

From: info@waipadc.govt.nz
To: [Policy Shared](#)
Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - David Vesseur
Date: Wednesday, 1 July 2026 9:37:09 am
Attachments: [REF261239426.pdf](#)

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Full name of submitter David Vesseur

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

Private Plan Change PC31 - 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 oppose

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

1. The change to medium density intensification residential housing in the T4 (PC31) site
2. The extension of Wallace Terrace to become a local road
3. Collector Roads to Rewi St

My submission is

1. There is no need to change this particular land site to medium density housing. There are many other cells and sites to develop across Te Awamutu, for example, the huge area within Park and Golf Rd. The area within Park Rd, Golf Rd and Cambridge Rd. These areas have better traffic flow management and less impact for surrounding residents. The T4 cell area has traditionally formed a belt around the town and become a buffet zone between housing and the main northern trunk line. To develop housing here is an unreasonable proposition considering the proximity and activity on the trunk line. The proximity of the roading and housing area to the trunk line is inside the 60m vibration alert zone and the 100m acoustic control area. Why is this area being considered for housing next to a trunk line when there are other areas around the town more favourable for development

2. Wallace Terrace is a quiet cul de sac. Houses and residents along this street have purchased their properties for this reason. We recently purchased our property in October 2025 for this very reason. Putting a local road through to 285 dwellings will significantly increase the thoroughfare traffic. This street feeds directly into Teasdale St and Te Awamutu Primary school. This area is already very congested during the school day and pick up/drop off times. Increasing traffic through Wallace Tce and Teasdale will directly impact safety of families and children. During the development of the subdivision, there will be multiple trucks and construction vehicles using this road. The road is not safe to use for these purposes.

3. Having a collector road come out at Rewi St will further congest traffic along Rewi St and impact the congestion at the Rewi St, Alexandra St and Mutu St round about. Similar to my second point, there is a school along this road as well (St Patrick's) which will have to deal with increased safety risk.

I seek the following decision/s from Council

1. Reject to proposal for medium density house due to other more favourable areas to develop, and concerns around proximity to railway.
2. Maintain Wallace Terrace as a cul de sac. This could include blocking access to the medium density intensification area (Orange part on development map) and only allowing the grey part to have be accessed through Wallace Terrace.
3. Consider traffic implications for Rewi St and surrounding areas.

Attachments