

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Kearin Bromell
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Attachments: [REF261266008.pdf](#)

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Full name of submitter Kearin Bromell
Contact name (if different from above) Kearin Bromell
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 under proposed private plan change 31, including the structure plan, the proposed transport and access network, infrastructure servicing, stormwater management, earthworks, geotechnical matters, residential density, and the planning provisions that will enable future subdivision and development.

My submission is

As the owner and resident of [REDACTED], our property sits alongside the proposed development. I've worked as a builder for more than 25 years and over that time I've seen the difference good planning makes. When developments are built with the right roads, services and site preparation from the start, they become good places for people to live. When corners are cut or important issues aren't fully worked through, the problems often don't show up until years later. My concerns aren't just about the impact on my own property. They're about making sure this development is planned properly for everyone who will live here and for the people who already call

this part of Te Awamutu home.

Wallace Terrace already has limited visibility because of the rise in the road and I struggle to see how it can safely cope with the amount of extra traffic a development of around 285 homes will generate.

Road safety needs to be looked at carefully not only for drivers but for children walking or cycling to school, pedestrians, emergency vehicles and the wider community.

I'm also concerned about whether the infrastructure is ready for a development of this size. Water, wastewater and stormwater systems need to have the capacity before new homes are built, not after. As a builder, I've seen how expensive and disruptive it can be when infrastructure struggles to keep up with growth.

The site itself also needs careful consideration. Ground conditions, drainage and stormwater management are things that have to be right from the beginning. If they're not, the effects can last for decades and impact both new homeowners and neighbouring properties.

I also think Council needs to consider the wider impact on the community. Growth doesn't just mean more houses, it also means more pressure on roads, schools, parks, community facilities and essential services. Good developments are about creating neighbourhoods that are safe, well connected and supported by the infrastructure people need.

I support Te Awamutu growing and I know more housing is needed. My concern is making sure it is done properly. From what I've read, I don't believe this proposal has yet demonstrated that the transport network, infrastructure and site conditions have been fully addressed. I believe these matters deserve further independent assessment before any rezoning or development proceeds.

I seek the following decision/s from Council

I ask the Council to decline proposed private plan change 31 i until there is evidence that the development can be supported by safe roads, adequate infrastructure and proper site preparation. If the Council decides to approve the plan change, I ask that it only does so once it is satisfied that: An independent traffic assessment confirms Wallace Terrace can safely cope with the increase in traffic, taking into account the rise in the road, limited visibility and the safety of drivers, pedestrians, cyclists and school children.

Water, wastewater and stormwater infrastructure has enough capacity to support the development before any new homes are built.

Independent geotechnical investigations confirm the site is suitable for development and that earthworks and drainage will not create problems for neighbouring properties or future homeowners. Stormwater management is designed to minimise the risk of flooding, erosion and long-term maintenance issues.

Construction traffic and works are carefully managed to reduce disruption and keep local roads safe. The development includes appropriate landscaping, setbacks and design measures that help it fit in with the existing neighbourhood.

The staging of the development is linked to infrastructure upgrades so that community services, roads and utilities keep pace with growth.

I also ask the Council to think about the long-term future of Te Awamutu. Good developments aren't just about building more houses, they're about building communities that people will still be proud to live in 20 or 30 years from now. That means making sure the roads are safe, the infrastructure is ready, the land is suitable and the wider community isn't left dealing with problems that could have been avoided through better planning.

Attachments

