From: "Emma McDermott" <em7@hotmail.com>
Sent: Sat, 15 Aug 2026 15:12:50 +1200
To: "submissions@southwaikato.govt.nz" <submissions@southwaikato.govt.nz>
Subject: Proposed plan change 4
Attachments: Plan Change 4 submission.docx

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I could not gain an advantage in trade competition through the submission.
I am not directly affected by an effect of the subject matter of the submission.
I do not wish to be hear in support of my admission.
If others make a similar submission I will consider presenting a joint case with them at a hearing.

Thanks

Emma

Plan Change 4 submission

Tirau Growth Cell 1 – Church Street

- Would be a lot of houses increasing traffic, population and pedestrians in town.
- Traffic problem – increased traffic coming from North having to cross traffic to turn into Church St
- Traffic problem – increased traffic on Church Street which has car parks and links to the Village Green Playpark for children
- Increased pedestrians – likely families that will need to walk within the town, e.g. to the school or church on the opposite side of the road, will lead to increased use of the zebra crossing. This will impact the already poor traffic caused by the zebra on busy days.
- Not against the Growth cell but traffic and increased pedestrians needs to be considered.
- Roundabout on Highway 1/Church and Okororie St – would not be a good idea. The roundabout would only benefit the dominant flow of traffic, i.e. Highway 1. This would not necessarily improve flow of cars coming out of Church St or Okoroirie St.
- Traffic lights on Highway 1 / Church St and Okoroirie - would not be a good idea. This would add to the already busy traffic caused by the Zebra, it would cause a stop to the traffic.
- Could L) hand turn only out of Church St and Okoroire St be considered to limit the need to cross traffic.
- My suggestion – lower the speed in that area. 40Km an hour. Similar to the school zone around the school. This lower speed limit would allow for better flow of traffic rather than traffic stopping. Maintain give ways at Church St onto Highway 1 and Okoroirie onto Highway 1. The lower speed will allow for drivers to see the hazards on the road and react to them, and will also allow for flow of traffic onto and off highway 1 from side streets. Similar to Leamington Village.
- My suggestion – have Tirau township dedicated a slower zone to allow for a shared space between cars, cyclists and pedestrians. Less traffic management needed because cars are slower. Safer for cyclists and pedestrians. This would allow tourists opportunity to view the town and see the signs for the car parks and have opportunity to turn into the side roads to access the car parks rather than the current stop/start of tourists braking when they see a vacant car park on the highway 1. Could the roads colour be changed to indicate this is a slower zone. Could the height of the footpath be altered to show that it is a shared space.
- Flow of traffic through Tirau on Highway 1 will be less effected by a slower speed but constant movement than the stopping caused by the zebra crossing or potential traffic lights or roundabouts.
- Highway 1 has large vehicles travelling frequently, it would be much safer to have a lower speed limit for them than having extra roading infrastructure such as traffic lights and roundabouts. Large vehicles need a lot of space to turn safely.
- If the whole of Tirau township was a slower zone there would be less need for a zebra crossing as pedestrians would be able to cross at other crossings more safely without the need to stop traffic.

Tirau Growth Cell 2 – Parapara Rd West

- Would be a lot of houses increasing traffic, population and pedestrians in town.
- Traffic problem – increased traffic from Parapara Road onto Hillcrest St. This is already a dangerous intersection. Traffic coming off Parapara Rd onto Hillcrest St often fails to slow/stop/give way to traffic on Hillcrest Street. This is dangerous for traffic; cars and cyclists travelling on Hillcrest Street towards town or turning onto Parapara Rd.
- Traffic Problem – increased traffic on Parapara Rd. This is already a busy alternative route to Putaruru used by locals and often traffic is increased with Road Works / Accidents on Highway 1 to Putaruru.
- Increased pedestrians – likely families that will need to walk. cycle within the town, e.g. to the school or church on the opposite side of Highway 1, the opposite end of town. A footpath / cycle path will be needed along Parapara Rd. A slower speed limit will be needed on Parapara Road.

- Traffic problem – increased traffic turning out of Hillcrest Street onto Highway 1. This is already a bottleneck on a weekday morning.
- My suggestion – lower the speed in that area. 40Km an hour. Similar to the school zone around the school. This lower speed limit would allow for better flow of traffic rather than traffic stopping. Maintain give ways at Hillcrest Street onto Highway 1 and Rose St onto Highway 1. The lower speed will allow for drivers to see the hazards on the road and react to them, and will also allow for flow of traffic onto and off highway 1 from side streets. Similar to Leamington Village.
- If safe footpaths are provided this may limit some of the traffic on the road. For example a parent driving their child to school may chose the alternative of walking/cycling.

Tirau Growth Cell 3 – Parapara Rd East

- As Parapara Rd West.

Tirau Future Urban Zone (residential) Parapara Rd West

- As Parapara Rd West.

Tirau Future Urban Zone (industrial) State Highway 27

- Appears to have good road links to Matamata.
- If Industrial traffic was coming from or travelling North this would not impact traffic through Tirau Town. There may be problems with larger vehicles turning R) from Highway 27 onto Highway 1. This is already a problem and would be made worse by an increase of Industrial vehicles.
- My suggestion – if the road speed was slower at the intersection traffic would be able to flow safer. Could a roundabout be considered here to slow traffic coming into town and make it easier for traffic turning out of Highway 27.
- If industrial traffic was coming from or travelling South this would cause an increase of traffic through the town. Tirau already has large vehicles travelling through town on Highway 1, this new industrial zone may increase the number of vehicles therefore potentially making the town more dangerous for pedestrians and cyclists.
- My suggestion – lower the speed in the town. 40Km an hour. Similar to the school zone around the school. This lower speed limit would allow for better flow of traffic rather than traffic stopping. The lower speed will allow for drivers to see the hazards on the road and react to them, and will also allow for flow of traffic onto and off highway 1 from side streets. Similar to Leamington Village.
- My suggestion – encourage South travelling large vehicles to avoid traveling through the Tirau town, to use Patetere St and Prospect Street instead at a slower speed.