

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - GERDA VENTER
Date: Friday, 27 March 2026 10:14:25 am

CYBER SECURITY WARNING: This email is from an external source - be careful of attachments and links. Please follow the Cybersecurity Policy and report suspicious emails to Servicedesk

Full name of submitter GERDA VENTER

Contact name (if different from above) GERDA VENTER

Email address

Address for service

Contact phone number

Contact phone number

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

Plan change 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 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):

Lack of sufficient infrastructure

My submission is

I submit in opposition to aspects of PC37, particularly as they relate to scale and timing relative to provision of essential infrastructure. Whilst I acknowledge the need for housing and urban development within Waipa, the current proposal does not adequately align growth with the capacity of critical infrastructure. This creates significant risks for existing and future residents. Key constraints are transport infrastructure. Existing local and arterial routes are already under pressure. A development of this size will exacerbate congestion, particularly during peak hours. The lack of a committed and funded third bridge severely limits network resilience and capacity. Current crossings are already bottlenecks. There is also inadequate provision for additional on and off ramps on and off SH1. This will also lead to increased congestion. Increased traffic volumes without corresponding upgrades will result in a higher accident risk. There appear to be insufficient coordination between land use and

infrastructure planning. There is no clear, funded and time-bound programme ensuring that key infrastructure will be delivered in step with growth. This creates a risk that existing residents will bear the burden of degraded service levels. The proposal does not adequately address the provision of essential community infrastructure like schools (currently near capacity), medical facilities, retail and community amenities

I seek the following decision/s from Council

The key issue with PC37 is the lack of enforceable infrastructure tied to infrastructure delivery. Development should not proceed until critical infrastructure is in place or a fully funded and programmed plan is in place, as it undermines the principles of sustainable urban development. I request that PC 37 is delayed until infrastructure capability is sufficient. Require binding infrastructure triggers like a third bridge, key road corridors and additional motorway access points, new schools, medical facilities and retail amenities.

Whilst Growth in Waipa is necessary it must be properly planned, funded and sequenced. Proceeding with development ahead of long-term negative outcomes, including congestion, reduced quality of life and strain on essential services are not acceptable

I urge Council to adopt a more cautious, infrastructure-led approach under PC 37

Attachments