

**From:** [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz)  
**To:** [Policy Shared](#)  
**Subject:** External Sender: Waipā District Plan - Plan Change Submission Form 5 - Lisa Jayne Dudfield  
**Date:** Tuesday, 28 April 2026 4:42:51 pm

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**Full name of submitter** Lisa Jayne Dudfield

**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**

Rider Park Submission Plan- Private 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 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):**

Traffic effects will be significant and existing roads are already under pressure especially onto Shakespeare Road, which is the main access way to this area.

**My submission is**

More congestions on already busy roads.

Further stain on infrastructure before major transport and roads are upgraded, this development is premature without the correct roading and planning in place via council.

Residents in these areas should be able to enjoy the green open spaces they have become accustomed too.

Use of fertile land for housing development is short sighted especially given its location and proximity to the motorway it puts more strain on the two bridges, which are beyond capacity already.

Cambridge is starting to loose its country side charm.

Additional noise, dust and disruption to already established areas - why should current residents have to ensure years of development.

Is there really a need for this when Kelly Road, and Bridle ways have taken years to get off the ground. There is already development at the end of Lamb street/ Cambridge Road with two new subdivisions in place and some of those houses built have been on the market for over two years which would clearly signal that the local market are not wanting to purchase these properties as they offer no additional infrastructure for families - you need to have a car to get anywhere, and public transport isn't great in Cambridge. Look to these subdivisions and you see the future problems.

There other area at the end of Vogel street , past Racecourse Road and you have the same, with a new development that's into year 4 with properties very slow to up take, high density homes, on small freehold sites but offers no close infrastructure yet again.

You only have to take a drive around to see its a slow process among the current housing developments and an additional 1500 homes in this area of beauty is just complete madness with no immediate demand. Its far more growth that what Cambridge needs or even wants at this stage.

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

To not approve this Plan change and ruin this beautiful plot of land which is not required, as there is no House shortages in Cambridge and the Local demand isn't there.

**Attachments**