

Appendix D – Submission Summary

**Summary of Submission by Topic- (Decisions Requested and Reasons
– [with Further Submissions [shown in blue](#)])**
Proposed Plan Change 2 : Waihi Rezoning

Topic	Sub Topic
PLANNING MAP 31 - FORD ROAD	Fully Oppose Re-zoning Extent
	Fully Support Re-zoning Extent
	Partial Support Re-zoning Extent
PLANNING MAP K3 - THORN ROAD	Heritage
	Land Class (NPSHPL)
	Traffic
PLANNING MAP K5 – BRADFORD STREET EXTENT	Fully Oppose Re-zoning Extent
	Fully Support Re-zoning Extent
	Heritage
	Traffic
PLANNING MAP K5 - BRADFORD STREET	Fully Oppose Re-zoning Extent
	Fully Support Re-zoning Extent
	Partial Support Re-zoning Extent
STRUCTURE PLAN - FORD ROAD	Amenity
	Ecology
	Environmental Risks
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	Infrastructure
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	Land Value
	Map
	Natural Hazards
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Topic	Sub Topic
STRUCTURE PLAN K5 – BRADFORD STREET	Amenity
	Ecology
	Heritage
	Map
	Natural Hazards
	Traffic
OTHER	Power / Transformer

PLANNING MAP 31 – FORD ROAD

Fully Oppose Re-zoning Extent

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
Dorothy McHardy	4.1	Oppose	Reject the proposed plan change as it relates to Ford Road.	Own land adjoining the subject site and operate an organic certified kiwifruit orchard.
STOPS FAMILY TRUST	6.1	Oppose	Seeking either that rezoning does not occur or that amendments are made to mitigate adverse effects of the industrial zone (noise, visual and traffic effects).	Concern about adverse effects of industrial zone on quiet enjoyment, use and value of property that adjoins the proposed zone.
HORTICULTURE NZ	12.1	Oppose	Withdraw W2 from Proposed Plan Change 2.	Strong opposition to W2 being included in Plan Change 2 as it is inconsistent with sound resource management principles and the statutory framework under RMA. Need for a robust/evidence based approach that prioritises the efficient use of existing industrial zoned land, ensures the protection of highly productive rural land, and fully internalises the adverse effects of industrial activities.
James McHardy	15.1	Oppose	Reject the Proposed Plan Change relating to Ford Road.	Potential for adverse effects and reverse sensitivity effects on organic kiwifruit orchard (e.g. air, water and soil pollution).
Ian & Elizabeth Keys	17.1	Oppose	Reject the proposed plan change as it relates to Ford Road.	Strongly object to the proposed re-zoning of family property/home.
<i>Ian & Elizabeth Keys</i>	<i>F28.1</i>	<i>Support</i>	<i>As above.</i>	<i>Strongly object to the proposed W2 rezoning changing our land from rural to industrial and support Council seeking alternative locations.</i>
Janice McHardy	18.1	Oppose	Opposed to the rezoning.	Loss of extremely good productive land, detrimental to rural living environment, substandard roading and bridges.
FORD ROAD BODY CORPORATION	20.1	Oppose	Reject the Proposed Plan Change as it relates to Ford Road.	Concern about negative effects on residents during construction and ongoing industrial activities.
<i>FORD ROAD BODY CORPORATION</i>	<i>F28.1</i>	<i>Support</i>	<i>As above.</i>	<i>In light of the impending adverse effects on current lifestyle of permanent residents the Ford Road Body Corp objects to the proposed Change 2 land re-zoning and support Council seeking alternative locations.</i>
Dustin Keys	21.1	Oppose	Reject the Proposed Plan Change for Ford Road.	Concerned about loss of rural amenity and character.

SAN MAREE ORCHARD	25.1	Oppose	Delete/drop this proposal to rezone Rural land to Industrial land.	Short sighted to consign some of the most fertile land in the country to concrete.
Katherine Lucas	26.1	Oppose	Decline the Ford Road Rural Zone to Industrial Zone.	Oppose the Ford/Crean Road consent application.

