

# Summary of decisions requested in submissions to Proposed Private Plan Change 35 – Te Awamutu Large Format Retail Centre

February 2026

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## **Reader's Guide**

This document is a summary of the five (5) submissions received on Proposed Private Plan Change 35 – Te Awamutu Large Format Retail Centre (PC35) and the relief sought/decision(s) requested. This summary is ordered by submitter number. This summary helps readers to see all the decisions requested by submitter.

Call for further submissions opens on 12 February **2026**. The closing date for making further submissions is **5pm, Thursday 26 February 2026. No late further submissions will be accepted.**

In the summary, every submitter has been allocated a submitter number, and each submission point is referenced by a unique number. This whole number (e.g. 1/3) is required to be referenced when you make a further submission.

### **EXAMPLE:**

Submission 1/3:

‘1’ is the submitter number

‘3’ is the submission point number

## **How to read the summary**

- This summary is ordered by submitter number. The summary lists all of the submission points made by all the submitters.

## **How to make a further submission**

People can make a further submission if they represent a relevant aspect of the public interest and/or have an interest in the plan change greater than the interest of the general public.

**A further submission can only be made in support or opposition of matters raised in the submissions. No new points can be raised.**

Further submissions should be set out in the format shown in the submission form. Copies of the further submission form are available at Council offices at Cambridge and Te Awamutu, as well as online at [www.waipadc.govt.nz/planchange35](http://www.waipadc.govt.nz/planchange35)

In accordance with the Resource Management Act 1991 a copy of the further submission must be sent to the person who made the original submission within five (5) working days of sending the further submission to the Waipā District Council.

We have made the decision to redact the contact details of all submitters. We have done this because increasingly people are expressing privacy concerns with having their contact details publicly available. If you need to contact a submitter Council can provide their details to you on request. **Please email [districtplan@waipadc.govt.nz](mailto:districtplan@waipadc.govt.nz) to request the contact details of the original submitter.**

### **Submissions can be:**

**Posted to:** Waipā District Council  
Private Bag 2402  
Te Awamutu 3840

**Delivered to:** Waipā District Council – Te Awamutu Office  
101 Bank Street  
Te Awamutu

**Delivered to:** Waipā District Council – Cambridge Office  
23 Wilson Street  
Cambridge

**Emailed to:** [districtplan@waipadc.govt.nz](mailto:districtplan@waipadc.govt.nz)

## **Submitter details**

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

## **(1) New Zealand Transport Agency (NZTA)**

| Submission point | Topic             | District Plan provision | Support / Oppose / in part | Submission summary                                                                                                                                                                                                                                                                                                   | Relief sought / decision requested<br>(New text underlined in red; deletions in red and struck through)                                                                                                                                                                                                                   |
|------------------|-------------------|-------------------------|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1/1              | Transport Effects | -                       | Oppose in Part             | <p>Insufficient assessment of transport effects on the local and state highway roading networks.</p> <p>With the limited detail available NZTA cannot sufficiently assess the proposal or recommend mitigation as appropriate.</p>                                                                                   | <p>Either:</p> <ul style="list-style-type: none"> <li>Decline PC35 on the basis that the applicant has not provided sufficient information to be able to assess the application; or</li> <li>Prior to a hearing provide sufficient information to be able to assess the effects and any appropriate mitigation</li> </ul> |
| 1/2              | Transport Effects | -                       | Oppose in Part             | <p>Development of Plan Change Area and Resulting Trip Generation:</p> <p>Applicants traffic assessment has not adequately assessed the potential number of trips generated by any future development enabled by the proposed plan change including the implications on the surrounding road network, namely SH3.</p> | <p>Current, proposed and future modelling for the SH3 roundabout through a Roundabout Capacity Assessment, including a 10 year-future assessment (including AM and PM assessments) is required</p>                                                                                                                        |
| 1/3              | Transport Effects | -                       | Oppose in Part             | <p>Transport Infrastructure Requirements:</p> <p>Applicants traffic assessment has not adequately assessed the potential number of trips generated by any future development enabled by the proposed plan change including specifically the impact on the SH3 roundabout to the west of the development.</p>         | <p>Appropriate provisions should be identified within the proposed plan change to adequately address any implications to the state highway and surrounding network where required.</p>                                                                                                                                    |

