

1. INTRODUCTION

1.1 This Joint Summary Statement of Pui Chuen (Rachelle) Hui and Alice Morris addresses planning matters relating to PPC 35. It should be read with the updated section 32AA Assessment (**Attachment A**) and Recommended Track Change Amendments (**Attachment B**).

1.2 This statement summarises:

- (a) the matters agreed between the Applicant and Council, including the further amendments proposed and the updated section 32AA assessment;
- (b) the matter that remains unresolved; and
- (c) other matters in the Further Directions of the Independent Hearing Commissioner dated 5 August 2026 (**Further Directions**).

1.3 The Applicant's evidence in chief and section 42A report are taken as read.

2. MATTERS THAT ARE AGREED

2.1 Following the Independent Hearing Commissioner's Further Directions, the Applicant's planner and Council planner held a workshop to discuss drafting matters and prepare a section 32AA assessment for the proposed changes.

2.2 The agreed drafting matters are addressed in the updated section 32AA assessment and tracked amendments at Attachments A and B. They include:

- (a) editorial amendments to ensure consistent references to the Te Awamutu Large Format Retail Centre Plan and building references in Rule 6.4.2.3 (consistent with paragraphs 10.e and 10.f of the Further Directions);
- (b) retaining Rule 6.4.1.2.a, bullet point 1, as recommended in the section 42A report, to focus the matter of control on development within Area B and the backfilling of Building A3 while preserving Council's ability to assess transport-related effects;
- (c) introducing a new matter of control and associated assessment criterion to address the location, separation and design of vehicle access to Area B, including their relationship to the existing Area A vehicle crossings and the safe and efficient operation of Access 1;

- (d) amending Rule 6.4.2.22.b to clarify its application to the development scenarios enabled by Rule 6.4.2.22.a;
- (e) amending Rules 6.4.2.22.c and 6.4.2.22.d to require relevant documentation as part of the first resource consent application for Area B, including the stormwater management plan requirements now addressed in Rule 6.4.2.22.c;
- (f) including reference to the Ecological Report in Rule 6.4.2.22.c, consistent with paragraph 10.c of the Further Directions; and
- (g) addressing the term “materially increases” in Rule 6.4.2.22.f by adding an advice note identifying the hydrological parameters relevant to the interpretation of material increase.

3. MATTER THAT REMAINS UNRESOLVED

- 3.1 The only unresolved matter concerns whether bullet point 5 of Rule 6.4.2.22.d.iii should be included as part of the standard or as an advice note. The wording records that any required vesting of land or easements that may be required for the creation of the signalised intersection at Cambridge Road and Access 1 will be Applicant’s responsibility, and will not be directly undertaken or facilitated by Waipā District Council.
- 3.2 Ms Hui considers the wording should be included in Rule 6.4.2.22.d.iii, bullet point 5. It reflects wording agreed with Foodstuffs North Island Limited to address their submission point that any transport infrastructure required to support Access 1 is secured in a manner that maintains the safe and efficient operation of existing and future Pak’nSave activities. Ms Hui considers that including this matter as a standard would provide greater protection of the existing Pak’n.Save car park area.
- 3.3 Ms Morris prefers the wording to be included as an advice note. Ms Morris considers the wording clarifies implementation responsibility rather than establishing a separate enforceable performance standard, and including it as a rule may hinder Council’s ability to facilitating land acquisition or easement arrangements in the event that it is necessary. An advice note would provide guidance while avoiding unintended restrictions on Council.

- 3.4 The planners agree on the substance of the clarification. The remaining disagreement is limited to its placement as part of the standard or as an advice note.

4. OTHER MATTERS RAISED BY THE INDEPENDENT HEARING COMMISSIONER

- 4.1 The following addresses the remaining matters raised in paragraph 10 of the Further Directions.
- 4.2 In relation to paragraph 10.b, the Commissioner recommended referencing “activities within buildings” rather than “activities”. We consider this unnecessary because the relevant wording appears only once in Chapter 6, and relates specifically to retail activities within Buildings 1–12 under Rule 6.4.2.22.b. The amended provisions refer to the gross floor area of activities in Areas A and/or B.
- 4.3 In relation to paragraph 10.d and Rule 6.4.2.22.b(v), the wording has been carried over from the current District Plan provisions, and has the purposes of excluding the floor area of the identified activities in the application of rule 6.4.2.22.a.
- 4.4 With regard to paragraph 10.g, we do not agree that Rule 21.1.6.1 should be limited to Area B. The current wording relates to how landscaping associated with a development proposal on Areas A or B contributes to the amenity of the site being developed. Therefore, retaining reference to the site is appropriate to capture that it could apply to Area A or B.

Pui Chuen (Rachelle) Hui and Alice Morris

Dated 7 August 2026

ATTACHMENT A: S32AA ASSESSMENT

Attachment A - Section 32AA Assessment

Recommended Amendments – see Attachment B	Options Evaluated	Efficiency and effectiveness (including costs and benefits and risks of acting or not acting)
AMENDMENTS TO CLARIFY THE PROVISIONS AND IMPROVE CONSISTENCY		
• Rule 6.4.1.a – Remove reference to the architectural firm and make editorial changes “...which complies with standards...” • Rules 6.4.1.5.b.ii, 6.4.2.14, 6.4.2.28, 15.4.2.69.e – Update reference to Te Awamutu Large Format Retail Centre Plan • Rule 6.4.2.3 – Amendments to reflect the buildings referenced in the TALFRCP. <i>Agreed provision:</i> On land in Area A of the Te Awamutu Large Format Retail Centre Plan contained in Appendix S6, no building or other structure shall penetrate a height plane of 15m except that the Indicative Building Footprints shown on that plan and listed below must not exceed: ▪ A4 and A5 = 8 metres in height; and ▪ A3 = 12 metres in height	Option 1 – Notified provisions Option 2 – Recommended revised provisions as outlined in Attachment B (mutually agreed to by the Applicant and Council)	Costs and Benefits <u>Economic, Environmental, Cultural and Social</u> Option 1 – Retaining provisions where clarification and consistency is required may result in unintended or inconsistent interpretation and implementation through the resource consent process and therefore have economic, environmental, cultural, and social costs. Option 2 – This option will improve the clarity and consistency of the provisions and provide greater certainty for plan users. Improved clarity and consistency will support the achievement of plan objectives and result in associated economic, environmental, cultural, and social benefits. Efficiency and Effectiveness Option 2 is considered more efficient and effective because the amendments improve clarity and consistency across the District Plan. Risks There are no known risks due to insufficient information.

Recommended Amendments – see Attachment B	Options Evaluated	Efficiency and effectiveness (including costs and benefits and risks of acting or not acting)
• Rule 6.4.2.22 – Remove reference to the architectural firm. • Rule 6.4.2.22.b.i – Amend wording to improve clarity. • Rule 21.1.6 – Update reference to the Te Awamutu Large Format Retail Centre Plan, remove reference to the architectural firm, change wording from '<u>complies with</u>' for consistency, and renumber Rules 21.1.6.1.a–21.1.6.1.e. • Appendix S6 – Update title to reference the Te Awamutu Large Format Retail Centre Plan. • Update TALFRCP to show the following amendments: - Update the aggregate gross floor area to reflect the latest amendments for Area A. - Update the landscaping buffer for Area A. - Show the 1% AEP flood level for Area B, based on the Te Miro Flood Model.		

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AMENDMENTS TO MATTER OF CONTROL (RULE 6.4.1.2.A)		
• Bullet Point 1: Amendments to transport matter of control <u>Agreed provision:</u> • <i>Safe and efficient operation of the immediate transport network including intersection upgrades and cycle facilities internal and external to the development site that are necessary to mitigate traffic effects arising from development of Area A and/or Building A3 in Area A as shown on the Te Awamutu Large Format Retail Centre Plan in Appendix S6; and</i>	Option 1 – Notified provisions Option 2 – Recommended revised provisions as outlined in Attachment B (mutually agreed to by the Applicant and Council)	Costs and Benefits <u>Economic, Environmental, Cultural and Social</u> Option 1 – Retaining the matter of control relating to the "safe and efficient operation of the immediate transport network" could result in economic and environmental costs. The provision is broad and does not identify the specific transport upgrades or design measures required to address the effects of development. This may create uncertainty for plan users and result in unintended or inconsistent interpretation and implementation through the resource consent process. No cultural or social costs or benefits have been identified. Option 2 – This option limits the matter of control to development within Area B and the backfilling of Building A3, being the activities most likely to generate transport effects beyond those already authorised. It also retains Council's ability to control transport-related matters both internally and externally to the site, including pedestrian and cycle facilities. The amendment provides greater certainty, appropriately targets potential transport effects, and avoids unnecessarily capturing existing authorised activities. As a result, it is anticipated to generate economic, environmental, and social benefits through the more efficient and effective administration of the provisions. No cultural costs or benefits have been identified. Efficiency and Effectiveness Option 2 is the most efficient and effective option, as it provides greater clarity regarding the application of the matter of control and

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		limits its scope to development with the potential to generate additional transport effects. The amendments improve the clarity of the provisions, reduce uncertainty, and provide a more efficient framework for future resource consent assessments. Risks There are no known risks due to insufficient information.
• Insertion of Additional Bullet Point: <u>Agreed provision:</u> <i>The location, separation and design of access points to ensure the safe and efficient operation of Access 1.</i> Following discussions between Council and the Applicant's planners, it was agreed that the most appropriate way to address Council's recommendation with regard to 20 metres separation from access points was to include a new performance standard (addressed further below), matter of control, and amend the associated assessment criteria. Subsequent assessment by the Applicant's transport specialist identified that, while the car park access can achieve the 20-metre separation when measured from the	Option 1 – Retain as notified Option 2 – Recommended revised provisions as outlined in Attachment B (mutually agreed to by the Applicant and Council)	Costs and Benefits <u>Economic, Environmental, Cultural and Social</u> Option 1 – Retaining the notified provisions would not enable Council to explicitly consider the relationship between proposed and existing access points, or the safe and efficient operation of Access 1. This may create uncertainty for plan users and decision-makers, leading to inconsistent interpretation and application through the resource consent process. It may also limit Council's ability to effectively address potential transport effects relating to access location, visibility, and sight distance. No cultural or social costs or benefits have been identified. Option 2 – This option responds to the concerns identified in the s42A Report by introducing a performance standard, matter of control, and associated assessment criteria for access location and design. These amendments allow Council to consider the relationship between proposed and existing access points, including visibility, sight distance, and the operation of Access 1. By providing a clearer basis for assessment, the option improves certainty for plan users and supports more consistent management of potential transport effects through the resource consent process. It is

