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Plan Change 16 Tuakau Structure Plan Stage 1

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Introduction

Plan Change 16 (PC16) to the Waikato District Plan generally implements Stage 1 of the Tuakau Structure Plan which was adopted by Council in December 2014. PC16 involves rezoning various blocks of land at Tuakau to provide for a much needed supply of residential land to cater for Tuakau's growth. PC16 also addresses new provisions for the existing industrial area on Whangarata/Bollard Roads to facilitate industrial growth. The remaining areas of the Tuakau Structure Plan are being addressed as part of the comprehensive district plan review which is currently underway.

The PC16 provisions are based generally on the Waikato Section provisions and apply to selected properties in the Franklin Section. These provisions address land use, building and subdivision activities.

Privacy Statement

Privacy Act - The Local Government Act 2002 requires submissions to be made available to the public. Your contact details are collected to arrange a hearing date and time for you to speak (if you choose to) so the Council can write or email to inform you of the decision(s) on your submission(s).

Your name and contact details will be made publicly available. If you would like your contact details to be kept confidential, you need to inform us when you send in your submission.

Submitter Details

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First Name: (mandatory)

Gary

Last Name: (mandatory)

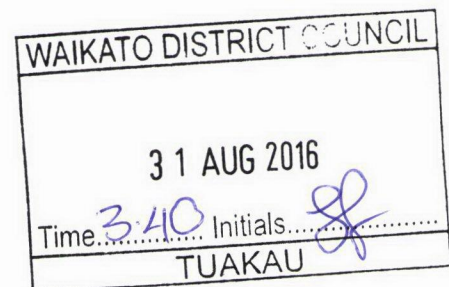
McGuire

Organisation:

TDDA (Tuakau District Development Association)

On behalf of:

Gary McGuire



Postal Address:

To:
Waikato District Council
Plan Change 16
Submission.

From:
Gary McGuire & "TDDA" (Tuakau & Districts Development Association)
35 McGuire's Road
Tuakau.
31st August 2016

"Submission to Plan Change 16"

Dear Councillors, We commend you on the work done so far for the betterment of our great Waikato District. The people of Tuakau are rite behind your efforts to develop the town & surrounding districts for the benefit of all. This must be done in such a way as to benefit & protect all of the facets of this plan relating to different & sometimes competing wishes of the residents & land owners.

The points that we wish to address are:

- Reverse sensitivity with placement of Residential Developments alongside Industrial Developments.
- The importance of protecting the financial base that is expected to fund development of the Waikato District.
- The importance of protecting the transport links by road & rail from the outlying Farms & Industry alike. The arterial roading link to Auckland, Hamilton & Tauranga are critical to our district. Access to the Southern Motorway needs to be improved & protected.
- Tuakau needs further development of basic infrastructure in order to be able to absorb the spill over effect of new residents wishing to settle here.
- The importance of good, common sense planning that is realistic & based on the pretext of "How Can We Help You, rather than How Can We Hinder You".
- The development of quality residential zones that create a climate suitable for residents to want to make Tuakau their long term home.
- The development of quality Parks & Reserves including the use of the Waikato River for such activities as the re-establishment of the Tuakau Water/Jet-ski Club with facilities that will attract both locals & visitors to e.g.: a River Edge Tourism Centre with café & sporting facilities.
- The re-establishment of our Tuakau Rail Station & supporting links to the outlying areas. This requires support & action, not just political talk between other affected agencies. WDC, WRC, Trans-Rail, Kiwi Rail, ATEED & Central Government.
- The development of the long awaited Cycleway/Walkway from Buckland to Tuakau to Alexander Redoubt then to the River. This would then link up with the Cycleway that heads South & East in line with the Governments National Cycleway.

Gary McGuire
TDDA

We request the use of a Power Point Projector.

We wish to be heard.