

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Robert Walsh
Date: Thursday, 16 April 2026 2:03:25 pm

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Full name of submitter Robert Walsh

Contact name (if different from above) Robert Walsh

Email address

Address for service

Contact phone number

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

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

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? No

Do you support the proposed change(s)? I oppose

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

The specific parts of the plan change my submission relates to are:

The proposed rezoning of the Rider Park area from Deferred Residential and Rural land to Medium Density Residential;

The overall layout and density of the development, including how many houses are proposed and how they are arranged;

How the development will connect to and impact the existing road network, including timing of any upgrades;

The provision of infrastructure such as water, wastewater, and stormwater, and whether there is enough capacity to support the development;

The proposed staging of the development over time; and

How the required infrastructure will be funded, including the balance between developer contributions and any cost to ratepayers.

My submission is

I do not support the Rider Park Private Plan Change in its current form, while recognising the need for additional housing and growth in Cambridge.

The proposed medium density housing is out of character with this part of Cambridge and does not align with the existing rural-edge and low-density feel of the area. The scale and intensity of development risks undermining the amenity and character that residents value.

There are also significant concerns around infrastructure and transport. The surrounding network is already under pressure, and development of this scale will require substantial upgrades to roads and three waters infrastructure. These upgrades must be clearly defined, funded, and delivered in step with development. Growth should not outpace infrastructure capacity.

It is also important that developers contribute a fair share of the upfront infrastructure costs. Existing ratepayers should not be required to subsidise out-of-sequence development. Cambridge residents are already facing rising rates, while property values in some areas have softened or plateaued. This proposal risks adding further pressure.

For these reasons, I do not support the plan change in its current form.

I seek the following decision/s from Council

I seek that Council decline the plan change in its current form.

Attachments