

Memorandum

Re Proposed District Plan Provisions

The PPC proposes amendments to the planning maps, including zoning, overlay, and structure plan maps, as well as changes to the provisions of Section 6 – Commercial Zone and Section 21 – Assessment Criteria and Information Requirements, specifically in relation to Large Format Retail. Specifically, the key changes include updates to the resource management issues, objectives, and policies to more accurately reflect the role of the Te Awamutu Large Format Retail Centre within the business centre hierarchy; and revisions to the Large Format Retail provisions to incorporate Area B and provide clearer guidance for future development within Area A. Consequential amendments involve updating the relevant planning maps and excluding Area B from associated structure plans to align with its revised zoning and intended use.

New insertions into the District Plan will be shown in underlined text, while deletions will appear as blue ~~struck through~~ text.

The version of the provisions lodged with this PPC are expected to be subject to further additions and alterations in further consultation with Council and other interested groups.

Planning Maps

The PPC seeks to rezone Area B from Residential Medium Density to Commercial Zone, aligning it with the zoning of Area A and to incorporate Area B into the Te Awamutu Large Format Retail Area. As a result, the residential qualifying matters overlays and the Te Awamutu T11 Growth Cell applicable to Area B will need to be removed to reflect the revised zoning. The relevant planning maps are shown as Figures 1 to 8 below.

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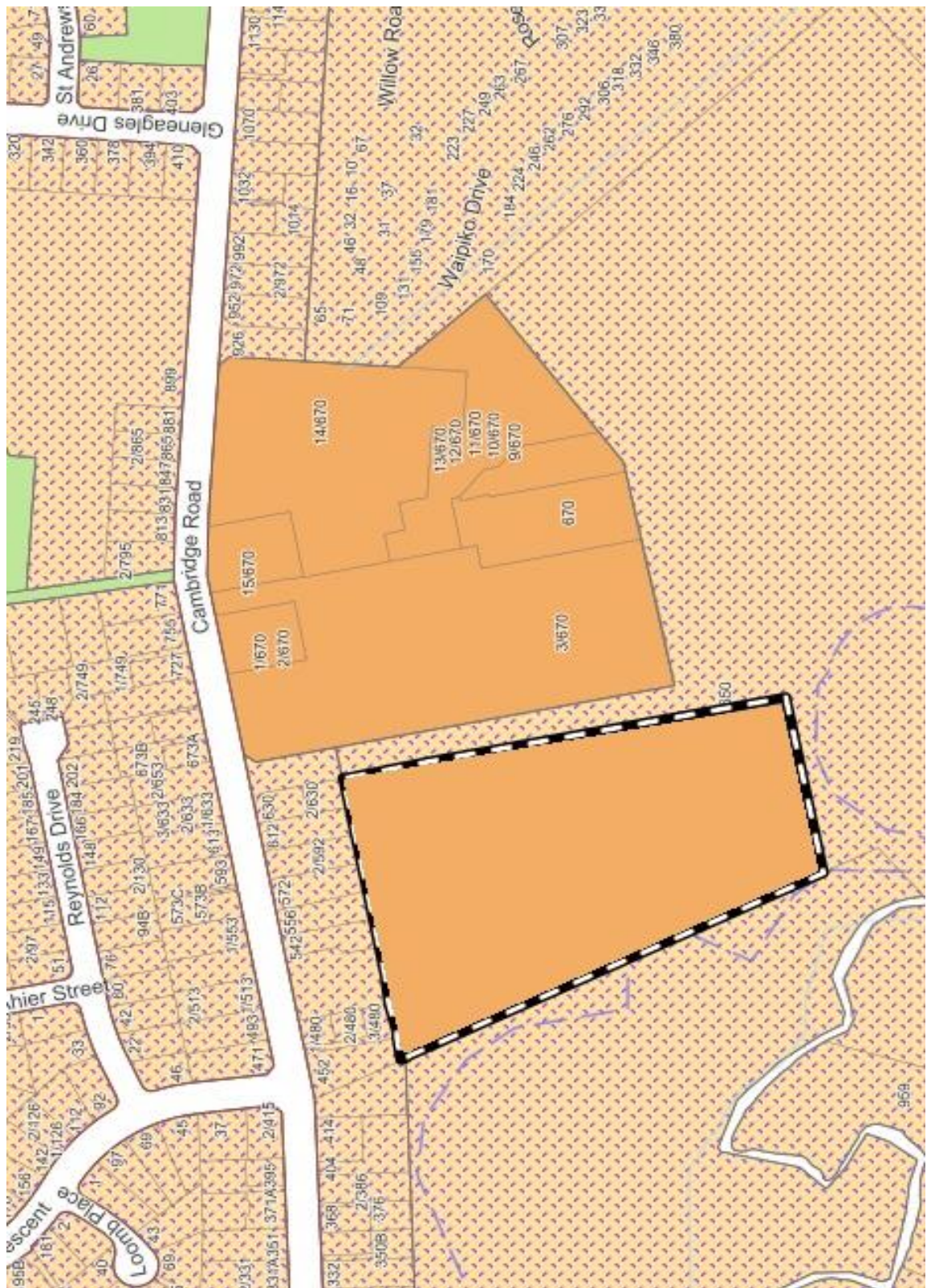


