

PROPOSED WAIKATO REGIONAL PLAN CHANGE 1 WAIKATO AND WAIPĀ RIVER CATCHMENTS



Submission form on publicly notified – Proposed
Waikato Regional Plan Change 1 – Waikato and
Waipā River Catchments.

Important: Save this PDF to your computer before answering.
If you edit the original form from this webpage, your changes
will not save. Please check or update your software to allow
for editing. We recommend Acrobat Reader.

FORM 5 Clause 6 of First Schedule, Resource Management Act 1991

SubForm	PC12016	COVER SHEET	
FOR OFFICE USE ONLY			
		Submission Number	
Entered		Initials	
File Ref		Sheet 1 of	

SUBMISSIONS CAN BE

Mailed to	Chief Executive, 401 Grey Street, Private Bag 3038, Waikato Mail Centre, Hamilton 3240
Delivered to	Waikato Regional Council, 401 Grey Street, Hamilton East, Hamilton
Faxed to	(07) 859 0998 Please Note: if you fax your submission, please post or deliver a copy to one of the above addresses
Emailed to	healthyivers@waikatoregion.govt.nz Please Note: Submissions received by email must contain full contact details.
Online at	www.waikatoregion.govt.nz/healthyivers

We need to receive your submission by 5pm, 8 March 2017.

YOUR NAME AND CONTACT DETAILS

Full name: GARY + JIL RICHARDSON

Full address: 234 TUHINGAMATA RD RD4 TAUPŌ

Email: jil - gary @ countryliving . co . nz

Phone: 07 376 5752 0274 783193 Fax: _____

ADDRESS FOR SERVICE OF SUBMITTER

Full name: GARY + JIL RICHARDSON

Address for service of person making submission: 234 TUHINGAMATA RD
R.O. 4 TAUPŌ

Email: jil - gary @ countryliving . co . nz

Phone: 07 376 5752 0274 783193 Fax: _____

TRADE COMPETITION AND ADVERSE EFFECTS (select appropriate)

- I could / could not gain an advantage in trade competition through this submission.
- I am / am not directly affected by an effect of the subject matter of the submission that:
- adversely affects the environment, and
 - does not relate to the trade competition or the effects of trade competition.

Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

THE SPECIFIC PROVISIONS OF PROPOSED PLAN CHANGE 1 THAT MY SUBMISSION RELATES TO

Please state the provision, map or page number e.g. Objective 4 or Rule 3.11.5.1 (Continue on separate sheet(s) if necessary).

See attached sheets re Rule 3.11.15
3.11.5.2
3.11.6.1

I SUPPORT OR OPPOSE THE ABOVE PROVISION/S

(Select as appropriate and continue on separate sheet(s) if necessary).

- Support the above provisions
- Support the above provision with amendments
- Oppose the above provisions

MY SUBMISSION IS THAT

Tell us the reasons why you support or oppose or wish to have the specific provisions amended. (Please continue on separate sheet(s) if necessary).

See attached sheets

I SEEK THE FOLLOWING DECISION BY COUNCIL

(Select as appropriate and continue on separate sheet(s) if necessary).

- Accept the above provision
- Accept the above provision with amendments as outlined
- Decline the above provision
- If not declined, then amend the above provision as outlined

ADDITIONAL SHEET TO ASSIST IN MAKING A SUBMISSION

Section number of the Plan Change:

Do you support or oppose the provision?

Support

Oppose

Submission

Decision Sought

State in summary the nature of your submission and the reasons for it.

State clearly the decision and/or suggested changes you want Council to make on the provision.

Section number of the Plan Change:

Do you support or oppose the provision?

Support

Oppose

Submission

Decision Sought

State in summary the nature of your submission and the reasons for it.

State clearly the decision and/or suggested changes you want Council to make on the provision.

PLEASE INDICATE BY TICKING THE RELEVANT BOX WHETHER YOU WISH TO BE HEARD IN SUPPORT OF YOUR SUBMISSION

- I wish to speak at the hearing in support of my submissions.
 I do not wish to speak at the hearing in support of my submissions.

JOINT SUBMISSIONS


- If others make a similar submission, please tick this box if you will consider presenting a joint case with them at the hearing.

IF YOU HAVE USED EXTRA SHEETS FOR THIS SUBMISSION PLEASE ATTACH THEM TO THIS FORM AND INDICATE BELOW

- Yes, I have attached extra sheets. No, I have not attached extra sheets.

SIGNATURE OF SUBMITTER

Signature:



Date:

5. 3. 17

Personal information is used for the administration of the submission process and will be made public. All information collected will be held by Waikato Regional Council, with submitters having the right to access and correct personal information.

PLEASE CHECK that you have provided all of the information requested and if you are having trouble filling out this form, phone Waikato Regional Council on 0800 800 401 for help.

1) Rule 3.11.15 OPPOSED

We think the cut off should be 5 hectares as few properties are exactly 4.1 hectares. Many so called 10 acre blocks have less pasture as there are many blocks sharing access driveways or even roads and this land is included in the title eg Hurunui Lane, Hepina Heights, Hitiri Rd etc of course there are many more.

Many of our 10 acres blocks are well away from the Waikato River. eg; Tuhingamata Rd which is 9 klms in a straight line from the River. (and no river runs in a straight line). Jon Palmer says all the underground water is monitored in this area and show contamination which begs the question how then we can drink the bore water and also this area was in Podocarp forest until 80 years ago or less so what has polluted the ground to such an extent in this time. It has been low key farming, lots of farmlets and Pinus Radiata – hardly polluting the Waikato River.