## **(2) Waikato Regional Council (WRC)**

| Submission point | Topic                   | District Plan provision | Support / Oppose / in part | Submission summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Relief sought / decision requested<br>(New text underlined in red; deletions in red and struck through)                                                                                                                                                                                                         |
|------------------|-------------------------|-------------------------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2/1              | Flood Hazard Assessment | -                       | Neutral                    | The General Civils and Three Waters Report (Appendix F to the plan change request) does not provide any information as to how the 1% Annual Exceedance Probability (AEP) flood level at the site boundary is approximately 46.95m (47.17m in Moturiki Datum) was derived or for what climate scenario it is valid for.                                                                                                                                                                                                                                                                                                                                                    | Provide further detail as to how the 1% AEP flood level at the site boundary was calculated and what climate scenario this level is valid for.                                                                                                                                                                  |
| 2/2              | Flood Hazard Assessment | -                       | Neutral                    | <p>The flood maps and modelling that have informed the General Civils and Three Waters Report (Appendix F to the plan change request) significantly underestimates flooding.</p> <p>It seems the flood maps were generated using a static downstream water level boundary and may not take flows from the upstream Mangaohoi catchment into account</p>                                                                                                                                                                                                                                                                                                                   | <p>That more detail is provided on the flood model configuration, including:</p> <ol style="list-style-type: none"> <li>1. Where the downstream boundary has been positioned;</li> <li>2. How the upstream Mangaohoi catchment has been accounted for.</li> </ol>                                               |
| 2/3              | Flood Hazard Assessment | -                       | Neutral                    | <p>Te Miro Water has recently completed a flood modelling study of the Mangapiko and Mangaohoi Streams at Te Awamutu. This model represents the best available flood information for the site.</p> <p>The model shows that a significant portion of Area B is within the floodplain of the Mangaohoi Stream. This represents a larger portion of the site compared to the flood maps appended to the General Civils and Three Waters Report.</p> <p>Displacement of flood waters through filling of the site will result in an increase in flood levels on approximately 160 properties and an increase in flow in the Mangaohoi Stream downstream of the floodplain.</p> | <p>That more robust analysis is provided to demonstrate that the site can be developed without:</p> <ol style="list-style-type: none"> <li>1. increasing the flood levels in the floodplain at the plan change site; or</li> <li>2. increasing flows in the Mangaohoi Stream downstream of the site.</li> </ol> |