Figure 2: Proposed Planning Map: Remove Infrastructure Constraint Qualifying Matter Overlay from Area B

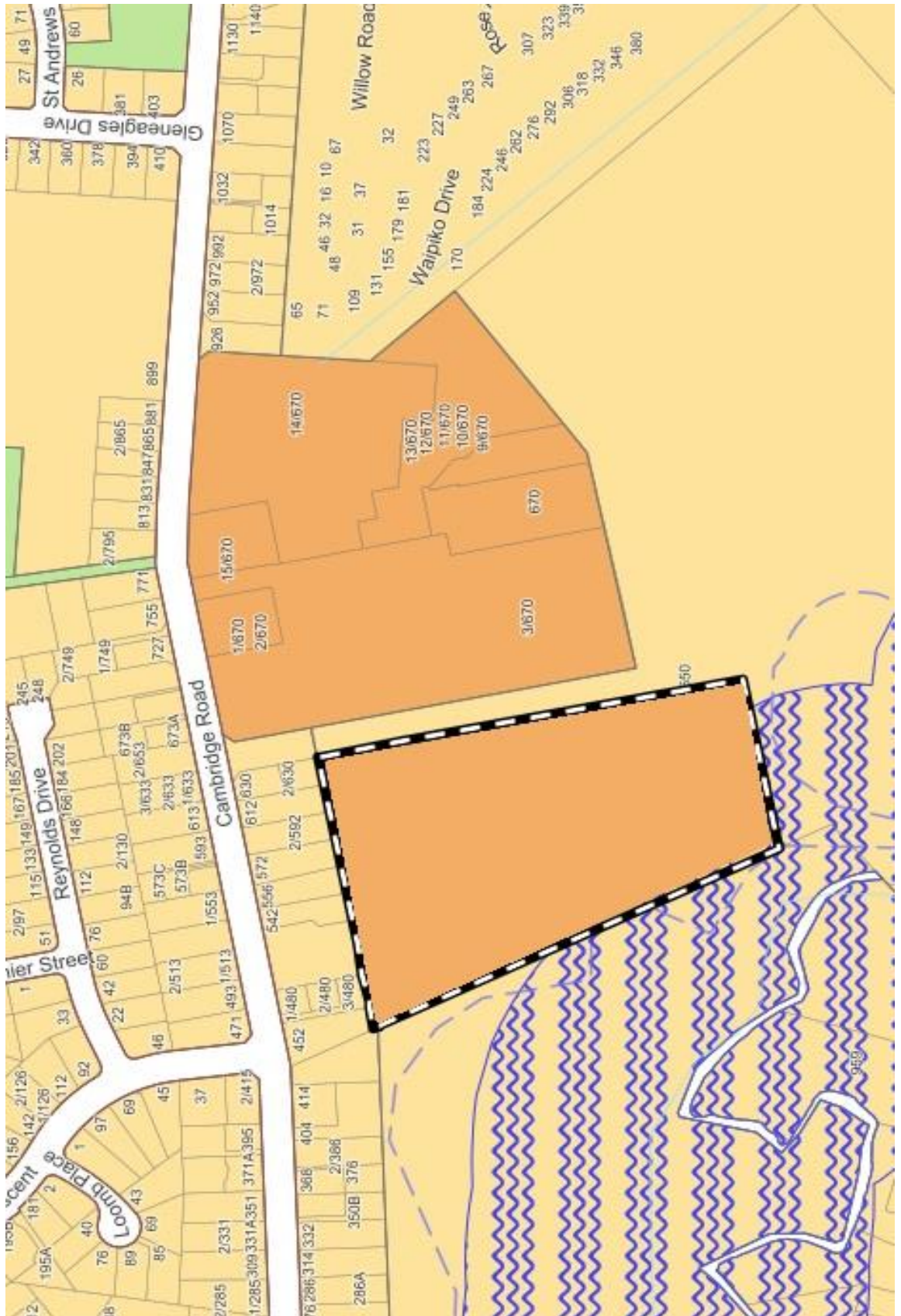


Figure 3: Proposed Planning Map: Remove River-Gully Proximity Overlay from Area B