Fully Support Re-zoning Extent

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
MCHARDY FARMS LTD / MCHARDY FAMILY TRUST	19.1	Support	Retain proposed change.	The issues raised in feedback from 2021 have been addressed.

Partial Support Re-zoning Extent

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
Raiden Feast	13.1	Oppose	Amend if problems (dust) are fixed, or delete if solutions cannot be found.	The rezoning will ruin a unique family environment in a peaceful rural area with increased traffic and people.
Raiden Feast	13.2	Oppose	Amend if problems (noise) are fixed, or delete if solutions cannot be found.	The rezoning will ruin a unique family environment in a peaceful rural area with increased traffic and people.
Raiden Feast	13.3	Oppose	Amend if problems (light pollution) are fixed, or delete if solutions cannot be found.	The rezoning will ruin a unique family environment in a peaceful rural area with increased traffic and people.

PLANNING MAP K3 - THORN ROAD

Heritage

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
HERITAGE NEW ZEALAND POUHERE TAONGA	14.2	Support	Support recommendation that an archaeological survey and assessment be completed.	This will better clarify our understanding of any archaeological potential.

Land Class (NPSHPL)

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
WAIKATO REGIONAL COUNCIL	11.23	Amend	Undertake the relevant assessments associated with rezoning highly productive land before progressing this area.	Area W4 is on LUC 3e 1 soil and therefore meets the definition of highly productive land.

Traffic

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
NZ TRANSPORT AGENCY WAKA KOTAHI	16.2	Support	Approve the plan change.	The proposed developments will not have an adverse effect on the safety performance of the state highway network.

PLANNING MAP K5 – BRADFORD STREET EXTENT

Fully Oppose Extent

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
Rachel Starr	7.2	Oppose	None stated (delete proposed change).	If this area gets built out will have to move as don't want houses everywhere.
THE JAMIRA TRUST	F27.6	Oppose	<i>Reject the submission and adopt the re-zoning (subject to amendments sought under Submission 27).</i>	<i>The submission does not promote the sustainable management of the land subject to the Bradford Street Residential re-zoning.</i>
Katherine Michell	23.2	Oppose	Opposed to proposed increased density.	There is no infrastructure (e.g. gutters, stormwater) or town planning to support such growth.

Fully Support Extent

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
Fiona Clark	1.1	Support	None stated (retain proposed change).	None stated.
THE JAMIRA TRUST	F27.2	Support	<i>Adopt the re-zoning (subject to amendments sought under Submission 27).</i>	<i>The submission promotes the sustainable management of the land subject to the Bradford Street Residential re-zoning</i>

Glen Sollner	2.1	Support	Pass the amendment.	More land for subdivision potential.
THE JAMIRA TRUST	F27.3	Support	Adopt the re-zoning (subject to amendments sought under Submission 27).	The submission promotes the sustainable management of the land subject to the Bradford Street Residential re-zoning.
Ian & Jacqueline West	3.1	Support	Amend provisions to provide for increased density.	Would like to subdivide our land.
THE JAMIRA TRUST	F27.4	Support	Adopt the re-zoning (subject to amendments sought under Submission 27).	The submission promotes the sustainable management of the land subject to the Bradford Street Residential re-zoning.
Abraham Whaanga & Angela Storkey	8.1	Support	Amend the provisions to allow for increased development.	Plan to subdivide thereby releasing land for future growth in Waihi.
THE JAMIRA TRUST	F27.7	Support	Adopt the re-zoning (subject to amendments sought under Submission 27).	The submission promotes the sustainable management of the land subject to the Bradford Street Residential re-zoning.
Alois Sollner	24.2	Support	None stated (retain proposed change).	None stated.
THE JAMIRA TRUST	F27.11	Support	Adopt the re-zoning (subject to amendments sought under Submission 27).	The submission promotes the sustainable management of the land subject to the Bradford Street Residential re-zoning.

