

Private Plan Change 35 – Te Awamutu Large Format Retail Centre

Part B - Decisions on Submissions and Further Submissions by Topic

27 August 2026

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Submitter details

Submission Number	Submitter
01	New Zealand Transport Agency Waka Kotahi (NZTA)
02	Waikato Regional Council (WRC)
03	Waipa District Council (WDC)
04	Foodstuffs North Island (FSNI)
05	Jay E L Limited and Park Road Holdings Limited (Jay EL Ltd)

Further Submitter details

Submission Number	Further Submitter
FS 01	638 Limited
FS 02	Foodstuffs North Island (FSNI)

Decisions to Submissions and Further Submissions by Topic

Topic 1 – Consultation and Engagement

Submission point	Submitter	District Plan provision	Support / Oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
4/1	FSNI	-	Neutral	FSNI records that it has concerns with the plan change.	Accept
5/6	Jay EL Ltd	-	Neutral	No specific relief sought	Accept

Topic 2 – Urban Growth

Submission point	Submitter	District Plan provision	Support / Oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
5/1	Jay EL Ltd	-	Neutral	No specific relief sought	Accept

Topic 3 – Transportation

Submission point	Submitter	District Plan provision	Support / Oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
Subtopic – Implications on State Highway 3					
1/1	NZTA	-	Opposed in Part	Either: - Decline PC35 on the basis that the applicant has not provided sufficient information to be able to assess the application; or - Prior to a hearing provide sufficient information to be able to assess the effects and any appropriate mitigation	Accept in Part

Submission point	Submitter	District Plan provision	Support / Oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
FS 2/1	FSNI		Support	Accept the submission point	Accept in Part
1/2	NZTA	-	Oppose in Part	Current, proposed and future modelling for the SH3 roundabout through a Roundabout Capacity Assessment, including a 10 year-future assessment (including AM and PM assessments) is required.	Accept in Part
FS2/2	FSNI		Support	Accept the submission point	Accept in Part
1/3	NZTA	-	Oppose in Part	Appropriate provisions should be identified within the proposed plan change to adequately address any implications to the state highway and surrounding network where required.	Accept in Part
FS2/3	FSNI		Support	Accept the submission point	Accept in Part
Subtopic – Traffic Upgrades to Access 1					
3/1	WDC	Rule 6.4.2.22.d	Support in Part	That Rule 6.4.2.22.d be amended to read: d. Prior to any activities (excluding construction) commencing within Area B, the following transport upgrades are required: i. A shared pedestrian walking / cycling path along the southern side of Cambridge Road outside Area A and along the western side of Access 1 <u>including a shared walking / cycling facility across Access 2.</u> ii. A Pedestrian facility facilities across Access 1 to provide connection between Area A and Area B iii. Traffic signals at Upgrading of the intersection of Cambridge Road and Access 1 <u>to include:</u> <u>Traffic signals; and</u> <u>A dedicated left turn lane for westbound traffic on Cambridge Road;</u> <u>Accommodation of tracking curves for a 19m semi-trailer truck without crossing traffic lanes occupied by other vehicles.</u>	Accept in Part

Submission point	Submitter	District Plan provision	Support / Oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
				<u>Provision of pedestrian crossing facilities across Cambridge Road; and</u> <u>Vesting of land as road in the event that the required intersection upgrades cannot be accommodated within existing road reserve.</u> Or any other relief considered necessary and appropriate to address the issues raised by this submission.	
FS1/1	638 Ltd		Support	Accept the Plan Change with following amendment (red text) to Rule 6.4.2.22.d.i, to read: <u>A shared walking/cycling path along the southern side of Cambridge Road outside Area A including a shared walking/cycling facility across Access 2 and along the western side of Access 1;</u>	Accept in Part
FS2/4	FSNI		Oppose	Reject the submission point	Accept in Part
4/5	FSNI	Traffic Upgrades	Support in part	The Plan Change is amended to ensure the design and implementation of any future traffic upgrades will not adversely affect the ongoing and future operation of the Pak'n Save at 670 Cambridge Road.	Accept in Part
Subtopic – Vehicle Access Points onto the ROW					
4/4	FSNI	Vehicle Access	Support in part	The location of the proposed access points should be reconsidered to ensure that construction and day to day operation of the existing and upgraded Pak'n Save is not unduly affected. Delete or amend the location of the indicative access points illustrated on the site plan and located on the eastern boundary of Area B.	Accept
Subtopic – Carparking					
4/6	FSNI	Car parking provisions	Support in part	Robust analysis is provided that demonstrates sufficient carparking is provided. The plan change is amended to reduce building Gross	Accept in Part

Submission point	Submitter	District Plan provision	Support / Oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
				Floor Area limits to an appropriate level where the analysis demonstrates a shortfall or adverse effects in terms of: - the use of the Pak'n Save carpark; or - the safe or efficient circulation of traffic within the centre or immediate network. The Plan Change is amended to ensure sufficient carparking is provided within Areas A and B to cater for the new, or changes to existing, activities in those areas, including if necessary, by reducing allowable building GFA.	