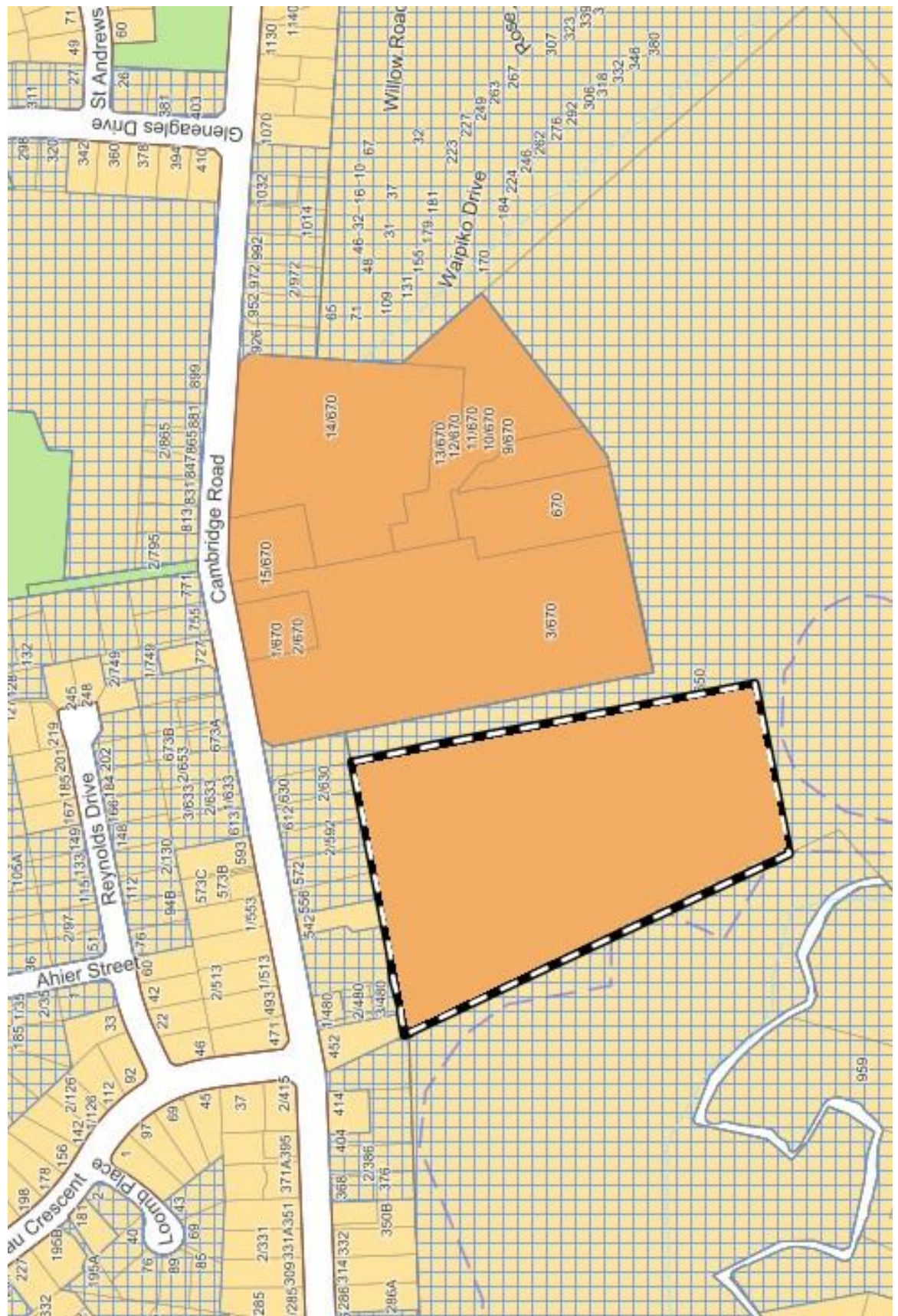


Figure 4: Proposed Planning Map: Remove Stormwater Constraint Qualifying Matter Overlay from Area B