Why is the Zone for this area the same as that right beside the River?. That makes no logical sense.

2) Rule 3.11.5.2 OPPOSED

This affects the unfortunates who are even a smidgeon over 4.1 hectares. So many land owners tip over the 4.2 etc and much of the land could be road which we know is not farmable. The general public drive the private roads and their cars being on a hard surface cause pollutants which eventually wash into drains and according to Waikato Regional Authority end up in the River many, many kilometres away. So why penalise the landowners?

So owners of 20 hectares or less, ie: 4.1 hectares or more can graze no more animals than they had as at the 22/10/16. They must provide evidence that they are farming compliantly – get verification from a Certified Environmental Planner. This is a huge extra expense on top of the Waikato Regional Rates.

People who buy properties in good faith and then with no warning are landed with this expense and also in this equestrian country suddenly find there are draconian restrictions. eg: 2 horses on 4.1 hectares (10. Acres) As Real Estate agents we know that Taupo will cease to be a desirable place to live. Young families will not wish to burden themselves with more costs and the lifestyle dream will not be achievable in Taupo. We will lose them to Hawkes Bay etc.

P 4 Rule 3. 11. 5.1 OPPOSED

Where the land is greater than 20 hectares the difficulties really begin.

A nitrogen reference point must be produced. Yes, all lifestylers know how to do this + no discharge over 15 Kilograms of nitrogen per hectare per year is permissible. How does the average lifestyler work that out? But the most draconian rule will cripple all properties over 50 acres, “no part of the property over 15 degrees can be cultivated or grazed” 15 degrees is little more than a gentle slope. There may be areas in the Waikato where the land is that level but we suggest the authors of this proposal go to areas like Taupo and see how unbelievably stupid this

is. Talk about fire risk! Land referring again to most of Taupo apart from the areas from Broadlands to Reporoa is rolling and steep and has dry gullies. So you might have 50 acres – but no-one will want to buy them of course because you can only graze the flat bits! And finally as if that wasn't enough, "no winter forage crops are grazed in situ". Grass does not grow in Taupo for the winter months. Forage crops are critical.

The impact of these rules means that the value of properties over 4.1 hectares (10 acres) will drop hugely, they may even be unsaleable., The economy of this town will suffer. The National Equestrian Centre will probably have to move out of the area. Please think this through – where will the horses go? eg ; People on tight grazing restrictions will not want to graze visiting horses.

We have noticed that many people won't buy in the Lake Protection Zone and therefore like Oruanui for example.(Oruanui is approx 10 klm away from the Waikato River) But now there's nowhere to go that isn't controlled or restricted. All Real Estate salespeople must disclose this to buyers – they must disclose everything they know or ought to know. Yet the Waikato Regional Authority have not informed small land owners, have not held public meetings etc (It is acknowledged that some meetings have been held in the large farm rural areas but at times the small block holders are at work and cannot attend). Most have no idea that with a stroke of the pen they have potentially lost \$100,000 off their most valuable asset. (However if the landowner has 2 hectares (5 acres) they can do what they like. Just like the Lake Protection Zone where the biggest abusers of the land are the folks with just an acre or two and who have more horses for example than 10 acre (4 hectares) blockers are allowed)

Rule 3.11.5.1 OPPOSED

If you own 4.1 hectares or more you can graze "less than 6 stock units per hectare" so if you have 4 hectares plus you are permitted to have less than 36 sheep or 4 mixed age cattle or 2 horses. So lots of long grass which = fire risk.

These are just rules for lifestylers. Has the Waikato Regional Authority considered that the cost that these rules will have on the eventual cost of meat and ultimately cost of vegetables given that the land use cannot be changed from say grazing to vegetable growing . The latter is no longer a permitted activity. Guess food will have to be imported because locally grown will be too expensive to compete.

People have bought their land in good faith. Aren't such rules a breach of their civil liberties?

Other points to consider:

Taupo town's entire effluent is sprayed on pasture land close to the River. This area is priority 2. What will Taupo District Council do in the near future given that 4 hectare owners can only have their waste and that of 4 cattle and some of these land owners are priority 1 and 2? In the Lake Protection Zone it's not permissible to grow Lucerne! So Taupo District Council may be in big trouble soon or else exemption will be granted but farmers still restricted. It's hard to work out the biggest pollutant to the River.

Waikato Regional Communication.

This is a matter of real concern. We have been advised by the local Waikato Regional office that all land owners have been sent information on the proposal. This is blatantly untrue. We deal with land owners all the time in our business and the small block holders have received no information at all. We just recently received information from the Taupo District Council that all Real Estate people dealing in Rural and Lifestyle sales had been fully informed of the proposal. If you call one letter with a tiny brochure posted to us I guess we did get some information. Having received this letter, inquiries around the area revealed we were the only ones who did get the letter.

Is this a repeat of the Lake Protection Rules? Long after these rules were out in place a meeting was held to discuss the rules with small block owners. What a farce that was. The representatives of Waikato Regional Authority tried to tell those present that they have all been party to discussion and involved in the decisions. There was an uproar as that was totally untrue. The Authority had to close down the meeting and told everybody they would arrange another meeting. We are still waiting.

It is interesting to note that some small farmers are seeking advice from a local representative of Regional Council after we informed them of the Healthy River Proposal. They have been advised there is no problem they can just continue to farm as they have in the past and if they sell the new owner can continue on the same basis. If the property changes hands and there are no records available for 22/10/16 then the onerous rules kick in. These people farm over 4.1 hectares and will certainly be affected by this proposal. Perhaps there needs to be some education of the staff as well as all land owners in the area.