bridges are already operating beyond comfortable capacity, and any incidents or peak-hour surges cause widespread delays across the town.

The proposed development would add a substantial number of additional residents and vehicles, which

would further increase traffic volumes on an already constrained network. Without the provision of a third bridge linking Cambridge and Leamington, this development would significantly worsen congestion, travel times, and road safety for existing residents.

In addition to traffic impacts, a development of this scale would place considerable pressure on existing Cambridge infrastructure, including roads, water supply, wastewater, stormwater systems, schools, healthcare services, and other community facilities. At present, this infrastructure is already under strain, and there is insufficient evidence that it can support this level of growth without major upgrades being delivered in advance.

Approving such a large development before critical transport and infrastructure improvements are in place would negatively affect the quality of life for current residents and would represent poor long-term planning outcomes for Cambridge.

I seek the following decision/s from Council

That Waipā District Council declines Private Plan Change 37 as notified.

Alternatively, if Council is minded to approve the plan change, I seek that it be deferred or substantially amended to include clear, binding requirements that:

A third bridge crossing between Cambridge and Leamington is fully planned, funded, and constructed prior to, or concurrent with, any large-scale residential development, and

All necessary supporting infrastructure upgrades (including transport, water, wastewater, stormwater, and community facilities) are completed before additional residential capacity is enabled on the site.

Without these requirements, the plan change should not proceed.

Attachments