

PUBLIC NOTICE
Proposed Plan Change 17 to the Operative Waipā District Plan
Clause 5 of the First Schedule of the Resource Management Act 1991

Waipā District Council is notifying Proposed Plan Change 17 – Hautapu Industrial Zones to the Waipā District Plan in accordance with Clause 5 of the First Schedule of the Resource Management Act 1991.

Proposed Plan Change 17 involves the Hautapu Industrial Area and seeks to reflect infrastructure changes that have happened since the Hautapu Structure Plan was last updated, to bring forward industrial land availability, and to rezone an area of rural land north of Hautapu Road.

Plan Change 17 proposes three main changes:

1. **Changes to the Hautapu Structure Plan** - Council had developed a master plan for infrastructure upgrades in and around C8 growth cell in the Hautapu Structure Plan area, which supersedes the Structure Plan in the Waipā District Plan Proposed Plan Change 17 will amend the Structure Plan to align with the masterplan.
2. **“Live zoning” the Industrial Zone in Growth Cell C9** - The second part of the plan change relates to the growth cell C9, shown as “deferred industrial” in the District Plan and planned for development to occur after 2035. The deferred industrial zoning on C9 is no longer fit for purpose as it does not reflect the current land use or the demand for industrial land. Proposed Plan Change 17 proposes to lift the deferred industrial zoning on C9 which will make the industrial zoning “live”.
3. **Rezone an area from Rural to Industrial** - An area to the north of Hautapu Road is currently zoned Rural. Part of this zoning no longer reflects the land use and the Waikato Future Proof Growth Strategy 2022 has identified this area as suitable for “short term” development (industrial). Draft Plan Change 17 proposes to rezone an area of approximately 20ha north of Hautapu Rd from Rural to Industrial which will incorporate a new stormwater pond.
4. **Consequential changes as necessary to implement the plan change.**

For more information on the Proposed Plan Change including the full public notice, Section 32 Evaluation Report and submission form, visit waipadc.govt.nz/planchanges or pick up hardcopies from Council offices and libraries in Te Awamutu and Cambridge.

MAKING A SUBMISSION

Any person can make a submission by sending an electronic or written submission to Waipā District Council by one of the following methods:

- Online: Complete Submission Form 5 at waipadc.govt.nz/our-council/haveyoursay
- Online: Download Form 5 on the Waipā District Council website at waipadc.govt.nz/planchanges
- Send to: Freepost 167662, Waipa District Council, Private Bag 2402, Te Awamutu 3840
- Email: districtplan@waipadc.govt.nz
- Deliver to: Waipā District Council, 101 Bank Street, Te Awamutu OR 23 Wilson Street, Cambridge

The submission must be in accordance with Form 5 as set out in Schedule 1 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003 and must state whether you wish to be heard on the submission.

If submitters wish to be heard:

- A hearing will be conducted by Hearing Commissioners to determine submissions
- Decisions on the submissions will be made by the Commissioners and decisions publicly notified by the Council
- Any person who lodged a submission may appeal the decision to the Environment Court

Submissions close at 5pm on Friday, 11 November 2022.

PROCESS FOR FURTHER PUBLIC PARTICIPATION

After submissions have closed, Waipā District Council will prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where both the summary and submissions can be viewed.

- There will be an opportunity for the following people to make a further submission in support of, or opposition to, the submissions already made:
 - anyone representing a relevant aspect of the public interest;
 - any person who has an interest in the proposal greater than the general public has; and
 - Waipā District Council.
- If someone making a submission asks to be heard in support of their submission, a public hearing must be held by hearing commissioners.
- The decision of the hearing commissioner will be publicly notified.

Any person who submitted may appeal to the Environment Court on the decision of the hearing commissioners.

Garry Dyet
Chief Executive