Topic 4 – Stormwater/ Flood Hazard Management

Submission point	Submitter	District Plan provision	Support / Oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
Subtopic – Flood Hazard Assessment and Stormwater					
2/1	WRC	-	Neutral	Provide further detail as to how the 1% AEP flood level at the site boundary was calculated and what climate scenario this level is valid for.	Accept in Part
2/2	WRC	-	Neutral	That more detail is provided on the flood model configuration, including: - Where the downstream boundary has been positioned; - How the upstream Mangaohoi catchment has been accounted for.	Accept in Part
2/3	WRC	-	Neutral	That more robust analysis is provided to demonstrate that the site can be developed without: - increasing the flood levels in the floodplain at the plan change site; or - increasing flows in the Mangaohoi Stream downstream of the site.	Accept in Part

Submission point	Submitter	District Plan provision	Support / Oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
5/4	Jay EL Ltd	-	Neutral	Expectation that: - all stormwater and flooding effects are managed on-site; and - there will be no impacts up or downstream of the site.	Accept in Part
Subtopic – Infrastructure Capacity					
5/2	Jay EL Ltd	-	Neutral	No specific relief sought.	Reject
5/3	Jay EL Ltd	-	Neutral	No specific relief sought	Reject

Topic 5 – Ecological Values and Landscaping Buffer

Submission point	Submitter	District Plan provision	Support / Oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
Subtopic - Ecological Values					
3/2	WDC	Rule 6.4.2.22.c	Support in Part	That Rule 6.4.2.22.c be amended to read: <u>Prior to construction activities commencing within Area B:</u> i. <u>An Ecological Management Plan for Area B is provided which implements the recommendations of the Ecological Impact Assessment (prepared by Ecology New Zealand Limited) forming part of PC35 as they relate to:</u> <u>Restoration plan of wetland and 100 year flood risk zone;</u> <u>Protection of nesting birds; and</u> <u>Bat management protocols.</u> ii. <u>A Landscaping plan is provided for with</u> the landscaping buffer and restoration planting area as shown on the Te Awamutu. <u>Planting</u> shall consist of an appropriate mixture of trees, shrubs and/or ground cover plants.	Accept in Part
FS1/2	638 Ltd		Support in Part	Accept	Accept in Part

Submission point	Submitter	District Plan provision	Support / Oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
3/6	WDC	Rule 6.4.1.2.a	Support in Part	That the first bullet point of the matters of control in Rule 6.4.1.2.a is amended to read: Safe and efficient operation of the immediate transport network, <u>including intersection upgrades and the upgrading / provision of pedestrian and cycle facilities internal and external to the development site.</u>	Accept in Part
FS1/6	638 Ltd		Support	Accept the Plan Change with the following amendment (red text) to the first bullet point for the matters over which Council reserves its control , to read: Matters over which Council reserves its control are: • 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>Safe and efficient operation of the immediate transport network, including intersection upgrades and the upgrading/provision of pedestrian and cycle facilities internal and external to the development site along the southern side of Cambridge Road outside Area A and within Access 1;</u> and	Accept in Part
3/7	WDC	Rule 21.1.6.1	Support in Part	That Rule 21.1.6.1.b is amended to read: The extent to which proposed and existing landscaping contributes to <u>ecological enhancement</u> , the amenity of the site and manages effects on the amenity of adjoining residential zoned sites and open space .	Accept in Part
FS1/7	638 Ltd		Support	Accept the Plan Change with amendments that the Ecological Management Plan recommendations are only relevant for the development of Area B.	Accept in Part
FS2/6	FSNI		Oppose in Part	Reject the submission point insofar as it would apply to activities in Area A.	Accept

