
Agenda for an extraordinary meeting of the Waikato District Council to be held in the Council Chambers, District Office, 15 Galileo Street, Ngaruawahia on **MONDAY 12 DECEMBER 2016** commencing at **9.00am**.

Information and recommendations are included in the reports to assist the Board in the decision making process and may not constitute Council's decision or policy until considered by the Board.

1. APOLOGIES AND LEAVE OF ABSENCE

2. CONFIRMATION OF STATUS OF AGENDA

3. DISCLOSURES OF INTEREST

4. REPORTS

- 4.1 Withdrawal of the Industrial Component of Proposed Plan Change 16
(Stage 1 of the Tuakau Structure Plan)

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Open Meeting

To	Waikato District Council
From	Tony Whittaker Acting Chief Executive
Date	07 December 2016
Prepared by	Jane Macartney Senior Policy Planner
Chief Executive Approved	Y
Reference/Doc Set #	GOV1301 / 1648354
Report Title	Withdrawal of the Industrial Component of Proposed Plan Change 16 (Stage I of the Tuakau Structure Plan)

I. EXECUTIVE SUMMARY

At a Council workshop held on 06 December 2016, Councillors voted in favour of withdrawing the industrial component of Proposed Plan Change 16 (Stage I of the Tuakau Structure Plan).

This report seeks a Council resolution under clause 8D(1) in Schedule I of the Resource Management Act 1991 to formalise this withdrawal.

THAT the report from the Acting Chief Executive be received;

AND THAT pursuant to clause 8D(1) in Schedule I of the Resource Management Act 1991, Council resolves to withdraw the industrial component of Proposed Plan Change 16 (Stage I of the Tuakau Structure Plan) on the grounds that it is more appropriate to consider the zoning and provisions for the Tuakau industrial area as part of the comprehensive district plan review;

AND FURTHER THAT pursuant to clause 8D(2) in Schedule I of the Resource Management Act 1991, Council gives public notice of the withdrawal as soon as practicable and the reason for the withdrawal.

2. BACKGROUND

Plan Change 16 was publicly notified on 16 July 2016 and addresses residential and industrial rezoning in Tuakau. A total of 49 primary submissions and at least 80 further submissions were received.

Individual and group submissions were lodged by the owners of business and industrial land along Whangarata and Bollard Roads who consider that the proposed provisions are a

retrograde step and are not sufficiently enabling for economic growth. Their preference is for Council to withdraw the industrial component of PCI6 so that they and other business owners can negotiate a set of provisions that could be applied on a district-wide basis as part of the comprehensive district plan review. Engagement with these industrial stakeholder groups is expected to occur about the same time as the PCI6 hearing in early 2017.

3. CONCLUSION

A Council resolution to withdraw the industrial component of Proposed PCI6 will not have any effect on the residential component of this plan change or the timing of the hearing in early 2017. The existing zoning and provisions for the industrial area in Tuakau still require attention and it is considered appropriate to address these on a district-wide basis through the comprehensive district plan review.

4. ATTACHMENTS

Nil