

**From:** [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz)  
**To:** [Policy Shared](#)  
**Subject:** External Sender: Waipā District Plan - Plan Change Submission Form 5 - Waipa District Council  
**Date:** Friday, 14 November 2025 9:43:27 am

**CYBER SECURITY WARNING:** This email is from an external source - be careful of attachments and links. Please follow the Cybersecurity Policy and report suspicious emails to Servicedesk

**Full name of submitter** Waipa District Council  
**Contact name (if different from above)** Michael Briggs  
**Email address** [REDACTED]  
**Address for service** Private Bag 2402, Te Awamutu 3840  
**Contact phone number** [REDACTED]

**This is a submission on the following proposed plan change to the Waipā District Plan**

Private Plan Change 35: Te Awamutu Retail Centre

**Could you gain an advantage in trade competition through this submission?** I could not  
**Are you directly affected by an effect of the subject matter that - (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition?** I am  
**Do you wish to be heard (attend and speak at the Council hearing) in support of your submission?** I do  
**If others make a similar submission, will you consider presenting a joint case with them at the hearing?** No  
**Do you support the proposed change(s)?** I support in part

**The specific provisions of the plan change my submission relates to are (give details):**

Refer attached submission

**My submission is**

Refer attached submission

**I seek the following decision/s from Council**

Refer attached submission

**Attachments**

[PC35 - Waipa District Council Submission.pdf](#) (138 kb)

14 November 2025

To: Waipā District Council  
Private Bag 2402  
Te Awamutu, 3840

**RE: Submission on Plan Change 35: Te Awamutu Retail Centre to the Waipā District Plan**

|                      |                                                                                                                   |
|----------------------|-------------------------------------------------------------------------------------------------------------------|
| Submitter            | Waipā District Council (WDC)                                                                                      |
| Contact Phone Number | 0800 924 723                                                                                                      |
| Email Address        | [REDACTED]                                                                                                        |
| Address for Services | Chief Executive Officer<br>Waipā District Council<br>Private Bag 2402<br>Te Awamutu, 3840<br>Attn: Michael Briggs |
| Trade Competition    | I could not gain an advantage in trade competition through this submission.                                       |
| Hearing              | WDC wishes to be heard in support of this submission.                                                             |
| Others               | If others make a similar submission, WDC would not consider presenting a joint case with them at the hearing.     |
| Position             | Support in Part                                                                                                   |

**Specific Provisions**

The specific provisions of Plan Change 35 (PC35) to which this submission relates are:

1. Rule 6.4.2.22.d insofar as it relates to transport upgrades that are required to be completed prior to activities (excluding construction) commencing within Area B particularly in relation to ensuring that:
  - (a) The safety and efficiency of Cambridge Road as a major arterial road is not compromised by intersection design; and
  - (b) The ability for the urban mobility network along Cambridge Road to be accommodated within road reserve is not compromised.
2. Rule 6.4.1.2.a and Rule 6.4.2.22 insofar as they reference the architects, drawing and date of the Te Awamutu Large Form Retail Centre Plan.
3. Rule 6.4.2.22.c insofar as it relates to the ecological values identified as being associated with Area B and landscape planting.
4. Rule 6.4.2.3.a insofar as it relates to maximum building heights associated with existing buildings on Area A.

5. Rule 21.1.6.1 – Assessment Criteria insofar as it relates to relief sought in relation to Rule 6.4.2.22.c

### **Reasons for submission and relief sought**

6. The reasons for and relief sought by this submission are set out in (a) – (e) below:

#### ***Rule 6.4.2.22.d – Transport Upgrades***

- (a) Cambridge Road is a major arterial road and is identified in the Waipā District Council Transport Strategy as being part of the Te Awamutu urban mobility network “protected cycleway or cycle friendly street”. This is also identified and notated as a “shared pedestrian / cycle connection” on the T11 Structure Plan.

The traffic impact assessment supporting PC35 includes concept designs for a signalised intersection and pedestrian facilities, including tracking curves for a 19m semi-trailer truck. This concept design:

- Makes provision for a 3m shared path; and
- Proposes a single lane for westbound traffic; and
- Does not provide tracking curves for left movements from the intersection on to Cambridge Road.

It is the long term intention of WDC that Cambridge Road in the vicinity of the Te Awamutu Retail Centre will incorporate separate cycle ways and pedestrian footpath.

WDC supports the inclusion of Rule 6.4.2.22.d and the requirement for transport upgrades to be provided subject to incorporation of amendments which more clearly outline the intersection upgrade works that will be required.

To ensure that appropriate connectivity is provided and that the safety and efficiency of Cambridge Road is not compromised it is necessary for parts (i) and (iii) of this rule to be amended to clarify what design elements in associated with the transport upgrades will need to be achieved, including:

- Pedestrian crossing facility at Access 2
- The provision of a dedicated left turn lane for westbound traffic on Cambridge Road
- The accommodation of a tracking curves 19m semi-trailer trucks
- The provision of pedestrian crossing facilities across Cambridge Road at the intersection and
- Accommodation of the full intersection and pedestrian paths within existing road reserve and/or land to be vested as road.

### **Relief Sought**

That Rule 6.4.2.22.d be amended to read:

- d. Prior to any activities (excluding construction) commencing within Area B, the following transport upgrades are required:
- i. A shared pedestrian walking / cycling path along the southern side of Cambridge Road outside Area A and along the western side of Access 1 including a shared walking / cycling facility across Access 2.
  - ii. A Pedestrian facilities across Access 1 to provide connection between Area A and Area B
  - iii. Traffic signals at Upgrading of the intersection of Cambridge Road and Access 1 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 in the event that the required intersection upgrades cannot be accommodated within existing road reserve.

Or any other relief considered necessary and appropriate to address the issues raised by this submission

### **Rule 6.4.1.2.a, Rule 6.4.2.22 – Te Awamutu Large Format Retail Centre Plan and matters of control**

- (b) Both of these rules reference the architect name, drawing name and date of the plan that will replace the existing concept plan in Appendix S6. It is unnecessary for these details to be provided. Their removal will simplify these rules.

PC35 proposes to amend the first matter of control to Rule 6.4.1.2.a, which currently relates to “traffic safety and road improvement works” to read “safe and efficient operation of the immediate transport network”. Given the amendments proposed to Rule 6.4.2.22.d include transport upgrades for the pedestrian network it is appropriate that the matters of control are expanded to enable consideration of and the imposition of conditions relating to pedestrian facilities

Part (c) of this submission below seeks introduction of a performance standard related to ecological matters. If this relief sought is accepted then it is necessary for its subject matter (ecology) to become a matter of control.

### **Relief Sought**

That Rule 6.4.1.2.a be amended to read:

Any development in general accordance with the Te Awamutu Large Format Retail Centre Plan Scale Retail Development Concept Plan SK1-13 prepared by Woodhams/Meikle/Zhan Architects dated 21-04-06 prepared by Woodhams Meikle Zhan Architects, referenced as DWG RC100-08;

~~dated 26-06-2025~~ as contained in Appendix S6, and which ~~satisfies~~ **complies with** the conditions included in the approved application standards in Rule 6.4.2.22.

AND

- That the first bullet point of the matters of control in Rule 6.4.1.2.a is amended to read:

Safe and efficient operation of the immediate transport network, **including intersection upgrades and the upgrading / provision of pedestrian and cycle facilities internal and external to the development site.**

- That Ecology is added as a matter over which Council reserves its control in Rule 6.4.1.2.a:

That Rule 6.4.2.22 be amended to read:

Any development in general accordance with the Te Awamutu Large ~~Scale~~ **Format Retail Centre Plan** ~~Retail Development Concept Plan SK1-13 prepared by Woodhams/Meikle/Zhan Architects dated 21-04-06 prepared by Woodhams Meikle Zhan Architects, referenced as DWG-RC100-08, dated 26-06-2025~~ as contained in Appendix S6, and which complies with the following standards:...

Or any other relief considered necessary and appropriate to address the issues raised by this submission.

### ***Ecological Recommendations and Planting Requirements***

- (c) The ecological impact assessment submitted with PC35 provides a number of recommendations relate to:

- Preparation of a restoration plan;
- Protection of nesting birds;
- Bat management protocols
- Fauna Management Timelines

The proposed rules do not provide opportunity for these recommendations to be implemented at the time development of Area B occurs. There are no other rules in the Waipā District Plan which would enable ecological effects of the type assessed by the impact assessment to be managed.

It would be appropriate for these matters to be addressed as part of any resource consent application lodged for development of Area B.

### ***Relief Sought***

That Rule 6.4.2.22.c be amended to read:

**Prior to construction activities commencing within Area B:**

- i. An Ecological Management Plan for Area B is provided which implements the recommendations of the Ecological Impact Assessment (prepared by Ecology New Zealand Limited) forming part of PC35 as they relate to:
  - Restoration plan of wetland and 100 year flood risk zone;
  - Protection of nesting birds; and
  - Bat management protocols.
- ii. A Landscaping plan is provided for with the landscaping buffer and restoration planting area as shown on the Te Awamutu. Planting shall consist of an appropriate mixture of trees, shrubs and/or ground cover plants.

Or any other relief considered necessary and appropriate to address the issues raised by this submission.

#### **Rule 6.4.2.3.a – Maximum Height**

- (d) This rule applies to maximum height for buildings in the Commercial Zone and provides a number of exceptions to the maximum building height, including for the land subject to the Te Awamutu Large Scale Retail Development Concept Plan. The changes proposed to the concept plan have made this rule redundant. The rule requires amendment to remove this redundancy.

#### **Relief Sought**

That Rule 6.4.2.3.a be amended to read:

- 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 shown on that plan must not exceed 8m in height and the Bulk Retail timber Merchant
  - A3 = must not exceed 12m in height.

#### **Rule 21.1.6.1 – Assessment Criteria**

- (e) This rule provides expansion of the matters that control is reserved over in Rule 6.4.1.2.a when making a decision on any activity qualifying for consideration as a controlled activity.

Rule 21.1.6.1 expands on the matters listed in Rule 6.4.1.2.a. and as such it is necessary for reference to ecology and wetland enhancement planting.

#### **Relief Sought**

That Rule 21.1.6.1.b is amended to read:

The extent to which proposed and existing landscaping contributes to **ecological enhancement**, the amenity of the site and manages effects on the amenity of adjoining residential zoned sites ~~and open space~~.

That a new subrule e. is added to Rule 21.1.6.1.b to read

**The extent to which effects on ecological values are managed through landscaping, wetland restoration, protection of nesting birds and bat management protocols.**

Or any other relief considered necessary and appropriate to address the issues raised by this submission.



Michael Briggs

**Consents Team Leader**