

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Helen Jean Malcolm
Date: Monday, 13 July 2026 1:13:18 pm
Attachments: [REF261268892.pdf](#)

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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 (PC31) proposing to rezone 28 hectares of land within the T4 Growth Cell in Te Awamutu from Deferred Residential Zone to Medium Density Residential Zone and Reserve Zone.

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? Yes

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

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

Traffic and Road Safety

Rail Corridor Safety

General undermining the wellbeing of the existing residents in adjacent streets and also the wellbeing of the future residents of this subdivision.

My submission is

Access to the proposed subdivision via Wallace Terrace presents a considerable safety concern for the following reasons

1. The intersection of Wallace Terrace, Downe Street, Fairview Road and Teasdale Street is already a confusing and dangerous intersection. Heavy traffic crosses from Rewi Street to Puniu Road, often at some speed, despite the less than desirable layout of the intersection. Add to this Te Awamutu Primary School being only a short distance along Teasdale Street and students from both Te Awamutu College

and St Patrick's are seen to use this route also. This mean there is a lot of pedestrian, cycle and vehicular traffic at busy times of the day, for children to get to and from schools.

2. The plan provided shows eventual access to the proposed subdivision via both Rewi Street and Puniu Road. It is hard to understand why permission should be granted to provide access via Wallace Terrace, greatly disturbing the safety and wellbeing of the existing residents as well as presenting further safety issues. It is absolutely wrong that a developer's profits should over-ride the rights of rate paying residents.

If the subdivision does go ahead I urge the Council most strongly not to allow access via Wallace Terrace, but to make it a condition that developers put in place these alternative access points prior to the development starting.

3. With consideration to the future residents of this subdivision, the proximity of part of the plan to the railway corridor must surely be ill advised. It is hard to believe this is legal when considering the excessive noise and the safety of those who live along this part oof the subdivision. Are they planning a future slum, where low cost housing is built for those who cannot afford to live elsewhere? I believe the Council has a responsibility to see that this does not happen for obvious reasons. A rail corridor can be used for many positive purposes without including housing. With no shortage of suitable land for subdivision, why repeat this mistake from the past.

I seek the following decision/s from Council

I seek the Council to either reject this "Proposed Private Plan Change 31 - Te Awamutu T4 Growth Cell" entirely, or at the very least to only agree to strict conditions that address all of the above.

Attachments