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21 FEB 2025

PAEROA OFFICE



Hauraki District Council

District Plan

Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning



Submission Form

Your submission can be:

Posted to: Hauraki District Council, PO Box 17, Paeroa 3640
Emailed to: info@hauraki-dc.govt.nz
Delivered to: Hauraki District Council service centres at 1 William Street, Paeroa;
40 Rosemont Road, Waihi; or 84 Orchard West Road, Ngatea

OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3804076

Submitter details: Address for service

Full name(s) Fiona Jane Clark

Organisation (if relevant) _____

Email address janeclark1000@yahoo.com

Postal address 3 Grenadier Lane

Our preferred method of corresponding with you is by email

Phone number: (include area code) (0)27 26 26 300

Mobile number: _____

Submissions must be received no later than 4.30pm, Friday 21 March 2025

If you need more writing space just attach additional pages to this form.

PRIVACY ACT 1993

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Your Submission

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- ☐ **Ford Road:** Rural Zone to Industrial Zone (with a Structure Plan) [items 1 and 2]
☐ **Thorn Road:** Rural Zone to Residential Zone [item 3]
☐ **Bradford Street:** Low Density Residential Zone to Residential Zone (with a Structure Plan) [items 4 and 5]
☒ **Bradford Street Extension:** Low Density Residential Zone with amended provisions for increased density [items 6 to 9]

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific provisions of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning or wish to have AMENDMENTS made, giving reasons for your view)

- ☒ **I support** ☐ **I oppose** ☐ **I wish to have amendments made to the above items.**

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

101

Reasons for my submission:

Proposed District Plan Hearing

I wish to be heard in support of my submission.

☐ Yes

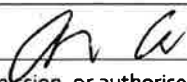
☒ No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☐ Yes

☐ No

Signature of submitter:



Date: 19 / 02 / 2025

Person making the submission, or authorised to sign on behalf of submitter.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 (4) of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission

☐ Yes

☒ No

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I am directly affected by an effect of the subject matter of the submission that –

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition

☐ Yes

☒ No

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<https://www.hauraki-dc.govt.nz/plan-changes>

annotated version 3862382

Hauraki District Council District Plan

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28 FEB 2025

WAIHI OFFICE

12.25pm

Bhye



Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

2

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OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3809734

Submitter details: Address for service

Full name(s) Glen Sollner
Organisation (if relevant) —
Email address glensollner@hotmail.com
Postal address 1 Grenadier Lane Waihi
Our preferred method of corresponding with you is by email

Phone number: () —
(include area code)

Mobile number: 021 112 8606

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- ☒ **I support** ☐ **I oppose** ☐ **I wish to have amendments made to the above items.**

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

2.1 I want the council to pass the amendment

2.2 Can the council/government invest in upgrades in power/transformer for the future subdivision.

Reasons for my submission:

Be good to open up more land for subdivision potential

Proposed District Plan Hearing

I wish to be heard in support of my submission.

☐ Yes

☒ No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☐ Yes

☒ No

Signature of submitter:

G.K. Bl

Date: 26 / 2 / 2025

Person making the submission, or authorised to sign on behalf of submitter.

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Hauraki District Council District Plan

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4 MAR 2025
11:09 AM
HDC WAIHI OFFICE



Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

3

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OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3811217

Submitter details: Address for service

Full name(s) MR IAN DAVID WEST MRS JACQUELINE WEST

Organisation (if relevant) _____

Email address jackiewest333@yahoo.co.nz

Postal address 4 GRENADIER LANE WAIHI HAURAKI 3610

Our preferred method of corresponding with you is by email

Phone number:
(include area code) () -

Mobile number: 021 027 39072

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- ☒ **I support**
- ☐ **I oppose**
- ☐ **I wish to have amendments made to the above items.**

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

3.1 We would like the Council to amend and have provisions for increased density so we can sub-divide.

Reasons for my submission:

We would like to sub-divide our piece of land.

Proposed District Plan Hearing

I wish to be heard in support of my submission.

☒ Yes

☐ No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☒ Yes

☐ No

Signature of submitter: Ian West

Ian West

Date: / / 2025

Person making the submission, or authorised to sign on behalf of submitter.

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annotated submission
#3862397

M3814581

Hauraki District Council

District Plan



Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

4

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OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No:

Submitter details: Address for service

Full name(s) DOROTHY MCHARDY

Organisation (if relevant) _____

Email address MCHARDY1@XTRA.CO.NZ

Postal address 33 ORCHARD ROAD, WAIHI

Our preferred method of corresponding with you is by email

Phone number: () _____
(include area code)

Mobile number: 027 272 3746

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My submission is:

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☐ I support ☒ I oppose ☐ I wish to have amendments made to the above items.

M3726478

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

I wish the Council reject the proposed Plan change as it relates to Ford Road.

Reasons for my submission:

Refer attachment

Proposed District Plan Hearing

I wish to be heard in support of my submission.

☒ Yes

☐ No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☒ Yes

☐ No

Signature of submitter:



Date: 12 / 03 / 2025

Person making the submission, or authorised to sign on behalf of submitter.

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Attachment to submission by D McHardy

Proposed Plan Change 2 as it relates to Ford Road, Waihi

~~4.1~~ I wish the Council to reject the proposed plan change as it relates to Ford Road, Waihi.

I own land adjoining the subject site and operate an organic certified kiwifruit orchard. I am concerned about the following:

- 4.2
- 4.4
- 4.3
1. Noise and dust and the effect on our orchard and private residence.
 2. The buffer and stormwater management area. There is not sufficient information regarding the size of this area and what will occur within this area other than stormwater management. We would like to see a landscape management plan in place providing a visual buffer.
 - 4.5 3. Stormwater disposal and the effects this may have on our site and operation of our business.
 - 4.6 4. Conflict between industrial activity and rural activity including residential use.

Vicki Cuthbert

From: kirstenwilliamson73@gmail.com
Sent: Wednesday, 12 March 2025 12:16 pm
To: Info
Cc: 'AJ & DA McHardy'
Subject: Proposed Plan Change 2 Submission - D McHardy
Attachments: HDC Plan Change 2 submission D McHardy 120325-1-1.pdf

To whom it may concern,

Attached is a submission on behalf of D McHardy in opposition to Proposed Plan Change 2 as it relates to Ford Road, Waihi.

Regards



KIRSTEN WILLIAMSON CONSULTANT PLANNER

0274 471 181

KIRSTENWILLIAMSON73@GMAIL.COM

amended Submission # 3862400

Hauraki District Council

District Plan

Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning



5

Submission Form

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OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3817702

Submitter details: Address for service

Full name(s) PETER AND LEONIE ROGERS

Organisation (if relevant)

Email address lot1@xtia.co.nz

Postal address 133 TAURANGA ROAD WAIHI

Our preferred method of corresponding with you is by email

Phone number: (027) 213 2607
(include area code)

Mobile number: 027 283 3252

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☒ I support

☐ I oppose

☒ I wish to have amendments made to the above items.

M3726478

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

5.2 WE want to amend the structure plan. we have requested to be emailed this plan many times to provide our changes yet to be sent.

Reasons for my submission:

this doesn't align with the development we want to do on our land.

Proposed District Plan Hearing

I wish to be heard in support of my submission.

☒ Yes

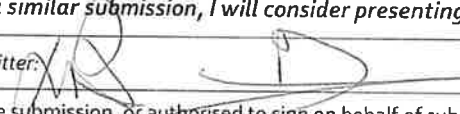
☐ No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☒ Yes

☐ No

Signature of submitter:



Date: 13 / 3 / 2025

Person making the submission, or authorised to sign on behalf of submitter.

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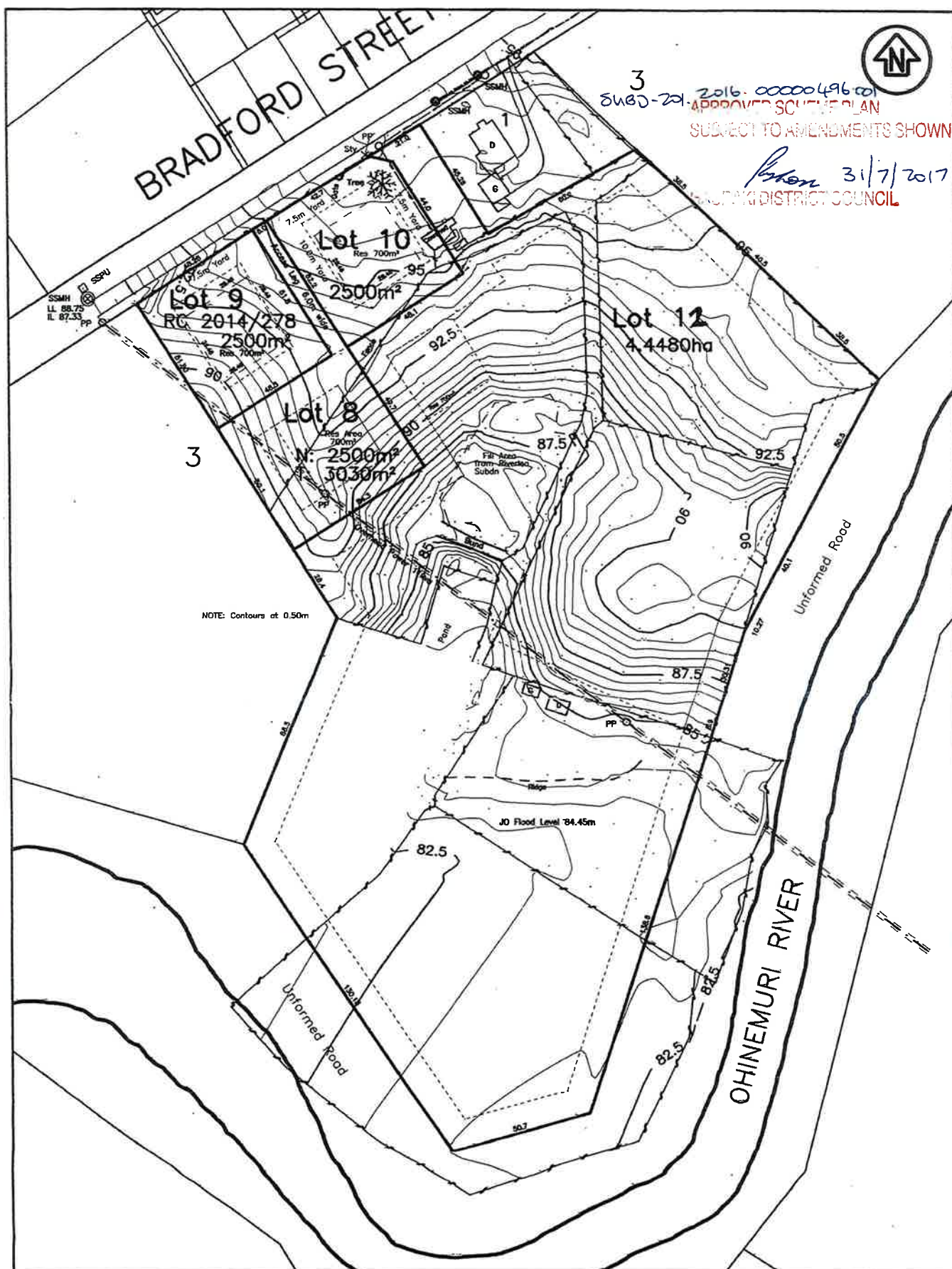
<https://www.hauraki-dc.govt.nz/plan-changes>



3
SUBJ-201. 2016. 00000496.001
APPROVED SITE PLAN

SUBJECT TO AMENDMENTS SHOWN

Peron 31/7/2017
WAIHI DISTRICT COUNCIL



NOTE: Contours at 0.50m

River Bend Ranch Subdn - Stage 1
95 Bradford Street. WAIHI
Lot 3 DP478174

Scale: 1:1250 A3
Date: 8 NOV 2016
Surv/Des.
Approved.

Waihi Land Surveyors Ltd

Registered Land and Engineering Surveyors
Property Development Consultants
Resource Management Consultants
P.O. Box 5
Waihi Beach, N.Z.
Ph. (07) 863 1 368
Mob. (027) 283 3252
Fax (07) 863 1 323

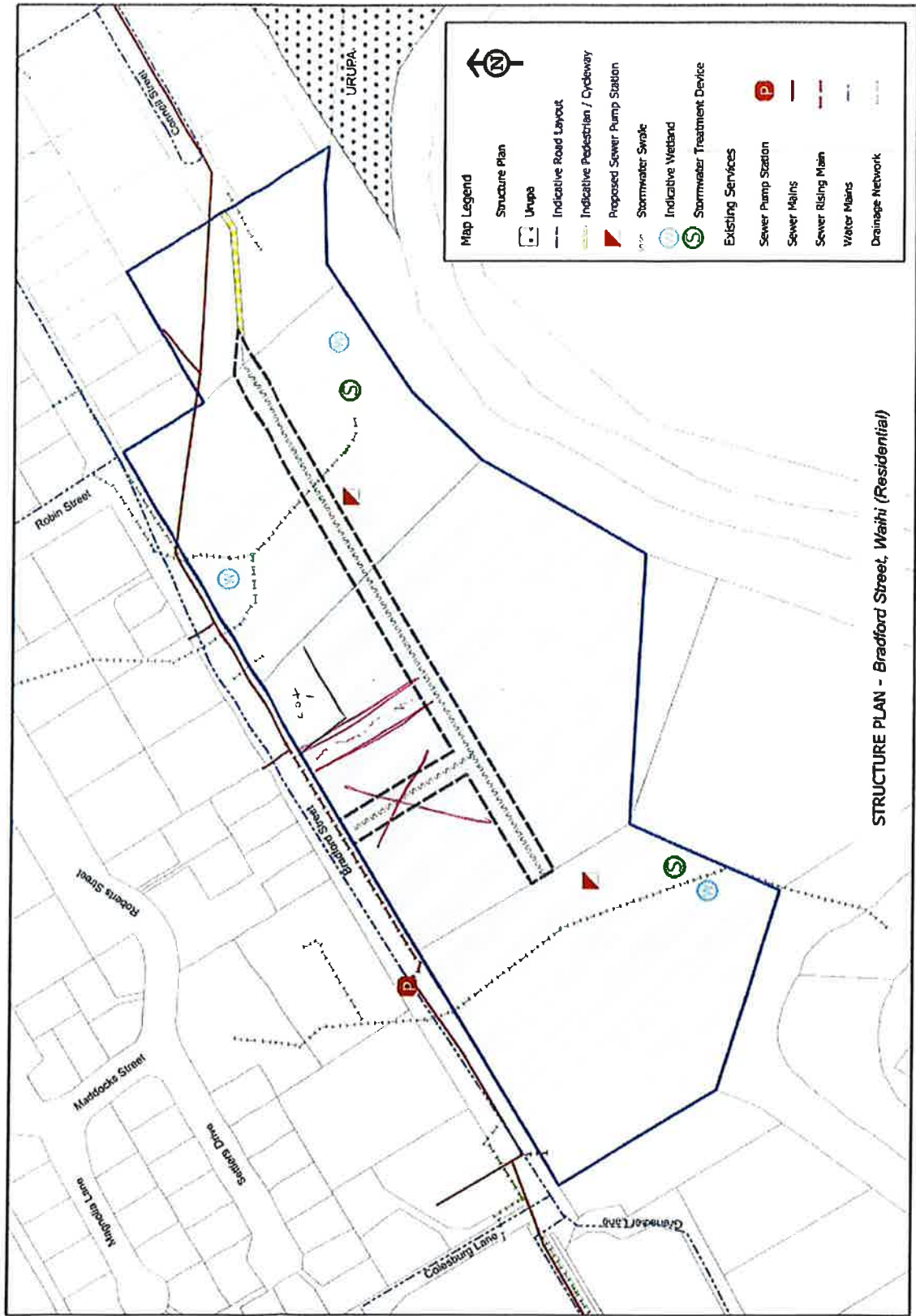
Job No.

2843F

Sheet Of

8.6.17.18

STRUCTURE PLAN MAP - BRADFORD STREET, WAIHI (RESIDENTIAL)



annotated submission 3862404

Hauraki District Council

District Plan



Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

⑥

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OFFICE USE:

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Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3817909

Submitter details: Address for service

Full name(s) Paul & Gillian Stops

Organisation (if relevant) Stops Family Trust

Email address gill.stops@gmail.com

Postal address 9538 State Highway 2, Waihi 3861

Our preferred method of corresponding with you is by email

Phone number: ()

Mobile number: 027 589 4024

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☐ I support

☒ I oppose

☐ I wish to have amendments made to the above items.

