

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Ray & Maxine Nelson
Date: Monday, 20 April 2026 5:33:55 pm

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

Proposed Private Plan Change 37 - 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 not

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 support

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

The overall structure and spatial extent of the Rider Park Private Plan Change, including:

- the proposed expansion of the development area beyond the C5 Growth Cell
- the creation of a well-functioning urban environment
- the provision of neighbourhood centres, reserves and open space
- the integration of community infrastructure such as a potential school site

My submission is

We support the proposed Private Plan Change because it provides an opportunity to deliver additional residential capacity in Cambridge while enabling the development of a well-planned neighbourhood environment.

The plan change application states that the purpose of the proposal is to enable the creation of a well-functioning urban environment, including a medium-density residential neighbourhood supported by neighbourhood centres and community amenities.

Reference: Private Plan Change Application – Section 2.5 Purpose and Reasons for the Plan Change. The proposed development integrates neighbourhood centres, open space networks and transport connections to support accessibility and community activity within the neighbourhood.

Reference: Private Plan Change Application – Section 4.13 Neighbourhood Centres; Section 4.9 Open Space; Section 4.10 Transport Network; Section 4.17 Structure Plan.

The economic assessment accompanying the plan change highlights the importance of the expanded spatial extent of the proposed rezoning area in achieving these outcomes. It explains that if development were limited to the C5 area alone, several elements that contribute to a well-functioning neighbourhood may not be achievable. In particular, the report notes that:

- land that could potentially be used for a primary school may not be possible
- neighbourhood commercial areas may not be required
- gateway reserves may instead become housing
- open space provision could be reduced

This indicates that the expanded development area helps retain the ability to incorporate community infrastructure and neighbourhood amenities as part of the overall development design.

Reference: Economic Assessment – Section 10.5 Spatial Extent Proposed for Rezoning.

Retaining the ability to accommodate community infrastructure such as schools, recreation and cultural activities is an important consideration in long-term neighbourhood planning.

Comparable master-planned neighbourhood developments in New Zealand demonstrate the value of integrating community infrastructure alongside residential growth. For example, Hobsonville Point in Auckland incorporates schools, open space networks and neighbourhood centres as core elements of the neighbourhood structure, contributing to strong community identity and social wellbeing. While the Rider Park development is smaller in scale, similar principles can support vibrant neighbourhoods over time.

In Cambridge there is already strong participation in arts and creative education activities, with many local families involved in music, dance, drama and performance programmes each week. This illustrates the role that learning and cultural activities can play in strengthening community life.

For these reasons we support the proposed plan change.

I seek the following decision/s from Council

That Council approve Private Plan Change 37 for the Rider Park development, including the expanded development area, as this enables:

- additional residential capacity for Cambridge
- the development of a well-functioning urban environment
- the provision of neighbourhood centres, open space networks and active transport connections
- opportunities for community infrastructure to develop alongside residential growth

Attachments