

Melanie Hunkin

From: District Plan <districtplan@hcc.govt.nz>
Sent: Friday, 24 April 2020 4:02 p.m.
To: Jane Macartney
Cc: Tania Bryant
Subject: Hearing 7 Hamilton City Council Feedback Attachment 6
Attachments: WDC Hearings - response to revised Industrial Chapter 2020-04-24.pdf

Good afternoon Jane

Please find attached HCC's response with regard to WDC's revised Industrial Chapter.

If you have any queries, please contact Tania Bryant, Planner, City Planning, DDI: 07 974 0428, Email: tania.bryant1@hcc.govt.nz (as cc:ed above).

Kind regards
The District Plan team



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24 April 2020

Jane Macartney
Senior Policy Planner
Waikato District Council

BY EMAIL

Dear Jane

WDC Hearings – Hamilton City Council response to Hearing 7 Industrial Zone – Revised Provisions

Thank you for considering our submissions to the Proposed Industrial Chapter of the Waikato Proposed District Plan at the recent hearings.

Hamilton City Council's (HCC) primary submission seeks to protect the sub-regional need for industrial land to be managed and maintained and not lost to other non-industrial purposes, such as large-format retail or offices.

We see from the Hearings Panel recent deliberations that Waikato District Council (WDC) considers it is not appropriate to strongly discourage retail and office activity from locating within the Industrial Zone in favour of Business Zones by seeking a non-complying activity. WDC also considers that a discretionary activity status for office and retail activities in the Industrial Zone remains appropriate as it requires a robust analysis against the objectives and policies for the Zone and the merits of the activity must be demonstrated.

HCC does not agree that a discretionary activity status for office and retail activities in the Industrial Zone appropriately supports Policy 4.6.3 and Policy 4.6.4; our position remains that stand-alone office and retail activities should be non-complying activities. The plan does not make it clear what analysis or assessment criteria would be required to assess an applicant seeking office or retail activities in the industrial zone.

A non-complying approach still enables development to occur in the Industrial Zone; however, it requires a much stronger assessment for their location in the Industrial Zone ensuring sufficient capacity for, and prioritising, industrial activities on industrial land and better aligns with the policies referred above.

The amendments made to Policy 4.1.6 following our submission (535.17) to the notified WPDP draw a clearer distinction as to which business and industrial zones provide for commercial activities as distinct from industrial activities. HCC's approach supports the amendments made to Policy 4.1.6, ensuring that the right activities are directed to the right zone and that the purpose of the Industrial Zone is not undermined by what could be directed towards the Business Zones.

Regards

Tania Bryant
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