M3726478

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

Please see attached

Reasons for my submission:

Please see attached

Proposed District Plan Hearing

I wish to be heard in support of my submission.

☒ Yes

☐ No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☒ Yes

☐ No

Signature of submitter

A. Skaps

Date:

/

/2025

Person making the submission, or authorised to sign on behalf of submitter

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Decision sought from Council 6.1

We are currently opposed to the rezoning of the rural zone to industrial zone of the area W2 at Ford Road. At this current juncture, we are seeking either that the rezoning does not occur or that amendments be made to mitigate the adverse effects of the industrial zone on our quiet enjoyment, use and value of our property that adjoins the proposed zone.

Reasons for my submission 6.2

The proposed W2 area borders our property at 9538 State Highway 2 and we have concerns as to the effect that the rezoning will have on our quiet enjoyment of our property as well as to the land value. The surrounding land is currently utilised as a dairy farm.

6.3
Currently there are no specified industrial Activities so at this stage we are unable to determine the effect that those activities may have upon us

6.2
The Structure plan shows an amenity protection area, however it goes into no detail as to what that amenity are entails and as to how it will provide protection. It also shows a green buffer zone between the proposed industrial zone and the orchard at 41 Crean Road. We would like to see a similar buffer zone to our adjoining property to mitigate against the noise and visual effects that an industrial zone may have upon our property there is mention amongst the Veros document that this should be native plants 6.2

The proposed rezoning would result in an increase in traffic pressures along with additional noise. In our opinion there needs to be further consultation and investigation into ways to minimise this as there currently appears to be two options. The access to the proposed industrial area could either be through Ford Road, or by an access road connecting to a proposed roundabout at Waihi Beach Road. And State Highway 2. There does not appear that a decision has been reached in respect of this matter, In our opinion there is already significant traffic entering State Highway 2 from Waihi Beach Road that any further increase in Traffic needs to be mitigated. As there is not a current decision as to the decision between the two options and it appears that Waka Kotahi is yet to commit to a roundabout that any potential Rezoning should be delayed or scrapped until after this issue is addressed and decided. 6.4

6.5
We also are concerned as to the amenity of the industrial zone and that there should be controls in place to enhance the southern entrance to Waihi, rather than to detract with unkempt industrial yards

Ground Floor, 221 Collingwood Street
PO Box 19043
DX No. GP 20006
Phone 07 839 5632
Fax 07 839 5639
Hamilton
G.S.T No. 89-548-926
gavin.boot.law@xtra.co.nz

**GAVIN
BOOT** 
BARRISTERS & SOLICITORS
RUSSELL PAUL BOOT LL.B. BA
ANDREW MARK BOOT LL.B. BA

14 March 2025

Hauraki District Council
PO Box 17
Paeroa 3640
Email: info@hauraki-dc.govt.nz

Re: Stops Family Trust, Proposed Plan 2 Change

Please find attached a submission for my clients, Stops Family Trust, in regards to proposed plan 2 change.

If you require any further information, please do not hesitate to contact me.

Yours faithfully
GAVIN BOOT LAW



Andrew Boot
Partner

amended submission 3862405

Hauraki District Council District Plan

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14 MAR 2025

HDC WAIHI OFFICE



Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

7

Submission Form

Your submission can be:

Posted to: Hauraki District Council, PO Box 17, Paeroa 3640
Emailed to: info@hauraki-dc.govt.nz
Delivered to: Hauraki District Council service centres at 1 William Street, Paeroa;
40 Rosemont Road, Waihi; or 84 Orchard West Road, Ngatea

OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 381804

Submitter details: Address for service

Full name(s) RACHEL STARR

Organisation (if relevant) _____

Email address beautyboudoir1@gmail.com

Postal address _____

Our preferred method of corresponding with you is by email

Phone number: 021 330642
(include area code)

Mobile number: _____

Submissions must be received no later than 4.30pm, Friday 21 March 2025

If you need more writing space just attach additional pages to this form.

PRIVACY ACT 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to make this information available under the Resource Management Act 1991. Your contact details will only be used for the purpose of the Proposed Plan Change. The information will be held by the Hauraki District Council. You have the right to access the information and request its correction.

Your Submission

The specific provision(s) of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning that my submission relates to are: (please tick)

- ☐ **Ford Road:** Rural Zone to Industrial Zone (with a Structure Plan) [items 1 and 2]
- ☐ **Thorn Road:** Rural Zone to Residential Zone [item 3]
- ☒ **Bradford Street:** Low Density Residential Zone to Residential Zone (with a Structure Plan) [items 4 and 5]
- ☒ **Bradford Street Extension:** Low Density Residential Zone with amended provisions for increased density [items 6 to 9]

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific provisions of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning or wish to have AMENDMENTS made, giving reasons for your view)

☐ I support

☒ I oppose

☐ I wish to have amendments made to the above items.

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

Reasons for my submission:

7.1 I bought on Bradford recently because of the farm & surrounding area. If it gets built out I'll have to move as I don't want houses everywhere.

Proposed District Plan Hearing

I wish to be heard in support of my submission.

☐ Yes

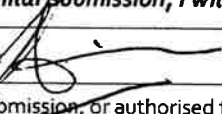
☒ No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☐ Yes

☐ No

Signature of submitter:



Date: 4 / 3 / 2025

Person making the submission, or authorised to sign on behalf of submitter.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 (4) of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission

☐ Yes

☐ No

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition

☐ Yes

☐ No

Notes to submitter:

Please note that your submission (or part of your submission) may be struck out if Hauraki District Council is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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annotated submission
3862408

Hauraki District Council

District Plan



Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

8

Submission Form

Your submission can be:

Posted to: Hauraki District Council, PO Box 17, Paeroa 3640
Emailed to: info@hauraki-dc.govt.nz
Delivered to: Hauraki District Council service centres at 1 William Street, Paeroa;
40 Rosemont Road, Waihi; or 84 Orchard West Road, Ngatea

OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3818/13

Submitter details: Address for service

Full name(s) Angela Storkey + Abraham Whaanga

Organisation (if relevant)

Email address angelastorkey@gmail.com abe-whaanga@hotmail.com

Postal address 2 Grenadier Lane, Waihi

Our preferred method of corresponding with you is by email

Phone number: ()
(include area code)

Mobile number: 0275808743 0272241387

Submissions must be received no later than 4.30pm, Friday 21 March 2025

If you need more writing space just attach additional pages to this form.

PRIVACY ACT 1993

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Your Submission

The specific provision(s) of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning that my submission relates to are: (please tick)

- ☐ Ford Road: Rural Zone to Industrial Zone (with a Structure Plan) [items 1 and 2]
- ☐ Thorn Road: Rural Zone to Residential Zone [item 3]
- ☐ Bradford Street: Low Density Residential Zone to Residential Zone (with a Structure Plan) [items 4 and 5]
- ☒ Bradford Street Extension: Low Density Residential Zone with amended provisions for increased density [items 6 to 9]

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific provisions of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning or wish to have AMENDMENTS made, giving reasons for your view)

☒ I support

☐ I oppose

☐ I wish to have amendments made to the above items.

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

D.1 We want the council to amend the provisions for Area W7 to allow for increased density of development.

Reasons for my submission:

We own 2 properties within Area W7 and plan to subdivide both if the proposed plan change is approved, thereby releasing land for future growth in Waihi.

Proposed District Plan Hearing

I wish to be heard in support of my submission.

☐ Yes

☒ No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☒ Yes

☐ No

Signature of submitter:



Date: 16 / 03 / 2025

Person making the submission, or authorised to sign on behalf of submitter.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 (4) of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission

☐ Yes

☒ No

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b) does not relate to trade competition or the effects of trade competition

☐ Yes

☒ No

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annotated submission 3862411

Hauraki District Council

District Plan



Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

9

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40 Rosemont Road, Waihi; or 84 Orchard West Road, Ngatea

OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3819201

Submitter details: Address for service

Full name(s) Ross & Jennifer Torrens

Organisation (if relevant) Ross and Jennifer Torrens Family Trust

Email address torrensfarms@xtra.co.nz

Postal address 97 Eastport Road, RD3, Te Aroha 3393

Our preferred method of corresponding with you is by email

Phone number: ()

Mobile number: (+64) 27 4522 466

Submissions must be received no later than 4.30pm, Friday 21 March 2025

If you need more writing space just attach additional pages to this form.

PRIVACY ACT 1993

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Your Submission

The specific provision(s) of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning that my submission relates to are: (please tick)

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- ☐ **Thorn Road:** Rural Zone to Residential Zone [item 3]
- ☐ **Bradford Street:** Low Density Residential Zone to Residential Zone (with a Structure Plan) [items 4 and 5]
- ☐ **Bradford Street Extension:** Low Density Residential Zone with amended provisions for increased density [items 6 to 9]

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific provisions of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning or wish to have AMENDMENTS made, giving reasons for your view)

- ☐ I support ☐ I oppose ☒ I wish to have amendments made to the above items.

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

Amend the proposed Structure Plan for Ford Road Industrial area to include:

- 9.1 1. A Buffer / Amenity Protection Area along the southern (Ford Road) aspect.
- 9.2 2. Only matt or low glare building materials shall be used within the Area.

Reasons for my submission:

These specific amendments are sought to minimise the visual impact of the proposed industrial area on the remaining Rural zoned area, in line with paragraphs (e) and (f) of Section 8.6.16.1 and paragraph 3(a) of Section 8.6.16.2.

Proposed District Plan Hearing

I wish to be heard in support of my submission.

☒ Yes

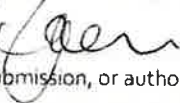
☐ No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☐ Yes

☒ No

Signature of submitter



J.J. Torrens

Date: 18 / 3 / 2025

Person making the submission, or authorised to sign on behalf of submitter

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 (4) of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission

☐ Yes

☒ No

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b) does not relate to trade competition or the effects of trade competition

☐ Yes

☒ No

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annotated
Submission m 3862416

Hauraki District Council
District Plan

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11th OFFICE



Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

10

Submission Form

Your submission can be:

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Delivered to: Hauraki District Council service centres at 1 William Street, Paeroa;
40 Rosemont Road, Waihi; or 84 Orchard West Road, Ngatea

OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3819803

Submitter details: Address for service

Full name(s) Patricia and Keith McCreedy

Organisation (if relevant) _____

Email address ladywithplants@gmail.com

Postal address 104 Bradford Street, Waihi
Our preferred method of corresponding with you is by email

Phone number: () _____
(include area code)

Mobile number: 0272300259

Submissions must be received no later than 4.30pm, Friday 21 March 2025

If you need more writing space just attach additional pages to this form.

PRIVACY ACT 1993

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Your Submission

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- ☐ **Thorn Road:** Rural Zone to Residential Zone [item 3]
- ☒ **Bradford Street:** Low Density Residential Zone to Residential Zone (with a Structure Plan) [items 4 and 5]
- ☒ **Bradford Street Extension:** Low Density Residential Zone with amended provisions for increased density [items 6 to 9]

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific provisions of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning or wish to have AMENDMENTS made, giving reasons for your view)

☐ **I support**

☐ **I oppose**

☒ **I wish to have amendments made to the above items.**

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

- 10.1 - a speed bump to be placed approx. at 102 Bradford
to deter the speed of traffic coming down hill
- 10.2 - yellow no stopping lines on both sides of road at two
locations where currently there are solid white lines
at the brow of both rises in Bradford St.

Reasons for my submission:

with the increase in traffic with the rezoning of
Area W6, and the increased density proposed for
Area W7, we require traffic safety provisions
in Bradford Street

Proposed District Plan Hearing

I wish to be heard in support of my submission.

☐ Yes

☒ No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☐ Yes

☐ No

Signature of submitter:

Lish McCreeley K. L. McCreeley

Date: 18 / 3 / 2025

Person making the submission, or authorised to sign on behalf of submitter

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 (4) of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission

☐ Yes

☐ No

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition

☐ Yes

☐ No

Notes to submitter:

Please note that your submission (or part of your submission) may be struck out if Hauraki District Council is satisfied that at least one of the following applies to the submission (or part of the submission):

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- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or part) to be taken further
- It contains offensive language
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annotated
Submission
M3862419

File No: 25 03 00
Document No: 31455338
Enquiries to: Sarah Knott



20 March 2025

Hauraki District Council
PO Box 17
Paeroa 3640

Private Bag 3038
Waikato Mail Centre
Hamilton 3240, NZ

waikatoregion.govt.nz
0800 800 401

Email: info@hauraki-dc.govt.nz

Tēnā koe

Waikato Regional Council Submission to Proposed Plan Change 2 (PPC2) to the Hauraki District Plan

Thank you for the opportunity to make a submission on Proposed Plan Change 2 (PPC2) to the Hauraki District Plan. Please find attached the Waikato Regional Council's (WRC's) submission regarding this document. This submission was formally endorsed by WRC's Submissions Subcommittee on 20 March 2025. We look forward to being involved in further discussion on this subject.

Should you have any queries regarding the content of this document please contact Sarah Knott, Policy Advisor, Policy Implementation directly on (07) 949 7503 or by email Sarah.Knott@waikatoregion.govt.nz.

Ngā mihi nui,

A handwritten signature in black ink, appearing to read 'Jo Bromley', is written over a faint, circular official stamp.

Jo Bromley
Acting Director Science, Policy and Information

Submission from Waikato Regional Council on Proposed Plan Change 2 (PPC2) to the Hauraki District Plan

Introduction

1. Waikato Regional Council (WRC) appreciates the opportunity to make a submission to Proposed Plan Change 2 (proposed plan change) to the Hauraki District Plan.
2. WRC's primary interest is in relation to the Waikato Regional Policy Statement (WRPS). District Plans, including plan changes such as this one, are required to give effect to any regional policy statement (RMA s75(3)(c)).
3. In this case, the key areas of interest relate to indigenous biodiversity, stormwater and wastewater management, transport, resilience, and highly productive land. Detailed points of feedback are provided in the table of specific submission points (attached below).
4. While we hold a neutral position on the rezoning of these growth areas, we highlight that there are potential limitations on development regarding stormwater and wastewater:
 - (a) WRC cautions that urban and industrial land uses can have significant impacts on water quality and ecological communities where stormwater derived contaminants are not adequately addressed. The proposed greenfield areas to be rezoned will require stormwater discharge consent for each development. Simply connecting to HDC's stormwater reticulation will not authorise these new stormwater discharges.
 - (b) WRC is currently processing HDC's Comprehensive Stormwater Discharge Consent applications for its urban areas. In terms of the Waihi urban area, HDC and its consultants have done positive work in proposing ecological enhancement opportunities on receiving streams impacted by existing stormwater discharges and in proposing best practice stormwater management through low impact devices such as stormwater wetlands, rain gardens, etc. We understand that this methodology is expected to carry over into new growth areas as well in Waihi. However, the current applications are for the existing Waihi urban area stormwater discharge and not for the areas to be rezoned through this proposed plan change. Development of these growth areas will require separate stormwater discharge consents.
 - (c) The Waihi Wastewater Treatment Plant is currently under abatement notice to comply with its wastewater consent as a result of non-compliance with the significant exceedance of discharge limits. This is the result of a combination of storage capacity limitations as well as operation and maintenance. Despite the proposed provisions requiring wastewater reticulation and design for subdivision within the new structure plans, the Waihi Wastewater Treatment Plant will need to be upgraded if it intends to take on further growth in the areas subject to this proposed plan change.

Submitter details

Waikato Regional Council
Private Bag 3038
Waikato Mail Centre
Hamilton 3240

Contact person:

Sarah Knott
Policy Advisor, Policy Implementation
Email: Sarah.Knott@waikatoregion.govt.nz
Phone: (07) 949 7503

I could not gain an advantage in trade competition through this submission
I am not directly affected by an effect of the subject matter of the submission that:
(a) does not adversely affect the environment; and
(b) does not relate to trade competition or the effects of trade competition.