Heritage

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
HERITAGE NEW ZEALAND POUHERE TAONGA	14.4	Support	Support recommendation that an archaeological survey and assessment be completed.	This will better clarify our understanding of any archaeological potential.

Traffic

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
Patricia & Keith McCreedy	10.2	Amend	Provide for speed bump (at 102 Bradford St) and yellow 'no stopping' lines on both sides of road at brow of both rises on Bradford Street.	Increase in traffic with the proposed rezoning, and increased density, requires traffic safety provisions.
NZ TRANSPORT AGENCY WAKA KOTAHI	16.4	Support	Approve the plan change.	The proposed developments will not have an adverse effect on the safety performance of the state highway network.

PLANNING MAP K5 – BRADFORD STREET

Fully Oppose Re-zoning Extent

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
Rachel Starr	7.1	Oppose	None stated (delete proposed change).	If this area gets built out will have to move as don't want houses everywhere.
THE JAMIRA TRUST	F27.5	Oppose	<i>Reject the submission and adopt the re-zoning (subject to amendments sought under Submission 27).</i>	<i>The submission does not promote the sustainable management of the land subject to the Bradford Street Residential re-zoning.</i>
Grant Derecourt	22.1	Oppose	Delete proposal.	Effect on the environment would totally be negative.
THE JAMIRA TRUST	F27.8	Oppose	<i>Reject the submission and adopt the re-zoning (subject to amendments sought under Submission 27).</i>	<i>The submission does not promote the sustainable management of the land subject to the Bradford Street Residential re-zoning.</i>
Katherine Michell	23.1	Oppose	Opposed to proposed re-zoning.	There is no infrastructure (e.g. gutters, stormwater) or town planning to support such growth.
THE JAMIRA TRUST	F27.10	Oppose	<i>Reject the submission and adopt the re-zoning (subject to amendments sought under Submission 27).</i>	<i>The submission does not promote the sustainable management of the land subject to the Bradford Street Residential re-zoning.</i>

Fully Support Re-zoning Extent

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
Peter & Leonie Rogers	5.1	Support	None stated (retain proposed change).	None stated.
Alois Sollner	24.1	Support	None stated (retain proposed change).	None stated.

Partial Support Re-zoning Extent

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
THE JAMIRA TRUST	27.1	Amend	Support the rezoning of land subject to incorporation of six amendments to the proposed structure plan.	Amendments to structure plan relating to roading connectivity and pedestrian/cycle connectivity.

STRUCTURE PLAN - FORD ROAD

Amenity

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
Dorothy McHardy	4.2	Oppose	Reject the proposed plan change as it relates to Ford Road.	Noise effect on orchard and private residence.
Dorothy McHardy	4.3	Oppose	Reject the proposed plan change as it relates to Ford Road.	Dust effect on orchard and private residence.
Dorothy McHardy	4.4	Oppose	Would like to see a landscape management plan in place providing a visual buffer.	There is not sufficient information regarding the size of the buffer area and what will occur within this area.
STOPS FAMILY TRUST	6.2	Amend	Would like to see an amenity protection area/buffer zone along adjoining boundary at 9538 SH 2 to mitigate noise and visual effects.	Concern about effect rezoning will have on quiet enjoyment of property.
STOPS FAMILY TRUST	6.5	Amend	There should be controls in place to enhance the southern entrance to Waihi.	Concern as to amenity effect of the industrial zone (unkempt industrial yards) at the southern entrance to Waihi.
ROSS AND JENNIFER TORRENS FAMILY TRUST	9.1	Amend	Amend the proposed Structure Plan to include a buffer/amenity protection area along southern, Ford Road, boundary.	Amendments sought to minimise the visual impact on the remaining Rural Zoned land.
ROSS AND JENNIFER TORRENS FAMILY TRUST	9.2	Amend	Amend the proposed Structure Plan to include that only matt or low glare building materials be used.	Amendments sought to minimise the visual impact on the remaining Rural Zoned land.
Ian & Elizabeth Keys	17.2	Oppose	Protect the original intended purpose of the current home/peaceful rural lifestyle from amenity/landscape effects.	Strong objection to lack of proposed bunds, planting or other considerations to protect current home/peaceful rural lifestyle.
Ian & Elizabeth Keys	17.3	Oppose	Protect the original intended purpose of the current home/peaceful rural lifestyle from noise effects.	Strong objection to lack of proposed bunds, planting or other considerations to protect current home/peaceful rural lifestyle.
Ian & Elizabeth Keys	17.4	Oppose	Protect the original intended purpose of the current home/peaceful rural lifestyle from artificial lighting effects.	Strong objection to lack of proposed bunds, planting or other considerations to protect current home/peaceful rural lifestyle.
Ian & Elizabeth Keys	17.5	Oppose	Protect the original intended purpose of the current home/peaceful rural lifestyle from dust effects.	Strong objection to lack of proposed bunds, planting or other considerations to protect current home/peaceful rural lifestyle.
Janice McHardy	18.3	Oppose	Opposed to the rezoning (rural living environment).	Will be detrimental to rural living environment.