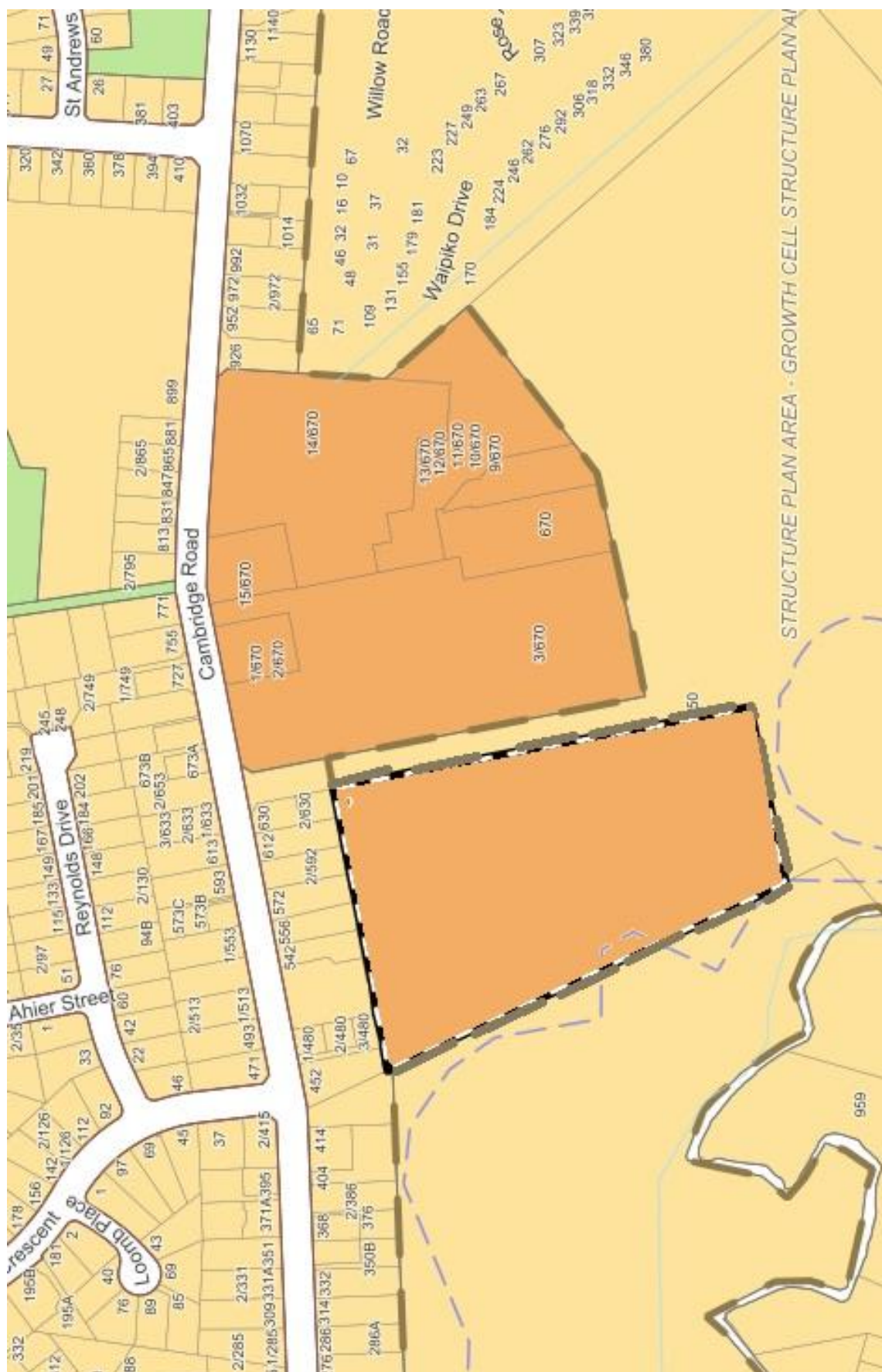


Figure 5: Proposed Planning Map: Remove Area B from the Structure Plan Area (T11 Growth Cell)

Section 6 - Commercial Zone

6.2 Resource Management Issues

- Amend 6.2.3 to read as follows:

While it is important to provide opportunities for further commercial development within village commercial centres, neighbourhood centres, large format retail area, and to make provisions for local shops; these opportunities need to be balanced against demand within the area they are located, and the catchment they are intended to serve.

6.3 Objectives and Policies

- Insert a new Policy, Policy 6.3.1.8, to read as follows:

Policies – Commercial hierarchy: large format retail centre (Te Awamutu)

6.3.1.8 To enable activities in the Large Format Retail Centre:

- a. where accommodating those activities within existing centres is difficult due to their scale and functional requirements; and
- b. where they do not compromise the function, role and amenity of primary commercial centres or neighbourhood centres.

Activity Status

6.4.1 Activity Status

- Amend 6.4.1.2 Controlled Activity to read as follows:

6.4.1.2	Controlled activities The following activities must comply with the performance standards of this zone
a.	Any development in general accordance with the <u>Te Awamutu Large Format Retail Centre Plan Scale Retail Development Concept Plan SK1-13 prepared by Woodhams/Meikle/Zhan Architects dated 21-04-06 prepared by Woodhams Meikle Zhan Architects, referenced as DWG RC100-08, dated 26-06-2025</u> as contained in Appendix S6, and which satisfies the <u>conditions included in the approved application standards in Rule 6.4.2.22.</u>
	Matters over which Council reserves its control are: ▪ <u>Traffic safety and road improvement works (with reference to the Traffic Impact Assessment submitted with the application documents for Plan Change 53 to the Operative District Plan, dated 1997)</u> <u>Safe and efficient operation of the immediate transport network; and</u> ▪ <u>Noise; and</u> ▪ <u>Glare and lighting; and</u> ▪ <u>Landscaping, including wetland restoration planting; and</u> ▪ <u>Car parking (excluding the number of parking spaces), loading and vehicle manoeuvring; and</u> ▪ <u>Signs; and</u> ▪ <u>Stormwater; (with reference to the Stormwater Assessment submitted with the application documents for Plan Change 53 to the Operative Waipā District Plan); and</u>