Table of specific submission points on Proposed Plan Change 2 to the Hauraki District Plan

Point no.	Provision	Comments	Relief sought
<i>Indigenous biodiversity</i>			
1	5.3.1 of the Section 32 report	The Ecological Report (Appendix J) identified that long-tailed bats are likely to be present in the wider landscape of Waihi. The WRPS Ecosystems and indigenous biodiversity (ECO) chapter is applicable in this instance as it works to support healthy and functioning ecosystems and indigenous biodiversity in the region. We note that HDC did not provide evidence of an assessment of the proposed plan change against relevant WRPS ECO provisions (ECO-O1, ECO-P1, ECO-P3, ECO-M1, ECO-M2, ECO-M3, ECO-M4, ECO-M7, ECO-M8, ECO-M14, and ECO-M16). We consider this assessment is necessary to inform decision-making.	That HDC includes an assessment of the proposed rezoning of W2 against relevant WRPS ECO provisions, to complement section 5.3.1 of the Section 32 report.
2	8.6.16.7g and 8.6.17.7h of Appendix K	WRC supports the process taken to delineate and manage wetlands in Appendix K: Specific Zone Provisions and Maps. 11.2 11.3 Further, we consider that the requirements for Ecological Enhancement and Management Plans and legal protection and ongoing management will result in positive outcomes for Natural Inland Wetlands and align with WRPS NATC-P1 to preserve natural character, including that of wetlands, and NATC-M2 to enhance natural character where compromised.	Retain amendments.
3	Section 11 of Section 32 report	Section 5.3.1 of the Section 32 report acknowledges that ecological assessment of the W2 site has resulted in additional requirements in relation to the consideration of indigenous biodiversity. However, we cannot identify any assessment of the potential effects of the proposed plan change on indigenous biodiversity, or the potential for ecological enhancement, within the evaluation of proposed objectives for W2 (table 6 of the Section 32 report).	That HDC provides an assessment of potential adverse or positive effects on indigenous biodiversity of the proposed provisions for W2 in the options analysis tables in section 11 of the Section 32 report, to inform decision making.
4	8.6.16 of Appendix K	The Structure Plan objectives and policies should recognise a necessity to manage indigenous biodiversity, including bats. While bat passes were not recorded at W2 during the bat survey, that does not confirm that bats are not present at other times. While Appendix K confirms that development within the Structure Plan area must also comply with the Conservation and Heritage provisions in Section 6.0 of the District Plan, the same does not apply for subdivision, as managed by 8.6.16.7. We consider that the list of Subdivision Standards for Ford Road should also be amended in order to manage	That HDC adds a new objective 8.6.16.4(6) to the Ford Road Structure Plan as follows: (6) To manage adverse effects on indigenous biodiversity.

11.5

		indigenous biodiversity and subsequently give effect to WRPS ECO-M1, which directs district plans to maintain or enhance indigenous biodiversity by providing for positive indigenous biodiversity outcomes when managing activities including subdivision.	That HDC adds a new policy 8.6.16.5(4) to the Ford Road Structure Plan as follows: <u>(4) Require subdivision within the Ford Road Structure Plan Area to provide for positive indigenous biodiversity outcomes.</u> That HDC adds standards to ensure the protection of indigenous biodiversity, namely bats, into the Ford Road Structure Plan section 8.6.16.6. This should include requirements for subdivision applications to demonstrate that mature trees and indigenous landscaping, in addition to new conditions for bat-friendly lighting, have been incorporated into design.	11.6
5	8.6.17 of Appendix K	The Ecological Report (Appendix J) identifies there is a presence of bats in the W6 Bradford Street area, and that "considerations such as bat-friendly lighting design, enhancement of the stream corridors, and appropriate set-back distances and buffer replanting along the Ohinemuri River should be considered as part of any design." WRC supports Objective 5 within the Bradford Street Structure Plan 'To manage adverse effects on indigenous biodiversity' (8.6.17.4(5)). Further, we support Policy 5 with amendments to criterion (a), the addition of a criterion (c) addressing bat-friendly lighting, and consequential additions to the subdivision standards. Proposed policy 8.6.17.5(5)(a) requires mature trees and landscaping to be incorporated into the design of subdivisions, however, it is currently unclear whether this applies to all mature trees, including those that are invasive, or only those that are indigenous or constitute habitat for indigenous species. We recommend that 8.6.17.5(5)(a) is amended	That HDC amend Policy 5(a) of the Bradford Street Structure Plan section 8.6.17.5 to clarify that it is working to achieve the management of adverse effects on indigenous biodiversity. We suggest wording as follows: <u>5(a) Protect and enhance identified habitat of indigenous fauna and vegetation by incorporating mature trees and indigenous landscaping into the design of subdivisions.</u> That HDC adds an additional Policy 5(c) into the Bradford Street Structure Plan section 8.6.17.5, as follows:	11.7 11.8 11.9

		to ensure it aligns with proposed Objective 5 and works towards positive ecological outcomes. We have provided suggested wording for relevant provisions from agreed Structure Plan provisions from Hamilton City Council's Peacocke Structure Plan and Ruakura Structure Plan. The suggestions made in the Ecological Report are not entirely addressed in the policy section of the Bradford Street structure Plan, and furthermore, the directions set in the Structure Plan policy do not follow through entirely into the Structure Plan standards. We concur that the existing Residential Zone rules of the District Plan will apply to any residential sections created, including a setback of 1.5m from any boundary adjoining the Reserve (Passive) Zone of the Ohinemuri River. However, we cannot identify any existing District Plan provisions that manage lighting design or incorporating mature trees and landscaping into the design of subdivisions.	<u>(5)(c) Incorporating bat-friendly lighting design.</u> That HDC gives effect to proposed policy 8.6.17.5(5) by adding standards to ensure the protection of indigenous biodiversity into the Bradford Street Structure Plan section 8.6.17.7. This should include requirements for subdivision applications to demonstrate that mature trees and indigenous landscaping, in addition to new conditions for bat-friendly lighting, have been incorporated into design.
<i>Transport</i>			
6	Section 5.3.1 and section 11 of the Section 32 report	WRC acknowledges that the Section 32 report provides an assessment of the proposed plan change against the Integrated Management provisions in the WRPS, however raises concern that the Section 32 analysis does not extend to considering all relevant provisions such as those for Urban Form and Development (UFD), and APP11 – Development Principles. The WRPS UFD 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 enables positive environmental, social, cultural and economic outcomes. WRC is neutral in terms of the proposed location of W2; however, we note that it is more than a kilometre from the existing urban area, which will result in more traffic kilometres generated than if it were adjoining the existing urban area. Due to the proposed location of W2, HDC in future may need to mitigate traffic and connectivity impacts, and these should be pre-empted in the Section 32 assessment.	That HDC includes an assessment of the proposed rezoning of W2 against WRPS UFD provisions and APP11 principles to complement section 5.3.1 and the options analysis tables in section 11 of the Section 32 report.

7	8.6.16.7 and 8.6.16.17 of Appendix K	WRC supports consideration of safe access to the W2 site and proposed safety improvements at the intersection with State Highway 2.	11.14	Retain Structure Plan subdivision standards 8.6.16.7(1)(b) and 8.6.16.7(1)(c); and Retain Structure Plan Activity Specific Standards 8.6.16.17(4), 8.6.16.17(5), 8.6.16.17(7), 8.6.16.17(8), 8.6.16.17(9).	11.12
<i>Resilience</i>					11.16 11.17 11.18
8	Section 5.3.1 and section 11 of the Section 32 report	The WRPS Hazards and Risks (HAZ) chapter works to manage the effects of natural hazards on people, property and the environment. The Preliminary Natural Hazard Assessment (Appendix C) identified some level of risk and as such, we consider that evidence of an assessment of the proposed plan change against WRPS HAZ provisions is necessary to inform decision-making.		That HDC includes an assessment of the proposed plan change against WRPS HAZ provisions to complement section 5.3.1 and the options analysis tables in section 11 of the Section 32 report.	11.19 11.20
9	8.6.17.7(1)(i) and 8.6.17.11(1)(b) in Appendix K	While some hazard issues were identified through the 2019 Preliminary Natural Hazard Assessment, WRC concurs that site specific design is needed, including through further detailed modelling for areas that have some potential portion of the area impacted by a natural hazard, setbacks, and minimum floor levels where necessary. WRC supports the inclusion of Subdivision Standards in the Bradford Street Structure Plan that require an assessment in relation to flooding risk at the subdivision stage.		Retain provisions 8.6.17.7(i) and 8.6.17.11(b) in Appendix K.	11.21 11.22
<i>Highly Productive Land</i>					
10	Section 5.2.2.3 of the Section 32 report	WRC has identified that W2 is on LUC 2e 1 soil and W4 is on LUC 3e 1 soil and as such, the sites meet the WRPS definition for high class soils and highly productive land. We acknowledge the assessment made against WRPS policy LF-P11 for high class soils in section 5.3.1 of the Section 32 report. Further, we concur that the NPS-HPL exclusion provision applies to W2 on the basis that the site was identified in the District Growth Strategy for rezoning in the short term. However, as concluded in section 5.2.2.3 of the Section 32 report, the District Growth Strategy does not contain reference to W4 and the NPS-HPL is therefore applicable to the site. WRC considers that, as per clause 3.6(4) of the NPS-HPL, the urban rezoning of W4 may only be allowed if: <i>(a) the urban zoning is required to provide sufficient development capacity to meet expected demand for housing or business land in the district; and</i> <i>(b) there are no other reasonably practicable and feasible options for providing the required development capacity; and</i>		We recommend that HDC undertakes the relevant assessments associated with rezoning highly productive land (HPL) as per policy 5 and clause 3.6 of NPS-HPL before progressing this plan change.	

		<i>(c) the environmental, social, cultural and economic benefits of rezoning outweigh the environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.</i> WRC considers that the detail provided in the proposed plan change Section 32 analysis does not provide a sufficient assessment of W4 against clause 3.6(4) of the NPS-HPL and is insufficient to support the resolution of the final briefing in May 2022 to continue the W4 area as proposed (section 2.4 of the Section 32 report).	
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M3820298

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Annotated Sub
M3820298

SUBMISSION ON Plan Change 2

20 March 2025

To: Hauraki District Council

Name of Submitter: Horticulture New Zealand

Contact for Service:

Sarah Cameron
Senior Policy Advisor
Horticulture New Zealand
PO Box 10-232 WELLINGTON
Ph: 021 446281
Email: sarah.cameron@hortnz.co.nz

OVERVIEW

Submission structure

- 1 Part 1: HortNZ's Role
- 2 Part 2: Submission

Our submission

Horticulture New Zealand (HortNZ) thanks Hauraki District Council for the opportunity to submit on Plan Change 2 and welcomes any opportunity to continue to work with council to discuss our submission.

HortNZ wishes to be heard in support of our submission and would be prepared to consider presenting our submission in a joint case with others making a similar submission at any hearing.

The details of HortNZ's submission and decisions we are seeking are set out in our submission below.

HortNZ's Role

Background to HortNZ

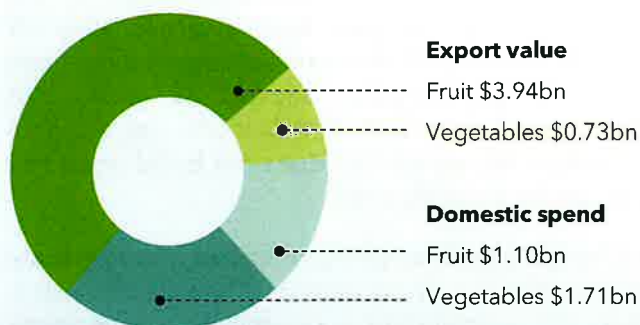
HortNZ represents the interests of approximately 4,500 commercial fruit and vegetable growers in New Zealand who grow around 100 different fruits and vegetables. The horticultural sector provides over 40,000 jobs.

There are approximately 80,000 hectares of land in New Zealand producing fruit and vegetables for domestic consumers and supplying our global trading partners with high quality food.

It is not just the direct economic benefits associated with horticultural production that are important. Horticulture production provides a platform for long term prosperity for communities, supports the growth of knowledge-intensive agri-tech and suppliers along the supply chain, and plays a key role in helping to achieve New Zealand's climate change objectives.

The horticulture sector plays an important role in food security for New Zealanders. Over 80% of vegetables grown are for the domestic market and many varieties of fruits are grown to serve the domestic market.

HortNZ's purpose is to create an enduring environment where growers prosper. This is done through enabling, promoting and advocating for growers in New Zealand.



Industry value \$7.48bn

Total exports \$4.67bn

Total domestic \$2.81bn

Source: Stats NZ and MPI

HortNZ's Resource Management Act 1991 Involvement

On behalf of its grower members HortNZ takes a detailed involvement in resource management planning processes around New Zealand. HortNZ works to raise growers' awareness of the Resource Management Act 1991 (RMA) to ensure effective grower involvement under the Act.

Submission

1. General Comments

HortNZ's submission relates solely to the Waihi 2 Ford Road industrial area (W2).

12.1

HortNZ believes that the Section 32 evaluation of the proposed plan change is **deficient** in meeting the requirements of the Resource Management Act 1991 (RMA).

HortNZ also contends that proposed Plan Change 2 **fails** to satisfy the relevant statutory tests. As a result, HortNZ supports the **withdrawal** of W2 from Plan Change 2.

2. Plan Change 2

The small industrial-zoned area on Ford Road, adjacent to W2, includes the former dairy factory and five to six houses now used for residential purposes. This zoning is a historical designation with a scale and intensity that has integrated well into the surrounding rural environment. It is not a sound basis for urban design to use this existing land use as a justification for rezoning an additional 11.8 hectares of un-serviced industrial land, geographically isolated from Waihi.

The primary justification for W2 appears to be its separation from residential areas to minimise effects on amenity. However, less consideration has been given to its impact on rural amenity. Throughout Section 32, W4 and W6 are described as natural extensions of Waihi's township boundaries, but W2 is not.

In response to the National Policy Statement for Highly Productive Land (NPSHPL), the proposed industrial rezoning of W2 was significantly reduced from approximately 25 hectares to just over 11.8 hectares. However, the assertion that the remaining 11.8 hectares constitute a logical infrastructure extension is questionable. Section 32 states that infrastructure upgrades will be funded through development contributions, yet the final costs and development viability remain uncertain. Moreover, W2 does not build upon any existing industrial development of district or regional significance.

Section 32 categorises the effects of Plan Change 2 (W2) as being of low to medium scale and significance, justifying a medium level of evaluation. We disagree with this assessment. Concerns about significant adverse effects on surrounding rural activities have been consistently raised during the consultation process for the plan change. These effects are high in both scale and significance and warrant a more detailed assessment.

They include:

- Potential effects from impervious surfaces
- Potential effects on groundwater
- Traffic related effects
- Potential air discharges
- Potential for increased bird activity
- Reverse sensitivity
- Effects on the productive capability of highly productive land.

2.1. Proposed Ford Road Industrial Area

W2 is a distinct and geographically separate area from Waihi's urban boundary making it an unsuitable location for logical extension of infrastructure. The area lacks stormwater and land drainage infrastructure provided by the Hauraki District Council and falls outside the catchment of the council's current comprehensive stormwater consent. Additionally, there is no existing council wastewater infrastructure in the area.

The proposed area directly borders an organic kiwifruit orchard, with multiple other kiwifruit orchards located across the State Highway. This land is classified as LUC 2, indicating its status as highly productive. Establishing an isolated industrial zone in the middle of a rural production area raises significant concerns, and we struggle to understand the rationale behind this approach.

Map: Proposed location of W2 industrial zone



2.2. Assessments and reports

Waihi Industrial Land Rezoning and Demand Analysis Market Update Memo May 2023, Veros

- This report confirms that there is still a lack of industrial land capacity in the Hauraki District, particularly in Waihi
- However, it does not identify W2 as the most suitable area to meet this demand.

The Proposed Plan Change 2: Waihi Rezoning - Residential & Industrial. Development Capacity Assessment (May 2023), Hauraki District Council (Leigh Robcke).

This assessment highlights that W2 has a low overall confidence level due to the proposed area being very large compared to the current industrial land use in and around Waihi (potentially doubling the existing industrial zoned land). As a result, the previously proposed extent of W2 industrial zoning was not recommended for inclusion in Plan Change 2.

It was noted that a significantly reduced area could be supported with a medium level of confidence, provided additional demand can be demonstrated in a manner that meets the stringent requirements of the NPSHPL.

2.3. Statutory and Policy Context

RMA

The Section 32 states that only a brief Part 2 assessment has been undertaken on the basis that there is no need to refer back to Part 2 of the RMA when determining a plan change.

We disagree with this opinion and are of the view that because a comprehensive assessment has not been carried out, the Section 32 and Plan Change 2 does not achieve the purpose of the Act.