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centreline of each access, the proposed truck access is located almost directly opposite the existing truck access serving Area A. This location was considered the most practical, as it separates heavy vehicle movements from general traffic within Area B, and along Access 1. Requiring all crossings to achieve the recommended separation could result in development within Area B not being generally consistent with the TALFRCP, thereby triggering non-complying activity status.		therefore expected to generate economic, environmental, and social benefits. No cultural costs or benefits have been identified. Efficiency and Effectiveness Option 2 is the most efficient and effective option because it addresses the s42A Report issue without relying on prescriptive separation standards that may not be achievable in all cases. It provides a clear but flexible framework for assessing access location and design, improving workability, reducing uncertainty, and ensuring Area B transport effects can be appropriately considered. Risks There are no known risks due to insufficient information.
• Bullet Points 6 and 7: Insertion of new matters of control relating to ‘Ecology’ and ‘Flood Hazards’	Option 1 – Retain as notified Option 2 – Recommended revised provisions as outlined in Attachment B (mutually agreed to by the Applicant and Council)	Costs and Benefits <u>Economic, Environmental, Cultural and Social</u> Option 1 – Not including matters of control relating to ecological enhancement and flood hazard management could result in economic, environmental, cultural, and social costs, as these matters cannot be expressly considered through the resource consent process. This may create uncertainty regarding the intended application of the provisions and give rise to unintended or inconsistent interpretation and implementation. Option 2 – The proposed amendments insert additional matters of control to reflect the new ecological management and flood mitigation performance standards for Area B. While primarily administrative in nature, the inclusion improve the clarity,

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		consistency, and administration of the provisions, ensure these matters are expressly considered through the resource consent process. This is anticipated to result in associated economic, environmental, cultural, and social benefits. Efficiency and Effectiveness Option 2 is considered more efficient and effective as it improves clarity and consistency across the District Plan. Risks There are no known risks due to insufficient information.
RULE - TE AWAMUTU LARGE FORMAT RETAIL (RULE 6.4.2.22)		
• Rules 6.4.2.22.a and 6.4.2.22.ii – Amend the GFA of buildings within Area A to reflect changes to Area A Building 3. In particular: - Rule 6.4.2.22.a - Aggregate gross floor area of Areas A and B: 29,575m² excluding service station - Rule 6.4.2.22.ii – Maximum aggregate gross floor area of Area A: 10,375m²	Option 1 – Notified provisions Option 2 – Recommended revised provisions as outlined in Attachment B (mutually agreed to by the Applicant and Council)	Costs and Benefits <u>Economic, Environmental, Cultural and Social</u> Option 1 – Retaining the notified provisions may provide economic, cultural, and social benefits by enabling additional retail development and growth within Area A. However, it may also result in environmental and economic costs, as the additional gross floor area has not been specifically assessed in relation to parking demand, traffic generation, and associated transport effects, creating uncertainty regarding the scale and effects of future development. Option 2 – The amendment limits the aggregate gross floor area within Area A (Buildings A2, A3, A4 and A5) to the level already established and assessed through existing resource consents. This provides environmental, economic, cultural, and social benefits by

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		ensuring that development within Area A does not exceed the scale of development already anticipated and assessed. The amendment also improves certainty for plan users and decision-makers, aligns the provisions with the existing built form, and reduces the potential for unanticipated parking, traffic, and amenity effects. The benefits are primarily associated with improved consistency, clarity, and administration of the provisions. Efficiency and Effectiveness Option 2 is the most efficient and effective option, as it aligns the provisions with the existing scale of development within Area A as enabled by the existing District Plan provisions and resource consents, improves certainty for plan users and decision-makers, and reduces the potential for unanticipated effects. This provides a more effective and efficient framework for future resource consent assessments. Risks There are no known risks due to insufficient information.
• Rule 6.4.2.22.b – Amend the provision so the development scenarios in Rule 6.4.2.22.a apply, consistent with paragraph 4.8.1 of Council’s s42A Report. <i>Agreed provision:</i> <i>b. With regard to the other activities enabled by (a)(iii) above:</i> <i>i. No more than four (4) individual retail tenancies within Area A</i>	Option 1 – Notified provisions Option 2 – Recommended revised provisions as outlined in Attachment B (mutually agreed to by the Applicant and Council)	Costs and Benefits <u>Economic, Environmental, Cultural and Social</u> Option 1 – Retaining the notified provisions would mean Rule 6.4.2.22.b applies only to development scenarios in Area A. This may create uncertainty about the scale and nature of development anticipated within the TALFRC, and whether standards (v) and (vi) continue to apply across both Areas A and B. This ambiguity could lead to unintended development outcomes, uncertainty when assessing site layout and development adjoining water bodies and

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<i>may be less than 400m² gross leaseable floor area (excluding the service station) shall be permitted; and</i> <i>ii. The maximum size of any individual retail activities within Area A shall be 2,000m² gross leaseable floor area (excluding the supermarket); and</i> <i>iii. In addition to the (4) individual retail tenancies provided in (b)(i) there may be a maximum of two (2) restaurants or cafes within Area A; and</i> <i>iv. Activities within the threshold set by (a)(ii) that fall outside those provided for in (b)(i), (b)(ii) and b(iii) above include automatic teller machines, external yard display space for otherwise controlled activities, health care services, child care facilities and indoor recreational activities; and</i> <i>v. No building shall be located closer to the external legal boundaries of the land over and above that shown on the Te Awamutu Large Format Retail Centre Plan; and</i> <i>vi. Compliance with the development performance standards set for the Commercial Zone, excluding:</i> <i>• Rule 6.4.2.6 – Site Layout;</i>		reserves, additional consenting costs and inefficiencies for applicants and Council, and potential environmental costs if water bodies within Area B are not considered. Option 2 – This option clarifies that Rule 6.4.2.22.b applies to the development scenarios enabled by Rule 6.4.2.22.a, and identifies which provisions apply to Area A only and which apply to both Areas A and B. The amendments improve readability, interpretation, and certainty about the scale and type of activities anticipated in each area. This is expected to provide economic benefits through more efficient administration, reduced consenting uncertainty, and improved implementation. Environmental and social benefits may also arise from clearer development expectations and more consistent assessment of effects. No cultural costs or benefits have been identified. Efficiency and Effectiveness Option 2 is the most efficient and effective option because it clarifies how Rule 6.4.2.22.b applies. By confirming that subclauses (i) to (iv) apply only to Area A, while subclauses (v) and (vi) apply to both Areas A and B, the amendments remove ambiguity, improve usability, and provide a clearer framework for future resource consent assessments. Risks There are no known risks due to insufficient information.

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Rule 6.4.27 – Design and layout of development adjoining water bodies and reserves		
Rule 6.4.22.c – Amend the requirement for an Ecological Management Plan and Landscape Plan, including the timing for providing that information (following the drafting matters to be addressed in Paragraphs 9 and 10.c of the Further Direction of the Independent Hearing Commissioner dated 5 August 2026) <u>Agreed provision:</u> c. The first land use consent application for development of Area B under Rule 6.4.1.2.a must be accompanied by: i. An Ecological Management Plan for Area B is provided which implements the recommendations of the <u>Ecological Impact Assessment (prepared by Ecology New Zealand Limited)</u> forming part of PC35 as they relate to: - Restoration plan of wetland and 100-year flood risk zone; - Protection of nesting birds; and	Option 1 – Notified provisions Option 2 – Recommended revised provisions as outlined in Attachment B (mutually agreed to by the Applicant and Council)	Costs and Benefits <u>Economic, Environmental, Cultural and Social</u> Option 1 – Retaining the notified provisions may create uncertainty about whether ecological enhancements, including restoration within Area B are necessary prior to the development of Area B, and there is risk that development within Area A could trigger requirement for ecological enhancement within Area B. Furthermore, as outlined by the Commissioner, the wording as notified requires information to be provided prior to activities commencing within Area B. The provision is worded such a way that it is not possible to determine if the standard has been satisfied and therefore its activity status (i.e., controlled activity or non-complying). This results in environmental, cultural and social costs through uncertain implementation and consenting process. Option 2 – Requiring both an ecological management plan and a landscaping plan as part of the first resource consent application ensures ecological enhancements and restoration are considered for the development of Area B as enabled by Rule 6.4.1.2, and the inclusion of the reference to the ecological report. This option also consolidates the documentation (including stormwater management plan) required as part of the first resource consent application. The stormwater management plan requirement is further outlined below (under Rule 6.4.22.e). This provides environmental, cultural and social benefits by supporting integrated landscaping and ecological outcomes and improving certainty for plan users.