FORD ROAD BODY CORPORATION	20.4	Oppose	Unanimous opposition (from 7 residential properties) as it relates to construction and industrial noise.	Concern regarding negative effects from noise, during construction, and ongoing industrial activities.
FORD ROAD BODY CORPORATION	20.5	Oppose	Unanimous opposition (from 7 residential properties) as it relates to construction and industrial dust.	Concern regarding negative effects from dust, during construction, and ongoing industrial activity.
FORD ROAD BODY CORPORATION	20.6	Oppose	Unanimous opposition (from 7 residential properties) as it relates to construction and industrial smell.	Concern regarding negative effects from smells, during construction, and ongoing industrial activity.
FORD ROAD BODY CORPORATION	20.7	Oppose	Unanimous opposition (from 7 residential properties) as it relates to Ford Road, for bunding/landscaping reasons.	Concern around lack of consideration around proposed bunding and plantings to mitigate impacts on Ford Road properties.
FORD ROAD BODY CORPORATION	20.10	Oppose	Unanimous opposition (from 7 residential properties) as it relates to Ford Road, for fencing/lighting reasons.	Concern regarding lack of consideration around proposed fencing and future impacts on Ford Road properties.
Dustin Keys	21.3	Oppose	Opposition regarding effect on quiet rural setting.	Industrial use of the land would change the existing environment.
Dustin Keys	21.4	Oppose	Opposition regarding potential noise effects.	Industrial use of the land would change the existing environment.

Ecology

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
WAIKATO REGIONAL COUNCIL	11.1	Amend	Include an assessment against the RPS Ecology related provisions.	The Ecology Report included in Proposed Plan Change 2 identified that bats are likely to be present in the wider landscape of Waihi.
WAIKATO REGIONAL COUNCIL	11.2	Support	Retain 8.6.16.7g (requirement for Ecological Enhancement and Management Plan).	WRC supports the process taken to delineate and manage wetlands.
WAIKATO REGIONAL COUNCIL	11.4	Amend	That an assessment of potential adverse or positive effects on indigenous biodiversity be provided.	Cannot identify any assessment of the potential effects of the proposed plan change on indigenous biodiversity, or potential for ecological enhancement.
WAIKATO REGIONAL COUNCIL	11.5	Amend	Add a new objective 8.6.16.4(6): (6) To manage adverse effects on indigenous biodiversity.	The Structure Plan objectives and policies should recognise a necessity to manage indigenous biodiversity, including bats.