NPSHPL

We disagree with the assertion that Plan Change 2 meets the exclusion test of Clause 3.5(7)(b) regarding the definition of land as "identified for future urban development."

We do not believe that this area is suitable for initiating urban development within the next 10 years, starting from the gazetted date of the NPSHPL (17 October 2022). The plan change was only recently notified in March 2025, with an uncertain outcome, significant policy risks, and ongoing opposition. The assessment reports also highlight challenges in market uptake for site development and an unclear timeline for infrastructure provision to this geographically isolated site.

Furthermore, we do not agree that the Hauraki District Growth Strategy Te Rautaki Whakatipu 2050¹ identifies W2 as land suitable for urban development, at a level of detail that clearly defines the area's boundaries. The fact that the area identified for industrial rezoning was significantly reduced in size—from approximately 25 hectare initially proposed to just over 11.8 hectares as notified—further emphasises the uncertainty in the Growth Strategy regarding the need, location, and extent of future industrial land. As such, the inclusion of W2 in Plan Change 2 fails to meet the relevant resource management tests.

Emissions Reduction Plan

¹ <https://www.hauraki-dc.govt.nz/repository/libraries/id:2jpo4nuxg17q9srdjc4b/hierarchy/Plans-Strategies/Growth-Strategy2019.pdf>

The Section 32 assessment asserts that appropriate consideration has been given to the Emissions Reduction Plan². However, it fails to account for the full range of activities that the W2 industrial zone would support, nor does it evaluate the emissions resulting from these activities and their potential impact on emission reduction objectives.

W2 represents a greenfield industrial development, and it is unlikely to contribute to a reduction in greenhouse gas emissions. In fact, it will generate emissions that cannot be avoided. Additionally, the site's isolation from the urban environment means that significant transport movements will be necessary, and there are no practical alternative modes of transportation available for workers commuting to and from the site.

Operative Waikato Regional Policy Statement

We disagree that the W2 zoning is generally consistent with the relevant objectives and policies and consequently does not give effect to the Regional Policy Statement.

The types of industries that may establish on this land have not been carefully considered in relation to the location and potential effects. Additionally, the actual benefits of adding 11.8 hectares of industrial land have not been quantified at a regional level to justify this as the best planning outcome for the Waikato.

W2 is a distinct and geographically separate area of land from the urban boundary of Waihi. Planning for the provision of this infrastructure as part of W2 will not ensure an integrated, well-functioning urban environment, while managing land resources efficiently.

The statement that the location of the W2 site alongside land already zoned as industrial will ensure that the qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced, lacks an understanding of the environment. The small existing area of industrial zone is a legacy provision. An additional 11.8 hectares of industrial zone and associated activities cannot maintain or enhance the environmental characteristics of this area. W2 will sit as an isolated island not integrated with an urban environment. The area between Waihi and this land will remain rural, supporting primary production and providing physical separation from the urban environment. W2 does not adjoin or align with an urban environment.

Section 32

We disagree with the Section 32 approach, which suggests that a full assessment of the existing operative objectives, policies, and rules is unnecessary, given that the council underwent a thorough Section 32 process originally. For Plan Change 2 to be justifiable, an assessment against the broader resource management strategy that the council implements is essential. Without this, the inclusion of W2 in Plan Change 2 cannot be justified.

The proposed objectives, policies, and rules for each Structure Plan Area should not be assessed in isolation from the existing operative objectives, policies, and rules of the district plan.

The Section 32 suggests that including these provisions within a Structure Plan Area will ensure effective integration with the wider district plan provisions and allow the re-zoned land to be incorporated into Waihi's developing urban fringe. It also argues that the

² <https://environment.govt.nz/publications/new-zealands-second-emissions-reduction-plan/>

comprehensive development of these sites will improve land use efficiency, while maintaining and enhancing the character and amenity values of the area.

However, W2 is proposed as a new greenfield industrial zone, isolated from the urban fringe and surrounded predominantly by primary production activities. The current character and amenity of the area reflect its rural nature, with the exception of a small industrial zone. This rural character cannot be maintained or enhanced if 11.8 hectares are rezoned from rural to industrial.

The Section 32 mentions that proposed reserve and buffer areas will help minimise reverse sensitivity issues on adjacent non-industrial uses. However, no assessment of the effectiveness, efficiency, or alternatives to these features is provided. Furthermore, no evaluation of the broader impacts of industrial activities on surrounding rural land use is included. The plan change seems to focus more on managing or minimising effects rather than fully internalising adverse impacts, which does not constitute sound resource management, especially for activities that may cause discharge effects to land, water, or air quality well beyond the site's immediate boundaries. The effects on fruit production, in particular, have not been adequately addressed, especially regarding air quality..

The Section 32 also states that W2 will intensify industrial activity. We disagree with this characterization; the 11.8 hectare expansion is a significant greenfield development, not intensification. We also disagree with the claim that the development will result in attractive, healthy, safe, and high-quality urban form responsive to the local context. Given the large shift from rural to industrial use, this development will be out of place within the local context. The Section 32 notes that amenity values evolve over time to meet the changing needs of communities and future generations, but the proposal for W2 does not align with Section 7 of the RMA, which requires the maintenance and enhancement of amenity values.

Scale and Significance Evaluation

Degree of change from the Operative Plan

The Section 32 evaluates the effects of Plan Change 2 as low to medium in scale and significance. However, this assessment contradicts the Section 32(1)(c) evaluation, which notes that rezoning W2 from rural to industrial represents a high degree of change from the district plan. While the area adjoins an existing industrial zone, we maintain that the character and amenity of the area will be significantly altered by this proposal. The development will not maintain or enhance the area's character and amenity values.

Effects on matters of national importance

The Section 32 suggests that W2 is relatively isolated, with few stakeholders and adjacent properties. While we agree with this, we also recognise that the properties adjacent to the site, particularly the organic kiwifruit orchard, will be significantly affected by the proposed rezoning. There is no valid assessment of the regional benefits of the 11.8 hectares of industrial land in this location, nor a justification for why this site is more suitable than others for achieving district and regional benefits.

Scale of effects on people (how many will be affected - single landowners, multiple landowners, neighbourhoods, the public generally, future generations?)

The evaluation claims that the scale of effects is medium, based on internal council processes and consultation with stakeholders. However, the consultation results show significant concern from local landowners and the community, indicating that the effects are not medium but rather substantial.

Scale of effects on those with specific interests, e.g Mana Whenua, industry groups

The evaluation recognises the interest of national industry groups, including NZKGI and HortNZ, but it fails to provide a detailed assessment of the effects on current and future primary production activities. The proposed buffer areas for the kiwifruit orchard have not been evaluated for their effectiveness or efficiency. Additionally, no assessment of potential discharges to air or water that may affect surrounding agricultural activities has been provided, even though these activities are vital to the region. The effects on those with specific interests are far from medium and should be considered significant. The scale of effects on those with specific interests is not medium given national interest.

Degree of policy risk - does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice? Is it consistent, inconsistent or contrary to those?

The evaluation suggests a medium degree of policy risk for the W2 proposal. We believe that policy changes should not occur if they risk conflicting with higher-order documents. The evaluation does not provide sufficient reasoning for why the policy risk is considered medium.

Likelihood of increased costs or restrictions on individuals, communities or businesses

The evaluation mentions that the rezoning may lead to increased costs or restrictions for adjoining rural landowners and occupiers, but it states that the likelihood is medium. We believe this likelihood is higher than medium, as the change in land use from rural to industrial is likely to result in significant impact of operations for affected landowners.

Evaluation of Proposed Objectives

Proposed Structure Plan Objectives W2 – Ford Road, Waihi (Industrial)

Proposed Objectives	Appropriateness to achieve the purpose of the RMA
8.6.16.4 Objectives (1) A safe, usable and attractive industrial environment is provided. (2) Cost efficient and effective infrastructure is provided. (3) To manage actual or potential adverse effects on people, buildings, and activities beyond the Industrial Zone. (4) To maintain a level of amenity along road boundaries within the Industrial Zone and adjoining the State Highway. (5) Protect and restore the values of Natural Inland Wetlands.	Relevance: New objectives which focus on the outcomes to be achieved in relation to industrial development within the area. The objectives recognise that in greenfield situations good urban design outcomes can be set for future land use, including the provision of appropriate infrastructure. The objectives meet the purpose of the RMA while providing certainty for decision making and resource consent applicants. Reasonableness: Consistent with existing Industrial Structure Plan Areas within the HDP. Reflects the need to establish new three waters infrastructure as the industrial area is developed. Achievability: The objectives achieve the purpose of the RMA by promoting quality built form and design of development to achieve the desired outcome for the industrial zone. This includes specific servicing in relation to infrastructure design and placement. Appropriate consideration is given to the presence of a Natural Inland Wetland on the site.

12.7

- HortNZ opposes objectives that focus solely on managing rather than avoiding actual or potential adverse effects on people, buildings, and activities beyond the Industrial Zone

- The assessment of impacts on adjoining land uses and broader primary production activities is incomplete
- The evaluation of alternatives fails to consider other options that would enable more efficient use of existing industrially zoned land
- The assessment of whether the objectives are appropriate to achieve the purpose of the RMA is insufficient.

District plan (Hauraki section) proposed structure plan provisions as they relate to W2 – Ford Road (industrial)

8.6.3 STRUCTURE PLANS

8.6.16.1 (1) Description

- The description fails to outline outcomes that respect the rural amenity, the predominance of primary production activities, and the resource management approach required to address the specific and unique effects of industrial activities on adjoining properties and the wider environment
- It lacks an integrated resource management approach to activities regulated under regional plans, particularly those related to industrial operations and their effects
- There is no clear requirement for industrial activities within the zone to fully internalize their effects
- The built form section suggests that buildings should reinforce the rural character of the area, which is unrealistic within an industrial zoning context. Additionally, the Amenity Protection Area is applied only to a portion of the site, highlighting an inherent conflict in the approach.

8.6.16.2 (1) Issues

- The identified issues explain why W2 has been selected but do not address the core resource management concerns associated with introducing 11.8 hectares of new industrial zoning into a rural environment
- The statement suggests that industrial land development should adhere to good urban design principles; however, such principles do not support the isolation of industrial zoning from an urban area
- The issue statements primarily focus on infrastructure, access, and water quality, overlooking broader environmental and land-use concerns
- There is no consideration of the rural area's sensitivity to industrial activity impacts or how adverse effects will be contained within the industrial zone.

8.6.16.3 (1) Purpose

- There is no clear purpose addressing the protection of primary production from the adverse effects of industrial activities
- The policy does not express an intent to internalise effects within the industrial area.

8.6.16.4 Objectives

- The objectives set weak and unclear outcomes
- Objective 3 aims to manage actual or potential adverse effects on people, buildings, and activities beyond the industrial zone but lacks specificity

- Objective 4 only seeks to maintain amenity levels along road boundaries within the industrial zone and adjacent to the State Highway, without addressing broader amenity considerations.

8.6.16.5 (1) Policies

Policy 3 aims to avoid, remedy, or mitigate the adverse environmental effects of activities on adjoining uses and zones. However, it lacks clear objectives, purpose, or detailed description. The focus should be on avoiding adverse effects rather than remedying or mitigating impacts that do not yet exist.

8.6.16.7 (1) Subdivision Standards

The standards express no specific assessment requirements that ensure the effects of industry are fully internalised within the zone and subdivision design is cognisant and responds to the rural interface.

8.6.16.8 Activity Status and Rules for Development

A limited and defined list of activities should be stated for the site that is appropriate to the geographically isolated vehicle dependent location and sensitive rural environment.

8.6.16.11 Controlled Activity Matters

The matters of control should ensure avoidance of adverse offsite effects rather than minimising. If this is unachievable then the rezoning is inappropriate.

The need for an Amenity Protection Area and buffer highlights the structural issues with the rezoning.

8.6.16.13 Structure Plan Restricted Discretionary Activity Matters

This section refers to the relevant restricted discretionary activity matters set out within Section 5.12.4.3. Specific matters of discretion should be developed for this site and the activities proposed.

8.6.16.15 Non-Complying Activities

Failure to achieve specified Structure Plan features should be a non-complying activity.

8.6.16.17 Structure Plan Activity Specific Standards

A clearly defined and limited list of activities should be specified for the site, ensuring they are suitable for its geographically isolated, vehicle-dependent location and sensitive rural setting.

8.6.16.18 Structure Plan Map - Ford Road, Waihi (Industrial)

The Section 32 report and other supporting documents do not specify which industrial activity effects the proposed buffer is intended to mitigate, nor do they assess its effectiveness and efficiency in doing so. Key considerations such as the following remain unaddressed:

- Noise
- Odour

- Other discharges
- Visual impact
- Amenity

Additionally, there is no assessment of how the buffer might support or impact adjoining primary production activities. Will it create shading, harbour pests and disease species, or require maintenance by the adjoining landowner?

The reasoning behind the depth and anticipated height of the buffer is not provided relative to the effects it seeks to address. Various methods are typically assessed to manage sensitive interfaces, including the use of roads, reserves, or defined setbacks. However, no evaluation of alternative methods is included in the Section 32 report.

Furthermore, the Amenity Protection Area does not extend along all boundaries. If one of the buffer's purposes is to achieve amenity outcomes, it is unclear why this area has not been consistently applied along the entire interface.

The buffer area is also designated for stormwater management, yet there is no explanation of how this function aligns with or potentially conflicts with the other intended outcomes of the buffer. Additionally, the effects of stormwater management devices on adjoining primary production have not been considered.

Finally, an indicative infrastructure corridor is identified through private land that is not part of the rezoning, yet no certainty is provided regarding its viability.

3. Conclusion

HortNZ's submission raises significant concerns regarding the deficiencies in the section 32 evaluation of the inclusion of W2 in Plan Change 2 under the RMA and based on our assessment, HortNZ submits that W2 within Plan Change 2 does not pass the relevant statutory tests required for a sound and sustainable rezoning decision.

W2 is not a logical extension of existing industrial development within Waihi. The proposed 11hectare industrial zone is geographically isolated and lacks adequate infrastructure, making it unsuitable for industrial development. The justification provided for W2, primarily based on its separation from residential areas, fails to adequately consider its impact on rural amenity and the highly productive land surrounding it. The assessment of alternative measures to optimise existing industrial-zoned land is inadequate, and the section 32 analysis does not properly evaluate the full range of potential adverse environmental effects.

Key concerns identified in our submission include:

- 12.2 • The potential for significant adverse effects on surrounding rural activities, including horticultural operations, due to reverse sensitivity, air and water discharges, increased traffic, and impervious surfaces
- 12.3 • The lack of comprehensive infrastructure planning, with W2 falling outside existing stormwater, wastewater, and land drainage catchments
- 12.4 • The failure of Plan Change 2 (W2) to align with the NPSHPL, the Waikato Regional Policy Statement, and national emissions reduction objectives
- 12.5 • The lack of evidence supporting W2 as the most appropriate site to address industrial land demand in the district
- 12.6 • The failure to integrate W2 into the existing urban environment of Waihi, as it remains an isolated industrial island surrounded by primary production activities.

12.1
HortNZ **strongly opposes** W2 being included in Plan Change 2 and urges the Hauraki District Council to reconsider the appropriateness of W2 as an industrial zone. We advocate for a more robust and 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. Until such concerns are adequately addressed, HortNZ considers the proposed rezoning of W2 to be inconsistent with sound resource management principles and the statutory framework under the RMA and seeks the withdrawal of W2 being included in Plan Change 2.

Submission on Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

Dear Sir/Madam,

I am writing to formally submit my opposition and concerns regarding the Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning adjacent our families certified organic kiwifruit orchard.

My submission primarily focuses on the potential environmental impacts, particularly the importance of implementing a riparian buffer zone to mitigate contamination, protect water quality, and enhance biodiversity.

Furthermore, I am concerned about the adverse environmental effects of industrial expansion within the region.

Potential Adverse Effects on Organic Farming

Industrial activities often involve emissions, noise, and other pollutants that could compromise the integrity of organic farming practices. Contamination from industrial operations may lead to the loss of organic certification, resulting in economic losses and undermining sustainable agricultural practices.

The introduction of industrial activities adjacent to an organic orchard raises significant concerns regarding reverse sensitivity. Reverse sensitivity occurs when new developments, such as industrial zones, generate effects that adversely impact existing land uses—in this case, organic farming. The Hauraki District Plan acknowledges the importance of managing such conflicts to ensure the sustainability of diverse land uses.

The Proposed Plan Change 2 does not adequately specify provisions for maintaining or enhancing riparian buffers in proximity to industrial areas, leaving these critical ecosystems vulnerable.