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• <i>Bat management protocols</i> ii. <i>A landscaping plan is provided for the landscaping buffer and restoration and enhancement planting area as shown on the Te Awamutu Large Format Retail Centre Plan. Planting shall consist of an appropriate mixture of trees, shrubs and/or ground cover plants.</i> iii. <i>A design for the stormwater management system to serve Area B in the location shown on the Te Awamutu Large Format Retail Centre Plan. The stormwater management system required by this standard shall be designed to ensure that the development does not increase peak discharge rates above the corresponding pre-development rates from Area B for the relevant design events.</i>		Efficiency and Effectiveness Option 2 is more efficient and effective for achieving the relevant objective because it makes the ecological enhancement and restoration requirements explicit, provides a clearer basis for consent assessment, and better integrates landscaping and ecological management outcomes for Area B. Risks There are no known risks due to insufficient information.
• Rule 6.4.2.22.d – Amend the provision to identify the traffic elements, option of securing land by way of an easement in gross, introduce a new sub-standard for access locations, and timing for providing that information (following the	Option 1 – Notified provisions Option 2 – Recommended revised provisions (Applicant’s version)	Costs and Benefits <u>Economic, Environmental, Cultural and Social</u> Option 1 – Retaining the notified performance standard relating to ‘traffic signals’ could result in economic and environmental costs. The provision is broad and does not identify the specific transport upgrades or design measures required to address the effects of development. This may create uncertainty for plan users and result

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drafting matters to be addressed in Paragraph 9 of the Further Direction the of Independent Hearing Commissioner dated 5 August 2026) • The clause “<i>The acquisition of land for vesting (if any) or the creation of easements is the responsibility...</i>” to be included as part of Bullet Point 5 (Applicant’s version) or Advice Note (Council’s version). <u>Agreed provision:</u> d. <i>The first land use consent application for development of Area B under Rule 6.4.1.2.a must be accompanied by traffic engineering plans and assessment illustrating how the transport upgrades listed below are proposed to be provided:</i> i. <i>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 eastern side of Access 1;</i> ii. <i>Pedestrian facilities across Access 1 to provide a connection between Area A and Area B; and</i>	Option 3 – Recommended revised provisions (Council’s version) The difference between Options 2 and 3 is the placement of the land acquisition clause. Otherwise the provision as worded is agreed.	in unintended or inconsistent interpretation and implementation through the resource consent process. No cultural or social costs or benefits have been identified. Option 2 – This option provide further clarification on various design elements, introduces an alternative mechanism for securing land, and a new substandard (iv) of Rule 6.4.2.22.d to enable Council to consider the location of access for Area B. Its primary benefit is increased certainty for plan users and decision-makers regarding the transport upgrades required and the mechanisms available to secure land interests. This is expected to improve the efficiency and administration of the provisions and reduce the potential for dispute or inconsistent interpretation during the resource consent process. No significant environmental, social, or cultural costs or benefits have been identified. Option 3 – This option retains the substance of Option 2 but relocates the land acquisition wording to an advice note rather than including it as an operative rule requirement. This provides flexibility for Council with regard to vesting, or easements that could possibly be required to deliver the identified transport upgrades. The benefits are primarily administrative and legal, by providing greater flexibility without unduly constraining future decision-making. No significant environmental, social, or cultural costs or benefits have been identified. Efficiency and Effectiveness To be determined by the Independent Commissioner

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iii. Upgrading of the intersection of Cambridge Road and Access 1 to include: • Traffic signals and • A dedicated left turn lane for westbound traffic on Cambridge Road; • Accommodation of tracking curves for a 19m semi-trailer truck without crossing traffic lanes occupied by other vehicles • Provision of pedestrian crossing facilities across Cambridge Road; and • Vesting of land as road or the granting/reserving of easements in gross (as agreed by Waipā District Council) if the required intersection upgrades cannot be accommodated within existing road reserve. The acquisition of land for vesting (if any) or the creation of easements is the responsibility of the Applicant by way of agreement with relevant landowner(s) and will not be directly undertaken or facilitated by Waipā District Council. Advice note: The acquisition of land for		Risks There are no known risks due to insufficient information.

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vesting (if any) or the creation of easements is the responsibility of the Applicant (for any resource consent to which Rule 6.4.2.22.d.iii bullet point 5 applies) by way of agreement with relevant landowner(s) and will not (unless deemed necessary) be directly undertaken or facilitated by Waipā District Council. iv. <u>Vehicle access points to Area B and the separation of them from existing entranceways serving Area A.</u>		
• Rule 6.4.2.22.e – Amend the provision to clarify ‘pre-development levels’ and relocate provision to Rule 6.4.2.22.c (iii) (following the drafting matters to be addressed in Paragraph 9 of the Further Direction the of Independent Hearing Commissioner dated 5 August 2026) <u>Agreed version in Rule 6.4.2.22.c</u> <u>The first land use consent application for development of Area B under Rule 6.4.1.2.a must be accompanied by...</u> ... <u>iii. A design for the stormwater management system to serve Area B in</u>	Option 1 – Notified provisions Option 2 – Recommended revised provisions as outlined in Attachment B (mutually agreed to by the Applicant and Council)	Costs and Benefits <u>Economic, Environmental, Cultural and Social</u> Option 1 – Retaining the notified provisions may result in economic, environmental, cultural, and social costs, because the intended stormwater management outcome is not clearly expressed. This may create uncertainty for plan users and decision-makers and result in inconsistent application of the provision through the resource consent process. Option 2 – The amendment provides economic, environmental, cultural, and social benefits by clearly articulating the required stormwater management outcome and when this information is required. This improves certainty for plan users and decision-makers and supports the consistent and effective administration of the provisions.

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<u>the location shown on the Te Awamutu Large Format Retail Centre Plan. The stormwater management system required by this standard shall be designed to ensure that the development does not increase peak discharge rates above the corresponding pre-development rates from Area B for the relevant design events.</u>		Efficiency and Effectiveness Option 2 is the most efficient and effective option, as it provides a clearer and more measurable performance standard, improving certainty and supporting the consistent implementation of the stormwater management provisions through the resource consent process. Risks There are no known risks due to insufficient information.
• Rule 6.4.2.22.f – Amend the provision to improve clarity and interpretation, and inclusion of an advice note to outline hydrological parameters (following the drafting matters to be addressed in Paragraph 10.a of the Further Direction the of Independent Hearing Commissioner dated 5 August 2026) <u>Agreed provision:</u> <u>No development within Area B shall materially increase flood levels beyond the boundaries of Area B within the wider Mangaohoi Stream floodplain or materially increase flows downstream of Area B.</u>	Option 1 – Notified provisions Option 2 – Recommended provision as per Council's s42A and the Applicant's Evidence in Chief Option 3 – Recommended revised provisions as outlined in Attachment B (mutually agreed to by the Applicant and Council)	Costs and Benefits <u>Economic, Environmental, Cultural and Social</u> Option 1 – Retaining the notified provisions may result in economic, environmental, cultural, and social costs, because the intended flood management outcome is not clearly expressed. This may create uncertainty for plan users and decision-makers and result in inconsistent application of the provision through the resource consent process. Option 2 – In the absence of an explanation of what is meant by “materially increase flows”, there may be economic, environmental, cultural, and social costs arising from uncertainty regarding how flood-related effects associated with development in Area B are to be assessed and managed. This may reduce certainty for plan users and decision-makers, potentially resulting in inconsistent interpretation and implementation through the resource consent process.

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<i>Advice note: For the purpose of Rule 6.4.22.f, any activity that results in less than 2mm increase in flood levels across the wider floodplain and no more than 15mm of localised afflux, and/or creates no more than localised areas of flooding that do not affect private property (excluding the application site and Access 1), will be deemed as not material.</i>		Option 3 – This option includes an advice note that clarifies the hydrological parameters for determining what is 'material'. This amendment improve certainty for plan users and decision-makers and supports effective implementation of the flood management framework, resulting in economic, environmental, cultural, and social benefits. Efficiency and Effectiveness Option 3 is the most efficient and effective option, as it improves the clarity and workability of the provision, reduces the potential for inconsistent interpretation, and provides greater certainty regarding the management of flood-related effects associated with development in Area B. Risks There are no known risks due to insufficient information.
RULE - SITE SUITABILITY: WITHIN OR ADJOINING A FLOOD HAZARD AREA (RULE 15.4.2.14)		
• Rule 15.4.2.14 – Amend the provision to improve clarity by expressly referencing the 1% AEP flood level shown on the TALFRCP. <i>Subdivision and development within or adjoining a Flood Hazard Area identified on the Planning Maps, or as shown on the Houchens Road Large Lot Residential Structure Plan at</i>	Option 1 – Notified provisions Option 2 – Recommended revised provisions as outlined in Attachment B (mutually agreed to by the Applicant and Council)	Costs and Benefits <u>Economic, Environmental, Cultural and Social</u> Option 1 – Retaining the notified wording may create uncertainty as to whether the 1% AEP flood level shown on the Te Awamutu Large Format Retail Centre Plan is subject to Rule 15.4.2.14. This could result in economic and environmental costs through inconsistent interpretation of the provisions, additional resource consent requirements, and reduced efficiency in plan administration. Social costs may also arise through increased uncertainty for plan users

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<i>Appendix S13, or shown as the 1% AEP flood level in the Te Awamutu Large Format Centre Plan (for Area B only) shall have building platforms in a complying location that can achieve a minimum free-board level 500mm above the 1% AEP (100 year flood level).</i>		and decision-makers. No specific cultural costs have been identified. Option 2 – The amendment provides greater certainty by clarifying that Rule 15.4.2.14 applies to the 1% AEP flood level shown on the Te Awamutu Large Format Retail Centre Plan for Area B. This reduces the potential for confusion and inconsistent interpretation of the provisions and ensures the minimum freeboard requirement is clearly applied. The principal benefits are improved clarity, consistency, and administration of the District Plan. No significant environmental, social, cultural, or economic costs have been identified. Efficiency and Effectiveness Option 2 is more efficient and effective because it clearly identifies the applicable flood level for Area B, improves rule administration, and better achieves the flood hazard objective while enabling development that manages adverse effects. Risks There are no known risks due to insufficient information.
ASSESSMENT CRITERIA AND INFORMATION REQUIREMENT (RULE 21.1.6.1)		
• Rule 21.1.6.1a – Amend the assessment criteria to include Access 1. <i>Agreed provision:</i> a. <i>The extent to which the activity avoids or mitigates adverse</i>	Option 1 – Notified provisions Option 2 – Recommended revised provisions as outlined in Attachment B	Costs and Benefits <u>Economic, Environmental, Cultural and Social</u> Option 1 – Retaining the notified provisions would not enable Council to explicitly consider the safe and efficient operation of Access 1. This may create uncertainty for plan users and decision-makers, leading to inconsistent interpretation and application

