

File No: 25 01 00  
Document No: 26518065  
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23 June 2023

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Attn: Plan Change 15 Further Submission

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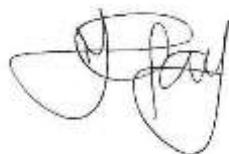
Dear Sir/Madam

**Waikato Regional Council Further Submission to Proposed Private Plan Change 15 – Tuumata to the Operative Hamilton City District Plan**

Thank you for the opportunity to make a further submission on Proposed Private Plan Change 15 – Tuumata to the Operative Hamilton City District Plan. Please find attached the Waikato Regional Council's further submission regarding this document. 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](mailto:Katrina.Andrews@waikatoregion.govt.nz).

Regards,

A handwritten signature in black ink, appearing to read "Tracey May".

Tracey May  
**Director Science, Policy and Information**

**Further Submission from Waikato Regional Council on Proposed Private Plan Change 15 – Tuumata to the Operative Hamilton City District Plan**

**23 June 2023**

**Introduction**

1. Waikato Regional Council (WRC) appreciates the opportunity to make a further submission to Proposed Private Plan Change 15 – Tuumata (PC15). 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 lodged a submission on PC15 (Submission 9) on 17 May 2023. The purpose of this further submission is to respond to matters raised by other submitters to:
  - Support a request for additional evidence and assessment of economic effects to inform the proposed plan change, in accordance with WRPS Method UFD-M47.
  - Uphold important matters relating to stormwater management.
3. We respond to specific submission points in the table below.

**Table of further submission points on Proposed Private Plan Change 15 – Tuumata**

<b>Submission point</b>	<b>Provision</b>	<b>Submitter</b>	<b>Support/ Oppose</b>	<b>Reasons</b>	<b>Decision requested</b>
6.1	Residential Rezoning	Hamilton City Council	Support	<p>We support the request for additional assessment of potential economic implications of the proposed plan change, including effects on industrial land supply. Having a robust evidence base is part of the process of refining the Future Proof land use pattern through district plan changes, as directed by WRPS Method UFD-M47.</p> <p>This also aligns with Objective 7 and Clause 3.11 of the National Policy Statement on Urban Development 2020 in relation to using evidence and analysis to inform district plan changes.</p>	<p>Accept the Residential zoning of the site, subject to sufficient evidence being provided that the change in zoning will not give rise to unacceptable direct and indirect economic effects to the Hamilton economy and industrial land provision, as sought by this submitter.</p>
6.13	Sub-Catchment ICMP	Hamilton City Council	Support	We support the requested amendments to the sub-catchment Integrated Catchment Management Plan (ICMP) and Stormwater Management Report, and any consequential amendments required to the plan change provisions.	That the sub-catchment ICMP and associated Stormwater Management Report be amended as sought by this submitter.
6.14	Sub-Catchment ICMP Stormwater Management Report	Hamilton City Council	Support	<p>It will need to be determined how the proposed development can address the Initial Abstraction (volume retention). If soakage is not feasible, then on-lot reuse rainwater tanks will need to be looked at.</p>	Make any changes required to the plan change provisions as a consequence of the amendments.
6.15	Sub-Catchment ICMP	Hamilton City Council	Support	No stormwater discharge from the proposed development should be discharged into the WRC rural drainage networks, as these networks are not designed to accommodate urban runoff.	
6.16	Sub-Catchment ICMP Stormwater Management Report	Hamilton City Council	Support	We note that WRC has not undertaken a technical assessment of the PC15 documentation in terms of stormwater management. Based on a conceptual review, the documentation appears generally consistent with the Waikato Stormwater Management Guideline 2020. Full assessment and	
6.17	Sub-Catchment ICMP	Hamilton City Council	Support		

	Stormwater Management Report			comments from WRC would occur as part of the future resource consent process.	
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## **Further information and hearings**

WRC still **wishes to be heard** at the hearings for Proposed Private Plan Change 15 – Tuumata in support of this 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 submission.

## **Submitter details**

Waikato Regional Council

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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.