Objectives and Policies of the Hauraki District Plan

The Hauraki District Plan emphasizes the need to maintain and enhance the amenity values of rural areas and to manage the effects of land use to avoid conflicts between different activities. Specifically, the Plan seeks to ensure that industrial activities do not adversely affect the environmental quality and character of adjacent rural zones.

Buffer Zones and Separation Distances

To mitigate potential conflicts, the Plan recommends implementing buffer zones or adequate separation distances between industrial zones and sensitive activities, such as organic orchards. These measures are essential to protect existing agricultural operations from the adverse effects associated with industrial activities.

Industrial Expansion and Environmental Risks

While industrial development contributes to employment and economic growth, it also introduces significant environmental concerns, such as:

- Increased air, water, and soil pollution from industrial processes.
- Greater volumes of heavy traffic, leading to noise and air quality degradation.
- Visual degradation of the landscape and loss of green spaces.

As an example, past experiences in industrial zones across the Papakura District have demonstrated the challenges of balancing industrial growth with environmental sustainability. The proximity of industrial areas to residential zones and watercourses necessitates stringent environmental controls.

Recommendations

Considering the above concerns, I strongly recommend the following amendments to Proposed Plan Change:

- 15.2 1. Mandate a minimum 30m riparian buffer zone in all areas adjacent to water bodies to mitigate pollution risks.
- 15.3 2. Implement stricter environmental regulations on industrial developments, including emission controls and waste management plans.
- 15.4 3. Ensure industrial expansion is accompanied by infrastructure upgrades to prevent environmental degradation and community disruption.
- 15.5 4. Encourage sustainable industrial development practices, including green spaces and low-impact industrial operations.

Conclusion

In light of the potential adverse effects on organic farming, the principles outlined in the Hauraki District Plan, and the importance of preserving sustainable agricultural practices, I strongly oppose the proposed industrial zoning adjacent to my certified organic kiwifruit orchard.

I urge the Council to consider alternative locations for industrial development that do not threaten existing organic agricultural operations.

Thank you for considering my submission. Please confirm receipt of this submission and provide further details on the consultation process.

Yours sincerely,



James McHardy

jmchardy@gmail.com

021 366 796

Hauraki District Council District Plan

annotated
submission
m3862424



Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

13

Submission Form

Your submission can be:

Posted to: Hauraki District Council, PO Box 17, Paeroa 3640
Emailed to: info@hauraki-dc.govt.nz
Delivered to: Hauraki District Council service centres at 1 William Street, Paeroa;
40 Rosemont Road, Waihi; or 84 Orchard West Road, Ngatea

OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3820596

Submitter details: Address for service

Full name(s) Raiden Druan Lewis Feast

Organisation (if relevant) _____

Email address Raiden.Feast@gmail.com

Postal address 44 Ford Road, RD2, Waihi.

Our preferred method of corresponding with you is by email

Phone number: _____
(include area code)

Mobile number: 02 7 320 7381

Submissions must be received no later than 4.30pm, Friday 21 March 2025

If you need more writing space just attach additional pages to this form.

PRIVACY ACT 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to make this information available under the Resource Management Act 1991. Your contact details will only be used for the purpose of the Proposed Plan Change. The information will be held by the Hauraki District Council. You have the right to access the information and request its correction.

Your Submission

The specific provision(s) of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning that my submission relates to are: (please tick)

- ☒ **Ford Road:** Rural Zone to Industrial Zone (with a Structure Plan) [items 1 and 2]
- ☐ **Thorn Road:** Rural Zone to Residential Zone [item 3]
- ☐ **Bradford Street:** Low Density Residential Zone to Residential Zone (with a Structure Plan) [items 4 and 5]
- ☐ **Bradford Street Extension:** Low Density Residential Zone with amended provisions for increased density [items 6 to 9]

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific provisions of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning or wish to have AMENDMENTS made, giving reasons for your view)

☐ I support

☒ I oppose

☐ I wish to have amendments made to the above Items.

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

Amend if problems are fixed or delete
if solutions cannot be found.

Reasons for my submission:

13.1 13.2 13.3

The Ford Road way of life is being changed for the worse
As a resident for the last 15+ years we came out here with
the idea that we were aiming to create a unique family environment in
peaceful rural area. The zone will ruin this with increased industrial traffic
and subsequent permeance, dust/noise/light pollution which will result
in the destruction of our way of life.

Proposed District Plan Hearing

I wish to be heard in support of my submission.

☒ Yes

☐ No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☐ Yes

☒ No

Signature of submitter

James Fyfe

Date 16 / 03 / 2025

Person making the submission, or authorised to sign on behalf of submitter.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 (4) of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission

☐ Yes

☒ No

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that -

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition

☒ Yes

☐ No

Notes to submitter:

Please note that your submission (or part of your submission) may be struck out if Hauraki District Council is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter

If you require further information about the Plan Change please visit the Council website

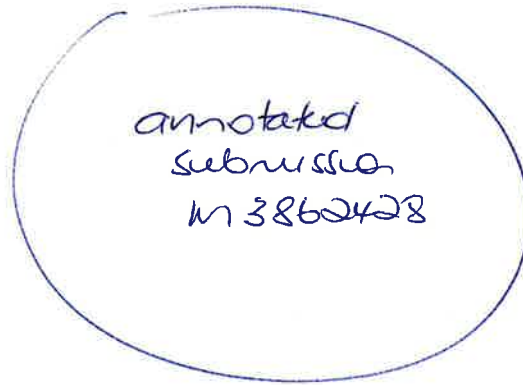
<https://www.hauraki-dc.govt.nz/plan-change>



21 March 2025

M 3820624

Planning
Hauraki District Council
PO Box 17
Paeroa 3640



14

Dear Sir/Madam

SUBMISSION ON THE NOTIFIED PROPOSED PLAN CHANGE 2 – HAURAKI DISTRICT PLAN – WAIHI – RESIDENTIAL AND INDUSTRIAL REZONING.

1. Heritage New Zealand Pouhere Taonga (HNZPT) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation, and conservation of New Zealand's historical and cultural heritage. HNZPT is New Zealand's lead agency for heritage protection.
2. HNZPT could not gain an advantage in trade competition through this submission.
3. The protection of historic heritage from inappropriate subdivision, use and development is identified as a matter of national importance under Part 2 Section 6(f) of the Resource Management Act 1991 (RMA).
4. The proposal to rezone land in Waihi, as outlined in Plan Change 2, is supported in principle subject to the appropriate level of archaeological assessment.
5. HNZPT is concerned that it appears an archaeological assessment to inform the potential for effects on archaeological sites is not recommended for growth cell W2 and that works in growth cell W2 can proceed without an authority. It is requested that an archaeological survey and assessment also be completed for cell W2 as this will better clarify our understanding of any archaeological potential.
6. This request is triggered by the following comment on Page 17 of the Archaeological and Heritage Assessment report (Mishmish Heritage) attached to Plan Change 2 in relation to cell W2,

The Waimata Stream, a tributary of the Ohinemuri River, is fairly close to the western edge of the site and some caution is recommended as the possibility exists that evidence of Early Māori land use could be present and buried.

- 14.1
- 14.2 → 14.3 14.4
7. HNZPT support recommendations that the remaining cells W4 [p29], W5 and W7 [p 40]) should be subject to on-ground archaeological survey and assessment to appropriately inform archaeological requirements.
 8. HNZPT supports Plan Change 2 subject to the above additional archaeological survey and assessment.

The reasons for HNZPT's position are as follows:



HERITAGE NEW ZEALAND
POUHERE TAONGA

9. Archaeological values

Waihi township has many sites of heritage and cultural value which support the need for additional archaeological survey and assessment within the Plan Change area identified above.

HNZPT seeks the following decision from the consent authority:

10. Plan Change 2 is approved subject to the above additional archaeological survey and assessment been completed.

11. **HNZPT does wish to be heard in support of this submission.**

Please note that HNZPT is available to meet further with Council staff to resolve the above concern without the need to appear at a hearing.

Yours sincerely

BHParslow

Bev Parslow
Director Northern Region

Address for service:

HNZPT Planner
Lisa Ahn
lahn@heritage.org.nz
PO Box 105-291
Auckland City, 1143

Hauraki District Council District Plan

annotated
submission
M3682429



Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

15

Submission Form

Your submission can be:

Posted to: Hauraki District Council, PO Box 17, Paeroa 3640
Emailed to: info@hauraki-dc.govt.nz
Delivered to: Hauraki District Council service centres at 1 William Street, Paeroa;
40 Rosemont Road, Waihi; or 84 Orchard West Road, Ngatea

OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3820761

Submitter details: Address for service

Full name(s) James Edward Conrow McKay

Organisation (if relevant)

Email address Jmckay@GMAIL.COM

Postal address 1 Foster Crescent, Morrinsville 3300

Our preferred method of corresponding with you is by email

Phone number: ()

Mobile number: 021 366 796

Submissions must be received no later than 4.30pm, Friday 21 March 2025

If you need more writing space just attach additional pages to this form.

PRIVACY ACT 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to make this information available under the Resource Management Act 1991. Your contact details will only be used for the purpose of the Proposed Plan Change. The information will be held by the Hauraki District Council. You have the right to access the information and request its correction.

Your Submission

The specific provision(s) of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning that my submission relates to are: (please tick)

- ☒ **Ford Road:** Rural Zone to Industrial Zone (with a Structure Plan) [items 1 and 2]
☐ **Thorn Road:** Rural Zone to Residential Zone [item 3]
☐ **Bradford Street:** Low Density Residential Zone to Residential Zone (with a Structure Plan) [items 4 and 5]
☐ **Bradford Street Extension:** Low Density Residential Zone with amended provisions for increased density [items 6 to 9]

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific provisions of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning or wish to have AMENDMENTS made, giving reasons for your view)

☐ I support

☒ I oppose

☐ I wish to have amendments made to the above items.

M3726478

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

15.1 I REQUEST THAT THE COUNCIL REJECT THE PROPOSED PLAN CHANGE - RELATING TO FORD ROAD, WAIHI.

Reasons for my submission:

PLEASE SEE APPENDED -
SUBMISSION ON PROPOSED PLAN CHANGE 2:
WAIHI - RESIDENTIAL & INDUSTRIAL RE-ZONING

Proposed District Plan Hearing

I wish to be heard in support of my submission.

☒ Yes

☐ No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☒ Yes

☐ No

Signature of submitter:

Date: 4 / 03 / 2025

Person making the submission, or authorised to sign on behalf of submitter.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 (4) of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission

☐ Yes

☒ No

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition

☒ Yes

☐ No

Notes to submitter:

Please note that your submission (or part of your submission) may be struck out if Hauraki District Council is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
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- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

If you require further information about the Plan Change please visit the Council website

<https://www.hauraki-dc.govt.nz/plan-changes>

M3820774

16

NZ Transport Agency Waka Kotahi Reference: 2024-0204

21 March 2025

Hauraki District Council
C/- Hauraki District Council,
PO Box 17,
Paeroa 3640

annotated
submission
m3862433

Via email: info@hauraki-dc.govt.nz

Dear Sir/Madam,

Submission on Plan Change 2 of the Operative Hauraki District Plan – Hauraki Section.

Attached is the NZ Transport Agency Waka Kotahi (NZTA) submission on Plan Change 2 of the Operative Hauraki District Plan – Hauraki Section.

We welcome the opportunity to discuss the contents of our submission with council officers and/or the applicant as required.

If you have any questions, please contact me.

Yours sincerely

Kate Bonifacio

Kate Bonifacio
Planner – Poutiaki Taiao / Environmental Planning
System Design, Transport Services

Phone: 021 431 326

Email: Kate.Bonifacio@nzta.govt.nz

FORM 5, CLAUSE 6 OF SCHEDULE 1, RESOURCE MANAGEMENT ACT 1991

Submission on Proposed Plan Change 2 to the Hauraki Section of the Hauraki District Plan Waihi – Residential and Industrial Re-Zoning

To: Hauraki District Council
PO Box 17,
Paeroa 3640

Via email: info@hauraki-dc.govt.nz

From: NZ Transport Agency Waka Kotahi
Level 1, BNZ Centre,
120 Hereford Street
PO Box 1479, Christchurch 8022

1. This is a submission on the following:

Proposed Plan Change 2 to the Hauraki Section of the Hauraki District Plan, Waihi – Residential and Industrial Re-Zoning

2. NZ Transport Agency Waka Kotahi (NZTA) could not gain an advantage in trade competition through this submission.

3. Role of NZTA

NZTA is a Crown entity with its functions, powers and responsibilities set out in the Land Transport Management Act 2003 (LTMA) and the Government Roadway Powers Act 1989. The primary objective of NZTA under Section 94 of the LTMA is to contribute to an effective, efficient, and safe land transport system in the public interest.

NZTA takes an integrated approach to transport planning, funding and delivery is taken by NZTA. This includes investment in public transport, walking and cycling, local roads and the construction and operation of state highways.

4. The submission of NZTA is:

Having reviewed the *Waihi Growth Areas (W2, W4, W6 and W7) Transportation Assessment (TA)* (Tonkin and Taylor, September 2024) NZTA makes the following submissions:

1. The TA looked at two options for access arrangements for Growth Area W2. Option (i) is for an exclusive development access road off Ford Rd and Option (ii) is for an alternative (but more direct access option) onto SH2 via a proposed new roundabout incorporating Waihi Beach Road. NZTA strongly recommends the second option.
2. The above report recommends that a 'start planning' trigger be considered if a roundabout is adopted as the preferred solution long-term. This trigger is assumed to be when the development is contributing to 1,600 vehicles/day that access onto the state highway.
3. It is also recommended 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, using the measures defined within the *High Risk Intersections Guide* (NZ Transport Agency, August 2013).

4. With regards to the Growth Areas W4, W6 and W7 ^{16-2 16-3 16-4} it is considered that the proposed developments will not have an adverse effect on the safety performance of the adjacent state highway network.

- (i) NZTA supports the Proposed Plan Change 2 to the Hauraki Section of the Hauraki District Plan to the extent outlined in this submission.

5. NZTA seeks the following decision from the local authority:

- (i) NZTA seeks that the plan change be approved, subject to the condition suggested by the applicant and embodied in point 1 and as suggested by NZTA in point 2 above.

6. NZTA does not wish to be heard in support of this submission.

7. NZTA is willing to work with the Hauraki District Council in advance of a hearing.

Signature:



Alan Catchpole

Principal Planner – Poutiaki Taiao / Environmental Planning
System Design, Transport Services
Pursuant to an authority delegated by NZ Transport Agency Waka Kotahi

Date: 21 March 2025

Address for service: NZ Transport Agency Waka Kotahi
Level 1, BNZ Centre,
120 Hereford Street
PO Box 1479, Christchurch 8022

Contact Person: Kate Bonifacio
Telephone Number: 021 431 326
Email: Kate.Bonifacio@nzta.govt.nz
Alternate Email: EnvironmentalPlanning@nzta.govt.nz

Hauraki District Council District Plan

Amotake
Submission
W3862437



Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

17

Submission Form

Your submission can be:

Posted to: Hauraki District Council, PO Box 17, Paeroa 3640
Emailed to: info@hauraki-dc.govt.nz
Delivered to: Hauraki District Council service centres at 1 William Street, Paeroa;
40 Rosemont Road, Waihi; or 84 Orchard West Road, Ngatea

OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3820798

Submitter details: Address for service

Full name(s) IAN & ELIZABETH (LIZ) KEYS

Organisation (if relevant) _____

Email address KAURIGOLD@GMAIL.COM

Postal address PO BOX 276, WAIHI 3641

Our preferred method of corresponding with you is by email

Phone number: _____
(include area code)

Mobile number: 027 415 3777

Submissions must be received no later than 4.30pm, Friday 21 March 2025

If you need more writing space just attach additional pages to this form.

PRIVACY ACT 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to make this information available under the Resource Management Act 1991. Your contact details will only be used for the purpose of the Proposed Plan Change. The information will be held by the Hauraki District Council. You have the right to access the information and request its correction.

Your Submission

The specific provision(s) of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning that my submission relates to are: (please tick)

- ☒ **Ford Road:** Rural Zone to Industrial Zone (with a Structure Plan) [items 1 and 2]
☐ **Thorn Road:** Rural Zone to Residential Zone [item 3]
☐ **Bradford Street:** Low Density Residential Zone to Residential Zone (with a Structure Plan) [items 4 and 5]
☐ **Bradford Street Extension:** Low Density Residential Zone with amended provisions for increased density [items 6 to 9]

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific provisions of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning or wish to have AMENDMENTS made, giving reasons for your view)

☐ I support

☒ I oppose

☐ I wish to have amendments made to the above items.