Recommended Amendments – see Attachment B	Options Evaluated	Efficiency and effectiveness (including costs and benefits and risks of acting or not acting)
<i>effects on the safe and efficient operation of the immediate transport network <u>and Access 1.</u></i>	(mutually agreed to by the Applicant and Council)	through the resource consent process. It may also limit Council's ability to effectively address potential transport effects relating to access location, visibility, and sight distance. No cultural or social costs or benefits have been identified. Option 2 – This option directly addresses the concerns identified in the s42A Report by introducing a clear matter of control relating to access location and design, including visibility, sight distance, and the safe and efficient operation of Access 1. It provides for the holistic consideration of safety effects on Access 1, rather than relying on specified locations for access points as a means of providing for traffic safety. As a result, the amendment improves the effectiveness and efficiency of the provisions and is expected to generate economic, environmental, and social benefits through clearer and more consistent implementation. No cultural costs or benefits have been identified. Efficiency and Effectiveness Option 2 is the most efficient and effective option because it directly addresses the issue identified in the s42A Report without requiring prescriptive crossing separation standards that may not be achievable for all access arrangements. Rather than relying on indicative crossing locations, it provides Council with a clear matter of control to assess the location and design of access points, including visibility, sight distance, and the safe and efficient operation of Access 1. This approach provides greater flexibility while ensuring potential transport effects can be appropriately considered through the resource consent process. It improves the clarity and usability of the provisions, reduces implementation

Recommended Amendments – see Attachment B	Options Evaluated	Efficiency and effectiveness (including costs and benefits and risks of acting or not acting)
		uncertainty, and provides a more effective framework for assessing future development. Risks There are no known risks due to insufficient information.
• Rule 21.1.6.1.b – Amend the assessment criteria to include ‘ecological enhancements in Area B’ as a matter of control relating to landscaping.	Option 1 – Notified provisions Option 2 – Recommended revised provisions as outlined in Attachment B (mutually agreed to by the Applicant and Council)	Costs and Benefits <u>Economic, Environmental, Cultural and Social</u> Option 1 – Retaining the notified provisions may result in environmental, cultural, and social costs, as ecological enhancement measures, including the restoration of areas within Area B, are not expressly recognised as part of the landscaping provisions. This may reduce the extent to which ecological outcomes are considered through the resource consent process and could give rise to uncertainty in the implementation of the provisions. Option 2 – Requiring both an Ecological Management Plan and a Landscape Plan provides environmental, cultural, and social benefits by ensuring ecological enhancement and restoration measures are expressly considered and implemented prior to the commencement of activities within Area B. The amendment also improves certainty for plan users and decision-makers by integrating landscaping and ecological outcomes within the resource consent framework. Efficiency and Effectiveness Option 2 is more efficient and effective than Option 1 because it makes the ecological enhancement and restoration requirements explicit, provides a clearer basis for consent assessment, and better

Recommended Amendments – see Attachment B	Options Evaluated	Efficiency and effectiveness (including costs and benefits and risks of acting or not acting)
		integrates landscaping and ecological management outcomes for Area B. Risks There are no known risks due to insufficient information.
• Rule 21.1.6.1.e – Insert a new assessment criterion relating to the amenity of public streets and the Residential Zone.	Option 1 – Notified provisions Option 2 – Recommended revised provisions as outlined in Attachment B (mutually agreed to by the Applicant and Council)	Costs and Benefits <u>Economic, Environmental, Cultural and Social</u> Option 1 – Retaining the notified provisions may result in environmental, social, cultural, and economic costs, as the amenity effects on public streets and the adjoining Residential Zone are not expressly identified within the assessment criteria. This may create uncertainty for plan users and decision-makers and reduce the consistent consideration of amenity effects through the resource consent process. Option 2 – The insertion of the assessment criterion provides environmental, social, and cultural benefits by ensuring the amenity of public streets and the adjoining Residential Zone is expressly considered at the resource consent stage. The amendment also improves certainty for plan users and decision-makers and supports consistent implementation of the provisions. Economic benefits may arise through improved plan administration and a more efficient resource consent process. No significant costs have been identified. Efficiency and Effectiveness Option 2 is more efficient and effective than Option 1 because it provides a clear assessment basis for amenity effects on public streets and the Residential Zone, aligns with the scope of the matter of control, and promotes consistent application of the District Plan.

Recommended Amendments – see Attachment B	Options Evaluated	Efficiency and effectiveness (including costs and benefits and risks of acting or not acting)
		Risks There are no known risks due to insufficient information.
• Rule 21.1.6.1.f – Insert a new assessment criterion relating to ecological values.	Option 1 – Notified provisions Option 2 – Recommended revised provisions as outlined in Attachment B (mutually agreed to by the Applicant and Council)	Costs and Benefits <u>Economic, Environmental, Cultural and Social</u> Option 1 – Retaining the notified provisions may result in environmental, cultural, and social costs, as ecological values are not expressly addressed through the assessment criteria. This may reduce the extent to which ecological effects and enhancement opportunities are considered through the resource consent process and create uncertainty regarding the intended scope of assessment. No economic costs or benefits have been identified. Option 2 – Inserting the assessment criterion provides environmental, cultural, and social benefits by ensuring ecological values are expressly considered at the resource consent stage. This supports ecological enhancement outcomes, improves consistency with the relevant matters of control, and provides greater certainty regarding the implementation of the provisions. No economic costs or benefits have been identified. Efficiency and Effectiveness Option 2 is more efficient and effective because it expressly requires ecological values to be considered at the resource consent stage, provides a clearer assessment basis, supports ecological enhancement outcomes, and promotes consistent decision-making. Risks

Recommended Amendments – see Attachment B	Options Evaluated	Efficiency and effectiveness (including costs and benefits and risks of acting or not acting)
		There are no known risks due to insufficient information.
• Rule 21.1.6.1.g – Amend assessment criterion wording relating to flood mitigation: <i>Agreed version:</i> <i>Flood mitigation measures to manage the adverse effect of flooding and flood hazard risks beyond the boundaries of Area B on the Te Awamutu Large Format Retail Concept Plan.</i>	Option 1 – Notified provisions Option 2 – Recommended revised provisions as outlined in Attachment B (mutually agreed to by the Applicant and Council)	Costs and Benefits <u>Economic, Environmental, Cultural and Social</u> Option 1 – Retaining the notified provisions may result in economic, environmental, cultural, and social costs by creating uncertainty regarding the intended focus of the assessment criterion. The reference to flood mitigation measures on adjoining or nearby properties may lead to inconsistent interpretation and implementation of the provisions at resource consent stage. The notified provision may also reduce certainty for plan users and decision-makers regarding the management of flood effects beyond the boundaries of Area B. Option 2 – The amendment improves the clarity and precision of the assessment criterion by explicitly focusing on flood mitigation measures to manage the adverse effects of flooding and flood hazard risks beyond the boundaries of Area B. While largely administrative in nature, the amendment provides economic, environmental, cultural, and social benefits through improved certainty, consistency, and administration of the provisions. It also better aligns the assessment criterion with the intent of the flood management provisions and supports more consistent implementation through the resource consent process. No significant costs have been identified. Efficiency and Effectiveness Option 2 is the most efficient and effective option, as it improves the clarity of the assessment criterion, reduces the potential for

Recommended Amendments – see Attachment B	Options Evaluated	Efficiency and effectiveness (including costs and benefits and risks of acting or not acting)
		inconsistent interpretation, and provides greater certainty for plan users and decision-makers. The amendment also better supports the implementation of the flood management provisions for Area B Risks There are no known risks due to insufficient information.

**ATTACHMENT B: RECOMMENDED TRACK CHANGE
AMENDMENTS**

Appendix 2 - Recommended Track Change Amendments to Proposed Private Plan Change 35 – Te Awamutu Large Format Retail Centre

Revised 7 August 2026

Recommended track change amendments to plan change

Changes to the Waipā District Plan arising from PC35 and the recommendations of the s.42A report are set out in the table below under the following sections:

- Section 6 - Commercial Zone changed as follows:
 - Amendment to Resource Management Issue 6.2.3
 - Insert new policy 6.3.1.8
 - Amend Permitted Activity 6.4.1.2.a
 - Amend Non-complying Activity 6.4.1.5.b
 - Amend Performance Standard 6.4.2.14
 - Amend Performance Standard 6.4.2.22
 - Amend Performance Standard 6.4.2.23
 - Amend Performance Standard 6.4.2.28
- Section 15 – Infrastructure, Hazards, Development and Subdivision
 - Amend 15.4.2.69.e
 - Amend 15.4.2.14
- Section 21 – Assessment Criteria and Information Requirements
 - Amend Assessment Criteria 21.1.6.1
- Appendices - Growth Management Structure Plans and Concept Plans
 - Amend Appendix S1 – Te Awamutu Growth Map
 - Replace Appendix S6 – Te Awamutu Large Scale Retail Development Concept Plan
 - Amend Appendix S25 – Te Awamutu T11 Growth Cell Structure Plan
- Planning Maps - Rezone 638 Cambridge Road from Medium Density Residential Zone to Commercial Zone.

Recommended Changes

The district plan provisions which have not been subject to a submission(s) are identified unchanged.

