

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Tracy Ellis
Date: Monday, 13 July 2026 4:52:17 pm
Attachments: [REF261270008.pdf](#)

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Full name of submitter Tracy Ellis

Contact name (if different from above) Tracy Ellis

Email address

Address for service

Contact phone number

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 not

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):

I object to putting more traffic through Wallace Terrace. Part of the reason for buying up here is that it was quiet and peaceful. The intersection at the bottom of Wallace Terrace is already dangerous, and with more traffic, this will become far worse. The area could still be developed with Wallace Terrace remaining a cul-de-sac. Also, several sections would be very small, which could cause flooding issues. There are already many developments in Te Awamutu with vacant sections. The water pressure on Wallace Terrace is already poor; with more properties, this could cause further problems. I am also concerned about where the reserve land is. Most of it is a steep bank which is not really any good for anything.

My submission is

I object to putting more traffic through Wallace Terrace. Part of the reason for buying up here is that it was quiet and peaceful. The intersection at the bottom of Wallace Terrace is already dangerous, and with more traffic, this will become far worse. The area could still be developed with Wallace Terrace remaining a cul-de-sac. Also, several sections would be very small, which could cause flooding issues.

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I seek the following decision/s from Council

For this development not to go ahead or for Wallace Terrace to remain a Cul- de-sac.

Attachments