

Summary of Submissions by Topic

OTHER

Power / Transformer

Submission No.	Support/Oppose	Decision Requested
2.2	Support	Council/Government invest in upgrades in power / transformer for future subdivision.

PLANNING MAP 31 – FORD ROAD

Fully Oppose Re-zoning Extent

Submission No.	Support/Oppose	Decision Requested
4.1	Oppose	Reject the proposed plan change as it relates to Ford Road.
6.1	Oppose	Seeking either that rezoning does not occur or that amendments are made to mitigate adverse effects of the industrial zone (noise, visual and traffic effects).
12.1	Oppose	Withdraw W2 from Proposed Plan Change 2.
15.1	Oppose	Reject the Proposed Plan Change relating to Ford Road.
17.1	Oppose	Reject the proposed plan change as it relates to Ford Road.
18.1	Oppose	Opposed to the rezoning.
20.1	Oppose	Reject the Proposed Plan Change as it relates to Ford Rd.
21.1	Oppose	Reject the Proposed Plan Change for Ford Road.
25.1	Oppose	Delete/drop this proposal to rezone Rural land to Industrial land.
26.1	Oppose	Decline the Ford Road Rural Zone to Industrial Zone.

Fully Support Re-zoning Extent

Submission No.	Support/Oppose	Decision Requested
19.1	Support	Retain proposed change.

Partial Support Re-zoning Extent

Submission No.	Support/Oppose	Decision Requested
13.1	Oppose	Amend if problems (dust) are fixed, or delete if solutions cannot be found.
13.2	Oppose	Amend if problems (noise) are fixed, or delete if solutions cannot be found.
13.3	Oppose	Amend if problems (light pollution) are fixed, or delete if solutions cannot be found.

PLANNING MAP K3 - THORN ROAD

Heritage

Submission No.	Support/Oppose	Decision Requested
14.2	Support	Support recommendation that an archaeological survey and assessment be completed.

Land Class (NPSHPL)

Submission No.	Support/Oppose	Decision Requested
11.23	Amend	Undertake the relevant assessments associated with rezoning highly productive land before progressing this area.

Traffic

Submission No.	Support/Oppose	Decision Requested
16.2	Support	Approve the plan change.

PLANNING MAP K5 – BRADFORD ST EXTENT

Fully Oppose Extent

Submission No.	Support/Oppose	Decision Requested
7.2	Oppose	None stated (delete proposed change).
23.2	Oppose	Opposed to proposed increased density.

Fully Support Extent

Submission No.	Support/Oppose	Decision Requested
1.1	Support	None stated (retain proposed change).
2.1	Support	Pass the amendment.
3.1	Support	Amend provisions to provide for increased density.
8.1	Support	Amend the provisions to allow for increased development.
24.2	Support	None stated (retain proposed change).

Heritage

Submission No.	Support/Oppose	Decision Requested
14.4	Support	Support recommendation that an archaeological survey and assessment be completed.

Traffic

Submission No.	Support/Oppose	Decision Requested
10.2	Amend	Provide for speed bump (at 102 Bradford St) and yellow 'no stopping' lines on both sides of road at brow of both rises on Bradford Street.
16.4	Support	Approve the plan change.

PLANNING MAP K5 – BRADFORD STREET

Fully Oppose Re-zoning Extent

Submission No.	Support/Oppose	Decision Requested
7.1	Oppose	None stated (delete proposed change).
22.1	Oppose	Delete proposal.
23.1	Oppose	Opposed to proposed re-zoning.

Fully Support Re-zoning Extent

Submission No.	Support/Oppose	Decision Requested
5.1	Support	None stated (retain proposed change).
24.1	Support	None stated (retain proposed change).

Partial Support Re-zoning Extent

Submission No.	Support/Oppose	Decision Requested
27.1	Amend	Support the rezoning of land subject to incorporation of six amendments to the proposed structure plan.

STRUCTURE PLAN - FORD ROAD

Amenity

Submission No.	Support/Oppose	Decision Requested
4.2	Oppose	Reject the proposed plan change as it relates to Ford Road.
4.3	Oppose	Reject the proposed plan change as it relates to Ford Road.
4.4	Oppose	Would like to see a landscape management plan in place providing a visual buffer.
6.2	Amend	Would like to see an amenity protection area/buffer zone along adjoining boundary at 9538 SH 2 to mitigate noise and visual effects.
6.5	Amend	There should be controls in place to enhance the southern entrance to Waihi.
9.1	Amend	Amend the proposed Structure Plan to include a buffer/amenity protection area along southern, Ford Rd, boundary.
9.2	Amend	Amend the proposed Structure Plan to include that only matt or low glare building materials be used.
17.2	Oppose	Protect the original intended purpose of the current home/peaceful rural lifestyle from amenity/landscape effects.
17.3	Oppose	Protect the original intended purpose of the current home/peaceful rural lifestyle from noise effects.
17.4	Oppose	Protect the original intended purpose of the current home/peaceful rural lifestyle from artificial lighting effects.