	▪ Soil remediation in accordance with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 /mitigation in accordance with the Statement of Evidence of Kevin Wood dated 6 November 2006 and to the satisfaction of the Principal Administrative Officers (or their delegate) of both the Waikato Regional Council and the Waipā District Council; and ▪ Colour, location, design and siting of buildings with reference to the visual impact report prepared by Connell Wagner and the Development Concept Plan. <u>Location of the buildings with reference to the Te Awamutu Large Format Retail Centre Plan</u> These matters will be considered in accordance with the assessment criteria in Section 21.
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- Amend 6.4.1.5 Non-complying activities to read as follows:

6.4.1.5	Non-complying activities
b.	Any departure from a Structure or Development Concept Plan <u>the Te Awamutu Large Format Retail Centre Plan</u> contained in Appendix S6 Te Awamutu Large Format Retail, including development which which falls under one or more of the following categories: i. Any development which does <u>Does not satisfy one or more of the conditions standards in Rule 6.4.2.22; or</u> ii. Any development which seeks <u>Seeks a greater number of buildings than shown on the Te Awamutu Large Scale Retail Centre Plan is identified on a Structure or Development Concept Plan (excluding the area shown as 'Non-Core Retail').</u> iii. <u>Includes a Department Store.</u>

Performance Standards

6.4.2 Performance Standards

- Amend Rule 6.4.2.14 to read as follows:

- 6.4.2.14 Outside the pedestrian frontage area any retail activity in a single tenancy or ownership must be greater than 1,000m² gross floor area, provided that the following are exempt from this rule:
- a. Trade suppliers, yard based suppliers, building improvement centres, service stations, licensed premises, restaurant, cafes and other eating places; and
 - b. Cambridge North Neighbourhood Centre; and.
 - c. Te Awamutu Large Format Retail Area.

Note: Activities within the Te Awamutu Large Format Retail Area are subject to Rule 6.4.2.22 of the District Plan.

- Amend Rule 6.4.2.22 to read as follows:

6.4.2.22 Any development in general accordance with the Te Awamutu Large Scale Format Retail Development Concept Centre Plan prepared by Woodhams Meikle Zhan Architects, referenced as DWG RC100-08, dated 26-06-2025 as contained in Appendix S6 and which satisfies complies with the following conditions standards:

- a. The aggregate gross floor area of the development in Areas A and B must not exceed that shown on the Development Concept Te Awamutu Large Format Retail Centre Plan (being 7,284m² 32,200m²) and the aggregate gross floor area of buildings 1-12 must not exceed 12,174m² within which the gross floor area of building one (including internal mezzanine areas) must not exceed 6,200m² and the aggregate gross floor area of buildings 2-12 must not exceed 6,420m²; and provided that:
 - i. There shall be a maximum of one (1) supermarket within the development with a maximum floor area (including internal mezzanine area) of 6,200m²;
 - ii. The maximum aggregate gross floor area for other activities (excluding the supermarket and service station) at within Area A shall be no more than 12,700m²;
 - iii. The maximum aggregate gross floor area for activities within Area B shall be no more than 13,000m²; and
 - iv. Building(s) within Area B shall be used for trade supplier/building improvement centre and associated café only.
- b. The gross floor area to be developed for retail activities within buildings 1-12 must not exceed 12,000m² and within buildings 2-12 must not exceed 6,000m², provided that

With regard to the other activities enabled by (a)(ii):

- i. No more than four (4) individual retail tenancies of less than 400m² gross leaseable floor area per tenancy (excluding the service station and restaurant) shall be permitted; and
- ii. The maximum size of any individual retail activities shall be 1,500m² 2,000m² gross leaseable floor area (excluding the supermarket); and
- iii. There shall be a maximum of one (1) supermarket within the development; and
- iv. In addition to the (4) individual retails tenancies provided in (b)(i), There there may shall be a maximum of two (2) restaurants or cafes within Area A the development, not contributing to the limit in (2); and

