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13 December 2022

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Attn: Plan Change 17 Further Submission

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Dear Sir/Madam

Waikato Regional Council Further Submission to Proposed Plan Change 17 – Hautapu Industrial Zones to the Waipā District Plan

Thank you for the opportunity to make a further submission on Proposed Plan Change 17 – Hautapu Industrial Zones to the Waipā District Plan. Please find attached the Waikato Regional Council's further submission regarding this document. This submission was formally endorsed by the Director Science, Policy and Information under delegated authority on 13 December 2022. Waikato Regional Council looks forward to being involved in further discussion on this subject.

Should you have any queries regarding the content of this document please contact Katrina Andrews, Policy Advisor, Strategic and Spatial Planning directly on (07) 8590 929 or by email Katrina.Andrews@waikatoregion.govt.nz.

Regards,

A handwritten signature in blue ink, appearing to read "Tracey May". The signature is stylized and fluid, with a small blue dot placed to the right of the signature.

Tracey May
Director Science, Policy and Information

Further Submission from Waikato Regional Council on Proposed Plan Change 17 – Hautapu Industrial Zones to the Waipā District Plan

13 December 2022

Introduction

1. Waikato Regional Council (WRC) appreciates the opportunity to make a further submission to Proposed Plan Change 17 – Hautapu Industrial Zones (PC17). 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 the RPS (RMA s75(3)(c)).
2. WRC did not lodge an initial submission on PC17, however, feels compelled to make a further submission via clause 8 Schedule 1 RMA to:
 - a. Respond to matters raised by other submitters to uphold important aspects of the WRPS and WRPS Proposed Change 1 – National Policy Statement on Urban Development 2020 and Future Proof Strategy update (Proposed Change 1).
 - b. Uphold important matters relating to stormwater management.
 - c. Support amendments to ensure alignment between the policy and rule framework for the Hautapu Structure Plan area.
3. Key matters raised in this further submission are:
 - a. We do not support expansion of the 'dry industry' definition to include industrial operations that are self-contained on-site.
 - b. We seek clarification on where the restriction to 'dry industry' activities is intended to apply and support amendments to ensure the policy and rule framework for the Hautapu Structure Plan area is clearly aligned.
 - c. We oppose any additional rezoning of Rural Zone land beyond the plan change area as notified.
4. We respond to specific submission points and submitters in the table below.

Table of further submission points on Proposed Plan Change 17 – Hautapu Industrial Zones

Submission point	Provision	Submitter	Support/ Oppose	Reasons	Decision requested
6.1 and 6.2	Definitions and Section 7 – Industrial Zone	Nicky Hogarth – AML Limited trading as Allied Concrete	Oppose	<p>We do not support amendment of the proposed definition of ‘dry industry’ to include industrial operations that are self-contained on-site.</p> <p>WRC does not support ground disposal for process waste streams, particularly from operations such as concrete batching plants. This could lead to contaminants infiltrating into groundwater, which can then eventually migrate into nearby streams. Rather, such industrial operations should ideally discharge to a trade waste system.</p> <p>Any discharges to ground need to be treated prior to discharge and all stormwater management needs to adhere to the Regional Infrastructure Technical Specifications (RITS) and Waikato Stormwater Management Guideline 2020.</p>	<p>Retain the definition of ‘dry industry’ as notified.</p> <p>Do not amend Policy 7.3.4.10 as sought by the submitter.</p>
14.3, 14.4 & 14.5	Section 7 – Industrial Zone	Michael and Jenni Briggs	Support in part	<p>As noted by the submitter, if Rule 7.4.1.1(a) is not amended, then any permitted industrial activity could operate in the Hautapu Structure Plan area, including wet industry activities.</p> <p>It is unclear from the Section 32 Report and plan provisions as notified whether the restriction to ‘dry industry’ activities is needed to manage infrastructure constraints in the entire Hautapu Structure Plan area, or only Area 6.</p> <p>The new policy heading reads “Industrial Zone – ‘Area 6’ (Hautapu)” however the new Policy 7.3.4.10 refers to the Hautapu Structure Plan overall, not specifically Area 6. Further, the proposed addition to S5.1.6 reads as assuming ‘dry industry’ for the entire Structure Plan area.</p>	<p>Clarify whether the restriction to ‘dry industry’ activities is needed for the entire Hautapu Structure Plan area, or only Area 6.</p> <p>Amend 7.4.1.1(a) accordingly to either: “Industrial activities <u>(excluding within the Hautapu Industrial Structure Plan Area)</u>” or “Industrial activities <u>(excluding ‘Area 6’ of the Hautapu Industrial Area)</u>”.</p> <p>If the restriction to dry industry activities is needed for the entire Structure Plan area, a consequential</p>

				<p>The plan provisions need to be clear on where the restriction to dry industry activities applies, and the relevant rules should clearly give effect to Policy 7.3.4.10.</p>	<p>amendment would be required to Rule 7.4.1.1(w). Whereas, if the restriction to dry industry activities is intended to apply only to Area 6, consider a consequential amendment to Policy 7.3.4.10 to make this clearer.</p>
21.1 and 21.3	Planning Maps and Structure Plans	Hautapu Landowners Group	Oppose	<p>The land requested by this submitter for rezoning is not identified for future industrial development in the district plan or Future Proof Strategy, which was endorsed by Future Proof partners, including Waipā District Council, in July 2022.</p> <p>The decisions on the Future Proof Strategy were made on the basis that there is sufficient capacity for housing and business land in the Future Proof sub-region through existing zoned land and land identified for future development.</p> <p>If additional rezoning was to be considered, there would need to be an assessment against the WRPS and Proposed Change 1. This includes the out-of-sequence and unanticipated development criteria (APP13) within Proposed Change 1 which, among other things, require evidence that:</p> <ul style="list-style-type: none"> - the development would add significantly to meeting a demonstrated need or shortfall for business floor space, as identified in a Housing and Business Development Capacity Assessment. - the development is consistent with the Future Proof Strategy guiding principles, and growth management directives. <p>Further, as the land is classified as LUC 1 there would need to be an assessment against the WRPS objectives and policies relating to high class soils (LF-O5, LF-P11 and LF-M41) and the National Policy Statement for Highly Productive Land 2022 (NPS-HPL) prior to any rezoning.</p>	<p>Reject rezoning request and retain Industrial Zone extent as notified.</p>

Further information and hearings

WRC **wishes to be heard** at the hearings for Proposed Plan Change 17 – Hautapu Industrial Zones in support of this further submission and is prepared to consider a joint submission with others making a similar submission.

WRC **could not** gain an advantage in trade competition through this further submission.

Submitter details

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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.