

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Mark Gillies
Date: Tuesday, 28 April 2026 2:06:14 pm

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Full name of submitter Mark Gillies

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

PC37

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 support in part

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

Appendix 15 - Economic Assessment
 Appendix 17 - Urban Design Report
 Appendix 7 - Integrated Traffic Assessment

My submission is

Appendix 15 "Prior to 2035 infrastructure costs borne by the developer"
 Question is does this apply to infrastructure specifically within the development, or could the developer contribute to a significant upgrade just outside the development to offset some of these inside the development expectations from council, namely bolstering the playground at Gwyneth Common"

Gwyneth Common with its safe access concerns, unsuitable parking and small playground offering is crying out for additional investment, the Common is under utilised, but within strolling distance of the new development.

Also Appendix 7 - Notes the Maungatautari Rd & Lamb St intersections with Carlyle St have had 2 of the most serious reported accidents, given these are area's where West bound vehicles are slowing from 80km to 50km and entering a growing pedestrian environment.

Appendix 17 - Notes a permeable & connected Neighbourhood appropriately scaled with a density of 25-35 dwellings per hectare, does this represent an opportunity to enclose the development in a safety blanket for Children, we already have examples of Traffic backed up from Shakespeare to Carlyle (& beyond) after large scale events at Karapiro, this volume could be representative of "Business As Usual" during & post the development.

I seek the following decision/s from Council

Could Carlyle St be reassessed for collector/connector status from Browning to Wordsworth Sts
Recognize the transit of children within & outside the development to Education Facilities across Browning & Shakespeare Sts

Investigate the option for the developer to contribute to Gwyneth Common redevelopment as a safer destination for the Community & Visitors

Attachments