- v. Activities within the threshold set by (1) (a)(ii) that fall outside those provided for in (2), (3) and (4) (b)(i), (b)(ii) and (b)(iv) above include automatic teller machines, external yard display space for otherwise controlled activities, health care services, child care facilities and indoor recreational activities; and
 - vi. No building shall be located closer to the external legal boundaries of the land over and above that shown on the ~~concept plan~~ Te Awamutu Large Format Retail Centre Plan ; and
 - vii. Compliance with the ~~permitted activity~~ development ~~control~~ performance standards set for the Commercial Zone, excluding:
 - Rule 6.4.2.6 – Site Layout;
 - Rule 6.4.27 – Design and layout of development adjoining water bodies and reserves
- c. Landscaping within the landscaping buffer and restoration and enhancement planting area as shown on the Te Awamutu Large Scale Retail Centre Plan shall consist of an appropriate mixture of trees, shrubs and/or ground cover plants.
- d. Prior to any activities (excluding construction) commencing within Area B, the following transport upgrades are required:
- i. A shared pedestrian path along the southern side of Cambridge Road outside Area A and along the western side of Access 1;
 - ii. A pedestrian facility across Access 1 to provide a connection between Area A and Area B; and
 - iii. Traffic signals at the intersection of Cambridge Road and Access 1.
- e. Prior to any activities (excluding construction) commencing within Area B, the stormwater management system as shown on the Te Awamutu Large Format Retail Centre Plan has been constructed and is operational. The stormwater management required by this standard shall be designed to pre-development levels.
- Amend Rule 6.4.2.23 to read as follows:
 - 6.4.2.22 For avoidance of ~~any~~ doubt, a development will be considered to be in general accordance with the ~~Development Concept Plan~~ Te Awamutu Large Format Retail Centre Plan, provided the amended development satisfies the ~~conditions~~ standards in Rule 6.4.2.22 and notwithstanding changes to the number of tenancies proposed or minor changes:

- a. To the layout of any particular building; or
- b. To the location of buildings (provided the change does not decrease the shortest distance between the building and external boundaries of the development site as indicated on the Te Awamutu Large Format Retail Centre Plan); ~~or~~
- ~~c. To on-site vehicle circulation, precise car parking and loading locations/dimensions or to the western accessway involving the use of the existing right of way shown on the Development Concept Plan~~

- Amend Rule 6.4.2.28 to read as follows:

6.4.2.28 The following signs are permitted:

- a. Except for signs within the Te Awamutu Large Format Retail Area (contained in Appendix S6), as provided for under Rule 6.4.2.28(f), A sign giving information such as the name or street number of premises, the business, names of people occupying premises, and hours of operation; but containing no reference to particular products. No such sign shall exceed 3m² and the total area of permanent signs on one site must not exceed 5m².
- b. ...
- c. ...
- d. ...
- e. ...
- f. Within the Te Awamutu Large Format Retail,
 - i. A maximum of three (3) plinth signs, having a minimum of one metre setback from the road boundary. The plinth signs shall not exceed 6 metres in height and 2 metres in width.
 - ii. Wall mounted signs shall not cover more than 20% of any façade of the particular tenancy.
 - iii. All signs must only display information associated with the tenancy such as the name or street number of premises, the business, names of people occupying premises, and hours of operation, and goods/services provided on site.

Section 21 - Assessment Criteria and Information Requirements

Commercial Zone Assessment Criteria

- Amend the assessment criteria in Section 21.1.6 as follows:

Commercial Zone Assessment Criteria		
Controlled Activities		
21.1.6.1	Any development in accordance with the Te Awamutu Large Scale Retail Centre Plan Development Concept Plan SK1-13 prepared by Woodhams/Meikle/Zhan Architects dated 21-04-06 prepared by Woodhams Meikle Zhan Architects, referenced as DWG RC100-08, dated 26-06-2025 as contained in Appendix S6, and which satisfies the Rule 6.4.2.22. conditions included in the approved application	a. Whether the traffic safety and road improvement works are in accordance with the Traffic Impact Assessment submitted with the application documents for Plan Change 53 to the Operative District Plan, dated 1997. <u>The extent to which the activity avoids or mitigates adverse effects on the safe and efficient operation of the immediate transport network.</u> b. Whether noise is addressed in accordance with the conditions in the approved application. c. Whether glare and lighting is addressed in accordance with the conditions in the approved application. d. Whether landscaping is provided in accordance with the conditions in the approved application. <u>The extent to which proposed and existing landscaping contributes to the amenity of the site and manages effects on the amenity of adjoining residential zoned sites and open space.</u> e. Whether car parking (excluding conditions of the number of parking spaces for cars), loading and vehicle

		manoeuvring is provided in accordance with the conditions in the approved application. <u>The ability to provide adequate on-site loading, and manoeuvring for vehicles to avoid traffic conflict, maintain public safety and visual amenity of the streetscape.</u> f. Whether signs are provided in accordance with the conditions in the approved application. g. Whether stormwater is managed in accordance with the Stormwater Assessment submitted with the application documents for Plan Change 53 to the Operative Waipa District Plan 1997. <u>The manner in which the integrated stormwater approach addresses the adverse effects of the stormwater runoff and discharge on the receiving environment, having regard to best practicable options.</u> h. Whether soil remediation and mitigation is in accordance with the Statement of Evidence of Kevin Wood, dated November 2006 and to the satisfaction of the Principal Administrative Officers (or their delegate) of both the Waikato Regional Council and the Waipa District Council. i. Whether the colour, location, design and siting of buildings in accordance with the Visual Impact Report prepared by Connell Wagner
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		and the Development Concept Plan. <u>The extent to which the location and scale of buildings addresses the amenity of public streets and the residential zone.</u>
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Te Awamutu Large Scale Retail Development Concept Plan