M3726478

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

17.1 WE WISH THE COUNCIL TO REJECT THE PROPOSED
W2 PLAN CHANGE AS IT RELATES TO FORD
RD.

Reasons for my submission:

REFER TO ATTACHMENT

Proposed District Plan Hearing

I wish to be heard in support of my submission.

☒ Yes

☐ No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☐ Yes

☒ No

Signature of submitter

S/K/S FCT 1 & E KEYS

Date: 21 / 03 / 2025

Person making the submission, or authorised to sign on behalf of submitter.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 (4) of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission

☐ Yes

☒ No

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that -

a) adversely affects the environment, and

b) does not relate to trade competition or the effects of trade competition

☒ Yes

☐ No

Notes to submitter:

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- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or part) to be taken further
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<https://www.hauraki-dc.govt.nz/plan-changes>

**Submission Opposing Proposed Plan Change 2: Waihi – Residential & Industrial Re-zoning
at Ford Rd**

As the owners of 44 Ford Rd, RD2, Waihi, we **strongly object** to the proposed re-zoning of our property, which was purchased as one of our family homes on Ford Road, being zoned as a rural property. This property is presently occupied by one of our sons who has been there for 10 years.

Our objections to the above proposal are currently based on the following concerns:

- 17.2 1. Lack of any proposed bunding, planting or other considerations, on the affected boundary, to protect the original intended purpose of the current home being our son's peaceful rural lifestyle, from the inevitable pollution created by noise, artificial lighting — 17.4 sources and dust which will be only some of the inherent problems associated with any industrial complex and its development. 17.3
- 17.6 2. There is an existing open waterway for storm water, bordering the adjacent boundary to the proposed re-zoning. The lack of clarification and assurances around mitigating stormwater and surface water runoff, and the potential surface flooding associated with a large proposed area of developed land is of great concern as the existing waterway is only sufficient for the current rural situation.
- 17.7 3. The increased traffic flow down Ford Rd, a narrow country road, insufficient for continuous heavy trucking and increased vehicular usage, and the safety concerns arising from this.
- 17.8 4. Being unable to access specific information regarding what may be the potential usage of the industrial development at its completion.

Thanking you for your consideration in this matter. We look forward to being an active part of this process moving forward.

Sincerely

FOR


Ian & Elizabeth (Liz) Keys
Owners - 44 Ford Rd, WAIHI

Hauraki District Council District Plan

annotated
submission
m38624 40



Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

18

Submission Form

Your submission can be:

Posted to: Hauraki District Council, PO Box 17, Paeroa 3640
Emailed to: info@hauraki-dc.govt.nz
Delivered to: Hauraki District Council service centres at 1 William Street, Paeroa;
40 Rosemont Road, Waihi; or 84 Orchard West Road, Ngatea

OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3820824

Submitter details: Address for service

Full name(s) Jonice Lynn McHardy

Organisation (if relevant) _____

Email address lymmchardy1@gmail.com

Postal address 84 Crean Rd R D 2 Waihi 3682

Our preferred method of corresponding with you is by email

Phone number:
(include area code)

Mobile number: 0274 301821

Submissions must be received no later than 4.30pm, Friday 21 March 2025

If you need more writing space just attach additional pages to this form.

PRIVACY ACT 1993

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Your Submission

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- ☒ **Ford Road:** Rural Zone to Industrial Zone (with a Structure Plan) (items 1 and 2)
- ☐ **Thorn Road:** Rural Zone to Residential Zone (item 3)
- ☐ **Bradford Street:** Low Density Residential Zone to Residential Zone (with a Structure Plan) (items 4 and 5)
- ☐ **Bradford Street Extension:** Low Density Residential Zone with amended provisions for increased density (items 6 to 9)

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific provisions of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning or wish to have AMENDMENTS made, giving reasons for your view)

☐ I support

☒ I oppose

☐ I wish to have amendments made to the above items.

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

18.1 Opposed to the rezoning

Reasons for my submission: 18.2 Opposed to extremely good productive land being zoned industrial. It will be DETRIMENTAL to the Rural living environment. 18.3

18.4 Roading and bridges surrounding proposed site substandard

Proposed District Plan Hearing

I wish to be heard in support of my submission.

☐ Yes

☒ No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☒ Yes

☐ No

Signature of submitter:

[Handwritten Signature]

Date: 21 / 3 / 2025

Person making the submission, or authorised to sign on behalf of submitter

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 (4) of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission

☐ Yes

☐ No

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition

☐ Yes

☐ No

Notes to submitter:

Please note that your submission (or part of your submission) may be struck out if Hauraki District Council is satisfied that at least one of the following applies to the submission (or part of the submission):

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- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

If you require further information about the Plan Change please visit the Council website

<https://www.hauraki-dc.govt.nz/plan-changes>

Hauraki District Council

District Plan

Possible Plan Change 2 – Waihi Rezoning (W2 – Crean Road / Ford Road)



Feedback Form

Your feedback can be:

Posted to: Hauraki District Council, PO Box 17, Paeroa 3640
Emailed to: info@hauraki-dc.govt.nz
Delivered to: Hauraki District Council service centres in William Street, Paeroa;
40 Rosemont Road, Waihi; or Orchard West Road, Ngatea

OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2 –
Waihi Rezoning/Draft

Doc No: M2960461

Details: Address for service

Full name(s) Lynn McHardy
Organisation (if relevant) McHardy Farms Ltd / McHardy Family Trust
Email address lynnmchardy1@gmail.com
Postal address 84 Crean Rd Waihi
Our preferred method of corresponding with you is by email
Address of property considered for rezoning: Crean Rd / Ford Road Waihi
Phone number: (include area code) (07) 8637034 Mobile number: 0274301821

Feedback must be received no later than 4pm, Wednesday 16th June 2021

If you need more writing space just attach additional pages to this form.

Your Feedback

As a landowner of 25 hectares of the above
My concerns regarding rezoning are –
"People choose to live rural for lifestyle, unpolluted, minimal
noise and disruption".
Zoning a rural area industrial undoes all of the above. The
impact it will have on established residents changes everything,
should an industrial area be built.
The side roads, Crean & Ford Rd are not built for heavy traffic
usage. There's 2 oneway bridges on Crean Rd with substandard

goes so close to John & Dorothy McHardy's house. Would it be possible to position this further from their house or not construct it until all Ford Road land has been sold, having the main access off Ford Road.

Is it possible to include in any subdivision developments - buffer zones or green belt areas between each of the two affected residences, McHardy's & Nicholls, and any roading or industrial premises that may arise. Hopefully if rezoning eventuates, landscape planning, and execution will be included in any subdivisions to retain the rural character. I am not opposed to the rezoning if it is managed correctly.

Signature:

M McHardy

Date: 16 / 6 / 2021

Person making the feedback, or authorised to sign on behalf of an organisation providing the feedback.



Hauraki District Council District Plan

annotated
Submission,
m3862444



Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

19

Submission Form

Your submission can be:

Posted to: Hauraki District Council, PO Box 17, Paeroa 3640
Emailed to: info@hauraki-dc.govt.nz
Delivered to: Hauraki District Council service centres at 1 William Street, Paeroa;
40 Rosemont Road, Waihi; or 84 Orchard West Road, Ngatea

OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3820828

Submitter details: Address for service

Full name(s) Michael James McHardy
Organisation (if relevant) McHardy Farms Ltd / McHardy Family Trust
Email address michael.mchardy@xtra.co.nz
Postal address 84 Cream Road, RD 2, Waihi 3682
Our preferred method of corresponding with you is by email

Phone number: 07 863 7034
(include area code)

Mobile number: 027 7165130

Submissions must be received no later than 4.30pm, Friday 21 March 2025

If you need more writing space just attach additional pages to this form.

PRIVACY ACT 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to make this information available under the Resource Management Act 1991. Your contact details will only be used for the purpose of the Proposed Plan Change. The information will be held by the Hauraki District Council. You have the right to access the information and request its correction.

Your Submission

The specific provision(s) of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning that my submission relates to are: (please tick)

- ☒ **Ford Road:** Rural Zone to Industrial Zone (with a Structure Plan) [items 1 and 2]
☐ **Thorn Road:** Rural Zone to Residential Zone [item 3]
☐ **Bradford Street:** Low Density Residential Zone to Residential Zone (with a Structure Plan) [items 4 and 5]
☐ **Bradford Street Extension:** Low Density Residential Zone with amended provisions for increased density [items 6 to 9]

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific provisions of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning or wish to have AMENDMENTS made, giving reasons for your view)

- ☒ I support ☐ I oppose ☐ I wish to have amendments made to the above items.

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

- 19.1 All the issues that I raised in the Feedback Form in 2021 appear to have been addressed -
- 19.2 I am very much in favour of a roundabout at the Beach Road intersection.

Reasons for my submission:

Proposed District Plan Hearing

I wish to be heard in support of my submission.

☐ Yes

☒ No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☐ Yes

☒ No

Signature of submitter:

[Handwritten Signature]

Date: 21 / 03 / 2025

Person making the submission, or authorised to sign on behalf of submitter.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 (4) of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission

☐ Yes

☒ No

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition

☐ Yes

☒ No

Notes to submitter:

Please note that your submission (or part of your submission) may be struck out if Hauraki District Council is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

If you require further information about the Plan Change please visit the Council website

<https://www.hauraki-dc.govt.nz/plan-changes>

Hauraki District Council

District Plan

Possible Plan Change 2 – Waihi Rezoning (W2 – Crean Road / Ford Road)



Feedback Form

Your feedback can be:

Posted to: Hauraki District Council, PO Box 17, Paeroa 3640
Emailed to: info@hauraki-dc.govt.nz
Delivered to: Hauraki District Council service centres in William Street, Paeroa;
40 Rosemont Road, Waihi; or Orchard West Road, Ngatea

OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2 –
Waihi Rezoning/Draft

Doc No: M2960461

Details: Address for service

Full name(s) Michael James McHardy

Organisation (if relevant) McHardy Farms Ltd / McHardy Family Trust.

Email address michael.mchardy@xtra.co.nz.

Postal address _____

Our preferred method of corresponding with you is by email

Address of property considered for rezoning: Crean Road / Ford Road.

Phone number: (07) 863 7034
(include area code)

Mobile number: 0277 165 130

Feedback must be received no later than 4pm, Wednesday 16th June 2021

If you need more writing space just attach additional pages to this form.

Your Feedback

My wife Lynn, and I have been farming the 25ha block being considered for re-zoning since June 2000. We were leasing it firstly and then bought it in June 2014. We have been dairy farming on our present farm for thirty years and my active dairy farming career is winding down. We have three sons - none of them farming. We will be looking at selling off some of the land whether it is rezoned or not and reducing our stock numbers. We would hopefully keep the land closer to Crean Road, and sell off along Ford Road. I am concerned that the proposed road joining Crean and Ford Road.

approaches to them!!

We don't live on the proposed rezoned area, but down Creon Rd, but i can envisage the disruption and impact it will have on me and other neighbouring properties, should an industrial area be developed.

I am not ~~in favour~~ for rezoning.

Signature:

ing the feedback, or author

Date: 16/6/2021

Person making the feedback, or authorised to sign on behalf of an organisation providing the feedback.



Hauraki District Council District Plan

annotated
Submission
M3862445



Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

20

Submission Form

Your submission can be:

Posted to: Hauraki District Council, PO Box 17, Paeroa 3640
Emailed to: info@hauraki-dc.govt.nz
Delivered to: Hauraki District Council service centres at 1 William Street, Paeroa;
40 Rosemont Road, Waihi; or 84 Orchard West Road, Ngatea

OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3820831

Submitter details: Address for service

Full name(s) ELIZABETH KEYS - SECRETARY FOR

Organisation (if relevant) FORD ROAD BODY CORP

Email address KAURIGOLD@EMAIL.COM

Postal address PO BOX 276, WAIHI 3641

Our preferred method of corresponding with you is by email

Phone number: ()
(include area code)

Mobile number: 027 415 3777

Submissions must be received no later than 4.30pm, Friday 21 March 2025

If you need more writing space just attach additional pages to this form.

PRIVACY ACT 1993

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Your Submission

The specific provision(s) of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning that my submission relates to are: (please tick)

- ☒ **Ford Road:** Rural Zone to Industrial Zone (with a Structure Plan) [items 1 and 2]
- ☐ **Thorn Road:** Rural Zone to Residential Zone [item 3]
- ☐ **Bradford Street:** Low Density Residential Zone to Residential Zone (with a Structure Plan) [items 4 and 5]
- ☐ **Bradford Street Extension:** Low Density Residential Zone with amended provisions for increased density [items 6 to 9]

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific provisions of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning or wish to have AMENDMENTS made, giving reasons for your view)

☐ I support

☒ I oppose

☐ I wish to have amendments made to the above Items.

M3726472

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

20.1 THE FORD RD BODY CORP WISHES TO
REJECT THE PROPOSED W2 PLAN CHANGE
AS IT RELATES TO FORD RD.

Reasons for my submission:

REFER TO ATTACHMENT

Proposed District Plan Hearing

I wish to be heard in support of my submission.

☒ Yes

☐ No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☐ Yes

☒ No

Signature of submitter

E. K. S. SECRETARY

Date 21 / 3 / 2025

Person making the submission, or authorised to sign on behalf of submitter.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 (4) of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission

☐ Yes

☒ No

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I am directly affected by an effect of the subject matter of the submission that –

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition

☒ Yes

☐ No

Notes to submitter:

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- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or part) to be taken further
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Proposed Plan Change 2: Waihi Residential & Industrial Re-zoning

Ford Road Rural to Industrial Zone Proposal

This submission is made by the Ford Road Body Corporation, individually, and on behalf of the 21 permanent and long-term residents, who may or may not have been able to present their own submissions at this time. The Ford Road Body Corporation encompasses 7 permanent residential properties and also includes 8 children. All the residents would be affected by the proposed Rural to Industrial re-zoning and as such, are unanimous in their opposition to the proposed Plan Change 2 with regards to Ford Road.

The reasons for the Ford Road Body Corporation and its residents opposing this proposed re-zoning are as follows:

- 20.2 1. Until such time as a round-a-bout is constructed on State Highway 2, all traffic entering the proposed site will be off Ford Rd itself, a small narrow rural road, not designed for the increased traffic flow, specifically the heavy vehicles, trucks and trailers etc. This is a safety concern for all residents and their families.
- 20.3 2. The young children, all currently reside in the roadside properties and access a common park adjacent to Ford Rd and within the Body Corp grounds. The potential increased heavy traffic creates significant safety concerns for us all.
- 20.4 3. We have concerns about the negative effects from noise, dust & smells, generated during the construction phase, then the on-going potential industrial usage of this complex, on the permanent residents within the Body Corporate and their current way of life. 20-6 20.5
- 20.7 4. The lack of consideration around adequate proposed bunding and plantings, mitigating some of the above environmental concerns for the residents is also of concern. The current mapping only has bunding around one far property without addressing the impacts on any Ford Road Body Corporation properties.
- 20.8 5. The Waimata stream flows along the back of a neighbouring property, mitigation will be required to ensure no sediment can flow into that water way.
- 20.9 6. There is also a lack of general information regarding what activities are proposed, planned or envisaged on the site or the number of potential sites proposed to be made available.
- 20.10 7. Concerningly, there has been no information provided to date that covers whether the proposed site will have security fencing, and whether any artificial lighting sources will be on during nighttime hours, as this will certainly have a negative impact on the current residents who have all enjoyed a rural ambience for up to 22 years.

In closing, both Ford Road and the Ford Rd Body Corporation, are in a rural setting and as residents of the Body Corporation, we have enjoyed the rural amenities and character that this area has given us over many years. This will all change because of this current rezoning proposal, and the industrial development and construction activity that will follow.