WAIKATO REGIONAL COUNCIL	11.6	Amend	Add a new policy 8.6.16.5(4): (4) Require subdivision within the Ford Road Structure Plan Area to provide for positive indigenous biodiversity outcomes.	The Structure Plan objectives and policies should recognise a necessity to manage indigenous biodiversity, including bats.
WAIKATO REGIONAL COUNCIL	11.7	Amend	Add standards to ensure the protection of indigenous biodiversity, namely bats, into section 8.6.16.6 (Activity Status and Rules for Subdivision) which could include bat-friendly lighting, etc.	The list of Subdivision Standards for Ford Road should be amended to manage indigenous biodiversity to give effect to the RPS – by providing for positive indigenous biodiversity outcomes when managing activities including subdivision.
FORD ROAD BODY CORPORATION	20.8	Oppose	Unanimous opposition (from 7 residential properties) to Proposed Plan Change as it relates to ecological effects on the Waimata stream.	Concern around lack of consideration regarding ecological effects on the Waimata stream.

Environmental Risks

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
HORTICULTURE NZ	12.2	Oppose	Withdraw W2 from Proposed Plan Change 2.	Potential for significant adverse effects on surrounding rural activities, including horticultural operations, due to reverse sensitivity, air and water discharges, increased traffic and impermeable surfaces.
James McHardy	15.3	Amend	Implement stricter environmental regulations on industrial developments, including emission controls and waste management plans.	Concern about adverse environmental effects of industrial expansion within the region (increased air, water and soil pollution, greater traffic volumes leading to noise and air pollution, visual degradation and loss of green spaces).
James McHardy	15.5	Amend	Encourage sustainable industrial development practices, including green spaces and low impact industrial operations.	Concern about adverse environmental effects of industrial expansion within the region (increased air, water and soil pollution, greater traffic volumes leading to noise and air pollution, visual degradation and loss of green spaces).
Dustin Keys	21.2	Oppose	Opposition regarding potential emissions negatively impacting health.	Lack of information regarding potential industrial activities and emissions (during construction and operation).
Katherine Lucas	26.4	Oppose	Decline the Ford Road Rural Zone to Industrial Zone due to environmental risks.	Concern about problems such as light pollution, noise, changes in bird corridors, insect habitat, water drainage, hard surface ground cover and heat retention.

Future Uses

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
HORTICULTURE NZ	12.5	Oppose	Withdraw W2 from Proposed Plan Change 2.	Lack of evidence supporting W2 as the most appropriate site to address industrial land demand in the district.
Ian & Elizabeth Keys	17.8	Oppose	Provide more specific information regarding potential use of the industrial land.	Unable to access specific information regarding what may be the potential use of the industrial land.
FORD ROAD BODY CORPORATION	20.9	Oppose	Provide more information regarding what activities are proposed, planned or envisaged.	General lack of information regarding what may be the potential use of the industrial land.

Heritage

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
HERITAGE NEW ZEALAND POUHERE TAONGA	14.1	Support	Request that an archaeological survey and assessment be completed.	Partial Support - This will better clarify our understanding of any archaeological potential.

Infrastructure

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
HORTICULTURE NZ	12.3	Oppose	Withdraw W2 from Proposed Plan Change 2.	Lack of comprehensive infrastructure planning with W2 falling outside existing stormwater, wastewater and land drainage catchments.
James McHardy	15.4	Amend	Ensure industrial expansion is accompanied by infrastructure upgrades to prevent environmental degradation and community disruption.	Concern about the adverse environmental and community effects of industrial expansion within the region.

Land Class (NPSHPL)

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
HORTICULTURE NZ	12.4	Oppose	Withdraw W2 from Proposed Plan Change 2.	Failure to align with the NPSHPL, the Waikato RPS and national emission reduction objectives.
Janice McHardy	18.2	Oppose	Opposed to the rezoning (productive land).	Opposed to extremely good productive land being zoned industrial.
Katherine Lucas	26.3	Oppose	Decline the Ford Road Rural Zone to Industrial Zone due to effect on productive land.	The loss of horticultural land in an area with highly productive volcanic soils and a stable temperate environment flies in the face of NZ's horticultural future.

Land Value

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
STOPS FAMILY TRUST	6.3	Amend	Would like to see an amenity protection area/buffer zone along adjoining boundary at 9538 SH 2 to mitigate noise and visual effects.	Concern about effect rezoning will have on land value of property.

