

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Glenda Marie Whitehead
Date: Tuesday, 28 April 2026 2:34:16 pm

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Full name of submitter Glenda Marie Whitehead

Contact name (if different from above)

Email address

Address for service

Contact phone number

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

PC37 Rider Park Private Plan Change

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 oppose

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

I object to the rezoning of the land at this time. I fully object to the rezoning of the land currently zoned Rural to Medium Density. I object to the bringing forward of the deferred residential land.

My submission is

PC37 seeks to Rezone land zoned Deferred Residential (45.71 ha within the C5 Growth Cell) and Rural (52.89 ha) to Medium Density Residential Zone

I object to this fully.

There is a significant potential for additional housing in the urban environment, already zoned, over the proposed time frame of the proposed development. Full development of the site is anticipated to take a minimum of 10-12 years.

Already zoned development offering sites include:

- Bridleways, 201 sites to Title to date, plus a retirement village, and 7 further stages indicated on the master plan (unknown no. of Lots to be created)

- Land to the south of Cambridge Road, adjacent to Te Awa retirement village – not yet under development – St Peters
- land off the northern end of Kelly Road is being offered with build packages, ZB Homes, further zoned land, yet to be developed
- a subdivision of larger residential sites has recently come to the market south of Norfolk Drive, centered around Sir Tristram Boulevard
- Grace Park to the east of Swayne Road (some 50-odd sites) is now well under development.
- some 20 sites appear to remain available for development around Te Rerenga Terrace, south of Cambridge Road seemingly controlled by GJGardner.
- a further 16 Lot subdivision (Sections range from 315sqm to 362sqm (more or less) adjacent to the above off Cambridge Road, indicatively sold without any build contract requirements.
- Kotare Leamington, including Whakahaumako, several sites remain vacant.
- Te Awa Rise, Leamington, to the north of the above, now on open market, 54 sites
- Kotare Leamington, between Silverwood Land and Lamb Street, a new development, four stage subdivision to create 102 residential lots, 30 compact housing lots, two commercial development lots, roading, stormwater and reserve lots, close to coming to the market with roading etc. in place for initial stage.
- Infill sites, significant level of properties within Cambridge and Leamington, now appear to have the ability to be further developed under the Medium Density zoning now in place (constraints apply, but these do not appear overly burdensome).
- There are also several substantial land holdings within the previously developed areas, with addresses such as Laurent Road (11.52 ha) + (2.26ha), 32 Laurent Road (6.07 ha) medium density development land off Terry Came Drive, larger residential land area properties (1500-6000 m²) off Swayne Road, substantial holdings between Victoria Road and Abergeldie Way.
- Significant levels of land on the eastern side of Peake Road, including to the south of Cambridge Road. Again infrastructure constraints, but this will be addressed as demand materialises and the economics of developing turn positive.
- Significant area of deferred residential land, along both sides of Racecourse Road, east of Peake Road.
- Council should have a clear full picture of capacity of the township and what existing zoning capacity is. The above is a brief look only. In particular it does not fully scope the capacity for brownfield development.

My very strong concern, acknowledging that there are significant areas of under development and Title ready greenfield development, along with other zone ready land, is that if Council continues to zone further land around the periphery of the town, the town has a very strong potential to end up with a 'hollow core'.

The existing developed areas of the town, focusing particularly on the areas inside the greenbelt, if looked at objectively, offer a mix of housing forms, many of which, if we are honest, will not meet the desired forms of housing going forward, and in many cases, again if we are truly honest, offer an ageing nature of housing, deferred maintenance, large sites, etc, will not be the 'highest and best' use of the land in the medium term.

Land within the developed area is currently being landbanked, for medium term redevelopment. This will continue to occur, until economics indicate such redevelopment is feasible. Continued greenfield properties coming to the market on the edge of the township, have the potential to reduce the economics of this redevelopment, again potentially creating a 'hollow core' to the town.

In short, in order to maintain the cohesive and character nature of the township, and not suffer from

extensive sprawl, and having a hollow centre, Council must ensure that policies including zoning work, enables this main towns existing residential areas to be vibrant.

The PC26, rezoning of the majority of the towns residential from Residential to Medium Density, has only relatively recently come fully operative. Redevelopment is occurring, and from what is evident to date, these offer a mix of forms, price points etc, and are already providing a lift to the immediate localities in which they are occurring.

While this Medium Density zoning was put upon Council, it is here, and we must embrace this to ensure that the heart of Cambridge is updated and provides modern housing forms for the future. The Medium Density capacity that is being proposed on mass through this Private Plan change, can occur within the township, within the 10-12 year timeframe indicated for proposed Ryder Park, or already suitably zoned land.

As indicated in the plan change application "Relying solely on greater intensification within existing urban areas is insufficient to accommodate the future demand in the broader district." No, but there is already additional land zoned that can, now and into the future, a part of which is within the application. I do not support the immediate re-zoning of that land. Rezoning across the town needs to be structured, and timely. There is absolutely no need to rezone high quality Rural land.

Other factors against this proposal are:

Traffic / roading capacity. The effects of the proposal can not be looked at in isolation, and Cambridge is already confronting traffic management issues, yet to be addressed. Adding unplanned developments will not improve that situation.

Rezoning of rural land now to medium density, over bringing forward or rezoning of previously identified 'future residential' land is simply indicating that the zoning /district plan process is not adequate to provide for the future. This will potentially create an unstructured process going forward and hotchpotch development throughout the district.

The Private Plan change document is very nicely written, and no doubt covers off all the necessary points, but is extremely bias toward the proposed development.

2.6 c) The request or part of the request is not in accordance with sound resource management practice.

I seek the following decision/s from Council

I seek the Council to reject this plan change to ensure that Cambridge does not end up with a hollow core, and urban sprawl.

Attachments