The changes as a result of submissions or consequential amendments are presented as follows:

Changes Recommended	Shown as follows
Text to be added as proposed by PC35 and recommended to be accepted in district plan without alteration	<u>Black and underlined</u>
Text to be deleted as proposed by PC35 and recommended to be accepted	Black and struck through
New text recommended to be added to district plan as recommended by s.42a Report	Red
Text proposed by PC35 that is recommended to be deleted by s.42a Report	Red and struck through
Proposed redrafting capturing agreed amendments between 638 Limited and Council	<u>Red underlined and Red underlined and struck through</u>
Proposed redrafting capturing the matter that remains unresolved	<u>Red underlined and Red underlined and struck through</u>

- Where the s.42a Report has recommended changes to the text proposed by PC35, this is indicated next to the change by either the submission number (e.g. 3/1) or the words 'consequential change'.
- Where there are further changes as a result of the further directions of the Hearing Commissioner, this is indicated next to the change by the further direction number taken from Hearing Direction #3 dated 5 August 2026, e.g. [Further Direction para 8] or [Further Direction para10(g)].

Section 6 – Commercial Zone

District Plan Provision		Recommendations	
6.2 Resource Management Issues	6.2.3	No change	While it is important to provide opportunities for further commercial development within village commercial centres, neighbourhood centres, <u>large format retail area</u> , 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 & Policies	New Policy	No change	<u>Policies – Commercial hierarchy: large format retail centre (Te Awamutu)</u> <u>6.3.1.8 To enable activities in the Large Format Retail Centre:</u> a. <u>where accommodating those activities within existing centres is difficult due to their scale and functional requirements; and</u> b. <u>where they do not compromise the function, role and amenity of primary commercial centres or neighbourhood centres.</u>
6.4.1 Activity Status	6.4.1.2 Controlled Activities	Amend as shown	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 conditions included in the approved application standards in Rule 6.4.2.22. [WDC 3/4, 638 Ltd FS 1/4] 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) 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 that are necessary to mitigate traffic effects arising from development of Area B and / or Building A3 in Area A as shown on the Te Awamutu Large Format Retail Centre Plan in Appendix S6; and [WDC 3/6, 638 Ltd FS 1/6 , FSNI FS2/5]</u>

			• <u>The location, separation and design of access points to ensure the safe and efficient operation of Access 1; and [FSNI 4/4]</u> • Noise; and • Glare and lighting; and • Landscaping, including wetland restoration planting; and • Car parking (excluding the number of parking spaces), loading and vehicle manoeuvring; and • Signs; and • Stormwater; (with reference to the Stormwater Assessment submitted with the application documents for Plan Change 53 to the Operative Waipā District Plan); and • Soil remediation in accordance with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to <u>Protect Human Health</u>) 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; and</u> • <u>Ecology; and [WDC 3/6, 638 Ltd FS 1/6]</u> • <u>Flood hazards. [WRC 2/1, 2/2, 2/3, Jay EL ltd 5/4]</u> These matters will be considered in accordance with the assessment criteria in Section 21.
	6.4.1.5 <u>Non-complying activities</u>	Amend as shown	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 falls under one or more of the following categories: Any development which does Does not satisfy one or more of the conditions <u>standards</u> in Rule 6.4.2.22; or Any development which seeks Seeks a greater number of buildings than <u>shown on the Te Awamutu Large Scale Format Retail Centre Plan; or is identified on a Structure or Development Concept Plan (excluding the area shown as 'Non-Core Retail'). [Consequential</u>

			Change] iii. Includes a Department Store.
6.4.2 Performance Standards	6.4.2.3.a	Amend as shown	a. On the land in Area A of subject to the Te Awamutu Large Format Scale Retail Development Concept Centre Plan contained in Appendix S6, no building or other structure shall penetrate a height plane of 15m and except that the Indicative Building Footprints shown on that plan and listed below must not exceed: building structure associated with units 12 – 14 A4 and A5 = 8m in height shown on that plan must not exceed 8m in height and the Bulk Retail timber Merchant A3 = must not exceed 12m in height. [WDC 3/3, 638 Ltd FS 1/3]
	6.4.2.14	Amend as shown	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 Centre. [Further Direction para10(e)] <u>Note: Activities within the Te Awamutu Large Format Retail Area Centre are subject to Rule 6.4.2.22 of the District Plan. [Further Direction para10(e)]</u>
	6.4.2.22	Amend as shown	Any development in general accordance with the Te Awamutu Large Scale Format Retail Development Concept Centre 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 [WDC 3/5, 638 Ltd FS 1/5] as contained in Appendix S6 and which satisfies <u>complies</u> 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 29,575m²) [FSNI 4/6] 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. <u>There shall be a maximum of one (1) supermarket within the development with a maximum floor area (including internal mezzanine area) of 6,200m²;</u> ii. <u>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 10,375m²;</u> [FSNI 4/6] iii. <u>The maximum aggregate gross floor area for activities within Area B shall be no more than 13,000m²; and</u> iv. <u>Building(s) within Area B shall be used for trade supplier/building improvement centre and associated café only.</u> b. <u>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) above: [Consequential Change]</u> i. <u>No more than four (4) individual retail tenancies of within the development Area A may be less than 400m² gross leaseable floor area per tenancy (excluding the service station and restaurant) shall be permitted; and [FSNI 4/6]</u> ii. <u>The maximum size of any individual retail activities within Area A shall be 1,500m² 2,000m² gross leaseable floor area (excluding the supermarket); and [Consequential Change]</u> iii. There shall be a maximum of one (1) supermarket within the development; and iii. <u>In addition to the (4) individual retail 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</u> iv. <u>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)(iii) above include automatic teller machines, external yard display space for otherwise controlled activities, health care services, child care facilities and indoor recreational activities; and</u> v. <u>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</u>
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			vi. Compliance with the permitted activity development control performance standards set for the Commercial Zone, excluding: i. Rule 6.4.2.6 – Site Layout; ii. Rule 6.4.27 – Design and layout of development adjoining water bodies and reserves [Renumbering (iii) – (vi) – Consequential Change] c. <u>The first land use consent application for development of Area B under Rule 6.4.1.2.a must be accompanied by: [Further Direction para 9]</u> i. An Ecological Management Plan for Area B is provided which implements the recommendations of the <u>Te Awamutu Large Format Retail Centre Ecological Impact Assessment, dated 24 September 2025</u>, prepared by Ecology New Zealand Limited, <u>and forming part of PC35, as they relate to: [Further Direction para10(c)]</u> • Restoration plan of wetland and 100-year flood risk zone; • Protection of nesting birds; and • Bat management protocols [WDC 3/2, 638 Ltd FS 1/2] ii. <u>A Landscaping landscaping plan is provided for within the landscaping buffer and restoration and enhancement planting area as shown on the Te Awamutu Large Scale Format Retail Centre Plan. Planting shall consist of an appropriate mixture of trees, shrubs and/or ground cover plants. [WDC 3/2, 638 Ltd FS 1/2]</u> iii. <u>A design for the stormwater management system to serve Area B in the location shown on the Te Awamutu Large Format Retail Centre Plan. The stormwater management system required by this standard shall be designed to ensure that the development does not increase peak discharge rates above the corresponding pre-development rates from Area B for the relevant design events. [Further Direction para 9]</u> d. <u>The first land use application for development in Area B under Rule 6.4.1.2.a must be accompanied by traffic engineering plans and assessment illustrating how the transport upgrades listed below are proposed to be provided: [Further Direction para 9]</u> the following transport upgrades are completed prior to any activities (excluding construction) commencing within Area B:
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			i. A shared pedestrian 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 eastern side of Access 1; [WDC 3/1, 638 Ltd FS1/1] ii. A pedestrian facility Pedestrian facilities across Access 1 to provide a connection between Area A and Area B; and [WDC 3/1] iii. Traffic signals at Upgrading of the intersection of Cambridge Road and Access 1 to include: • Traffic signals; and • A dedicated left turn lane for westbound traffic on Cambridge Road; and • Accommodation of tracking curves for a 19m semi-trailer truck without crossing traffic lanes occupied by other vehicles; and • Provision of pedestrian crossing facilities across Cambridge Road; and [WDC 3/1] • Vesting of land as road or the granting/reserving of easements in gross (as agreed by Waipā District Council) if the required intersection upgrades cannot be accommodated within existing road reserve. WDC 3/1, FSNI 4/5, 638 Ltd FS1/1 The acquisition of land for vesting (if any) or the creation of easements is the responsibility of the Applicant by way of agreement with relevant landowner(s) and will not be directly undertaken or facilitated by Waipā District Council. [Applicant wording] iv. Vehicle access points to Area B and the separation of them from existing entranceways serving Area A. e. No development on within Area B shall materially increase result in flood levels beyond the boundaries of Area B within the wider across the broader flood plain for the Mangaohoi Stream floodplain or materially increase or result in a material increase in flows downstream of Area B. [Consequential Change] Advice Note: 1. The acquisition of land for vesting (if any) or the creation of easements is the responsibility of the Applicant (for any resource consent to which Rule 6.4.2.22.d.(iii) bullet point 5 applies) by
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			way of agreement with relevant landowner(s) and will not (unless deemed necessary) be directly undertaken or facilitated by Waipā District Council. [Council wording] 2. For the purpose of Rule 6.4.2.22.e, any activity that results in less than 2mm increase in flood levels across the wider floodplain and no more than 15mm of localised afflux, and/or creates no more than localised areas of flooding that do not affect private property, will be deemed as not material. [Further Direction para10(a)]
	6.4.2.23	Amend as shown	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. [Further Direction para10(e)] 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 Development Concept Plan 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
	6.4.2.28	Amend as shown	The following signs are permitted: a. Except for signs within the Te Awamutu Large Format Retail Centre Area Plan [Further Direction para10(e)] (contained in Appendix S6), as provided for under Rule 6.4.2.28(f), A 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 Centre, [Further Direction para10(e)] 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.
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Section 15 – Infrastructure, Hazards, Development and Subdivision

