

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Beverly Clunies-Ross
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Attachments: [REF261265998.pdf](#)

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Full name of submitter Beverly Clunies-Ross
Contact name (if different from above) Beverly Clunies-Ross
Email address [REDACTED]
Address for service [REDACTED]

Contact phone number [REDACTED]

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

Proposed Private Plan Change 31 – Te Awamutu T4 Growth Cell

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
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):

My submission relates to the proposed rezoning of approximately 28 hectares of land from deferred residential zone to medium density residential zone (private plan change 31) including the Structure Plan, the proposed access and transport network, stormwater management, water supply and wastewater infrastructure, earthworks and ground stability, residential density, and the planning provisions that will enable future subdivision and development.

My submission is

As the owner and resident of [REDACTED], my property is directly beside the proposed development area. While I understand that Te Awamutu needs more housing, I do not believe this proposal has adequately addressed the impacts it will have on existing residents and our neighbourhood.

My main concerns relate to the safety of Wallace Terrace, which has a steep rise and limited visibility in places and wasn't designed to carry the level of traffic that could result from around 285 new homes. I am also concerned about whether the existing water, wastewater and stormwater infrastructure has

the capacity to support a development of this size, particularly given the current pressures on these services.

I am concerned about the potential effects of increased stormwater runoff, flooding, ground stability and settlement, as well as the long-term impacts of noise, light spill and the loss of privacy and neighbourhood amenity for those of us living immediately beside the site. I also believe the proposal should give greater consideration to the capacity of local schools and other community infrastructure to support this level of growth.

I would like the Council to consider whether the technical reports supporting the application have fully assessed these issues and whether the proposed mitigation measures are sufficient to protect existing residents and ensure development can occur safely and sustainably.

I seek the following decision/s from Council

I ask that the Waipā District Council decline proposed private plan change 31 in its current form until it can be demonstrated that the proposal can proceed safely and without placing unreasonable adverse effects on existing residents, neighbouring properties and community infrastructure.

I ask the Council to be satisfied that:

Wallace Terrace will remain a safe residential street and will not become a through-road for traffic generated by the proposed subdivision.

Independent traffic assessments fully address the road's existing rise, limited visibility, pedestrian safety and the significant increase in vehicle movements that around 285 new homes are likely to generate.

Water supply, wastewater and stormwater infrastructure has sufficient capacity before any development begins.

Comprehensive geotechnical investigations demonstrate that ground stability, land movement and drainage issues will not adversely affect neighbouring properties, including those immediately adjoining the site such as my property at 366 Wallace Terrace.

The effects of increased stormwater runoff and flooding have been independently assessed, with appropriate mitigation measures in place.

Appropriate setbacks, landscaping and planting are required along the boundary with existing homes to protect privacy, reduce noise and minimise light spill.

Consideration is given to the capacity of local schools and community facilities to support the additional population created by this development.

If Council decides to approve the plan change despite these concerns, I ask that strict conditions be imposed, including:

No vehicle access through Wallace Terrace if it would create a through-route for subdivision traffic.

Infrastructure upgrades, including water, wastewater and stormwater services, are completed before development proceeds.

Independent peer review of the traffic, geotechnical and stormwater reports.

Larger setbacks and landscape buffers between new development and existing homes.

Controls on building height, lighting and construction noise to protect neighbouring residents.

Ongoing monitoring of stormwater, land stability and traffic impacts throughout the development.

I support well-planned growth in Te Awamutu. I do not believe this proposal, in its current form, provides enough confidence that the impacts on existing residents have been adequately addressed. I ask the Council to ensure that any future development is safe, appropriately serviced and designed in a way that protects the people who already call Wallace Terrace home.

Attachments

