

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Kim Faull
Date: Saturday, 13 June 2026 9:36:15 am
Attachments: [REF261191131.pdf](#)

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Full name of submitter Kim Faull

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

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? 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):

The structure plan for the T4 growth cell, including the location of roads and reserve land, and the rezoning to Medium Density Residential Zone.

In particular, this submission relates to:

The layout and location of roads, especially any connections to Wallace Terrace

The location and treatment of reserve land and existing drainage corridors

The density and form of housing (including townhouse-style development and lot sizes)

The interface between new development and existing residential properties along Wallace Terrace

My submission is

I support the intent of providing additional housing in Te Awamutu, however I have concerns about how the proposed medium density development will affect neighbouring properties, including my property at 529 Wallace Terrace.

I am particularly concerned about:

Loss of privacy from higher density housing and potential overlooking
 Increased traffic on Wallace Terrace and potential road connections near my property
 The impact of intensive townhouse-style development on the existing character of Wallace Terrace, which is currently characterised by large sections and low-density housing

There appears to be a drainage corridor along the boundary between my property and the plan change area, which likely drains toward the existing stormwater pond. I consider this an opportunity to provide an appropriate buffer between existing and new development.

While I do not oppose development, I am concerned about the introduction of tightly grouped townhouse-style housing directly adjoining existing properties and the potential impacts on privacy, amenity, and neighbourhood character.

I seek the following decision/s from Council

I seek that the plan change be approved subject to the following matters being addressed:

That the drainage corridor along the Wallace Terrace boundary be retained and formalised as reserve land or a landscaped stormwater corridor to provide a buffer between existing and new development.

That appropriate landscaping, planting, and setbacks are provided along the Wallace Terrace boundary to maintain privacy and amenity for existing properties.

That building height and design controls are applied along this boundary to minimise overlooking and loss of privacy.

That road connections to Wallace Terrace are limited and designed as low-traffic local access only, with primary access to the development directed to Pokuru Road.

That consideration is given to a lower-density transition along the edges of the development adjoining Wallace Terrace, rather than intensive townhouse-style development directly along existing residential boundaries.

That further clarification is provided on the location of reserve areas, road layout, and expected lot sizes and housing types within the development.

Attachments