

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Te Awamutu - Kihikihi Community Board
Date: Thursday, 9 July 2026 6:24:40 am
Attachments: [REF261260970.pdf](#)

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Full name of submitter Te Awamutu - Kihikihi Community Board

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

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 support in part

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

All of it

My submission is

The Te Awamutu-Kihikihi Community Board support the plan change in principle because it is an appropriate location for future residential development due to it being adjacent to other residential areas.

We wish to raise a few concerns.

The proposed development is very close to the railway line. We are concerned about reverse sensitivity effects on the railway line and seek that the rules/ standards address this through requiring appropriate noise and vibration mitigation. The community has also expressed concerns about the safety of having houses located so close to a railway line.

We are also concerned about the impacts on the amenity of surrounding residents on Wallace Terrace, Ava Mae Drive and Mountain View Drive and seek that the rules/ standards to address those effects. We have been contacted by residents from these streets expressing their concerns and ask that these concerns be considered in full.

The community is concerned about the traffic impact, particularly on Wallace Terrace as the only access to the site. Wallace Terrace will be opened to through traffic which will have a significant impact on residents. Redirecting this traffic through Wallace Terrace will alter its safety and functionality. Wallace Terrace was not designed to support this level of traffic. The surrounding roads, such as the Fairview Drive intersection were also not designed to absorb thousands of new daily vehicle movements.

The community has also expressed concerns over the loss of the BMX bike track at the park, flooding from replacing pasture with residential development, lack of infrastructure capacity with Te Tahi water treatment plant being offline and needing to rely on on-site rainwater tanks to ease the pressure on the stormwater system.

The Station Road intersection is also problematic at the moment and having a new intersection very close to this, with increased traffic flow, could create significant traffic and safety issues. It could be a good opportunity to upgrade the Station Road intersection when constructing the new intersection for the development otherwise it may not be done for a number of years.

I seek the following decision/s from Council

That Council approve the plan change subject to our concerns above being addressed through additional changes to the District Plan.

Attachments