Submission point	Submitter	District Plan provision	Support / Oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
3/8	WDC	Rule 21.1.6.1	Support in Part	That a new subrule e. is added to Rule 21.1.6.1 to read: <u>The extent to which effects on ecological values are managed through landscaping, wetland restoration, protection of nesting birds and bat management protocols.</u>	Accept in Part
FS1/8	638 Ltd		Support	Accept the Plan Change with amendments that the Ecological Management Plan recommendations are only relevant for the development of Area B.	Accept in Part
FS2/7	FSNI		Oppose in Part	Reject the submission point insofar as it would apply to activities in Area A.	Accept
Subtopic – Landscaping					
4/3	FSNI	Appendix S6	Support in Part	Delete the landscape buffer area from the site plan and delete the new landscaping Rule 6.4.2.22(c).	Accept in Part
FS1/10	638 Ltd		Support	Accept the Plan Change with the revised Te Awamutu Large Format Retail Centre Plan to reflect the 2026 consented Pak'nSave building footprint.	Accept in Part

Topic 6 – Rezoning of the ROW leg of 650 Cambridge Road

Submission point	Submitter	District Plan provision	Support / Oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Hearing Commissioner Decision
4/7	FSNI	Maps	Support in Part	To rezone the ROW / Access 1 to Commercial consistent with the zoning of Area A and the proposed zoning of Area B.	Reject
FS1/11	638 Ltd		Support in Part	Retain current zoning for 650 Cambridge Road pending agreement to rezoning from the owner of the ROW.	Reject

Topic 7 – Performance Standards

Submission point	Submitter	District Plan provision	Support / Oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Recommendation (accept/accept in part/reject)
Subtopic – Maximum Building Heights					
3/3	WDC	Rule 6.4.2.3.a	Support in Part	That Rule 6.4.2.3.a be amended to read: a. On the <u>land in Area A of subject to</u> the Te Awamutu Large <u>Format Scale Retail Development Concept Centre</u> Plan contained in Appendix S6, no building or other structure shall penetrate a height plane of 15m <u>and except that the Indicative Building Footprints shown on that plan and listed below must not exceed: building structure associated with units 12 – 14</u> • <u>A4 and A5 = shown on that plan must not exceed 8m</u> in height <u>and the Bulk Retail timber Merchant</u> • <u>A3 = must not exceed 12m</u> in height.	Accept
FS1/3	638 Ltd		Support	Accept	Accept
Subtopic – Structure Plan Referencing					
3/4	WDC	Rule 6.4.1.2.a	Support in Part	That Rule 6.4.1.2.a be amended to read: Any development in general accordance with the Te Awamutu Large <u>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 <u>satisfies complies with</u> the <u>conditions included in the approved application</u> standards in Rule 6.4.2.22.	Accept
FS1/4	638 Ltd		Support	Accept	Accept
3/5	WDC	Rule 6.4.2.22	Support in Part	That Rule 6.4.2.22 be amended to read: Any development in general accordance with the Te Awamutu Large <u>Scale Format Retail Centre Plan 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 complies with the following standards:...	Accept

Submission point	Submitter	District Plan provision	Support / Oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Recommendation (accept/accept in part/reject)
FS1/5	638 Ltd		Support	Accept	Accept
Subtopic – Matters of Control					
3/6	WDC	Rule 6.4.1.2.a	Support in Part	That the first bullet point of the matters of control in Rule 6.4.1.2.a is amended to read: Safe and efficient operation of the immediate transport network, <u>including intersection upgrades and the upgrading / provision of pedestrian and cycle facilities internal and external to the development site.</u>	Accept in Part
FS1/6	638 Ltd		Support	Accept the Plan Change with the following amendment (red text) to the first bullet point for the matters over which Council reserves its control , to read: Matters over which Council reserves its control are: ▪ 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>Safe and efficient operation of the immediate transport network, including intersection upgrades and the upgrading/provision of pedestrian and cycle facilities internal and external to the development site along the southern side of Cambridge Road outside Area A and within Access 1;</u> and	Accept in Part
FS2/5	FSNI		Oppose in Part	Reject the submission point insofar as it applies to existing or change to existing activities in Area A.	Accept in Part
Subtopic – Activities in Area A					
4/2	FSNI	-	Neutral	That the Site Plan is updated to reflect newly proposed or consented activities in Area A, in the event such activities are proposed or consented during the Council's consideration of the Plan Change.	Accept
FS1/9	638 Ltd		Support	Accept the Plan Change with the revised Te Awamutu Large Format Retail Centre Plan to reflect the 2026 consented Pak'nSave building footprint.	Accept

Submission point	Submitter	District Plan provision	Support / Oppose / in part	Relief sought / decision requested (New text underlined in red; deletions in red and struck through)	Recommendation (accept/accept in part/reject)
5/5	Jay EL Ltd	-	Neutral	Further information to be provided on the future use of the existing Mitre 10 building.	Accept in Part