Sincerely



Elizabeth Keys - Secretary
for the Ford Rd Body Corporation – S38039

Hauraki District Council District Plan

A noted
Submission
m386245



Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

Submission Form

Your submission can be:

Posted to: Hauraki District Council, PO Box 17, Paeroa 3640
Emailed to: info@hauraki-dc.govt.nz
Delivered to: Hauraki District Council service centres at 1 William Street, Paeroa;
40 Rosemont Road, Waihi; or 84 Orchard West Road, Ngatea

OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3820904

Submitter details: Address for service

Full name(s) Dustin Keys
Organisation (if relevant) N/A
Email address agentkeys@gmail.com
Postal address 50 Ford Road, RD2, Waihi, 3682
Our preferred method of corresponding with you is by email

Phone number:
(include area code) (0) N/A

Mobile number: 0278179129

Submissions must be received no later than 4.30pm, Friday 21 March 2025

If you need more writing space just attach additional pages to this form.

PRIVACY ACT 1993

Please note that submissions are public information, information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to make this information available under the Resource Management Act 1991. Your contact details will only be used for the purpose of the Proposed Plan Change. The information will be held by the Hauraki District Council. You have the right to access the information and request its correction.

Your Submission

The specific provision(s) of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning that my submission relates to are: (please tick)

- ☒ Ford Road: Rural Zone to Industrial Zone (with a Structure Plan) [items 1 and 2]
- ☐ Thorn Road: Rural Zone to Residential Zone [item 3]
- ☐ Bradford Street: Low Density Residential Zone to Residential Zone (with a Structure Plan) [items 4 and 5]
- ☐ Bradford Street Extension: Low Density Residential Zone with amended provisions for increased density [items 6 to 9]

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific provisions of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning or wish to have AMENDMENTS made, giving reasons for your view)

- ☐ I support ☒ I oppose ☐ I wish to have amendments made to the above items

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

We reject proposed plan change for
Ford Road - Rural Zone to Industrial zone 21/1

Reasons for my submission:

Refer to attachment

Proposed District Plan Hearing

I wish to be heard in support of my submission.

☒ Yes

☐ No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☐ Yes

☐ No

Signature of submitter:

D. Keys

Date: 21 / 03 / 2025

Person making the submission, or authorised to sign on behalf of submitter.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 (4) of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission

☐ Yes

☒ No

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that -

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition

☒ Yes

☐ No

Notes to submitter:

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- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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<https://www.hauraki-dc.govt.nz/plan-changes>

21/03/2025

To whom it may concern,

As the occupants/owners at 50 Ford Road, Waihi we consider ourselves to be in close proximity to proposal plans of rezoning of rural to industrial and without any further information regarding what activities or industries this could entail concerns us.

21.2
Construction and also potential industrial emissions in the future could negatively impact on our health. We have 2 small children under 5 years old and worry about potential affects from various types of pollution during the construction process and operations beyond.

21.3 We purchased our property years ago as we saw it as an opportunity to raise our family in a quiet rural setting, however these plans would change this environment given the concerns of noise and increase in traffic flow from construction and operations.

21.4 21.5
We appreciate you taking the time to consider our submission.

Regards

Dustin Keys

Simone Clark

annotated
Submission
M 3862451

Hauraki District Council

District Plan

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21 MAR 2025

WAIHI COUNCIL



Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

22

Submission Form

Your submission can be:

Posted to: Hauraki District Council, PO Box 17, Paeroa 3640
Emailed to: info@hauraki-dc.govt.nz
Delivered to: Hauraki District Council service centres at 1 William Street, Paeroa;
40 Rosemont Road, Waihi; or 84 Orchard West Road, Ngatea

OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3821048

Submitter details: Address for service

Full name(s) GRANT STEPHEN DERE COURT

Organisation (if relevant)

Email address derecourtgrant@gmail.com

Postal address

Our preferred method of corresponding with you is by email

Phone number: ()
(include area code)

Mobile number: 0273105421

Submissions must be received no later than 4.30pm, Friday 21 March 2025

If you need more writing space just attach additional pages to this form.

PRIVACY ACT 1993

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Your Submission

The specific provision(s) of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning that my submission relates to are: (please tick)

- ☐ Ford Road: Rural Zone to Industrial Zone (with a Structure Plan) [items 1 and 2]
- ☐ Thorn Road: Rural Zone to Residential Zone [item 3]
- ☒ Bradford Street: Low Density Residential Zone to Residential Zone (with a Structure Plan) [items 4 and 5]
- ☐ Bradford Street Extension: Low Density Residential Zone with amended provisions for increased density [items 6 to 9]

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific provisions of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning or wish to have AMENDMENTS made, giving reasons for your view)

- ☐ I support ☒ I oppose ☐ I wish to have amendments made to the above items.

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

22.1 DELETE PROPOSAL

Reasons for my submission:

22.2 The affect on the environment would totally be negative. The change on the landscape. This is a natural drain to the Ohinemuri river. The dust and pollution made from changing Landscape

Proposed District Plan Hearing

I wish to be heard in support of my submission.



Yes



No

If others make a similar submission, I will consider presenting a joint case with them at a hearing



Yes



No

Signature of submitter:

D. Devenant

Date: 21 / 03 / 2025

Person making the submission, or authorised to sign on behalf of submitter.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 (4) of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission



Yes



No

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition



Yes



No

Notes to submitter:

Please note that your submission (or part of your submission) may be struck out if Hauraki District Council is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

If you require further information about the Plan Change please visit the Council website

<https://www.hauraki-dc.govt.nz/plan-changes>

Hauraki District Council District Plan

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21 MAR 2025

OFFICE

annotated
submission
m3862454



Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

23

Submission Form

Your submission can be:

Posted to: Hauraki District Council, PO Box 17, Paeroa 3640
Emailed to: info@hauraki-dc.govt.nz
Delivered to: Hauraki District Council service centres at 1 William Street, Paeroa;
40 Rosemont Road, Waihi; or 84 Orchard West Road, Ngatea

OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3821052

Submitter details: Address for service

Full name(s) Katherine Linde Mitchell

Organisation (if relevant)

Email address k1+kat+katie@xtra.co.nz

Postal address 10 ROBIN STREET WAIHI

Our preferred method of corresponding with you is by email

Phone number:
(include area code)

07 8633135

Mobile number:

0275548528

Submissions must be received no later than 4.30pm, Friday 21 March 2025

If you need more writing space just attach additional pages to this form.

PRIVACY ACT 1993

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Your Submission

The specific provision(s) of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning that my submission relates to are: (please tick)

- 23.1 ☐ Ford Road: Rural Zone to Industrial Zone (with a Structure Plan) [items 1 and 2]
- 23.2 ☐ Thorn Road: Rural Zone to Residential Zone [item 3]
- ☒ Bradford Street: Low Density Residential Zone to Residential Zone (with a Structure Plan) [items 4 and 5]
- ☒ Bradford Street Extension: Low Density Residential Zone with amended provisions for increased density [items 6 to 9]

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific provisions of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning or wish to have AMENDMENTS made, giving reasons for your view)

☐ I support

☒ I oppose

☐ I wish to have amendments made to the above items.

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

There is no infrastructure or town planning to support such growth.

Reasons for my submission:

We have no gutters, storm water.
The water run off from our property goes straight across Bradford and onto the river.

Proposed District Plan Hearing

I wish to be heard in support of my submission.



Yes



No

If others make a similar submission, I will consider presenting a joint case with them at a hearing



Yes



No

Signature of submitter:

Katherine L. Mitchell

Date: 4 / 3 / 2025

Person making the submission, or authorised to sign on behalf of submitter.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 (4) of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission



Yes



No

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition



Yes



No

Notes to submitter:

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- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or part) to be taken further
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annotated
Submission
M3862455

RECEIVED

21 MAR 2025

HDC WAIHI OFFICE



Hauraki District Council

District Plan

Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

24

Submission Form

Your submission can be:

Posted to: Hauraki District Council, PO Box 17, Paeroa 3640
Emailed to: info@hauraki-dc.govt.nz
Delivered to: Hauraki District Council service centres at 1 William Street, Paeroa;
40 Rosemont Road, Waihi; or 84 Orchard West Road, Ngatea

OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3821064

Submitter details: Address for service

Full name(s) ALOIS SOLLNER

Organisation (if relevant) _____

Email address LSOLLNER@HOTMAIL.COM

Postal address 11 GRENADIER LN WAIHI

Our preferred method of corresponding with you is by email

Phone number: () _____
(include area code)

Mobile number: 021 0836 2628

Submissions must be received no later than 4.30pm, Friday 21 March 2025

If you need more writing space just attach additional pages to this form.

PRIVACY ACT 1993

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Your Submission

The specific provision(s) of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning that my submission relates to are: (please tick)

- 24:1
24:2
- ☐ **Ford Road:** Rural Zone to Industrial Zone (with a Structure Plan) [items 1 and 2]
 - ☐ **Thorn Road:** Rural Zone to Residential Zone [item 3]
 - ☒ **Bradford Street:** Low Density Residential Zone to Residential Zone (with a Structure Plan) [items 4 and 5]
 - ☒ **Bradford Street Extension:** Low Density Residential Zone with amended provisions for increased density [items 6 to 9]

My submission is:

(clearly state whether you SUPPORT or OPPOSE specific provisions of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning or wish to have AMENDMENTS made, giving reasons for your view)

☒ I support ☐ I oppose ☐ I wish to have amendments made to the above items.

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

Reasons for my submission:

Proposed District Plan Hearing

I wish to be heard in support of my submission.

☐ Yes

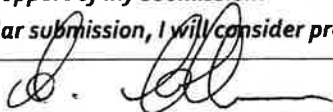
☒ No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☐ Yes

☒ No

Signature of submitter:



Date: 20 / 3 / 2025

Person making the submission, or authorised to sign on behalf of submitter.

Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 (4) of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission

☐ Yes

☒ No

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a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition

☐ Yes

☒ No

Notes to submitter:

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<https://www.hauraki-dc.govt.nz/plan-changes>

annotated
Submission
in 3862458

Hauraki District Council

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21 MAR 2025



District Plan

Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

OFFICE

25

Submission Form

Your submission can be:

Posted to: Hauraki District Council, PO Box 17, Paeroa 3640
Emailed to: info@hauraki-dc.govt.nz
Delivered to: Hauraki District Council service centres at 1 William Street, Paeroa;
40 Rosemont Road, Waihi; or 84 Orchard West Road, Ngatea

OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3821063

Submitter details: Address for service

Full name(s) Christopher James McHardy

Organisation (if relevant) San Maree Orchard

Email address chrismch@live.com

Postal address 24 Waihi Beach Road Waihi 3681

Our preferred method of corresponding with you is by email

Phone number: ()

Mobile number: 021 1140 648

Submissions must be received no later than 4.30pm, Friday 21 March 2025

If you need more writing space just attach additional pages to this form.

PRIVACY ACT 1993

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Your Submission

The specific provision(s) of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning that my submission relates to are: (please tick)

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☐ I support

☒ I oppose

☐ I wish to have amendments made to the above items.

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

25.1 I would encourage Council to delete/drop this proposal to rezone Rural land to Industrial land at Ford Road

Reasons for my submission:

I believe it is a mistake and very short-sighted to consign this parcel of land, up to 2m depth of some of the most fertile and productive soil in the country to concrete. It has huge potential to earn valuable export agriculture or horticulture dollars.

Proposed District Plan Hearing

I wish to be heard in support of my submission.



Yes



No

If others make a similar submission, I will consider presenting a joint case with them at a hearing



Yes



No

Signature of submitter:

[Handwritten Signature]

Date: 20 / 3 / 2025

Person making the submission, or authorised to sign on behalf of submitter.

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I could gain an advantage in trade competition through this submission



Yes



No

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Yes



No

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Hauraki District Council

District Plan

Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

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HDC WAIHI OFFICE

annotated
Submission,
M 3862460



26

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OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3821628

Submitter details: Address for service

Full name(s) Katherine Yvonne Lucas

Organisation (if relevant) _____

Email address WoodlandsOrganics@gmail.com

Postal address 386 Woodlands Rd, RD2, Waihi, 3682
Our preferred method of corresponding with you is by email

Phone number: () _____
(include area code)

Mobile number: 021 944 5727

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My submission is:

(clearly state whether you SUPPORT or OPPOSE specific provisions of Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning or wish to have AMENDMENTS made, giving reasons for your view)

☐ I support

☒ I oppose

☐ I wish to have amendments made to the above items.

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

26.1 Decline the Ford Road : Rural Zone to Industrial zone.

Reasons for my submission:

See attached

Proposed District Plan Hearing

I wish to be heard in support of my submission.

☐ Yes

☒ No

If others make a similar submission, I will consider presenting a joint case with them at a hearing

☐ Yes

☐ No

Signature of submitter:

[Signature]

Date: 21 / 03 / 2025

Person making the submission, or authorised to sign on behalf of submitter.

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☐ Yes

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Although I understand and appreciate the need for industrial zones within the Waikato ward, I believe it is a travesty to place such a zone beside an established productive ^{certified} organic orchard.

The loss of horticulture land in an area with highly productive volcanic soils and a stable temperate environment flies in the face of New Zealand's horticulture future. This and other

consent applications right across New Zealand which threaten the demise of New Zealand's precious productive horticulture areas will be regretted considering the demise of our dairy exports due to the Chinese demographic collapse and consequent reduction in their need to import our dairy products.

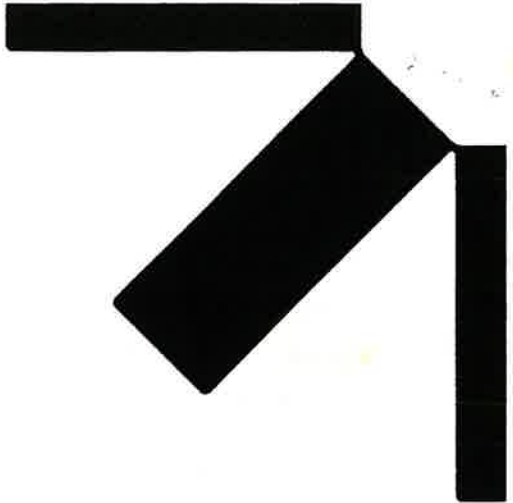
Furthermore the construction of an industrial zone will severely impact the surrounding existing and potential horticulture land.

Problems such as light pollution, noise levels, changes in bird corridors, insect habitat, hard surface water drainage, and hard surface ground cover heat retention can not be mitigated well enough to ensure the balance of the environment will be protected.

I oppose the Ford/Clean Road consent Application.

With Respect
Katherine Lucas





Appendix A Development Capacity Assessment May 2023

**Proposed Plan Change 2 to the Hauraki Section of the
Hauraki District Plan**

Waihi – Residential and Industrial Re-Zoning

Hauraki District Council

SLR Project No.: 880.V12012.00001

9 December 2024

annotated in 3862463
Submission

LATE SUBMISSION
23/3/2025 6:25pm

Hauraki District Council

District Plan



Proposed Plan Change 2: Waihi – Residential and Industrial Re-zoning

27.

Submission Form

Your submission can be:

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Emailed to: info@hauraki-dc.govt.nz
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OFFICE USE:

File Ref: District Plan/ District
Plan 2014/ Plan Change 2/
Submissions

Task: District Plan Inwards

Doc No: 3821010

Submitter details: Address for service

Full name(s) James Ronald Hook for

Organisation (if relevant) The Jamira Trust (Submitter)

Email address jrhnz01@gmail.com

Postal address 20 Ashwell Street, St Heliers, Auckland 1071

Our preferred method of corresponding with you is by email

Phone number: ()

Mobile number: 021 444 313

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☒ I support

☒ I oppose

☒ I wish to have amendments made to the above items.

M3726478

Your Submission continued

Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

Refer to attached Submission

Reasons for my submission:

Refer to attached Submission

Proposed District Plan Hearing

I wish to be heard in support of my submission.

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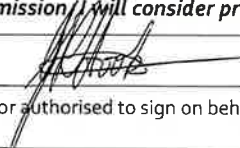
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Date: 21 / March / 2025

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Hauraki District Plan

Proposed Plan Change 2: Waihi – Residential and Industrial Rezoning

Submission of: The Jamira Trust

Prepared by: James R Hook, BSurv, MRRP, MNZPI (Trustee)



A. Introduction

The Trust's Submission relates to: **Waihi Area 6 (W6) Bradford Street Residential** proposed rezoning from Low density Residential Zone to Residential Zone (with a Structure Plan)

The Trust owns the property at 60 Bradford Street, which is located opposite the subject site.

The Trust's submission supports in part the plan change and opposes in part the plan change – 27.1 as detailed below.