Appendix S6 - Te Awamutu Large Scale Retail Development Concept Plan

- Update the Te Awamutu Large Format Retail Site Plan to include Area B:

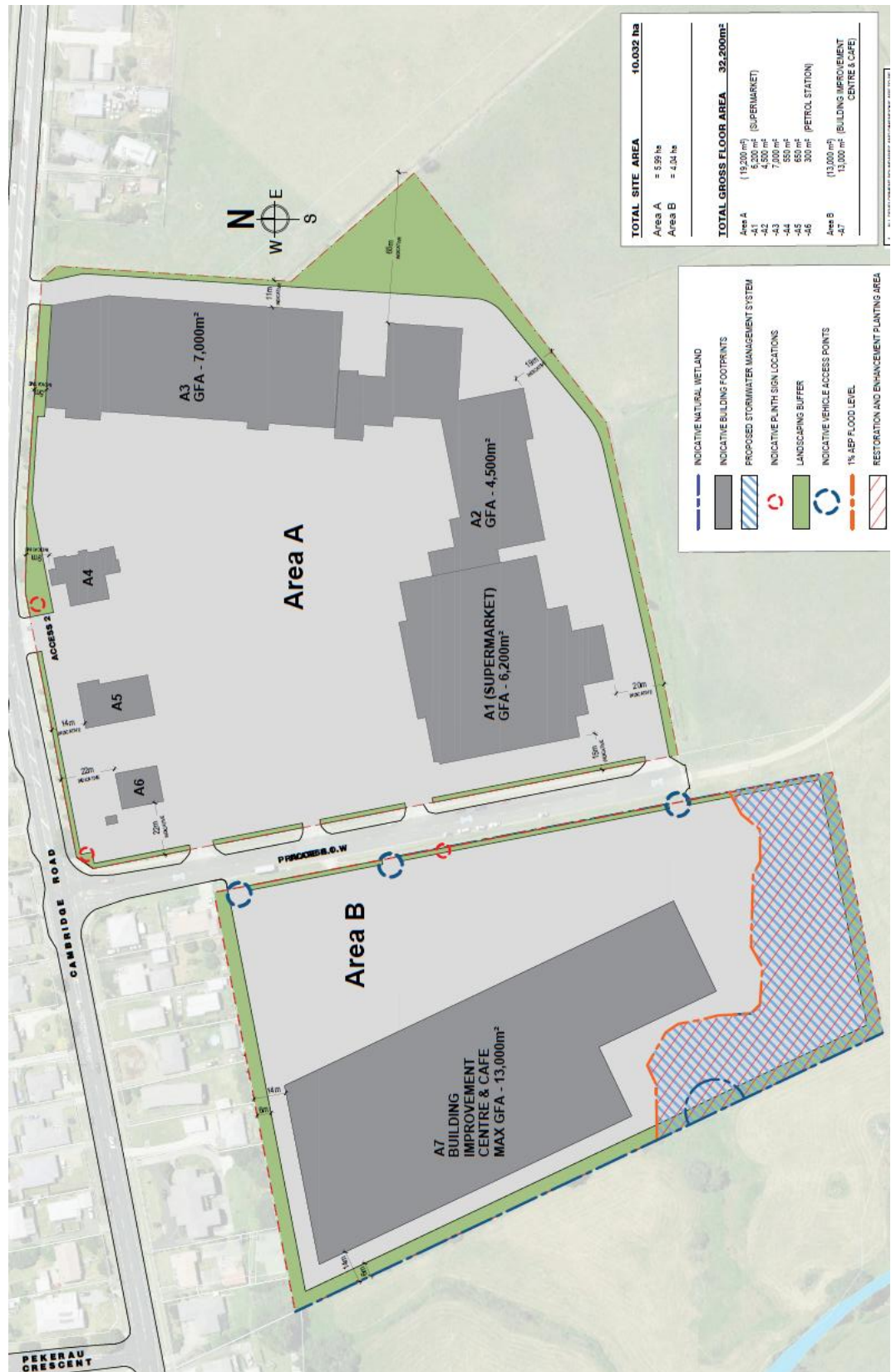


Figure 6: Revised Te Awamutu Large Format Retail Centre Plan

Future Growth Cells and Structure Plan

Appendix S1 - Te Awamutu Growth Map

Amendments are proposed to the Te Awamutu Growth Map, contained in Appendix S1 to remove Area B, reflecting its rezoning from residential to commercial. As a result, the land area and approximate yield figures will be updated to account for this exclusion.