District Plan Provision		Recommendations	
15.4 Rules	15.4.2.14	Amend as Shown	Subdivision and development within or adjoining a Flood Hazard Area identified on the Planning Maps, or as shown on the Houchens Road Large Lot Residential Structure Plan at Appendix S13, <u>or shown as the 1% AEP flood level in the Te Awamutu Large Format Retail Centre Plan (For Area B only)</u> shall have building platforms in a complying location that can achieve a minimum free-board level 500mm above the 1% AEP (100 year flood level). [Consequential Change]
	15.4.2.69.e	Amend as shown	e. Te Awamutu Large Format Retail <u>Site Centre</u> Plan Appendix S6 [Consequential Change]

Section 21 – Assessment Criteria and Information Requirements

District Plan Provision		Recommendations	
21.1.6 Commercial Zone	21.1.6.1	Amend as shown	Any development in general accordance with the Te Awamutu Large <u>Format Scale</u> Retail Centre Plan Development Concept Plan SK1-13 prepared by Woodhams / Meikle / Zhan Architects dated 21-04-06 <u>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 Rule 6.4.2.22. <u>conditions included in the approved application.</u> [Consequential Changes] 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. 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. 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. 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. 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 and the Development Concept Plan. a. <u>The extent to which the activity avoids or mitigates adverse effects on the safe and efficient operation of the immediate</u>
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				transport network and Access 1. [FSNI 4/4] b. <u>The extent to which proposed and existing landscaping contributes to ecological enhancement in Area B, the amenity of the site and manages effects on the amenity of adjoining residential zoned sites and open space. [WDC 3/7, 638 Ltd FS 1/7, FSNI FS 2/6]</u> c. <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> d. <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> e. <u>The extent to which the location and scale of buildings addresses the amenity of public streets and the residential zone.</u> [Renumbering a – e – Consequential Change] f. <u>The extent to which effects on ecological values within Area B are managed through landscaping, wetland restoration, protection of nesting birds and bat management protocols. [WDC 3/8, 638 Ltd FS 1/8, FSNI FS 2/7]</u> g. <u>Flood mitigation measures to manage the adverse effect of flooding and flood hazard</u>
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				risks beyond the boundaries of Area B on the Te Awamutu Large Format Retail Concept Centre [Further Direction para10(f)] Plan. [WRC 2/1, 2/2, 2/3, Jay EL Ltd 5/4]
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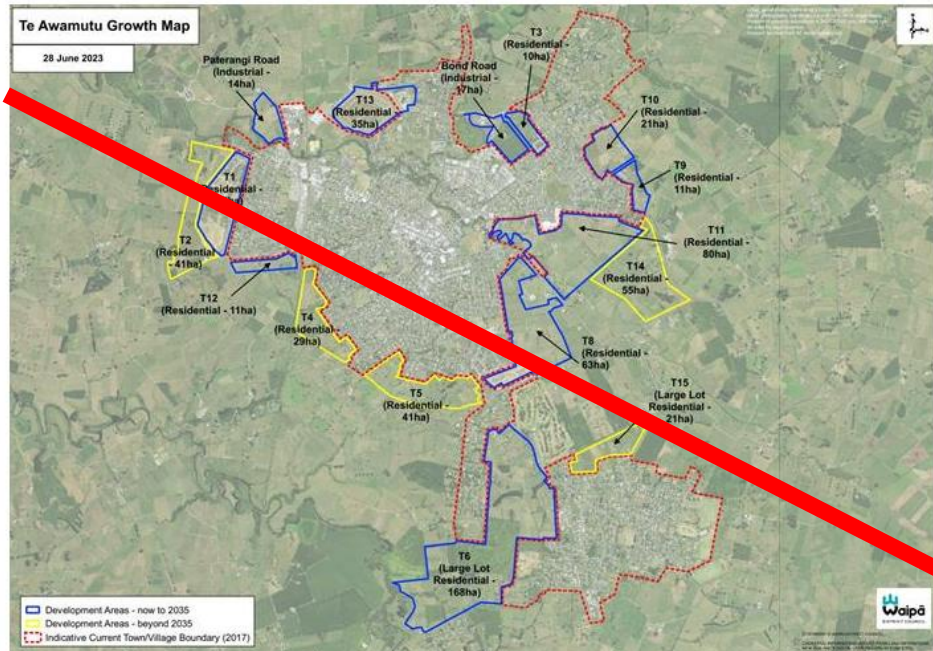
Appendix S1 –Plan

Appendix S1

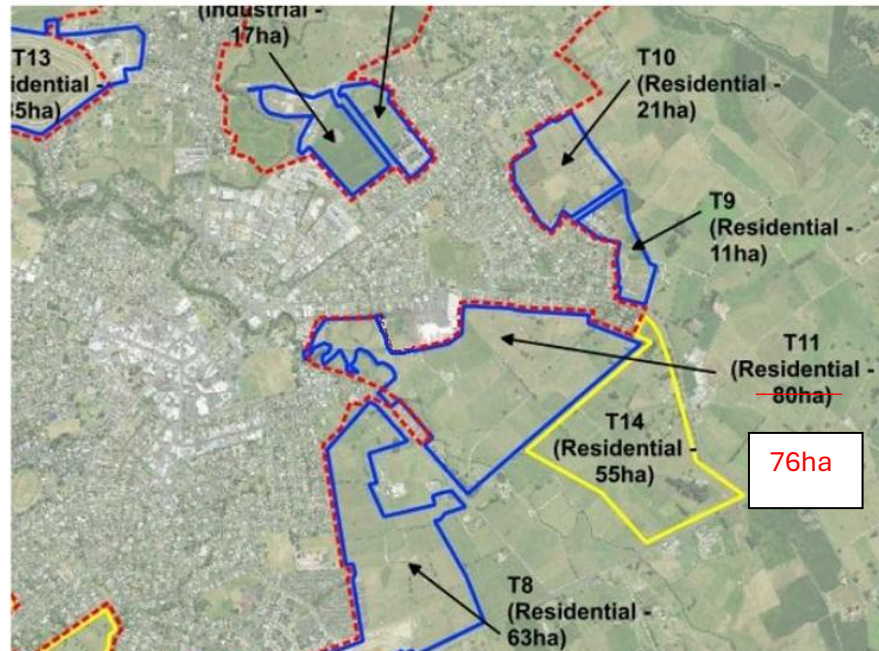
WDC Te Awamutu Growth Map

Te Awamutu Growth Map

28 June 2023



PC35 Notified Te Awamutu Growth Map – modification of the extent of T11



Recommended changes

Amend the notified PC35 version to update the land area of T11 [Consequential Change]

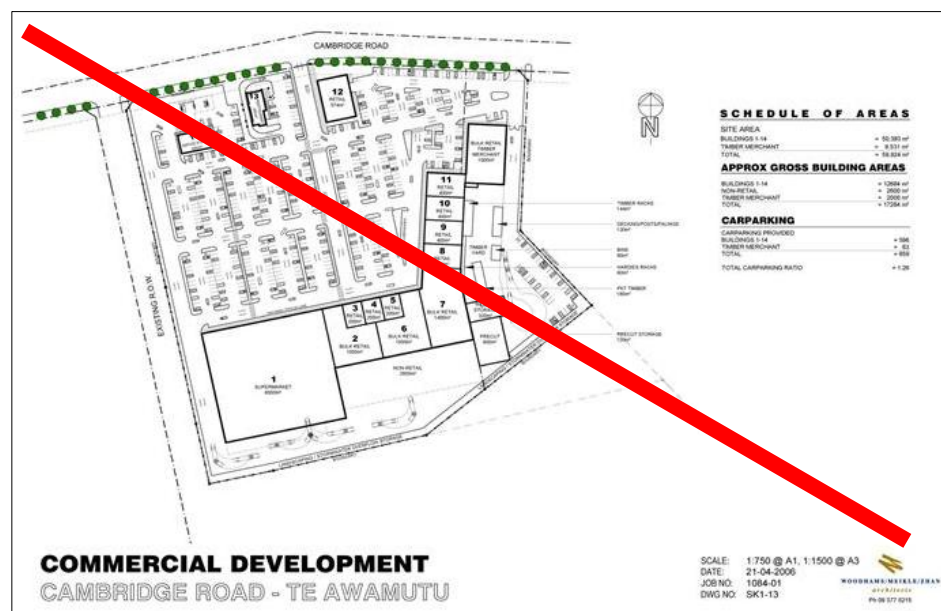
PC35 Te Awamutu Residential Growth Cell – anticipated now to 2035 table

Growth Cell	Land Area	Overview and Capacity
T11	80ha 76ha	- 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 432 382 dwellings and represents an opportunity for housing in proximity to a commercial node which provides necessary social infrastructure shopping/medical etc
Recommended changes	No change to PC35 notified version	

Appendix S6 - Te Awamutu Large Format Retail Centre

Appendix S6 – Te Awamutu Large Format Retail **Site Centre Plan**

Waipa DP Appendix S6 – Te Awamutu Large Format Retail Site Plan



PC35 Notified version of Appendix S6 – Te Awamutu Large Scale Retail Centre Plan



Recommended changes

[FSNI 4/2, 4/3, 4/4, 4/6; 638 Ltd FS1/9, FS1/10, WRC 2/1, 2/2, 2/3, and Consequential Change]

Amend s.6 Appendix – Te Awamutu Large Format Retail Centre as follows to:

- Show the 2026 consented extend of the Pak'n Save building, and the 1% AEP (100year flood) extent and the updated legend of the GFA breakdown per building (as shown below).
- Amend the footprint of Building A3 to reflect the 5,500m² footprint associated with the existing building.
- ~~Show the indicative vehicle crossing locations for Area B being separated by 20m or more from the existing vehicle crossings serving Area A;~~
- ~~Include text to read: A minimum separation of 20m shall be achieved between entranceways serving Areas A and B.~~