The part(s) of the Plan Change the Trust supports is:

The rezoning of the following properties from to Residential Zone (total 8.4ha of land to be rezoned out of 10.3381ha), subject to the amendments and additions the Trust requests in Part B of its submission:

- 1 Connell Street, Lot 1 DP 337064
- 1A Connell Street, Lot 2 DP 337064
- 69 Bradford Street, Lot 3 DP337064
- 71 Bradford Street, Lot 1 DP 478174
- 95 Bradford Street, Lot 2 DP 478174 (in part)
- 111A Bradford Street, Lot 1 DP 571193
- 111B Bradford Street, Lot 2 DP 571193

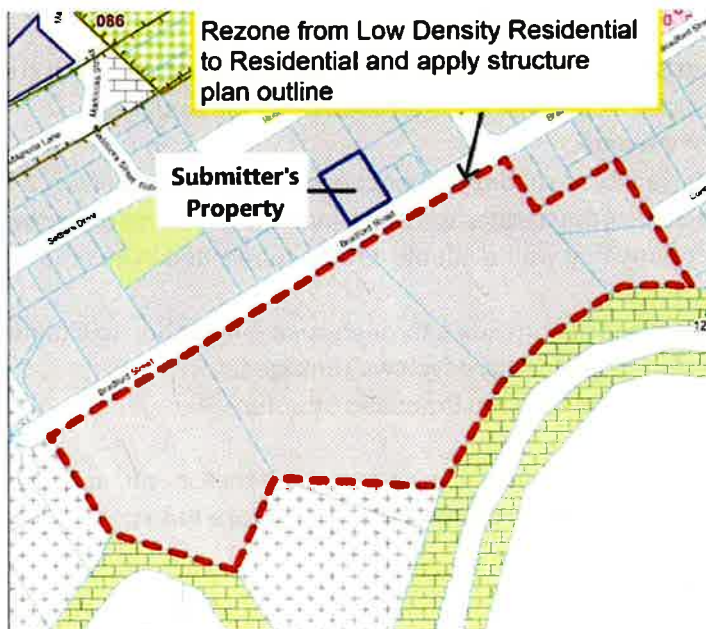


Figure 1: Location of Submitter's Property to Waihi Area 6 (W6)

B. The parts of the Plan Change the Trust opposes are:

The proposed Structure Plan – in respect of the following matters:

- Rooding connectivity to Connell Street
- Location and width of pedestrian and cycle access
- Rooding extension to southwestern land (and vehicle turning provision)
- Pedestrian connectivity to Ohinemuri River Margins / Esplanade Reserve

C. Background: Operative District Plan – Section 8.6.3 Structure Plans

8.6.3.1 INTRODUCTION

(1) Structure plans have been developed for the new growth areas that have been identified for residential and industrial purposes in Ngatea, Turua, Kerepehi, Paeroa, Waikino and Waihi. These will provide a development framework for future development and assist in coordinating subdivision in these areas.

(2) The design of subdivisions in the urban zones needs to include provision for the future subdivision of adjoining land in order to ensure that urban development occurs in a coordinated and efficient manner.

(3) The efficient and effective provision of infrastructure also needs to be built into subdivision design, to ensure health and safety requirements as well as long term operational and maintenance requirements are met. The structure plans provide a framework for this to be achieved.

(4) The proposed road and pedestrian/cycleway linkages shown on the structure plans are based on the information available without detailed design work having been undertaken, and relate to topography and minimum subdivision lot size. They therefore show the general design principles to be followed:

- (a) through roads, good linkages through out and with surrounding development*
- (b) provision for pedestrian and cycleways additional to the road network*
- (c) trunk mains to be laid through the structure plan areas to link into existing infrastructure.*

Comments:

- (1) The inclusion of a Proposed Structure Plan is consistent with the requirement of sub-clause 1, in so far as it provides a development framework and will assist in coordinating subdivision of the area.
- (2) The Proposed Structure Plan shows a roading connection to the boundary of Lot 2 DP571193 (111B Bradford St) however it does not show indicative roading or pedestrian connections within that property that would enable it to be subdivided in an efficient and coordinated way.
- (3) The proposed Structure Plan does not provide a through-road connection to Connell Street and makes no provision for pedestrian/cycleway linkages.
- (4) The location of trunk mains are shown on the Proposed Structure Plan.

The proposed Structure Plan therefore fails in two key areas under the Operative District Plan Structure Plan requirements specified in **Section 8.6.3 Structure Plans**:

- a) Lack of roading connectivity.
- b) Lack of pedestrian/cycle connectivity .

D. Plan Change 2: Proposed Policies and Objectives (Bradford Street Residential)

PC2 incorporates the proposed Objectives and Policies for the Bradford Street residential area:

8.6.17.4 OBJECTIVES

- (1) A safe, useable and attractive residential environment is provided.
- (2) Cost efficient and effective infrastructure is provided.
- (3) A safe and effective transport network is designed to deliver safe and attractive streets and linkages for residents, visitors, cyclists and motorists into, out of, and within the structure plan area.
- (4) Protect and restore the values of Natural Inland Wetlands.
- (5) To manage adverse effects on indigenous biodiversity.

8.6.17.5 POLICIES

- (1) Ensuring that good quality urban design principles for residential development are implemented.
- (2) Requiring residential development infrastructure to be undertaken in an integrated and strategic manner to give effect to Objective 8.6.17.4(2).
- (3) Ensure that stormwater is managed and treated to maintain and enhance the health and ecological values of wetlands and streams.
- (4) To protect and restore the values of Natural Inland Wetlands when undertaking land use and subdivision, with particular regard to:
 - (a) Method of enhancement and permanent protection of Inland Natural Wetlands; and
 - (b) Appropriate setback of residential activities.
- (5) Require subdivision within the Bradford Street – Waihi (Residential) Structure Plan Area to provide for indigenous biodiversity by:
 - (a) Incorporating mature trees and landscaping into the design of subdivisions.
 - (b) Providing appropriate setback of residential activities from the Recreation (Passive) Reserve Area adjoining the Ohinemuri River.

The proposed objectives and policies are supported.

E. Proposed Structure Plan

The Proposed Structure Plan is presented in PC2 as follows:

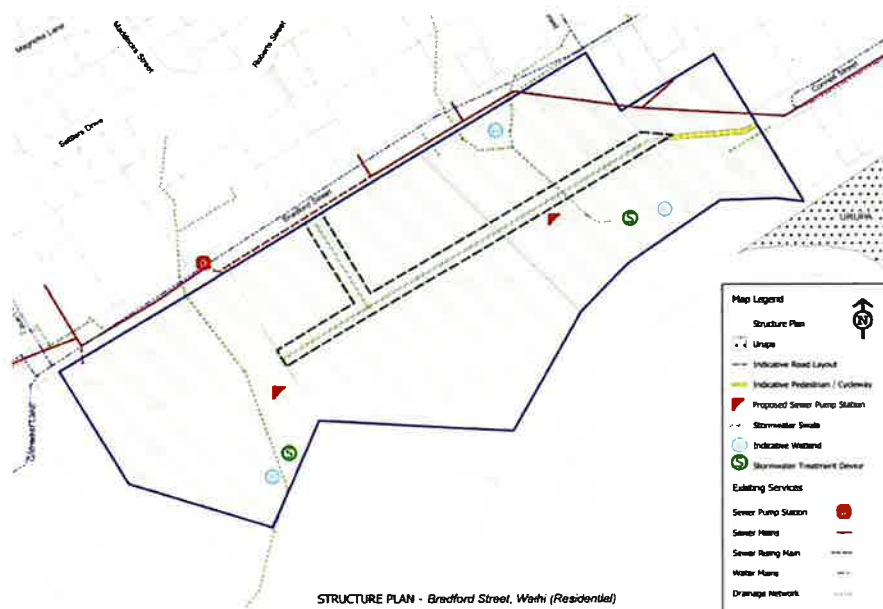


Figure 2: Proposed Structure Plan

F. Requested Amendments to Proposed Structure Plan

To achieve the outcomes sought by the NZ Urban Design Protocol, **Operative District Plan – Section 8.6.3 Structure Plans** and the proposed Objectives and Policies for the Bradford Street residential under PC2 – the following amendments to the Structure Plan are requested (and are shown in Figures 2, 3 and 4 below):

- 27.2 1. Establish a pedestrian and cycle connection no less that 6.0m wide between Bradford Street and the proposed internal road within the Structure Plan (annotated as “1” on the Amended Structure Plan included in **Attachment 2**).
- 27.3 2. Establish a pedestrian and cycle connection no less than 6.0m wide between the proposed internal road and the public “esplanade” on the northwestern bank of the Ohinemuri Rivier (annotated as “2” on the Amended Structure Plan)
- 27.4 3. Establish a roading connection to Connell Street thereby providing two routes for ingress and egress form the site.
- 27.5 4. Incorporate an indicative road and turning head at 111B Bradford Street to show an appropriate termination of the internal road (with provision for turning)
- 27.6 5. Establish a pedestrian and cycle connection no less than 6.0m wide between the proposed internal road within the Structure Plan and the public “esplanade” on the northwestern bank of the Ohinemuri Rivier (annotated as “5” on the Amended Structure Plan).
- 27.7 6. Establish a pedestrian and cycle connection no less than 6.0m wide between the extension of the internal access to the public “esplanade” on the northwestern bank of the Ohinemuri Rivier (annotated as “6” on the Amended Structure Plan).

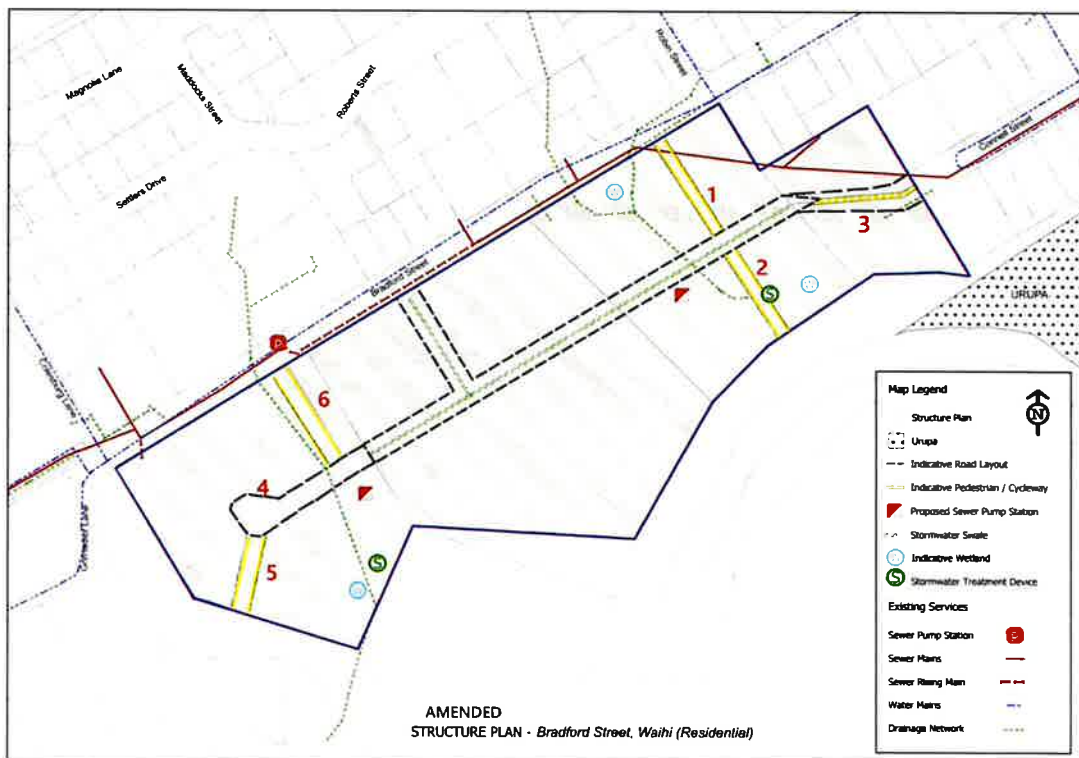


Figure 2: Proposed Amendments to Structure Plan



Figure 3: Excerpt from amended Structure Plan



Figure 4: Excerpt from amended Structure Plan

G. Evaluation Against Proposed Objectives, Policies and S.32

The following planning evaluation is provided against the proposed objectives and policies and in relation to Section 32 of the Act.

N.B. Objective 1 makes reference to “good quality urban design principles” however provides no context for that reference. In the context of this submission reference is made to the 7 essential design qualities that the NZ Urban Design Protocol¹ identifies as necessary for creating quality urban design (known as the seven C’s):

- *Context: seeing buildings, places and spaces as part of whole towns and cities*
- *Character: reflecting and enhancing the distinctive character, heritage and identity of our urban environment*
- *Choice: ensuring diversity and choice for people*
- *Connections: enhancing how different networks link together for people*
- *Creativity: encouraging innovative and imaginative solutions*
- *Custodianship: ensuring design is environmentally sustainable, safe and healthy*
- *Collaboration: communicating and sharing knowledge across sectors, professions and with communities.*

Objectives	Proposed Structure Plan ²	Amended Structure Plan ³
1	Proposed structure plan does not adopt and apply good quality urban design principles for residential development, in relation to : a) Interconnectivity of the scheme plan area with the	The Trust’s proposed amendments to the structure plan identified the omissions and deficiencies of the proposed structure plan to:

¹ The NZ Urban Design Protocol (MfE), March 2005

² Appendix 16 Proposed Structure Plan provisions as they relate to Bradford Street (Residential)

³ Submission of The Jamira Trust dated 21 March 2025

	adjacent roading and pedestrian networks. b) Transport efficiency (all vehicles must enter and exit the subdivision via a single road connection. c) No turning head is provided for vehicles utilising the western leg of the internal road.	a) achieve roading interconnectivity with Connell Street. b) Achieve pedestrian and cycle connectivity with Bradford Street (close to the intersection with Robin Street), thereby creating a substantially shorter and more efficient walking and cycling route for residents and visitors. c) Create the opportunity to enter and exit future lots on the subject land from either Bradford Street or Connell Street. d) To provide pedestrian connectivity to the esplanade reserve along the western bank of the Ohinemuri River.
2	Both the proposed and amended structure plan provide for the efficient provision of infrastructure to the plan change area.	
3	The proposed roading network for people with cars only and creates limited connectivity options for pedestrians and cycles who must utilise the public road and have no dedicated facilities.	The Amended Structure Plan addresses those deficiencies of the Proposed Structure Plan
4	The objective is achieved	The objective is achieved (to an equal degree)
5	The objective is achieved	The objective is achieved (to an equal degree)
Policies		
1	The Proposed Structure Plan does not achieve an outcome consistent with "Good Urban Design Principles" as it fails to achieve connectivity with the established urban area. It promulgates an outcome that is consistent only with the poor urban design outcomes to the NW of the site where progressive subdivision has failed to provide interconnected road networks, and a network of pedestrian and cycle connectivity.	The Amended Structure Plan promotes "Good Urban Design Principles" as it achieves substantially higher roading, pedestrian and cycle connectivity with the established urban area.

2	The Proposed Structure Plan effectively provides for development infrastructure.	The policy is achieved (to an equal degree)
3	The Proposed Structure Plan effectively provides for stormwater management.	The policy is achieved (to an equal degree)
4	The Proposed Structure Plan effectively provides for the protection and enhancement of natural inland wetlands.	The policy is achieved (to an equal degree)
5	The Proposed Structure Plan effectively provides for the protection of indigenous biodiversity.	The policy is achieved (to an equal degree)
S32 Analysis		
(1)(b)(i) is the proposal the most appropriate way to achieve the objectives	The Proposed Structure Plan <u>achieves some but not all</u> objectives.	The Amended Structure Plan <u>achieves all</u> objectives.
(1)(b)(ii) efficiency and effectiveness of provisions achieving the objectives	The Proposed Structure Plan has a <u>moderate to high degree</u> of efficiency and effectiveness in achieving the objectives.	The Proposed Structure Plan has a <u>high degree</u> of efficiency and effectiveness in achieving the objectives.
(1)(b)(ii) summarise the reasons for deciding on the provisions	The Proposed Structure Plan achieves some but not all objectives and is only moderately efficient and effective in doing so.	The Amended Structure Plan <u>achieves all</u> objectives and is highly efficient and effective in doing so.

H. Conclusion

The Trust support the rezoning of land at Bradford Street for residential purposes subject to incorporation of the six amendments to the proposed Structure Plan described and assessed above (and as shown in **Attachment 1**).

Submission prepared by:



James R Hook

B.Surv MRRP MNZPI

Planner / Trustee of the Jamira Trust

Date: 21 March 2025

Attachment 1: Amended Structure Plan

