



**Proposed Plan Change 16
Stage 1 of the Tuakau Structure Plan
(Rezoning for residential and industrial purposes)**

Waikato District Plan

Submission form

ECM Project: DPC16-03
ECM #
Submission #

RMA Form 5

Submitter

Please print

This form will be copied. Please do not print outside the frame.

Name: Future Proof Implementation Committee _____ (Mr / Mrs / Ms / Miss)

Contact person: (if applying on behalf of an organisation) Mr Bill Wasley, Future Proof Independent Chair _____

Address for correspondence: P O Box 13231 Phone: 027 471 3006 _____

Tauranga _____ E-mail: bill@wasleyknell.co.nz _____

_____ Fax: _____

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:

- (a) Adversely affects the environment; and
- (b) Does not relate to trade competition or the effects of trade competition

This is a submission on Plan Change 16 Tuakau Structure Plan Stage 1

Please use a separate form for each provision of the Plan Change you wish to submit about

The specific provision of the Plan Change that my submission relates to is Amendment Number **16** _____

Other identification – eg Attachment, Paragraph _____

I / We support oppose seek amendments to the provision named above. The

reasons for my / our views are

.....
Details of our submission are contained overleaf.
.....
.....
.....

I / We seek the following decision from the Waikato District Council: (give precise details)

Future Proof supports Proposed Plan Change 16. We seek that its provisions be retained and that the Plan Change be adopted.
.....
.....

I / We wish to be heard in support of my / our submission: **Yes** **No**
If others make a similar submission, I / we will consider presenting a joint case with them at hearing: **Yes** **No**

Signed: _____ Date: **30 August 2016** _____

(A signature is not required if you make your submission by electronic means.)

Please return this form **no later than 4pm 31 August 2016** to:
Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742; OR
Fax 07 824 8091; OR e-mail districtplan@waidc.govt.nz



Future Proof Implementation Committee
c/o Bill Wasley
Future Proof Independent Chair
P O Box 13231
TAURANGA 3141

30 August 2016

Waikato District Council
Private Bag 544
NGARUAWAHIA 3742
By e-mail: districtplan@waidc.govt.nz

To whom it may concern

FUTURE PROOF IMPLEMENTATION COMMITTEE SUBMISSION ON PROPOSED PLAN CHANGE 16 (TUAKAU STRUCTURE PLAN) TO THE WAIKATO DISTRICT PLAN (WAIKATO AND FRANKLIN SECTIONS)

This submission is lodged by the Future Proof Implementation Committee (FPIC) in **support** of *Proposed Plan Change 16 (Tuakau Structure Plan) to the Waikato District Plan (PC16)* notified on 16 July 2016.

The FPIC is the implementation arm of the Future Proof Growth Strategy (Future Proof, or Strategy). The FPIC includes representatives from the Hamilton City Council (HCC), the Waipa District Council (Waipa DC), the Waikato District Council (Waikato DC), the Waikato Regional Council (WRC) and tāngata whenua. As the administering authority for PC16, the Waikato DC has abstained from forming a part of this submission. The Future Proof partners may still make individual submissions.

The FPIC supports the implementation of a key aspect of the Future Proof Strategy and the Waikato Regional Policy Statement settlement pattern within the Waikato District Plan through PC16. The detailed matters of support are set out in our formal submissions attached to this letter.

The FPIC is willing to appear in support of its submission. If others make a similar submission, the FPIC would also be prepared to consider presenting a joint case with them at the submissions hearing.

Yours sincerely

Bill Wasley
Independent Chair, Future Proof Implementation Committee

The specific provision of the proposal that my submission relates to is:	State whether you support, support in part or oppose this provision	State the reasons for your views	I seek the following decision from the Council on this provision:
Whole of Plan Change	✓ Support	In general, the whole of PC16 is supported by Future Proof. When the Future Proof Strategy was first developed Tuakau was not part of the sub-region. The Future Proof Strategy is currently being updated and will incorporate Tuakau as a growth area for Waikato District Council. Tuakau is already identified in the RPS as having land suitable for a strategic industrial node. Therefore, the Plan Change will give effect to the Future Proof Strategy and its settlement pattern, as well as provisions of the RPS.	Retain, subject to amendments outlined in this submission, as notified.
15C.1 Introduction – second paragraph	✓ Support with amendment	The Future Proof Strategy Update will incorporate Tuakau as a growth area for Waikato District Council. It would be useful to reference this in the Plan Change to show strategy and policy alignment.	Insert the following text at the end of the second paragraph as follows: <i>This outcome has been supported by the adoption of the Waikato District Development Strategy in September 2015 as well as relationships with all Future Proof partners who seek to sustainably manage the various resource management issues relevant to this sub-region. <u>The Future Proof Strategy will also incorporate Tuakau as a growth area once the update of that Strategy is completed.</u></i>
15C.1 Introduction – seventh paragraph	✓ Support with amendment	This paragraph should make reference to the fact that Tuakau is identified as a strategic industrial node with 116 ha allocated in the 2010 to 2021 period. Therefore what is proposed in the Plan Change is giving effect to the Operative RPS. We note that the plan change documentation has inadvertently referred to the allocation as being only 92 ha – this should be corrected.	Insert the following text at the end of the seventh paragraph as follows: <i>Stage 1 also addresses the managed development of the existing Tuakau Industrial Zone and provides for a minor extension to this area. <u>The total land being developed is in accordance with Table 6.3 of the Waikato RPS which identifies Tuakau as a strategic industrial node.</u></i>
Objective 15C.2.1 and policies 15C2.2 to 15C2.10	✓ Support	Future Proof supports the objective and related policies in this section of the Plan Change. These will help to ensure that good outcomes are achieved. In particular the policies relating to amenity, transport	Retain this section of the Plan Change.

		and higher density housing are in alignment with key principles of the Future Proof Strategy and the development principles of the RPS.	
Objective 15C.2.11 and policies 15C.2.12 to 15C.2.14 Objective 15C.2.15 and policies 15C.2.16 to 15C.2.17	✓ Support	The objectives and policies in this section are strongly supported as they relate to integrating land use and infrastructure which is an important aspect of the Future Proof Strategy. This section supports key Future Proof Strategy principles such as encouraging development in existing settlements to support existing infrastructure, ensuring development is planned to support efficient infrastructure (particularly transport) and recognising the need for stronger links between land-use and transport.	Retain this section of the Plan Change.
Objective 15C.10.1 and policies 15C.10.2 to 15C.10.6	✓ Support	Future Proof supports the objective and policies in this section. We strongly support policy 15C.10.6 given Future Proof Strategy approaches around commercial hierarchies and not undermining key town centres. This also aligns with the commercial policies and methods of the RPS.	Retain.
Rules	✓ Support	Future Proof supports the rules contained in PC16 in so far as they give effect to the objectives and policies.	Retain.