

FORMAL SUBMISSION

Proposed Plan Change — Rider Park Structure Plan Area

Waipa District Council

Date of Submission: 6 April 2026

Submitted to: Waipa District Council — Planning and Environment

Re: Proposed Plan Change — Rezoning to Medium Density, Rider Park Structure Plan Area

Position: **OPPOSED**

1. Introduction

We write as a submitter in opposition to the proposed plan change to rezone the Rider Park Structure Plan area to medium-density residential. While we acknowledge the Council's obligation to plan for residential growth, we submit that this rezoning proposal is premature and should not proceed until critical infrastructure deficiencies affecting the wider community have been adequately identified, funded, and addressed.

This submission is made pursuant to the relevant provisions of the Resource Management Act 1991 and the Council's plan change process, and requests that the proposed rezoning be declined or deferred until the concerns raised herein are satisfactorily resolved.

2. Grounds of Opposition

2.1 Inadequate Infrastructure to Support Increased Density

The existing infrastructure network serving the Rider Park Structure Plan area and the surrounding community is already operating under significant strain. Approving medium-density rezoning at this time would impose a substantially increased demand on infrastructure systems that are not currently capable of supporting it. Key concerns include:

- Stormwater and wastewater networks that are operating near or at capacity in various parts of the district, with known issues of overflow and flooding during moderate rainfall events.
- Water supply infrastructure that may not have sufficient capacity or pressure to adequately serve a meaningfully increased residential population in the area.

We submit that these infrastructure gaps represent a fundamental constraint on the appropriateness of upzoning the Rider Park area at this time. The Council has a responsibility to ensure that growth is accompanied by the infrastructure necessary to sustain it, and to prioritise resolving existing community deficits before enabling further intensification.

2.2 Existing Traffic Congestion

Traffic congestion is already a serious and documented concern for residents in and around the Cambridge area. The local and arterial roading network is experiencing significant peak-hour pressure, with congestion affecting access, amenity, safety, and the quality of life for existing residents. Specific concerns include:

- Key intersections and road corridors in the area are already congested during morning and evening peaks, resulting in delays that are expected to worsen with any increase in residential population.
- Medium-density development typically generates substantially higher volumes of vehicle trips than low-density residential land use, and the roading network has not been assessed or upgraded to accommodate this increase.
- There is currently no committed programme of roading improvements or public transport enhancements that would mitigate the additional traffic generation arising from the proposed rezoning.

We submit that approving this rezoning without first undertaking a comprehensive traffic impact assessment and committing to the infrastructure improvements identified therein would be irresponsible and contrary to the sustainable management purpose of the Act.

2.3 Existing Community Infrastructure Needs Should Be Prioritised

It is submitted that the Council should prioritise resolving existing infrastructure shortfalls throughout the community before permitting further growth that will compound these problems. Enabling medium-density development before addressing foundational infrastructure gaps risks locking in long-term problems that will be considerably more costly to remediate in the future.

Growth must be planned and sequenced in a manner that is equitable to existing residents, who are already experiencing the adverse effects of infrastructure under-investment. The proposed plan change, in its current form, does not demonstrate that this obligation has been met.

3. Relief Sought

We respectfully request that the Waipa District Council:

- **Decline** the proposed plan change to rezone the Rider Park Structure Plan area to medium density residential in its current form; OR
- **Defer** any decision on the rezoning until a comprehensive infrastructure capacity assessment has been completed, published, and consulted upon; and
- **Commission** an independent traffic impact assessment of the proposed rezoning, with findings made publicly available prior to any decision being made; and
- **Commit** to a published infrastructure investment plan that prioritises addressing existing deficiencies before enabling further residential intensification in the area.

4. Declaration

We confirm that we have read and understood this submission, and that the information contained herein is, to the best of our knowledge, true and accurate.

Signature:

Handwritten signatures of Carrie Aspin and Gordon Thom, written in black ink on a horizontal line.

Full Name: Carrie Aspin & Gordon Thom

Address: [REDACTED]

Phone/Email: [REDACTED]

Date: 6th April 2026