Map

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
James McHardy	15.2	Amend	Mandate a minimum 30m riparian buffer zone in all areas adjacent to water bodies to mitigate contamination, protect water quality and enhance biodiversity.	Proposed Plan Change 2 does not adequately specify provisions for maintaining or enhancing riparian buffers in proximity to industrial areas, leaving critical ecosystems vulnerable.

Natural Hazards

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
WAIKATO REGIONAL COUNCIL	11.19	Amend	Include an assessment against the RPS Hazards and Risks chapter to complement work already done.	The Preliminary Natural Hazard Assessment identified some level of risk and an assessment of the proposed plan change against the RPS provisions is necessary to inform decision-making.

Objectives

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
HORTICULTURE NZ	12.7	Oppose	Withdraw W2 from Proposed Plan Change 2.	Opposes objectives that focus solely on managing rather than avoiding actual or potential adverse effects on people, buildings, and activities beyond the Industrial Zone.

Reverse Sensitivity

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
Dorothy McHardy	4.6	Oppose	Reject the proposed plan change as it relates to Ford Road.	Conflict between industrial activity and rural activity including residential use.
HORTICULTURE NZ	12.6	Oppose	Withdraw W2 from Proposed Plan Change 2.	Failure to integrate W2 into the existing urban environment of Waihi – it remains an isolated industrial island surrounded by primary industrial activities.
Katherine Lucas	26.2	Oppose	Decline the Ford Road Rural Zone to Industrial Zone due to effect on established certified organic orchard.	It is a travesty to place such a zone beside an established productive certified organic kiwifruit orchard.

RPS

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
WAIKATO REGIONAL COUNCIL	11.11	Amend	Include an assessment of the proposed rezoning against the Urban Form and Development provisions and Appendix 11 – Development Principles of the RPS to complement section 5.3.1 [which references RPS considerations].	Note that Ford Road is more than 1km from the existing urban area and due to the proposed location, HDC may need to mitigate traffic and connectivity impacts.
WAIKATO REGIONAL COUNCIL	11.24	Amend	Include an assessment of the proposed rezoning against the Urban Form and Development provisions and Appendix 11 – Development Principles of the RPS to complement section 5.3.1 (which references RPS considerations).	RPS provisions work to ensure that development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated sustainable and planned manner which will ensure positive environmental, social, cultural and economic outcomes.

Stormwater

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
Dorothy McHardy	4.5	Oppose	Reject the proposed plan change as it relates to Ford Road.	Stormwater disposal and the effects this may have on kiwifruit orchard/business.
Ian & Elizabeth Keys	17.6	Oppose	Provide clarification and assurances around mitigating stormwater and surface water runoff.	Potential surface flooding associated with a large area of developed land is of great concern as the existing waterway is only sufficient for the current rural situation.

Traffic

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
STOPS FAMILY TRUST	6.4	Amend	There needs to be further consultation and investigation into ways to minimise increased traffic (and noise) and the proposed rezoning should be delayed or scrapped until this issue is addressed and decided.	There currently appear to be two options for dealing with increased traffic (either through Ford Road or via an access road connecting to a proposed roundabout) and no decision appears to have been made on which is the preferred option but, any further increase in traffic needs to be mitigated.
WAIKATO REGIONAL COUNCIL	11.12	Support	Retain Subdivision Standard 8.6.16.7(1)(b) [requirement for Integrated Transport Assessment]	Supports consideration of safe access to the site and safety improvements at intersection with State Highway 2.
WAIKATO REGIONAL COUNCIL	11.13	Support	Retain Subdivision Standard 8.6.16.7(1)(c) [roundabout design/access]	Supports consideration of safe access to the site and safety improvements at intersection with State Highway 2.
WAIKATO REGIONAL COUNCIL	11.14	Support	Retain Structure Plan Activity Specific Standard 8.6.16.17(4) [vehicle crossing from Ford Road]	Supports consideration of safe access to the site and safety improvements at intersection with State Highway 2.
WAIKATO REGIONAL COUNCIL	11.15	Support	Retain Structure Plan Activity Specific Standard 8.6.16.17(5) [vehicle crossing from specific point on Ford Road]	Supports consideration of safe access to the site and safety improvements at intersection with State Highway 2.
WAIKATO REGIONAL COUNCIL	11.16	Support	Retain Structure Plan Activity Specific Standard 8.6.16.17(7) [indicative roundabout]	Supports consideration of safe access to the site and safety improvements at intersection with State Highway 2.
WAIKATO REGIONAL COUNCIL	11.17	Support	Retain Structure Plan Activity Specific Standard 8.6.16.17(8) [integrated transport assessment]	Supports consideration of safe access to the site and safety improvements at intersection with State Highway 2.
WAIKATO REGIONAL COUNCIL	11.18	Support	Retain Structure Plan Activity Specific Standard 8.6.16.17(9) [roundabout trigger]	Supports consideration of safe access to the site and safety improvements at intersection with State Highway 2.