Appendix S6 – Te Awamutu Large Format Retail **Site Centre** Plan



TOTAL SITE AREA 10.032ha

Area A = 5.99ha

Area B = 4.04ha

TOTAL GROSS FLOOR AREA 32,200m²

29,500m² (EXCL SERVICE STATION)

Area A (~~19,200m²~~ 16,500m²) (EXCL SERVICE STATION)

- A1 6,200m² (SUPERMARRKET)

- A2 ~~4,500m²~~ 3,675m²

- A3 7,000m² 5,500m²

- A4 ~~550m²~~ 600m²

- A5 ~~650m²~~ 600m²

- A6 300m² (PETROL STATION)

Area B = (13,000m²)

- A7 13,000m² (BUILDING IMPROVEMENT CENTRE & CAFÉ)

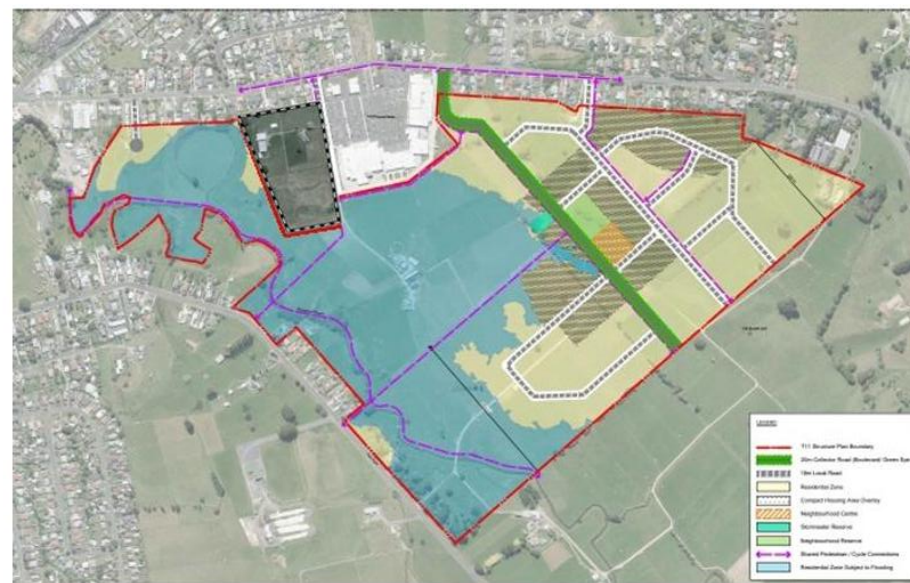
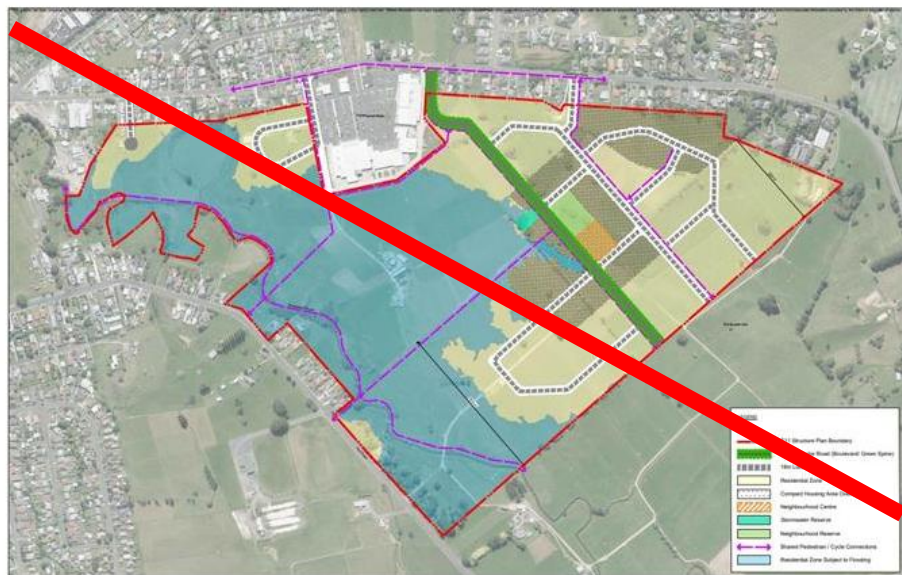


Appendix S25 - Te Awamutu T11 Growth Cell Structure Plan

Appendix S25

Waipa DP S.25.1 Te Awamutu T11 Growth Cell Structure Plan

PC35 Notified version of Appendix S25.1 Te Awamutu T11 Growth Cell Structure Plan – modification of the extent of T11



Recommended changes

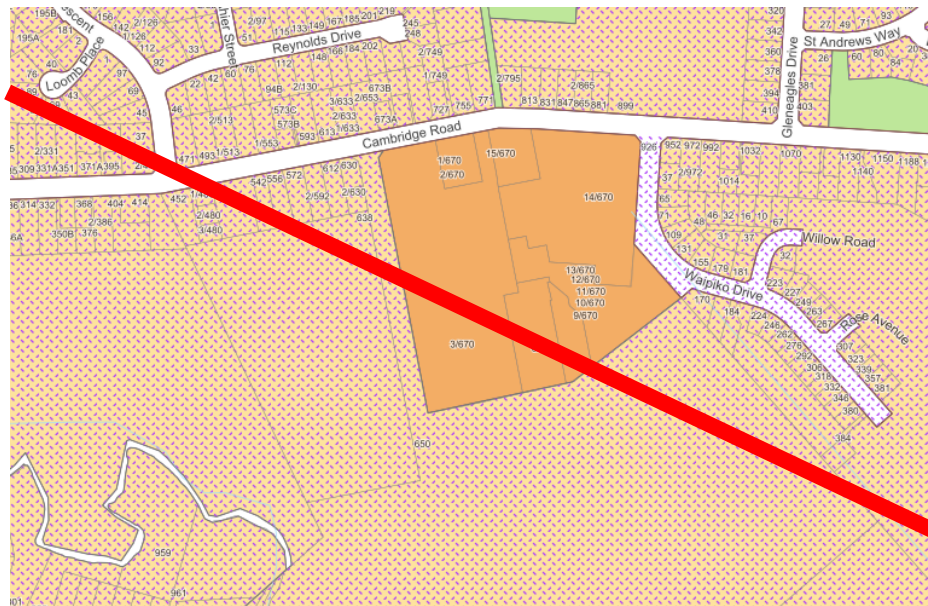
No change to PC35 notified version

Waipa District Plan Planning Maps

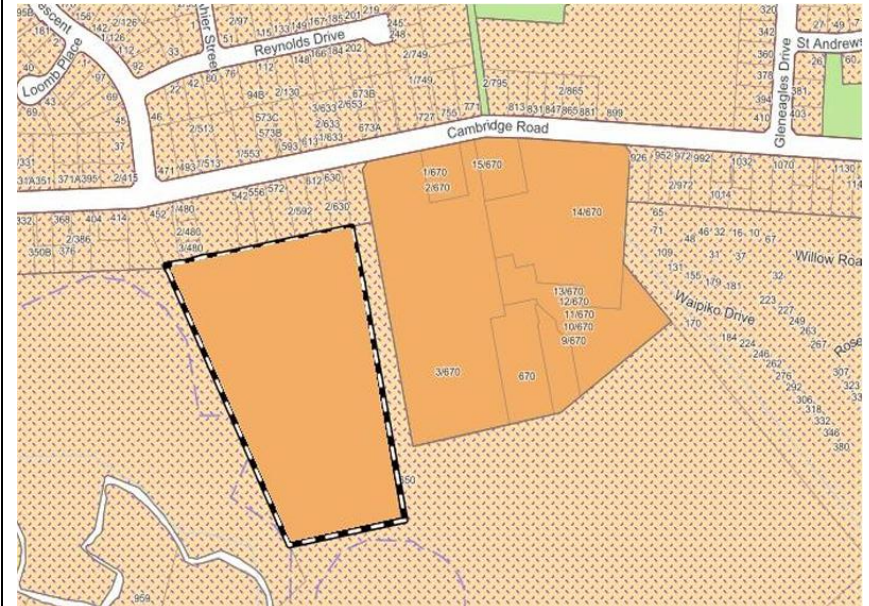
Zoning Map - Waipa District Plan		PC35 Notified version
Recommended changes	No change to PC35 notified version	

