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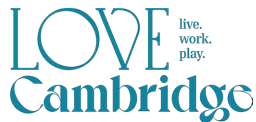
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Please find attached the Chamber's submission around PC37.
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Kind regards

Kelly Bouzaid

CEO – Cambridge Chamber of Commerce



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Submission on Proposed Private Plan Change 37 – Rider Park Structure Plan (PC37)

Submitted by: Cambridge Business Chamber

Date: 23 April 2026

1. Introduction

The Cambridge Business Chamber (CBC) appreciates the opportunity to submit on Proposed Private Plan Change 37 (PC37) – Rider Park Structure Plan.

As the representative organisation for the Cambridge business community, the Chamber supports growth across the Waipā district and recognises the importance of enabling residential development to meet ongoing demand.

However, our position is clear: we support well-managed, well-sequenced growth that is aligned with infrastructure, environmental considerations, and community needs.

This submission is provided in a neutral and constructive spirit, with the intention of highlighting key considerations so that those responsible—supported by their technical expertise—can ensure appropriate mitigation, particularly where cumulative effects may impact the wider community.

2. Overall Position

The Cambridge Business Chamber:

- **Supports growth and development in principle**
- **Advocates for growth that is carefully managed, staged, and integrated**
- **Seeks further clarity and assurance across several key areas before forming a definitive position**

Growth Justification & Strategic Alignment

- **How does PC37 align with the Waipā 2050 Growth Strategy and Future Proof sequencing?**

- How does this development interact with other planned or consented growth areas?

3. Key Considerations

3.1 Transport and Traffic Impacts

Transport remains a key pressure point for Cambridge.

Of particular concern is the Leamington side of the bridge, where congestion and peak-time pressures are already evident. Additional residential development without clear mitigation risks compounding:

- Traffic congestion
- Reduced accessibility for residents and businesses
- Flow-on impacts across the wider roading network

There is also concern around downstream impacts, including potential future upgrades to surrounding roads such as Wordsworth Street.

Submission Point:

Provide detailed transport modelling, including cumulative effects, and clearly defined mitigation strategies prior to progression.

- What traffic modelling scenarios have been undertaken (including peak and cumulative growth)?
- What are the projected impacts on the Leamington bridge and approaches?
- What mitigation measures are proposed (e.g. upgrades, intersections, alternative routes)?
- How will active transport (walking, cycling) be integrated?

3.2 Community Infrastructure and Social Amenities

Sustainable growth requires the delivery of complete communities.

The Chamber considers there is insufficient clarity regarding:

- Healthcare provision (GPs, medical services)
- Schooling capacity and future demand

- **Community and recreational infrastructure**

Without alignment between residential growth and these services, there is risk of strain on existing infrastructure and reduced quality of life.

Submission Point:

Demonstrate how social infrastructure will scale alongside residential growth, including timing and delivery mechanisms.

Infrastructure Capacity & Delivery

- **What is the current capacity of three waters infrastructure (water, wastewater, stormwater)?**
- **How will infrastructure be staged alongside development to avoid lag?**

3.3 Uplift of Rural Land

The proposed uplift of rural land to residential zoning is a primary concern.

While acknowledging housing demand, this raises broader issues relating to:

- **Loss of productive rural land**
- **Precedent-setting for future rezoning**
- **Alignment with strategic growth planning**

Submission Point:

Provide stronger justification for this uplift and demonstrate alignment with long-term land use strategy and growth sequencing.

3.4 Insufficient Information and Lack of Specificity

The Chamber considers that insufficient detail has been provided to fully understand the implications of the proposal.

Areas requiring further clarity include:

- **Public access and permeability**
- **Provision, quality, and accessibility of public open spaces**
- **Staging of development and infrastructure sequencing**
- **Assessment of cumulative and consequential effects**

Without this specificity, it is difficult to assess the long-term impacts or effectiveness of mitigation measures.

Submission Point:

Provide greater detail and transparency to enable informed decision-making and community confidence.

3.5 Cost Neutrality and Wider Community Impact

A key concern is ensuring cost neutrality for the ratepayer.

There is risk that while development is privately initiated, longer-term infrastructure and network upgrades may fall to Council and the wider community.

Examples such as potential future works to roads like Wordsworth Street highlight the importance of understanding full lifecycle costs and funding responsibility.

Submission Point:

Provide clear assurance that all direct and indirect costs—including cumulative downstream effects—are appropriately funded, without burdening the wider community.

3.6 Connectivity with the Wider Community

New development must be well integrated into the existing urban fabric - accessible, functional and connected

This includes connectivity to:

- Cambridge CBD
- Leamington centre
- Employment hubs such as Hautapu
- Existing and future transport networks

Submission Point:

Demonstrate how the development will achieve strong recreational, social, and economic connectivity with the wider Cambridge community.

3.7 Environmental Considerations – Bat Corridor Sensitivity

The Chamber understands that the area may form part of a bat sensitivity corridor, which is an important ecological consideration.

There is currently insufficient clarity around:

- The extent of ecological impacts
- Proposed mitigation measures
- Ongoing management of this corridor

Submission Point:

Provide clear, detailed mitigation strategies to protect ecological values, particularly relating to bat habitats and movement corridors via a complete EMP.

3.8 Iwi Engagement

The Chamber acknowledges the importance of iwi engagement and partnership in planning processes.

However, there appears to be insufficient detail regarding iwi involvement, perspectives, and outcomes within the application.

Submission Point:

Provide greater clarity on iwi engagement, cultural considerations, and how these have informed the proposal.

3.9 Housing Density and Form

Clarity is required around the proposed housing density, typology, and overall urban form.

Understanding density is critical to assessing:

- Infrastructure demand
- Community amenity
- Transport impacts
- Alignment with Cambridge's character

Submission Point:

Provide clear detail on housing density, staging, and design outcomes, and how these integrate with the surrounding environment.

- What density controls apply (minimums, maximums)?
- How does this align with:
 - Medium Density Residential Zone intent

- Cambridge character
 - What typologies are anticipated (standalone, terrace, apartments)?
-

4. Conclusion

The Cambridge Business Chamber supports growth—but growth done well.

PC37 presents an opportunity to contribute to Cambridge's future; however, it also raises a number of important considerations that require further clarity and careful evaluation.

This submission is not one of opposition, but of constructive input, to ensure that:

- Growth is aligned with infrastructure and services
- Environmental and cultural values are respected
- Costs are fairly allocated
- Long-term outcomes benefit the wider community

Once further information has been provided and the matters raised have been clarified, the Cambridge Business Chamber will assess its position accordingly. In the meantime, we remain an interested and engaged stakeholder in this process.

We encourage Council and decision-makers to ensure that robust analysis, clear staging, and comprehensive mitigation measures underpin any progression of this proposal.

6. Hearing

The Cambridge Business Chamber does not wish to be heard in support of this submission.



Kelly Bouzaid

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Cambridge Chamber of Commerce