17.5	Oppose	Protect the original intended purpose of the current home/peaceful rural lifestyle from dust effects.
18.3	Oppose	Opposed to the rezoning (rural living environment).
20.4	Oppose	Unanimous opposition (from 7 residential properties) as it relates to construction and industrial noise.
20.5	Oppose	Unanimous opposition (from 7 residential properties) as it relates to construction and industrial dust.
20.6	Oppose	Unanimous opposition (from 7 residential properties) as it relates to construction and industrial smell.
20.7	Oppose	Unanimous opposition (from 7 residential properties) as it relates to Ford Road, for bunding/landscaping reasons.
20.10	Oppose	Unanimous opposition (from 7 residential properties) as it relates to Ford Road, for fencing/lighting reasons.
21.3	Oppose	Opposition regarding effect on quiet rural setting.
21.4	Oppose	Opposition regarding potential noise effects.

Ecology

Submission No.	Support/Oppose	Decision Requested
11.1	Amend	Include an assessment against the RPS Ecology related provisions.
11.2	Support	Retain 8.6.16.7g (requirement for Ecological Enhancement and Management Plan).
11.4	Amend	That an assessment of potential adverse or positive effects on indigenous biodiversity be provided.
11.5	Amend	Add a new objective 8.6.16.4(6): (6) To manage adverse effects on indigenous biodiversity.
11.6	Amend	Add a new policy 8.6.16.5(4): (4) Require subdivision within the Ford Road Structure Plan Area to provide for positive indigenous biodiversity outcomes.
11.7	Amend	Add standards to ensure the protection of indigenous biodiversity, namely bats, into section 8.6.16.6 (Activity Status and Rules for Subdivision) which could include bat-friendly lighting, etc.
20.8	Oppose	Unanimous opposition (from 7 residential properties) to Proposed Plan Change as it relates to ecological effects on the Waimata stream.

Environmental Risks

Submission No.	Support/Oppose	Decision Requested
12.2	Oppose	Withdraw W2 from Proposed Plan Change 2.
15.3	Amend	Implement stricter environmental regulations on industrial developments, including emission controls and waste management plans.
15.5	Amend	Encourage sustainable industrial development practices, including green spaces and low impact industrial operations.
21.2	Oppose	Opposition regarding potential emissions negatively impacting health.
26.4	Oppose	Decline the Ford Road Rural Zone to Industrial Zone due to environmental risks.

Future Uses

Submission No.	Support/Oppose	Decision Requested
12.5	Oppose	Withdraw W2 from Proposed Plan Change 2.
17.8	Oppose	Provide more specific information regarding potential use of the industrial land.
20.9	Oppose	Provide more information regarding what activities are proposed, planned or envisaged.

Heritage

Submission No.	Support/Oppose	Decision Requested
14.1	Support	Request that an archaeological survey and assessment be completed.

Infrastructure

Submission No.	Support/Oppose	Decision Requested
12.3	Oppose	Withdraw W2 from Proposed Plan Change 2.
15.4	Amend	Ensure industrial expansion is accompanied by infrastructure upgrades to prevent environmental degradation and community disruption.

Land Class (NPSHPL)

Submission No.	Support/Oppose	Decision Requested
12.4	Oppose	Withdraw W2 from Proposed Plan Change 2.
18.2	Oppose	Opposed to the rezoning (productive land).
26.3	Oppose	Decline the Ford Road Rural Zone to Industrial Zone due to effect on productive land.

Land Value

Submission No.	Support/Oppose	Decision Requested
6.3	Amend	Would like to see an amenity protection area/buffer zone along adjoining boundary at 9538 SH 2 to mitigate noise and visual effects.

Map

Submission No.	Support/Oppose	Decision Requested
15.2	Amend	Mandate a minimum 30m riparian buffer zone in all areas adjacent to water bodies to mitigate contamination, protect water quality and enhance biodiversity.

Natural Hazards

Submission No.	Support/Oppose	Decision Requested
11.19	Amend	Include an assessment against the RPS Hazards and Risks chapter to complement work already done.

Objectives

Submission No.	Support/Oppose	Decision Requested
12.7	Oppose	Withdraw W2 from Proposed Plan Change 2.

Reverse Sensitivity

Submission No.	Support/Oppose	Decision Requested
4.6	Oppose	Reject the proposed plan change as it relates to Ford Road.
12.6	Oppose	Withdraw W2 from Proposed Plan Change 2.
26.2	Oppose	Decline the Ford Road Rural Zone to Industrial Zone due to effect on established certified organic orchard.

RPS

Submission No.	Support/Oppose	Decision Requested
11.11	Amend	Include an assessment of the proposed rezoning against the Urban Form and Development provisions and Appendix 11 – Development Principles of the RPS to complement section 5.3.1 [traffic and connectivity impacts].
11.24	Amend	Include an assessment of the proposed rezoning against the Urban Form and Development provisions and Appendix 11 – Development Principles of the RPS to complement section 5.3.1 [transport and other infrastructure].