Infrastructure Constrain Qualifying Matter Overlay

Waipa District Plan

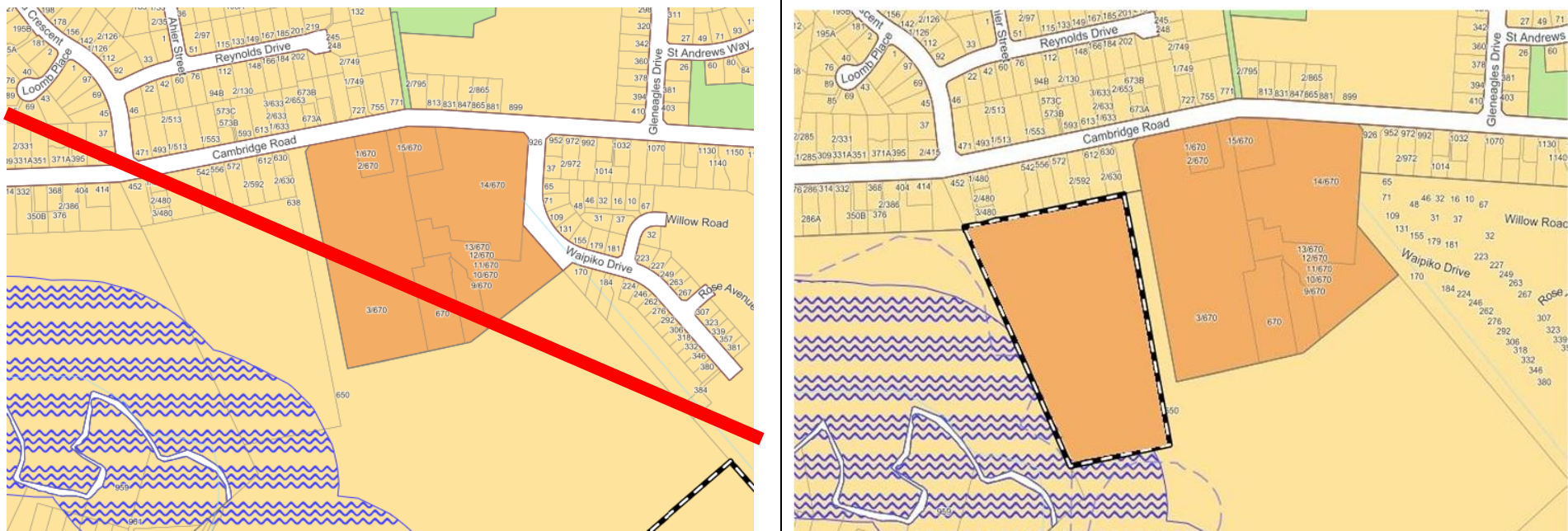


PC35 Notified version



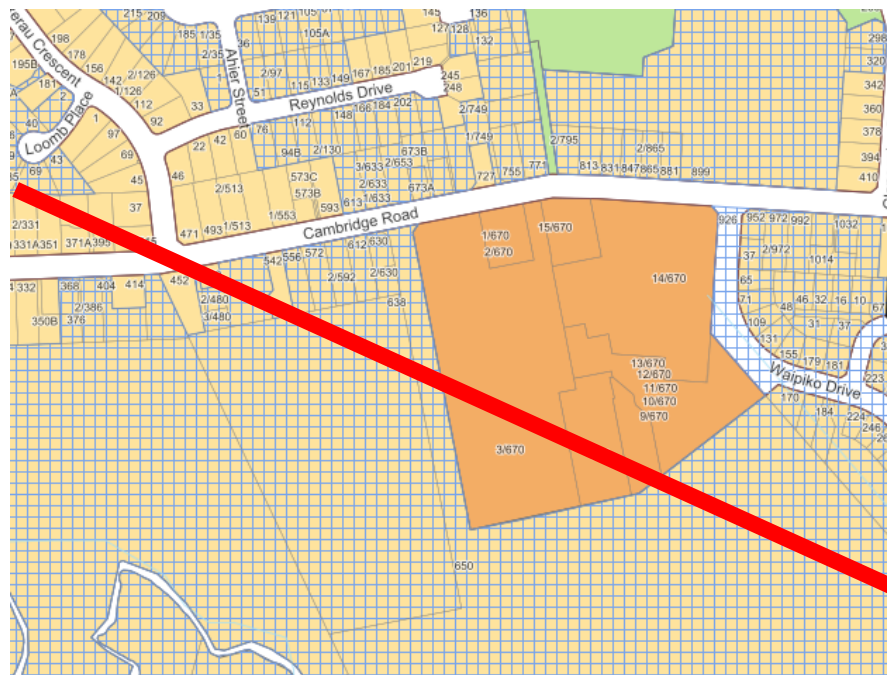
Recommended changes

No changed to PC35 notified version

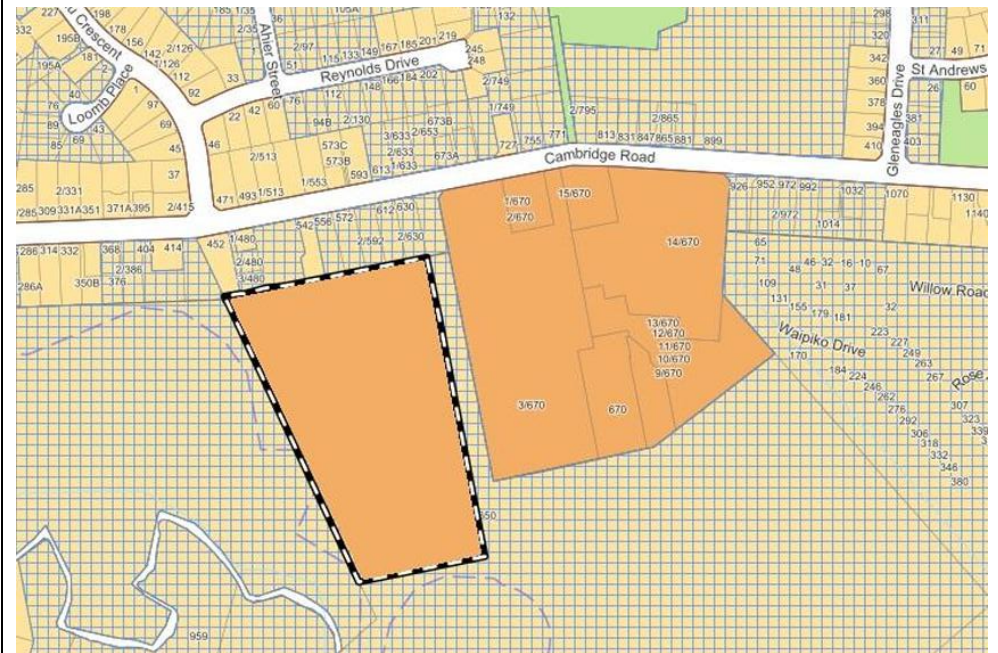
River-Gully Proximity Overlay	
Waipa District Plan	PC35 Notified River-Gully Proximity Overlay
	
Recommended changes	No change to PC35 notified version

Stormwater Constraints Qualifying Matter Overlay

Waipa District Plan



PC35 Notified version

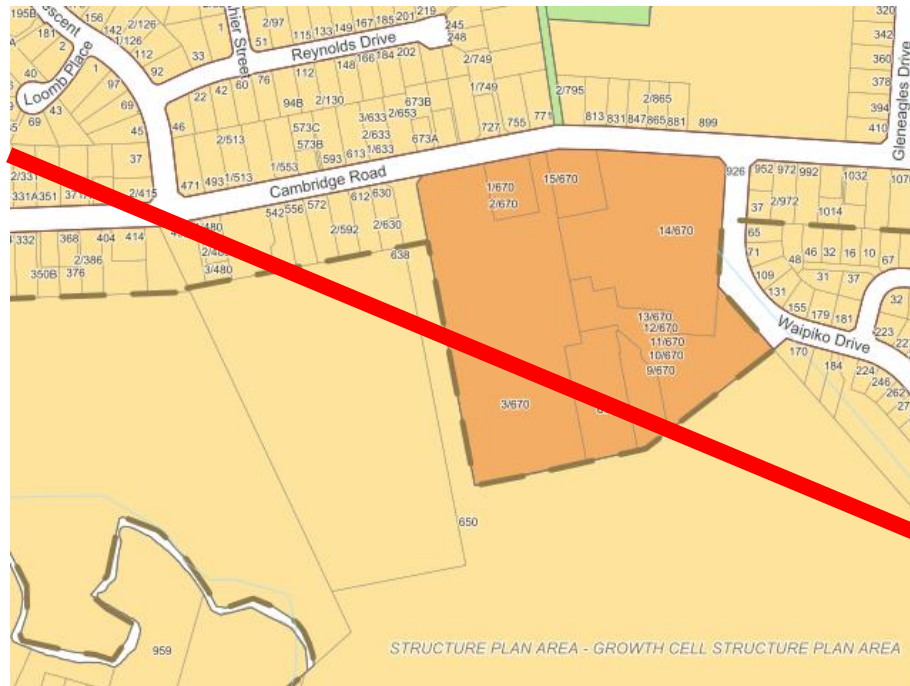


Recommended Changes

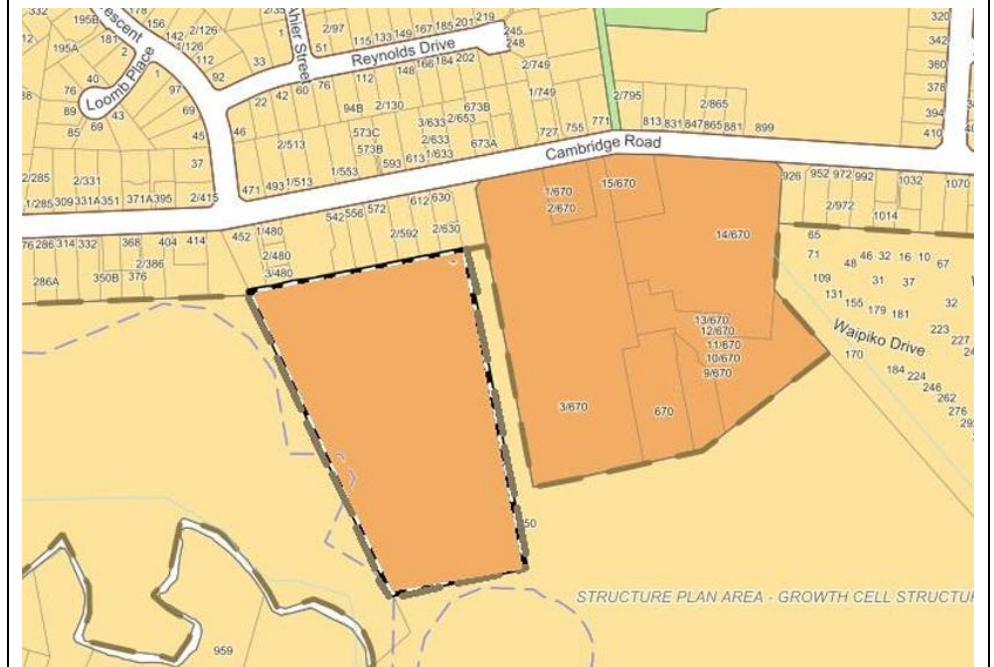
No change to PC35 notified version

T11 Growth Cell Structure Plan extent

Waipa District Plan



PC35 Notified version



Recommended changes

No change to PC35 notified version