

**From:** [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz)  
**To:** [Policy Shared](#)  
**Subject:** External Sender: Waipā District Plan - Plan Change Submission Form 5 - Morgan Thomas Keighley  
**Date:** Sunday, 14 June 2026 6:57:35 am  
**Attachments:** [REF261191971.pdf](#)

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**Full name of submitter** Morgan Thomas Keighley  
**Contact name (if different from above)** Morgan Keighley  
**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**

Submission on 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 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):**

Safety, noise, dust, heavy traffic, inadequate services, depreciation to property value

**My submission is**

Submission on Proposed Private Plan Change 31 – Te Awamutu T4 Growth Cell

To the Waipā District Council,

I wish to lodge my opposition to Proposed Private Plan Change 31 (Te Awamutu T4 Growth Cell).

My family and I are concerned about the significant adverse effects this proposed development will have on our street, neighbourhood, and quality of life.

Our concerns include:

### 1. Traffic Safety

The proposed development will introduce a substantial increase in vehicle movements into what is currently a relatively quiet residential area. This will increase safety risks for residents, pedestrians, cyclists, and children who use the street.

During the construction phase there will also be a significant increase in heavy vehicles, trucks, machinery, and contractor traffic. The increased presence of heavy vehicles on local residential roads raises concerns regarding road safety, visibility, noise, and the risk of accidents.

### 2. Dust and Air Quality

The development of approximately 28 hectares of land will likely generate considerable dust during earthworks, roading, and construction activities. Dust has the potential to affect nearby homes, outdoor living areas, vehicles, and residents' health and wellbeing.

I am concerned that neighbouring residents will bear the impacts of prolonged construction activity over an extended period.

### 3. Noise and Construction Effects

The scale of the proposed development means residents can expect ongoing construction noise from earthworks, heavy machinery, trucks, contractors, and building activities.

This will negatively impact the peaceful enjoyment of surrounding properties and reduce the amenity values that current residents have invested in and relied upon when purchasing their homes.

### 4. Pressure on Existing Infrastructure

I am concerned whether existing roads, stormwater systems, wastewater infrastructure, and other services have sufficient capacity to accommodate a development of this scale without negatively affecting existing residents.

Council should ensure that all infrastructure upgrades are completed before development occurs and that existing ratepayers are not left carrying the costs associated with growth.

### 5. Loss of Neighbourhood Character

The proposed rezoning from Deferred Residential to Medium Density Residential represents a significant change in the character of the area. Existing residents purchased homes in a lower-density environment and may experience a loss of privacy, increased congestion, and reduced open-space character.

The proposal appears to prioritise development intensity without adequately protecting the amenity and character values currently enjoyed by neighbouring residents.

### 6. Impact on Residential Amenity and Property Values

While I acknowledge that property values are not the primary consideration under planning legislation, I am concerned that the cumulative effects of increased traffic, noise, dust, construction activity, and higher-density development may negatively affect the desirability and enjoyment of existing residential properties.

#### Conclusion

For the reasons outlined above, I oppose Proposed Private Plan Change 31.

I request that Council carefully consider the adverse effects on existing residents and either decline the proposal or require significant modifications and mitigation measures to address traffic safety, construction impacts, infrastructure capacity, and residential amenity concerns.

Thank you for considering my submission.

Yours faithfully,

Morgan Keighley

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#### **I seek the following decision/s from Council**

To stop the proposed subdivision and at very least keep our street a culdisac and not a through fare

#### **Attachments**