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On behalf of:

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Would you like to present your submission in person at a hearing?

 Yes I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Consultation Document Submissions

Section A Plan Overview and Strategic Directions &gt; Chapter 1: Introduction &gt; 1.4 Issues for Waikato district

- Support
- Oppose
- Amend

Decision Requested

The Waikato is a region with a strong agricultural base but it also is growing economically and in population. The emphasis given in the proposed plan lacks a strong vision of the needs to address environmental matters associated with the agricultural; forestry and extractives sector. a clearer stance on addressing issues of soil conservation, water quality and the restoration of natural biodiversity. this is emphasis but the current plan narrative gives the impression farming is a priority over the environment - the two need to be progressed

together.

#### Reason for Decision Requested

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Section A Plan Overview and Strategic Directions > Chapter 1: Introduction > 1.6 Ngaa Iwi o Tainui ki te Waikato Takiwa

- Support
- Oppose
- Amend

#### Decision Requested

this section is clearer and more purposeful and sets a standard of clarity in priority not reached in other sections.

#### Reason for Decision Requested

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Section A Plan Overview and Strategic Directions > Chapter 1: Introduction > 1.12 Strategic directions and objectives for the district

- Support
- Oppose
- Amend

#### Decision Requested

This again needs a stronger priority on the pressing issues of the environment around water and soil as well as restoration of the natural environment not simply protecting tiny parcels given a special status. this strategy means little change will occur and the scale of degradation will well outweigh the areas being preserved and protected. These are good strategies but as noted they lack a brave and vital level of aspiration.

a focus on limiting urban spread and loss of productive and valuable land is a positive. providing greater flexibility for alternative approaches in areas like housing is afforded to a redress the vanilla urban development model that has prevailed to date.

#### Reason for Decision Requested

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Section B Objectives and Policies > Chapter 3: Natural Environment

- Support
- Oppose
- Amend

#### Decision Requested

In the DP there is a positive focus herein but it is timid and vague in its commentary. With the problems of climate change and ecological degradation now very clear there is a pressing need to redress the harm done in the main by urban centers, agriculture and forestry in the past. This is not simple but it needs focus and inspirational leadership ( not timid diplomacy). development rules do not drive the aims of protecting biodiversity - for example developers should be obliged to set aside and restore natural areas in subdivisions. at present little effort is made and areas are not protected even when established ( eg the Te Ahiawa subdivision restored significant native plants, is improving water quality and soil protection bt these areas are not formally protected and the farmland beyond has had little or no remediation so water and erosion continues to harm the ecosystem and harbor). The key stream corridors leading from Mt Karioi to the harbor need proper remediation across urban and rural areas.

in Raglan for example there is a vast surplus of lots and areas open to subdivision yet other areas are being opened when those that are in the pipeline have not been fully used. excessive development is as a rule harmful and leaves a legacy for the future. those planning subdivision should have to meet very high standards of environmental care and restoration and the cost that is involved will save money in the future as we avoid

problems with sewage storm water, water supply, traffic congestion and the like.

The allure of growth always leads planners and politicians ( and speculators) to excess and this needs managing to protect community; cultural and environmental aspects. A odious example is the obvious odor of sewage in the stream that run onto the main surf beach from the Bryant Trust reserve. Here simple control over urban waste systems is not being enforced. a tourist walk passes blatant pollution that goes unchecked.

The recourse to SNA as a tool to focus efforts is positive but it is a drop in the bucket and it hides attention on the wider and much larger issues of degrading the natural environment. these classification need extending to all the main valleys and waterways from mountain to the sea. farmers will adapt and they should get more help from council in meeting the costs as it is not realistic to expect them to reverse 150 years of natural resource exploitation in a few years.

#### Reason for Decision Requested

Section B Objectives and Policies > Chapter 4: Urban Environment

- Support
- Oppose
- Amend

#### Decision Requested

The directions are again positive. the challenge is to be flexible enough to address the needs in varying communities. Some small area cannot shoulder all the cost of changes for things like sewage and water. Others need to have their cultural identity protected when under growth pressures and the short sighted drive to provide parking for example when people and bus ride walk and park a little out of town is better all round. more emphasis is needed on cycling, walking, small buses and putting public areas ahead of cars and retail interests. this is about balance - in raglan areas were granted by Maori as common use places for people, children families etc to enjoy and these are under pressure for car parks - this is a very sad state of affairs and reflects badly on planning and consultation.

#### Reason for Decision Requested

Section B Objectives and Policies > Chapter 5: Rural Environment

- Support
- Oppose
- Amend

#### Decision Requested

more policy like this is needed.

#### Reason for Decision Requested

#### Attached Documents

File
Proposed District Plan Notified July 2018

**From:** Carl Ammon  
**Sent:** 25 Sep 2018 09:43:04 +1200  
**To:** DistrictPlan  
**Subject:** Raglan central character

Please accept this as an addition to my submissions in the DP.

The controversy over the recent approval and waivers for a apartment block on Stewart Street highlights the lack of focus within the DP.

There needs to be a much stronger focus on the sensitivity to character of the CBD area. Raglan charm is its old and simple / modest architecture plus its community culture - this type of cars commercial development is totally at odds with the old raglan. While there are old motels and some soviet style buildings (i.e.the club) the balance has not been lost. Because the town is small these larger developments can tip the balance and ruin the visual charm.

A building that was designed to fit into the "old raglan" that emphasised sustainability and alternative design would be an asset not a sad legacy - developers can be required to work this way and still get a return on investment.

By creating a soulless unimaginative commercial built environment you will destroy the character and appeal of the town.

The DP needs strengthening and making the driver of development.

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