Stormwater

Submission No.	Support/Oppose	Decision Requested
4.5	Oppose	Reject the proposed plan change as it relates to Ford Road.
17.6	Oppose	Provide clarification and assurances around mitigating stormwater and surface water runoff.

Traffic

Submission No.	Support/Oppose	Decision Requested
6.4	Amend	There needs to be further consultation and investigation into ways to minimise increased traffic (and noise) and the proposed rezoning should be delayed or scrapped until this issue is addressed and decided.
11.12	Support	Retain Subdivision Standard 8.6.16.7(1)(b) [requirement for Integrated Transport Assessment]
11.13	Support	Retain Subdivision Standard 8.6.16.7(1)(c) [roundabout design/access]

11.14	Support	Retain Structure Plan Activity Specific Standard 8.6.16.17(4) [vehicle crossing from Ford Road]
11.15	Support	Retain Structure Plan Activity Specific Standard 8.6.16.17(5) [vehicle crossing from specific point on Ford Road]
11.16	Support	Retain Structure Plan Activity Specific Standard 8.6.16.17(7) [indicative roundabout]
11.17	Support	Retain Structure Plan Activity Specific Standard 8.6.16.17(8) [integrated transport assessment]
11.18	Support	Retain Structure Plan Activity Specific Standard 8.6.16.17(9) [roundabout trigger]
16.1	Amend	That a road safety 'start planning' trigger be included for adopting a roundabout for Growth Area W2.
17.7	Oppose	Ford Rd (a narrow country road) is insufficient for increased and continuous heavy trucking and vehicular use.
18.4	Oppose	Opposed to the rezoning (roading and bridges substandard).
19.2	Support	Support for roundabout at Beach Road intersection.
20.2	Oppose	Unanimous opposition (from 7 residential properties) as it relates to traffic safety [increased traffic / heavy vehicles].
20.3	Oppose	Unanimous opposition (from 7 residential properties) as it relates to traffic safety [safety of children].
21.5	Oppose	Opposition regarding potential traffic effects.

STRUCTURE PLAN K5 – BRADFORD STREET

Amenity

Submission No.	Support/Oppose	Decision Requested
22.2	Oppose	Opposition regarding effect on the landscape.

Ecology

Submission No.	Support/Oppose	Decision Requested
11.3	Support	Retain 8.6.17.7h (requirement for Ecological Enhancement and Management Plan).
11.8	Amend	Amend Policy 5(a) of 8.6.17.5 (Policies): 5(a) Protect and enhance identified habitat of indigenous fauna and

		vegetation by incorporating mature trees and indigenous landscaping in to the design of subdivisions.
11.9	Amend	Add an additional Policy to 8.6.17.5 (Policies): (5)(c) Incorporating bat-friendly lighting design.
11.10	Amend	Give effect to proposed Policy 8.6.17.5(5) by adding standards to ensure the protection of indigenous biodiversity.

Heritage

Submission No.	Support/Oppose	Decision Requested
14.3	Support	Support recommendation that an archaeological survey and assessment be completed.

Map

Submission No.	Support/Oppose	Decision Requested
5.2	Amend	Amend the structure plan to align with the Low Density Residential Zone development consented for the property [includes showing road from Bradford Street approx. 50m further to the east].
27.2	Amend	Establish a pedestrian and cycle connection no less than 6m wide between Bradford St and the proposed internal road within the Structure Plan.
27.3	Amend	Establish a pedestrian and cycle connection no less than 6m wide between the proposed internal road and the public 'esplanade' on the northwest bank of the Ohinemuri River.
27.6	Amend	Establish a pedestrian and cycle connection no less than 6m wide between the proposed internal road and the public 'esplanade' on the northwest bank of the Ohinemuri River.
27.7	Amend	Establish a pedestrian and cycle connection no less than 6m wide between Bradford Street and the proposed internal road within the Structure Plan.

Natural Hazards

Submission No.	Support/Oppose	Decision Requested
11.20	Amend	Include an assessment against the RPS Hazards and Risks chapter to complement work already done.
11.21	Support	Retain provisions 8.6.17.7(1)(i) [subdivision standards - flooding assessment].
11.22	Support	Retain provisions 8.6.17.11(1)(b) [controlled activity matters - risk of flooding].

Traffic

Submission No.	Support/Oppose	Decision Requested
10.1	Amend	Provide for speed bump (at 102 Bradford St) and yellow 'no stopping' lines on both sides of road at brow of both rises on Bradford Street.
16.3	Support	Approve the plan change.
27.4	Amend	Establish a roading connection to Connell St thereby providing two routes for ingress and egress from the site.
27.5	Amend	Incorporate an indicative road and turning head at 111B Bradford St to show an approximate termination of the internal road (with provision for turning).