- Amend the Te Awamutu Growth Map and Table to exclude Area B:

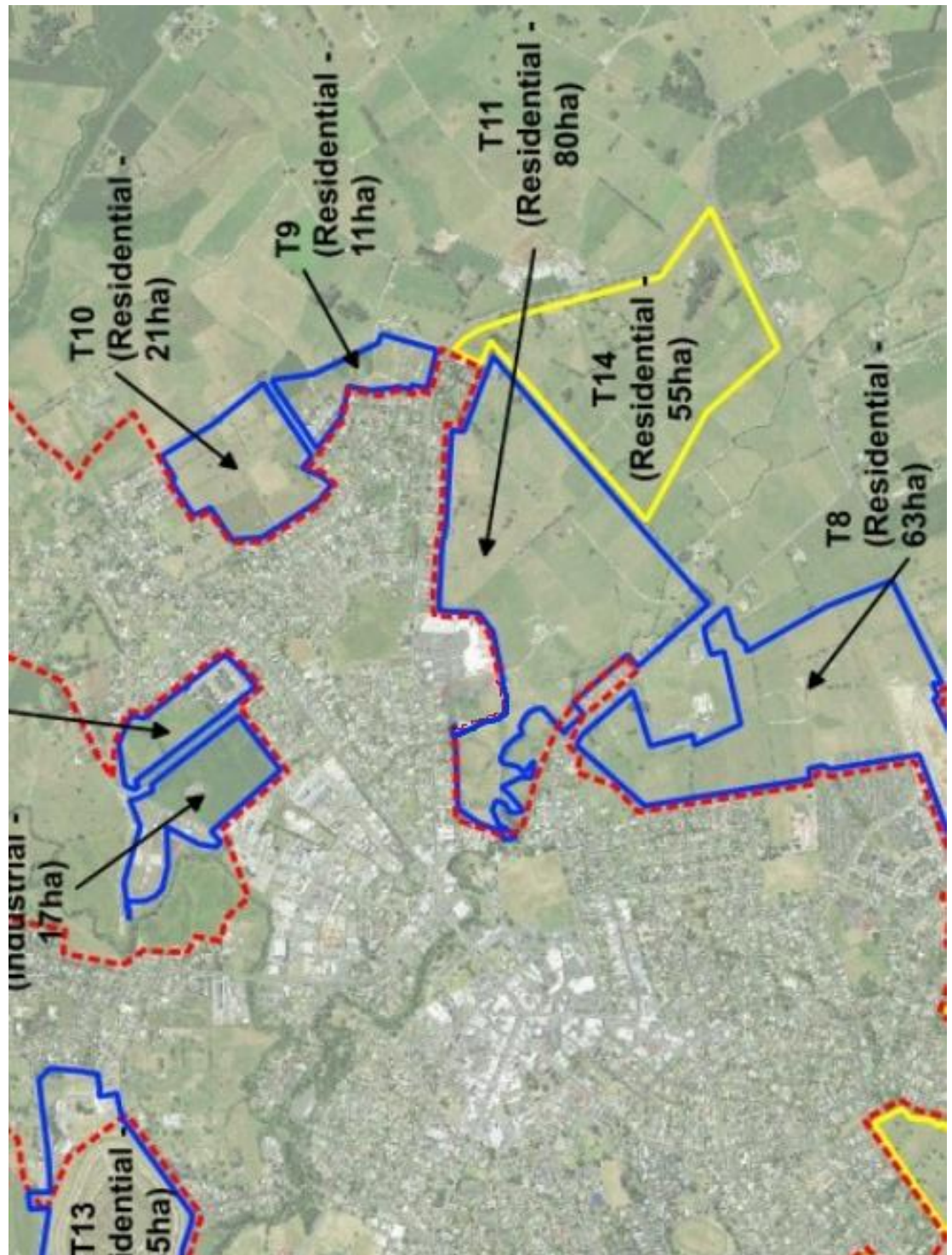


Figure 7: Proposed Planning Map: Remove Area B from the Te Awamutu Growth Map

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
...	...	...
T11	80ha <u>76ha</u>	- This growth cell has been identified as a residential growth cell. Development shall be undertaken in accordance with the relevant structure plan contained within this District Plan. - The growth cell has a dwelling capacity of approximately 432 <u>382</u> dwellings and represents an opportunity for housing in proximity to a commercial node which provides necessary social infrastructure shopping / medical etc.

- Amend the Te Awamutu T11 Growth Cell Structure Plan to exclude Area B:

