

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

20 July 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
- 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

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'.

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> <u>where accommodating those activities within existing centres is difficult due to their scale and functional requirements; and</u> <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</u> 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 <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: • 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; and</u> • Noise; and • Glare and lighting; and • <u>Landscaping, including wetland restoration planting; and</u> • <u>Car parking (excluding the number of parking spaces), loading and vehicle manoeuvring; and</u> • 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.</u> Ecology [WDC 3/6, 638 Ltd FS 1/6] Flood hazards [WRC 2/1, 2/2, 2/3, Jay EL Ltd 5/4] These matters will be considered in accordance with the assessment criteria in Section 21.
	<u>6.4.1.5 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</u> is identified on a Structure or Development Concept Plan (excluding the area shown as 'Non-Core Retail'). [Consequential Change] <u>Includes a Department Store.</u>
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. must not exceed 12m in height.

			[WDC 3/3, 638 Ltd FS 1/3]
	6.4.2.14	No Change	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. <u>Te Awamutu Large Format Retail Area.</u> <u>Note: Activities within the Te Awamutu Large Format Retail Area are subject to Rule 6.4.2.22 of the District Plan.</u>
	6.4.2.22	Amend as shown	Any development in general accordance with the Te Awamutu Large Scale <u>Format Retail Development Concept Centre 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 [WDC 3/5, 638 Ltd FS 1/5] as contained in Appendix S6 and which satisfies <u>complies</u> with the following conditions <u>standards</u>: a. The aggregate gross floor area of the development in <u>Areas A and B</u> must not exceed that shown on the <u>Development Concept Te Awamutu Large Format Retail Centre Plan</u> (being 7,284m² 32,200m² <u>29,500m²</u>) [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 <u>provided that</u>: 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</u> 10,375m²; [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. 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)(iii): [Consequential Change] i. No more than four (4) individual retail tenancies of within the development may be less than 400m² gross leaseable floor area per tenancy (excluding the service station and restaurant) shall be permitted; and [FSNI 4/6] ii. The maximum size of any individual retail activities shall be 1,500m² 2,000m² gross leaseable floor area (excluding the supermarket); and iii. There shall be a maximum of one (1) supermarket within the development; and iv. In addition to the (4) individual 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 v. Activities within the threshold set by (4) (a)(ii) that fall outside those provided for in (2), (3) and (4) (b)(i), (b)(ii) and b(iv) above include automatic teller machines, external yard display space for otherwise controlled activities, health care services, child care facilities and indoor recreational activities; and vi. No building shall be located closer to the external legal boundaries of the land over and above that shown on the concept plan <u>Te Awamutu Large Format Retail Centre Plan</u>; and vii. Compliance with the permitted activity development control performance standards set for the Commercial Zone, excluding: • <u>Rule 6.4.2.6 – Site Layout;</u> • <u>Rule 6.4.27 – Design and layout of development adjoining water bodies and reserves</u> c. Prior to construction activities commencing within Area B: i. An Ecological Management Aplan 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: • 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]
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			ii. A <u>Landscaping</u> landscaping plan is provided for <u>within</u> the landscaping buffer and restoration and enhancement planting area as shown on the Te Awamutu Large <u>Scale-Format</u> Retail Centre Plan. <u>Planting</u> shall consist of an appropriate mixture of trees, shrubs and/or ground cover plants. [WDC 3/2, 638 Ltd FS 1/2] d. <u>Prior to any activities (excluding construction) commencing within Area B, the following transport upgrades are required:</u> i. A shared <u>pedestrian</u> 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 <u>pedestrian facility</u> 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 land 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 [WDC 3/1] • Vesting of land as road or the granting/reserving of easements in gross (as agreed by Waipā District Council) the required intersection upgrades cannot be accommodated within existing road reserve. [WDC 3/1, FSNI 4/5, 638 Ltd FS1/1] e. <u>Prior to any activities (excluding construction) commencing within Area B, the stormwater management system as shown on the Te Awamutu Large Format Retail Centre Plan has been constructed and is operational, The stormwater management required by this standards shall be designed to pre-development levels.</u> f. No development on Area B shall result in flood levels across the broader flood plain for the Mangaohoi Stream or result in a material increase in flows downstream of Area B. [Consequential Change] Advice Note:
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			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 way of agreement with relevant landowner(s) and will not be directly undertaken or facilitated by Waipā District Council. [WDC 3/1, FSNI 4/5, 638 Ltd FS1/1]
	6.4.2.23	No Change	For avoidance of any doubt, a development will be considered to be in general accordance with the Development Concept Plan <u>Te Awamutu Large Format Retail Centre Plan</u>, provided the amended development satisfies the conditions <u>standards</u> in <u>Rule 6.4.2.22</u> and notwithstanding changes to the number of tenancies proposed or minor changes: a. To the layout of any particular building; or b. To the location of buildings (provided the change does not decrease the shortest distance between the building and external boundaries of the development site as indicated on the Te Awamutu Large Format Retail Centre Plan); or 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	No Change	The following signs are permitted: a. <u>Except for signs within the Te Awamutu Large Format Retail Area (contained in Appendix S6), as provided for under Rule 6.4.2.28(f), A 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.</u> b. ... c. ... d. ... e. ... f. <u>Within the Te Awamutu Large Format Retail,</u> i. <u>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.</u> ii. <u>Wall mounted signs shall not cover more than 20% of any façade of the particular tenancy.</u> <u>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,</u>

			and goods/services provided on site.
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Section 15 – Infrastructure, Hazards, Development and Subdivision

District Plan Provision		Recommendations	
15.4 Rules	15.4.2.69.e	Amend as shown	e.Te Awamutu Large Format Retail Site Centre 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 Format Scale Retail Centre Plan Development Concept Plan SK1-13 prepared by Woodhams / Meikle / Zhan Architects dated 21-04-06 prepared by Woodhams Meikle Zhan Architects, referenced as DWG RC100-08, dated 26-06-2025 as contained in Appendix S6, and which satisfies the Rule 6.4.2.22. conditions included in the approved application. [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. a. <u>The extent to which the activity avoids or mitigates adverse effects on the safe and efficient operation of the immediate transport network.</u> b. Whether noise is addressed in accordance with the conditions in the approved application. c. Whether glare and lighting is addressed in accordance with the conditions in the approved application. d. Whether landscaping is provided in accordance with the conditions in the approved application.

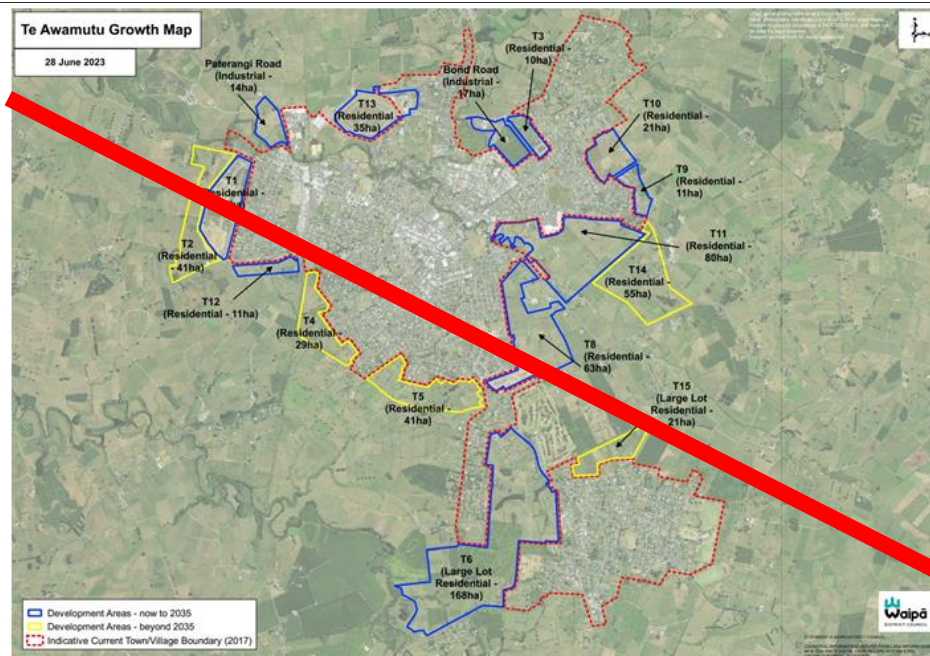
				b. <u>The extent to which proposed and existing landscaping contributes to ecological enhancement in Area B, the amenity of the site and manages effects on the amenity of adjoining residential zoned sites and open space. [WDC 3/7, 638 Ltd FS 1/7, FSNI FS 2/6]</u> e. Whether car parking (excluding conditions of the number of parking spaces for cars), loading and vehicle manoeuvring is provided in accordance with the conditions in the approved application. 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> 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. 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> h. Whether soil remediation and mitigation is
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				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. e. 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]</u> f. 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] g. 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. [WRC 2/1, 2/2, 2/3, Jay EL Ltd 5/4]
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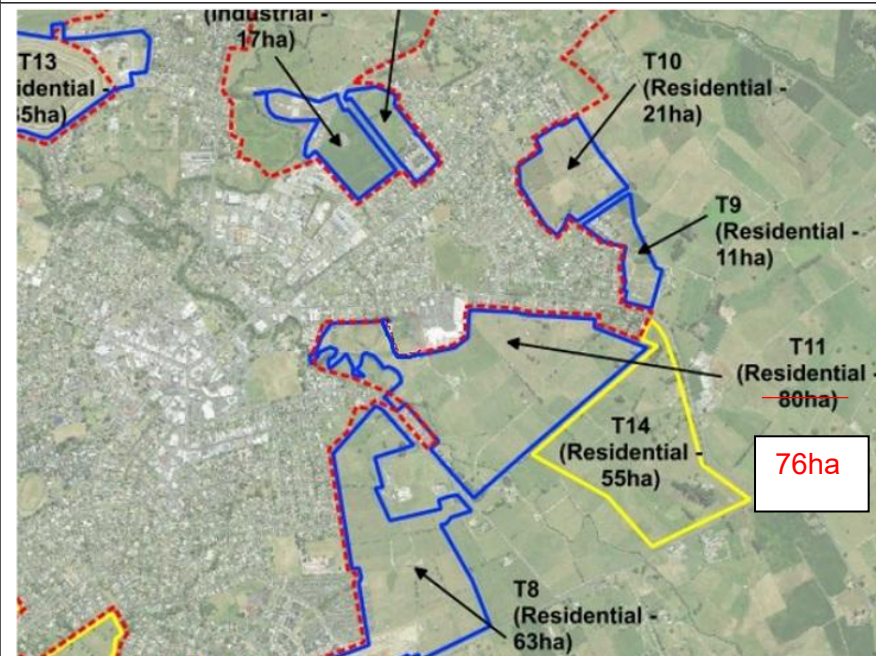
Appendix S1 –Plan

Appendix S1

WDC Te Awamutu Growth Map



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

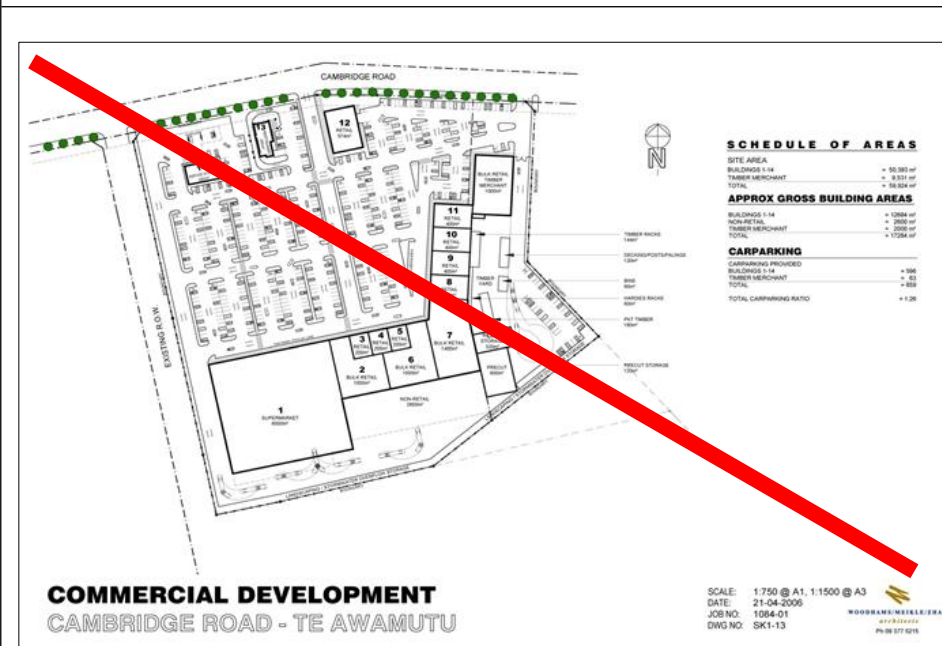
Growth Cell	Land Area	Overview and Capacity
T11	80ha <u>76ha</u>	- This growth cell has been identified as a residential growth cell. Development shall be undertaken in accordance with the relevant structure plan contained within this District Plan. - The growth cell has a dwelling capacity of approximately 432 382 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
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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.
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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)

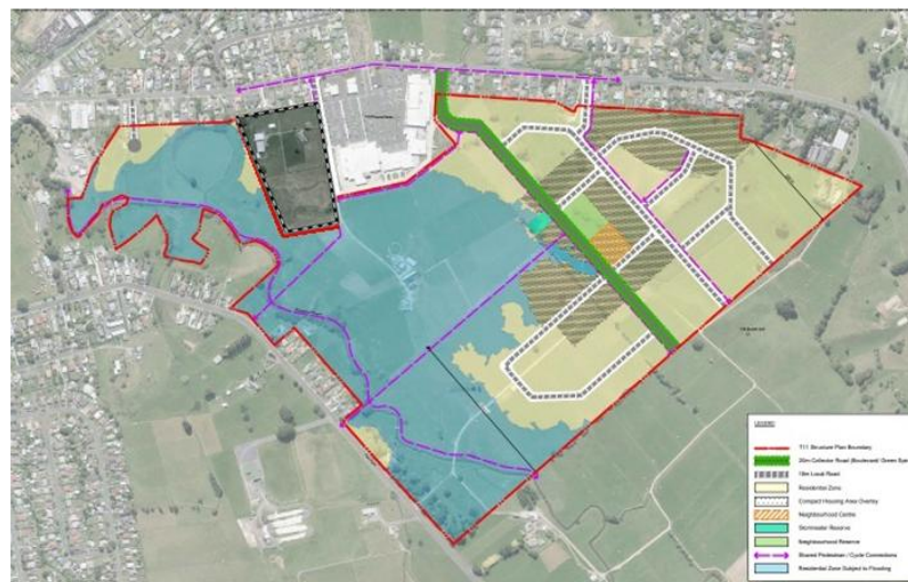
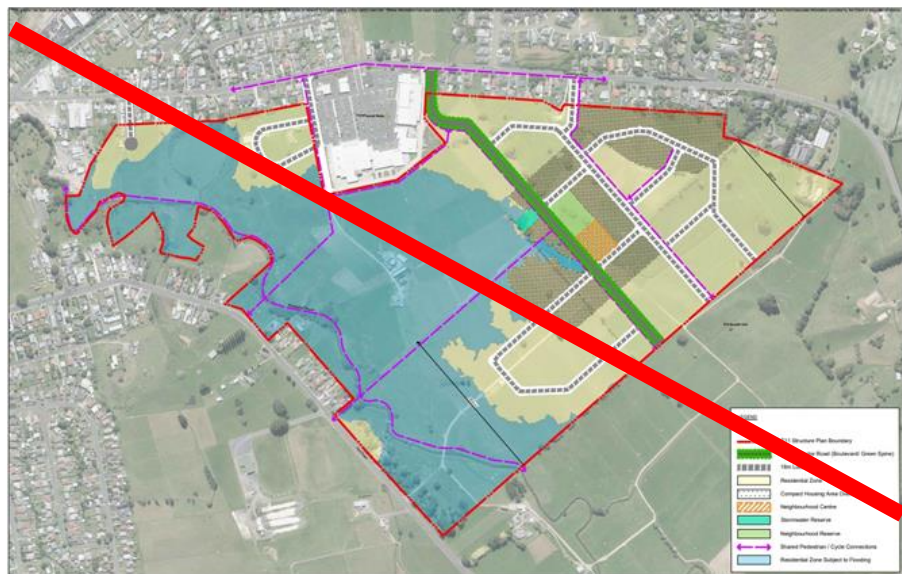
- A7 13,000m² (BUILDING IMPROVEMENT CENTRE & CAFÉ)

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

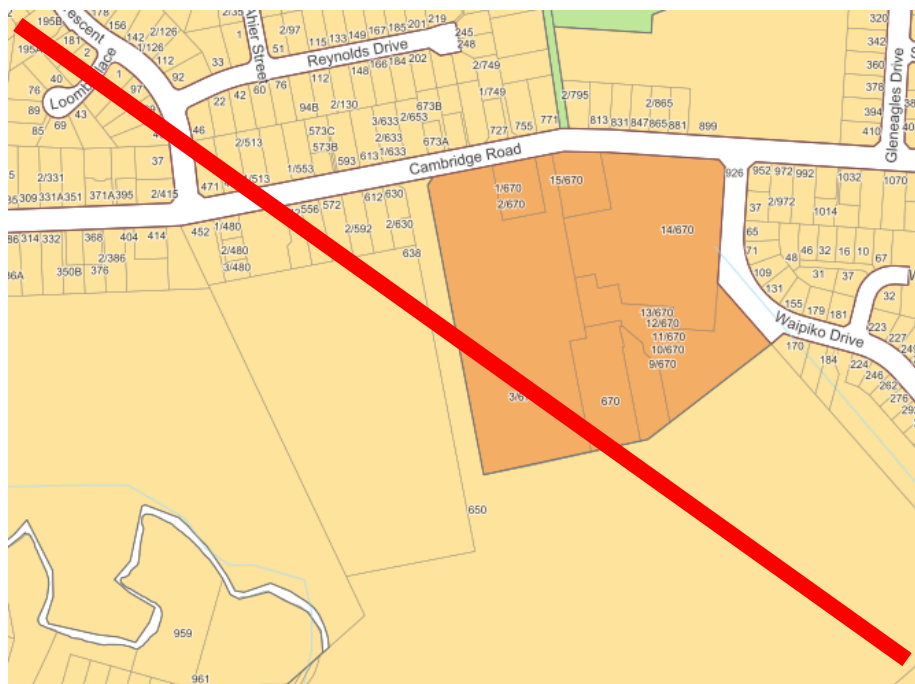


Recommended changes

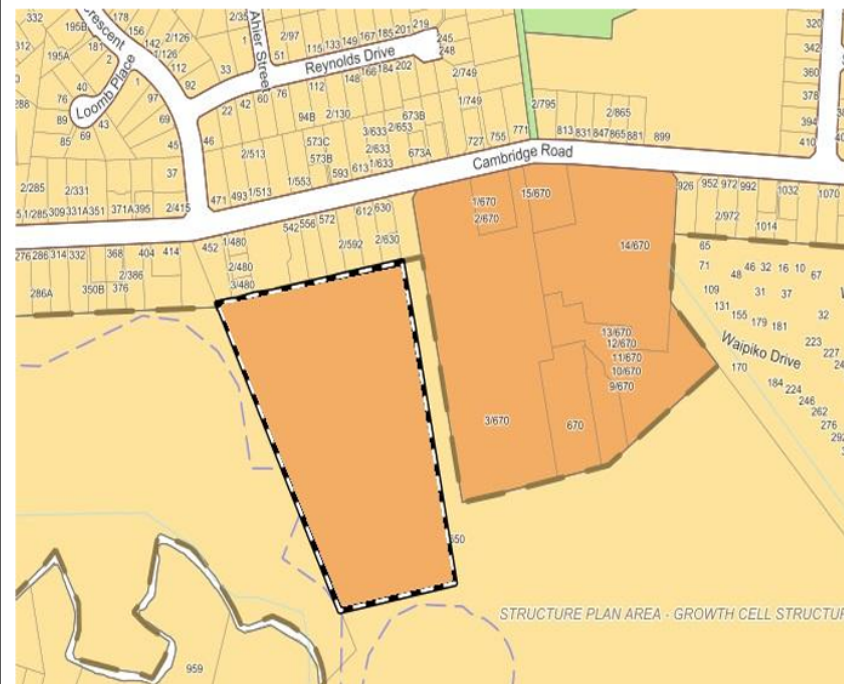
No change to PC35 notified version

Waipa District Plan Planning Maps

Zoning Map - Waipa District Plan



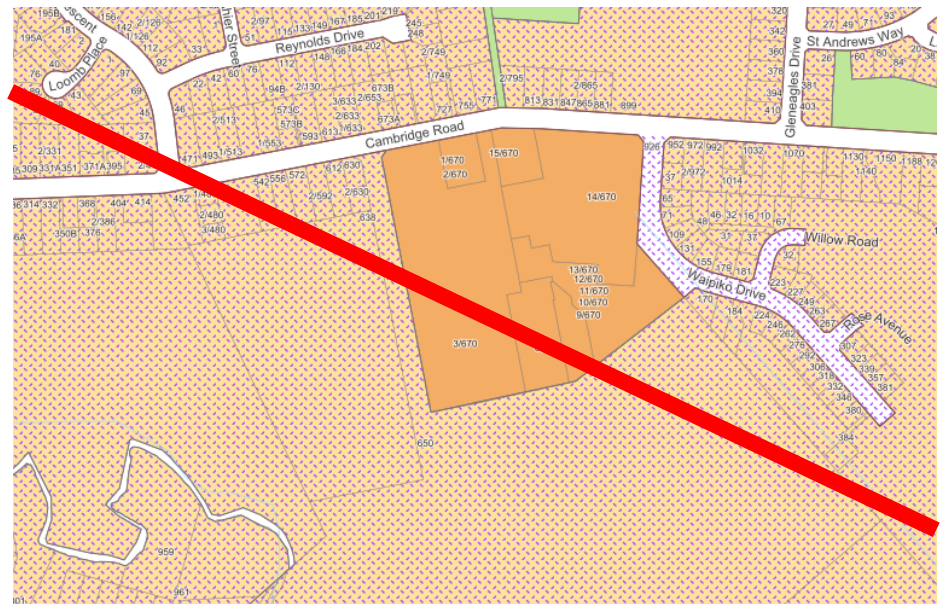
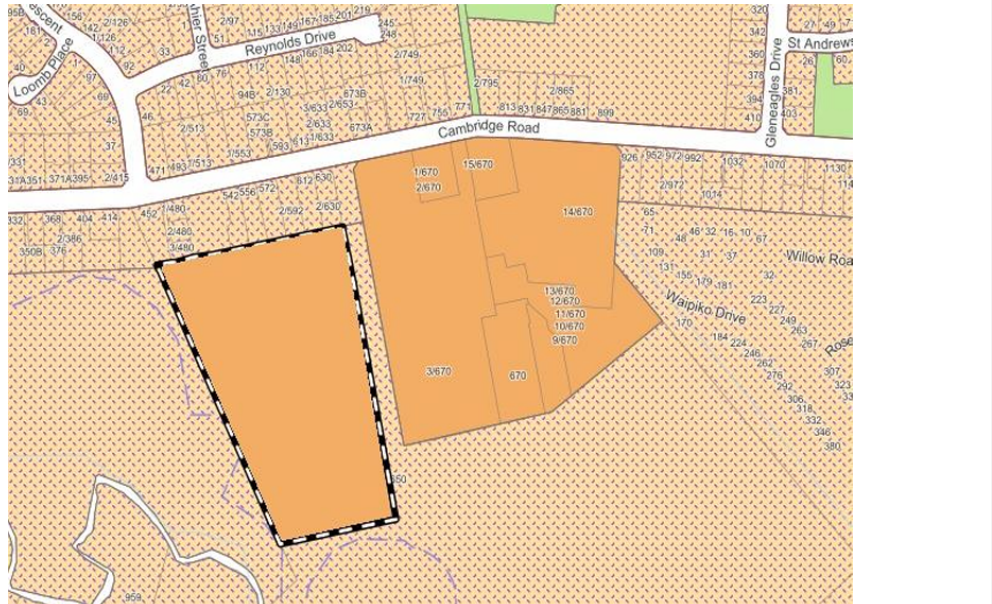
PC35 Notified version

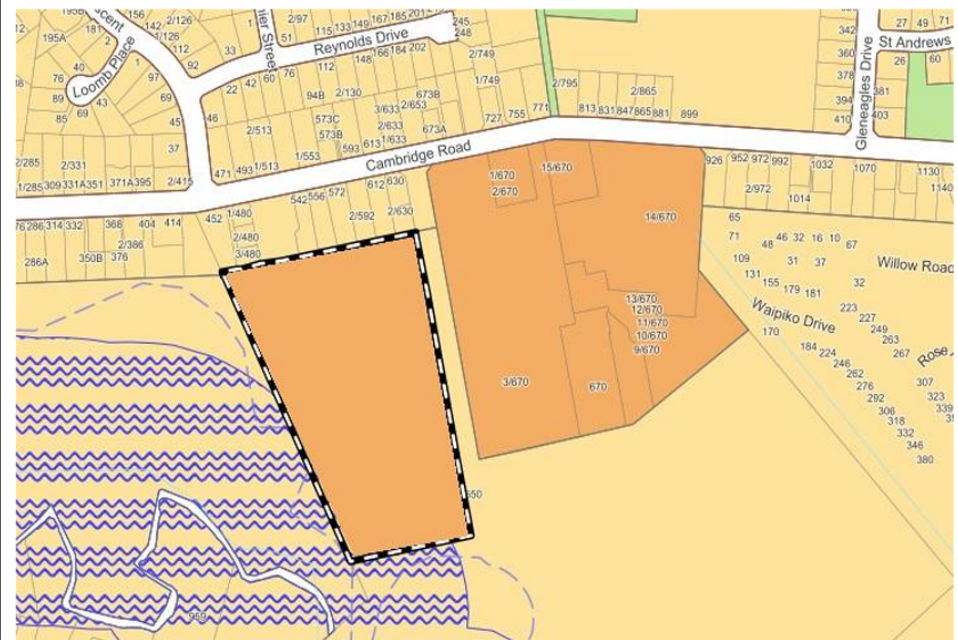
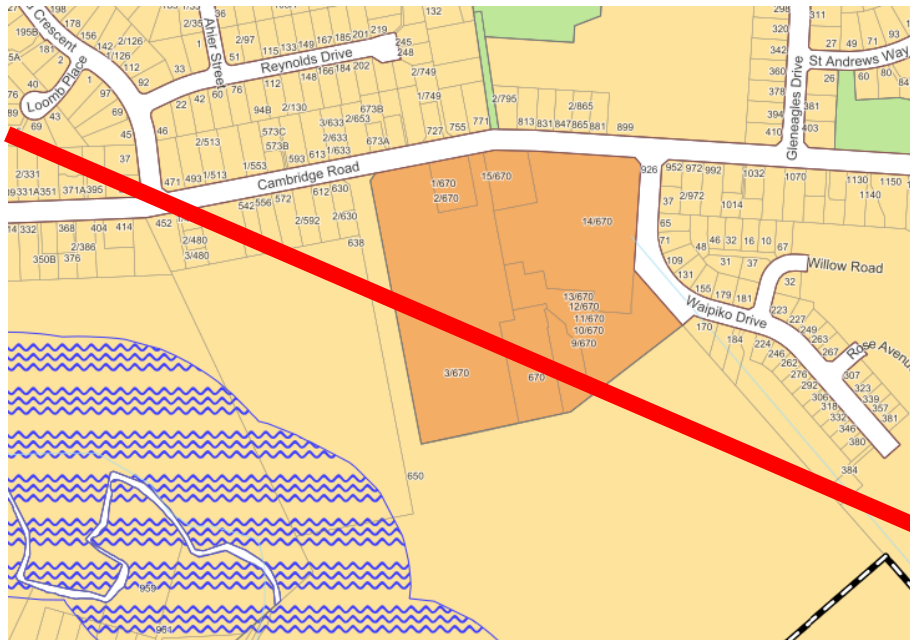


Recommended changes

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

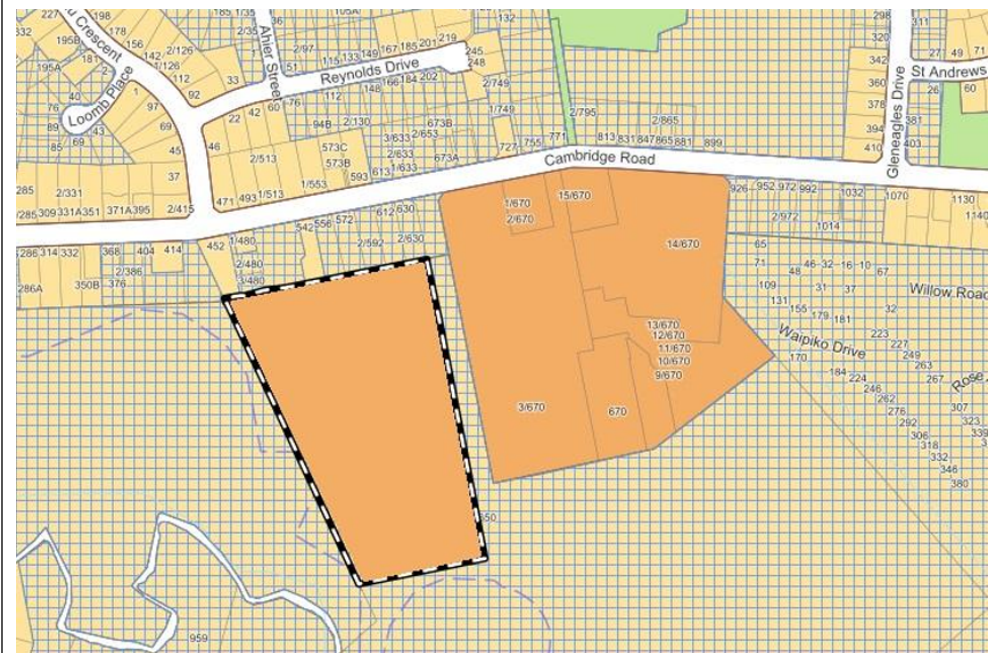
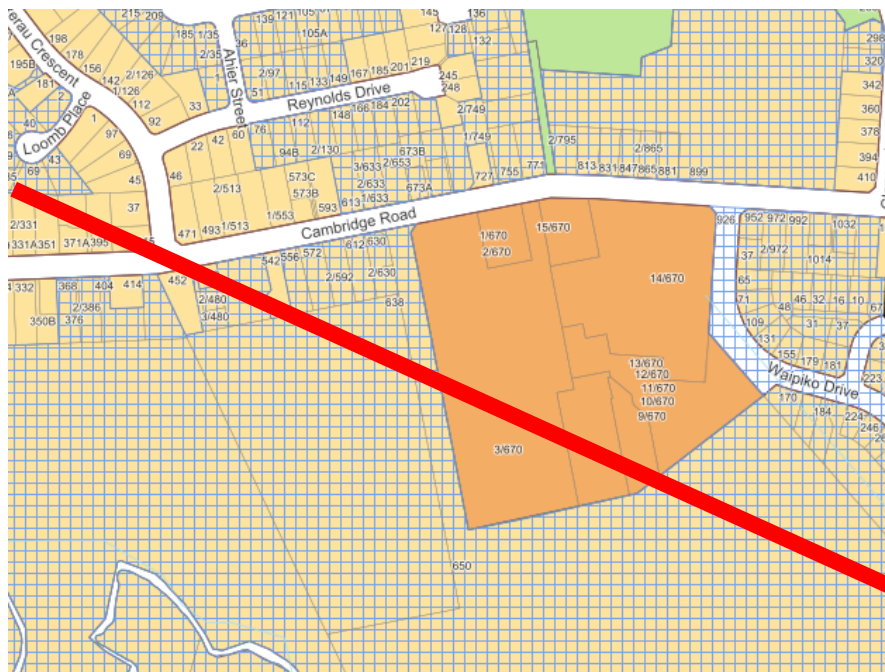


Recommended changes	No change to PC35 notified version
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Stormwater Constraints Qualifying Matter Overlay