NZ TRANSPORT AGENCY WAKA KOTAHI	16.1	Amend	That a road safety 'start planning' trigger be included for adopting a roundabout for Growth Area W2.	This trigger is recommended to be when the collective risk of the current intersection form is classified as high or medium-high compared with other intersections.
Ian & Elizabeth Keys	17.7	Oppose	Ford Road (a narrow country road) is insufficient for increased and continuous heavy trucking and vehicular use.	Road safety concerns
Janice McHardy	18.4	Oppose	Opposed to the rezoning (roading and bridges substandard).	Roading and bridges surrounding the proposed site are substandard.
MCHARDY FARMS LTD / MCHARDY FAMILY TRUST	19.2	Support	Support for roundabout at Beach Road intersection.	Very much in favour of a roundabout at Beach Road intersection.
FORD ROAD BODY CORPORATION	20.2	Oppose	Unanimous opposition (from 7 residential properties) as it relates to traffic safety.	Ford Road is narrow rural road not designed for increased traffic – especially heavy vehicles. Safety concern for residents.
FORD ROAD BODY CORPORATION	20.3	Oppose	Unanimous opposition (from 7 residential properties) as it relates to traffic safety.	Concern for safety of young children resident in the area in relation to increased traffic.
Dustin Keys	21.5	Oppose	Opposition regarding potential traffic effects.	Industrial use of the land would change the existing environment.

STRUCTURE PLAN K5 – BRADFORD STREET

Amenity

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
Grant Derecourt	22.2	Oppose	Opposition regarding effect on the landscape.	Dust and pollution made from changing landscape.
THE JAMIRA TRUST	F27.9	Oppose	<i>Reject the submission and adopt the re-zoning (subject to amendments sought under Submission 27).</i>	<i>The submission does not promote the sustainable management of the land subject to the Bradford Street Residential re-zoning.</i>

Ecology

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
WAIKATO REGIONAL COUNCIL	11.3	Support	Retain 8.6.17.7h (requirement for Ecological Enhancement and Management Plan).	WRC supports the process taken to delineate and manage wetlands.
WAIKATO REGIONAL COUNCIL	11.8	Amend	Amend Policy 5(a) of 8.6.17.5 (Policies): 5(a) Protect and enhance identified habitat of indigenous fauna and vegetation by incorporating mature trees and indigenous landscaping in to the design of subdivisions.	Amendments suggested to ensure alignment with proposed Objective 5 and to work toward positive ecological outcomes.
WAIKATO REGIONAL COUNCIL	11.9	Amend	Add an additional Policy to 8.6.17.5 (Policies): (5)(c) Incorporating bat-friendly lighting design.	Amendments suggested to ensure alignment with proposed Objective 5 and to work toward positive ecological outcomes.
WAIKATO REGIONAL COUNCIL	11.10	Amend	Give effect to proposed Policy 8.6.17.5(5) by adding standards to ensure the protection of indigenous biodiversity.	Directions set in the policy section do not follow through into the Structure Plan standards, should include requirements for applicants to demonstrate that mature trees, indigenous landscaping and lighting have been incorporated into design.

