

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Bevan Gedye
Date: Friday, 3 July 2026 6:10:22 pm
Attachments: [REF261248362.pdf](#)

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Full name of submitter Bevan Gedye

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

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 oppose

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

My submission relates to the proposed vehicle connection to Wallace Terrace and the transport provisions that would enable Wallace Terrace to be used as an access route, both during construction and for the ongoing traffic generated by the development (approximately 310–362 dwellings). I oppose those provisions of the proposed Structure Plan and Integrated Transportation Assessment that rely on Wallace Terrace as a vehicle access to the development.

My submission is

I oppose Proposed Private Plan Change 31. I am an owner and resident of Wallace Terrace and will be directly affected by the proposal.

I acknowledge that Te Awamutu needs to accommodate future growth, but I do not consider this proposal adequately manages its effects on existing residents.

The proposal includes a new road connection from the development to Wallace Terrace "Access". This would fundamentally change Wallace Terrace from a quiet residential street into an access route for a development of approximately 310–362 dwellings. The transport assessment predicts thousands of

vehicle movements per day from the development, and I do not consider the effects on Wallace Terrace residents have been adequately addressed.

I am particularly concerned that Wallace Terrace will become a convenient shortcut between Rewi Street and Puniu Road, especially before any wider transport upgrades are completed. Even if only a proportion of development trips use Wallace Terrace, this represents a substantial and unwarranted change to our neighbourhood's character and safety.

My concerns fall into the following areas:

- Construction effects: heavy vehicles, dust, vibration, noise, and road damage.
- Ongoing traffic effects: increased traffic volumes, reduced safety for children, increased noise, loss of the quiet cul-de-sac character of Wallace Terrace, reduced privacy, and increased night-time lighting.
- Intersection safety: the Teasdale Street/Downes Street/Fairview Road/Wallace Terrace intersection is already busy, and I have personally experienced several close calls there due to drivers failing to look before pulling out. Adding development traffic to this intersection without proper assessment is a significant safety risk that has not been adequately addressed.

I seek the following decision/s from Council

I seek the following decisions from Council:

1. Amend the Structure Plan so that Wallace Terrace is not used as a vehicle access to the T4 Growth Cell. Any connection should be limited to pedestrian, cycle, and emergency vehicle access only.
2. Provide all general vehicle access via the proposed collector road connecting to Rewi Street and Puniu Road, from the outset of development rather than from Stage 2.
3. Require all necessary transport upgrades to be completed before development proceeds.
4. Require further independent assessment of traffic impacts on Wallace Terrace before the plan change is approved.

Attachments