Waipa District Plan

PC35 Notified version

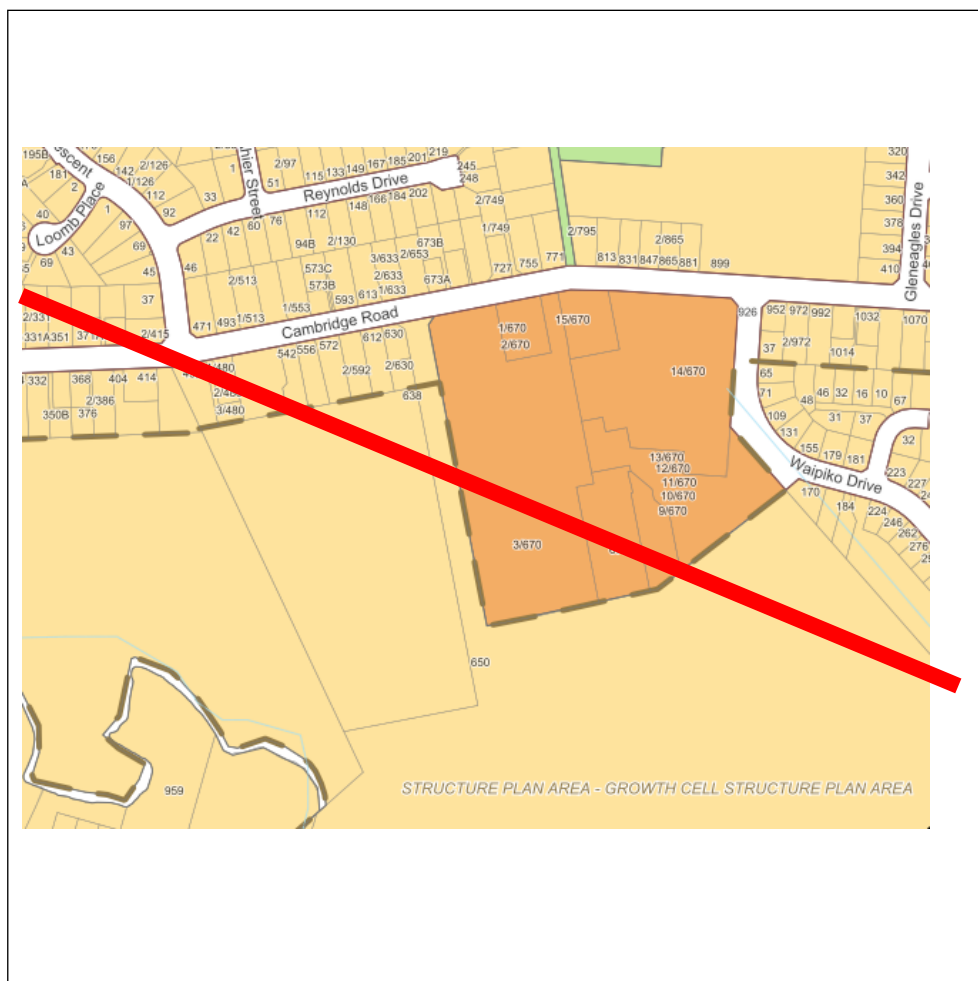
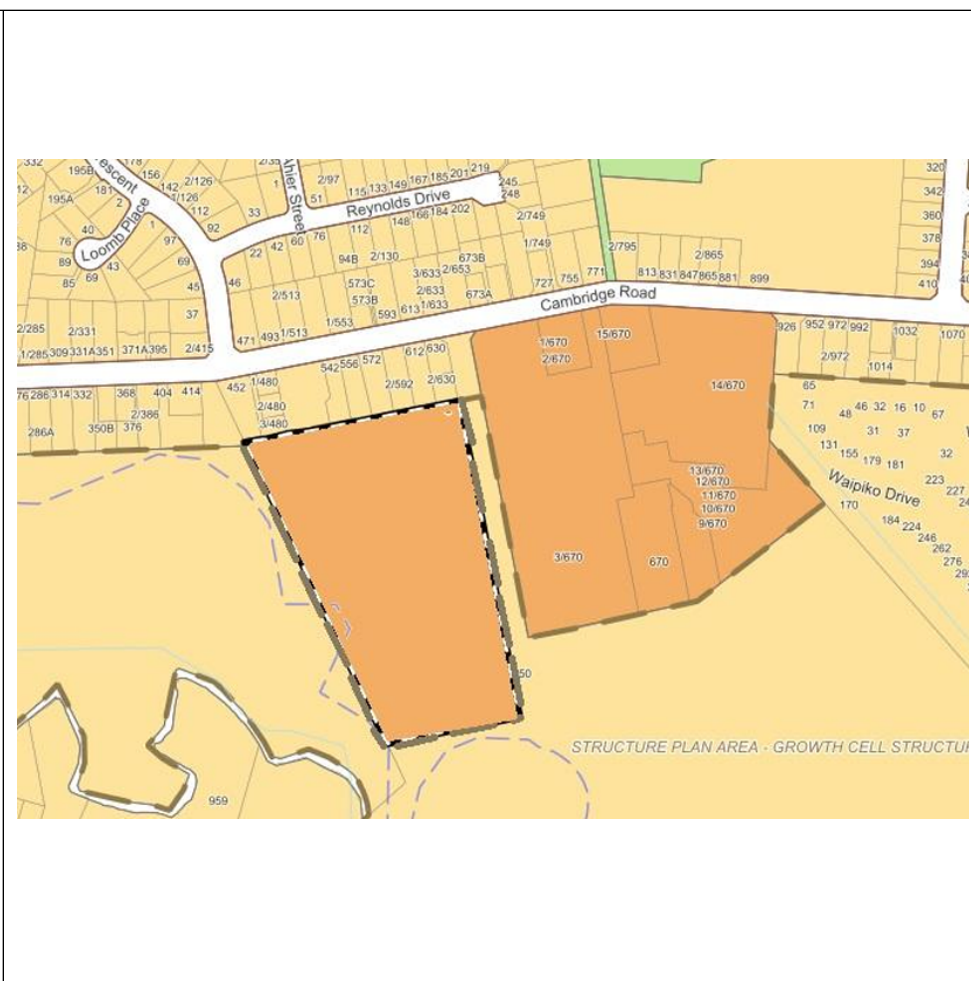


Recommended Changes	No change to PC35 notified version
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T11 Growth Cell Structure Plan extent

Waipa District Plan

PC35 Notified version

	
Recommended changes	No change to PC35 notified version