Heritage

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
HERITAGE NEW ZEALAND POUHERE TAONGA	14.3	Support	Support recommendation that an archaeological survey and assessment be completed.	This will better clarify our understanding of any archaeological potential.

Map

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
Peter & Leonie Rogers	5.2	Amend	Amend the structure plan to align with the Low Density Residential Zone development consented for the property (includes showing road from Bradford Street approx. 50m further to the east).	Does not align with [consented] Low Density Residential Zone development owner wants to do on land.
THE JAMIRA TRUST	F27.1	Support	Amend the structure plan as requested by the Submitter along with the amendments sought under Submission 27.	The submission promotes the sustainable management of Lot 1 DP 478174 (71 Bradford Street) along with the land subject to the Bradford Street Residential re-zoning.

THE JAMIRA TRUST	27.2	Amend	Establish a pedestrian and cycle connection no less than 6m wide between Bradford St and the proposed internal road within the Structure Plan.	Increased pedestrian and cycle connectivity from the east end of Bradford St to the Ohinemuri River
THE JAMIRA TRUST	27.3	Amend	Establish a pedestrian and cycle connection no less than 6m wide between the proposed internal road and the public 'esplanade' on the northwest bank of the Ohinemuri River.	Increased pedestrian and cycle connectivity from the east end of Bradford St to the Ohinemuri River.
THE JAMIRA TRUST	27.6	Amend	Establish a pedestrian and cycle connection no less than 6m wide between the proposed internal road and the public 'esplanade' on the northwest bank of the Ohinemuri River.	Increased pedestrian and cycle connectivity from the west end of Bradford St to the Ohinemuri River.
THE JAMIRA TRUST	27.7	Amend	Establish a pedestrian and cycle connection no less than 6m wide between Bradford Street and the proposed internal road within the Structure Plan.	Increased pedestrian and cycle connectivity from the west end of Bradford St to the Ohinemuri River.

Natural Hazards

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
WAIKATO REGIONAL COUNCIL	11.20	Amend	Include an assessment against the RPS Hazards and Risks chapter to complement work already done.	The Preliminary Natural Hazard Assessment identified some level of risk and an assessment of the proposed plan change against the RPS provisions is necessary to inform decision-making.
WAIKATO REGIONAL COUNCIL	11.21	Support	Retain provisions 8.6.17.7(1)(i) [subdivision standards - flooding assessment]	Concur that site specific design is needed, including through further detailed modelling for areas impacted by natural hazards.
WAIKATO REGIONAL COUNCIL	11.22	Support	Retain provisions 8.6.17.11(1)(b) [controlled activity matters - risk of flooding]	Concur that site specific design is needed, including through further detailed modelling for areas impacted by natural hazards.

Traffic

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
Patricia & Keith McCreedy	10.1	Amend	Provide for speed bump (at 102 Bradford St) and yellow 'no stopping' lines on both sides of road at brow of both rises on Bradford Street.	Increase in traffic with the proposed rezoning, and increased density, requires traffic safety provisions.
NZ TRANSPORT AGENCY WAKA KOTAHI	16.3	Support	Approve the plan change.	The proposed developments will not have an adverse effect on the safety performance of the state highway network.
THE JAMIRA TRUST	27.4	Amend	Establish a roading connection to Connell St thereby providing two routes for ingress and egress from the site.	Improved road connectivity between the internal road and Connell St.
THE JAMIRA TRUST	27.5	Amend	Incorporate an indicative road and turning head at 111B Bradford St to show an approximate termination of the internal road (with provision for turning).	Provide for vehicle turning to make the cul-de-sac more functional.

OTHER

Power / Transformer

Submitter Name	Submission No.	Support/ Oppose	Decision Requested	Reason for Request
Glen Sollner	2.2	Support	Council/Government invest in upgrades in power/transformer for future subdivision.	None stated.