

Submission

ON A PUBLICLY NOTIFIED PROPOSED POLICY STATEMENT OR PLAN



Under Clause 6 of the First Schedule to the Resource Management Act 1991

TO Waikato Regional Council
SUBMISSION ON Proposed Waikato Regional Plan Change 1 – Waikato and Waipa River Catchments
NAME OF SUBMITTER TIM Nominees
ADDRESS C/- Harrison Grierson Consultants Limited
PO Box 5760
Wellesley Street
AUCKLAND 1141

Attention: Reina England

This is a submission on the Proposed Waikato Regional Plan Change 1 – Waikato ('Proposed Plan Change') and TIM Nominees could not gain an advantage in trade competition through this submission.

SUBMISSION IN SUPPORT SUBJECT TO THE FOLLOWING

The submission relates to the entire Proposed Plan Change.

1.0 Submitter's Background

- 1.1 TIM Nominees own the site at 8 – 14 Eagle Way, Pukeke ('the site'). The site has an area of 1.778ha (Lot 1 DP 4000495) and contains a Countdown Supermarket. The site is within the established residential area of Pukeke.
- 1.2 The site is within a Priority Sub-catchment 1 area based on the Proposed Plan Change Planning Maps.

2.0 Main Areas Supported by the Submitter:

- Implementation Method 3.11.4: The submitter supports this method as it requires a Farm Environment Plan to be provided for each farming activity to demonstrate how it complies with the relevant discharge standards for the area. The submitter supports this as it assesses the effects of each activity on a site by site basis. This method will also contribute to the restoration of the water quality in the Waikato and Waipa Catchments.

3.0 Main Issues Raised by the Submitter:

Notwithstanding the above, the submitter seeks clarification about the following sections of the Proposed Plan Change:

The connection between the planning maps and the urban environment

- 3.1 The submitter acknowledges that the intention of the Proposed Plan Change is to increase the water quality of the Waikato and Waipa Catchments by targeting discharges from farming activities.
- 3.2 The site is within a Priority Sub-catchment 1 area as identified on the planning maps. However, the planning maps only relate to farms. As discussed above, the site contains a large-scale commercial activity and is situated within a well-established residential area. There are different levels of discharge associated within urban and rural environments which need to be recognised. As such, the submitter requests clarification is provided within the Plan Change to understand if and how it relates to urban environment.

4.0 Roles and Functions of Regional Councils and Territorial Authorities

4.1 The submitter opposes Policy 6 as 'restricting land uses' is a Territorial Authority (TA) issue. The functions of a Regional Council are stated in s30 of the Resource Management Act. Policy 6 is also too broad and ambiguous. The statement associated with this policy clarifies what it is trying to achieve which relates to the diffuse of discharges. The intention of Policy 6 is achieved through Policy 1 making it redundant. Therefore, the submitter requests the deletion of Policy 6.

4.2 Implementation Method 3.11.4.9 seeks to manage the effects of urban development. This method loosely relates to Policy 6. This method has two-parts, sub-section (a) states that TAs are responsible for urban environments. While sub-section (b) acknowledges that there are different water quality solutions within the urban environment. This method does not state how water quality is to be achieved within urban environment rather it focuses back on the TA. The submitter requests the deletion of this method as it does not relate to the Proposed Plan Change.

5.0 The submitter seeks the following relief from Waikato Regional Council

5.1 New wording is included to provide clarification on whether the Proposed Plan Change 1 Maps and provisions apply to urban environments. If the provisions do apply then the Proposed Plan Change should clearly explain how.

5.2 If the provisions do not apply to the urban environment then the submitter seeks the deletion of Method 3.11.4.9.

5.3 The submitter seeks the deletion of Policy 6 as it repeats Policy 1.

5.4 Such other additional or consequential relief as is necessary to achieve consistency with the above and to satisfy the concerns of the submitter; or

5.5 Such other alternative relief to satisfy the concerns of the submitter.

6.0 TIM Nominees wish to be heard in support of their submission.

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



Signature:

Date: 7 March 2017

Address for Service of Submitter:

C-/ TIM Nominees

Harrison Grierson Consultants Limited

PO Box 5760

AUCKLAND 1141

Telephone: 09 212 6504

Facsimile/email: r.England@harrisingrierson.com

Contact Person: Reina England – Planner

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