### (3) Waipa District Council (WDC)

| Submission point | Topic              | District Plan provision | Support / Oppose / in part | Submission summary                                                                                                                                                                                                                                                                                                                                                                                                              | Relief sought / decision requested<br>(New text underlined in red; deletions in red and struck through)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------|--------------------|-------------------------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3/1              | Transport upgrades | Rule 6.4.2.22.d         | Support in Part            | The inclusion of Rule 6.4.2.22.d and its requirement for transport upgrades to be provided is supported subject to amendments being incorporated which more clearly outline the extent of intersection upgrade works that will be necessary. The amendments (as identified by the relief sought) will ensure that appropriate connectivity is provided and that the safety and efficiency of Cambridge Road is not compromised. | <p>That Rule 6.4.2.22.d be amended to read:</p> <p>d. Prior to any activities (excluding construction) commencing within Area B, the following transport upgrades are required:</p> <p>i. A shared <del>pedestrian walking / cycling</del> path along the southern side of Cambridge Road outside Area A and along the western side of Access 1 <u>including a shared walking / cycling facility across Access 2.</u></p> <p>ii. <del>A Pedestrian facility facilities</del> across Access 1 to provide connection between Area A and Area B</p> <p>iii. <del>Traffic signals at Upgrading of</del> the intersection of Cambridge Road and Access 1 <u>to include:</u></p> <ul style="list-style-type: none"> <li><u>Traffic signals; and</u></li> <li><u>A dedicated left turn lane for westbound traffic on Cambridge Road;</u></li> <li><u>Accommodation of tracking curves for a 19m semi-trailer truck without crossing traffic lanes occupied by other vehicles.</u></li> <li><u>Provision of pedestrian crossing facilities across Cambridge Road; and</u></li> <li><u>Vesting of land as road in the event that the required intersection upgrades cannot be accommodated within existing road reserve.</u></li> </ul> <p>Or any other relief considered necessary and appropriate to address the issues raised by this submission.</p> |
| 3/2              | Ecological Values  | Rule 6.4.2.22.c         | Support in Part            | <p>The ecological impact assessment submitted with PC35 provides a number of recommendations that relate to:</p> <ul style="list-style-type: none"> <li>Preparation of a restoration plan;</li> <li>Protection of nesting birds;</li> </ul>                                                                                                                                                                                     | <p>That Rule 6.4.2.22.c be amended to read:</p> <p><u>Prior to construction activities commencing within Area B:</u></p> <p>i. <u>An Ecological Management Plan for Area B</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Submission point | Topic                    | District Plan provision | Support / Oppose / in part | Submission summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Relief sought / decision requested<br>(New text underlined in red; deletions in red and struck through)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------|--------------------------|-------------------------|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  |                          |                         |                            | <ul style="list-style-type: none"> <li>Bat management protocols</li> <li>Fauna Management Timelines</li> </ul> <p>The proposed rules do not provide opportunity for these recommendations to be implemented at the time development of Area B occurs.</p> <p>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.</p> | <p><u>is provided which implements the recommendations of the Ecological Impact Assessment (prepared by Ecology New Zealand Limited) forming part of PC35 as they relate to:</u></p> <ul style="list-style-type: none"> <li><u>Restoration plan of wetland and 100 year flood risk zone;</u></li> <li><u>Protection of nesting birds; and</u></li> <li><u>Bat management protocols.</u></li> </ul> <p>ii. <u>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.</u></p>                                         |
| 3/3              | Maximum Building Heights | Rule 6.4.2.3.a          | Support in Part            | The existing exceptions to the maximum building height for the land subject to the existing Te Awamutu Large Scale Retail Development Concept Plan specified in Rule 6.4.2.3.a have been made redundant by the new plan. The rule requires amendment as proposed by the relief sought to remove this redundancy.                                                                                                                                                                                                                                                | <p>That Rule 6.4.2.3.a be amended to read:</p> <p>a. On <del>the land</del> <u>in Area A of subject to</u> the Te Awamutu Large <u>Format Scale Retail Development Concept Centre</u> Plan contained in Appendix S6, no building or other structure shall penetrate a height plane of 15m <u>and except that the Indicative Building Footprints shown on that plan and listed below must not exceed:</u> <del>building structure associated with units 12—14</del></p> <ul style="list-style-type: none"> <li><u>A4 and A5 = shown on that plan must not exceed 8m in height and the Bulk Retail timber</u></li> <li><u>Merchant A3 = must not exceed 12m in height.</u></li> </ul> |
| 3/4              | General                  | Rule 6.4.1.2.a          | Support in Part            | Referencing the architect, drawing name and date of the plan in a rule is unnecessary. Removal of these references will simplify the rules.                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>That Rule 6.4.1.2.a be amended to read:</p> <p>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;</u></p>                                                                                                                                                                                                                                                                                                                                                                         |

| Submission point | Topic               | District Plan provision | Support / Oppose / in part | Submission summary                                                                                                                                                                                                              | Relief sought / decision requested<br>(New text underlined in red; deletions in red and struck through)                                                                                                                                                                                                                                                                                                                                      |
|------------------|---------------------|-------------------------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  |                     |                         |                            |                                                                                                                                                                                                                                 | <del>referenced as DWG RC100-08, dated 26-06-2025</del> as contained in Appendix S6, and which <del>satisfies</del> <u>complies with</u> the <del>conditions included in the approved application</del> standards in Rule 6.4.2.22.                                                                                                                                                                                                          |
| 3/5              | General             | Rule 6.4.2.22           | Support in Part            | Referencing the architect, drawing name and date of the plan in a rule is unnecessary. Removal of these references will simplify the rules.                                                                                     | That Rule 6.4.2.22 be amended to read:<br><br>Any development in general accordance with the Te Awamutu Large <del>Scale Format Retail Centre Plan</del> <u>Retail Development Concept Plan SK1-13 prepared by Woodhams/Meikle/Zhan Architects dated 21-04-06 prepared by Woodhams Meikle Zhan Architects, referenced as DWG RC100-08, dated 26-06-2025</u> as contained in Appendix S6, and which complies with the following standards:... |
| 3/6              | Matters of Control  | Rule 6.4.1.2.a          | Support in Part            | In response to other relief sought additional matters of control in Rule 6.4.1.2.a are needed to enable consideration of and the imposition of conditions relating to intersection upgrades, pedestrian facilities and ecology. | That the first bullet point of the matters of control in Rule 6.4.1.2.a is amended to read:<br><br>Safe and efficient operation of the immediate transport network, <u>including intersection upgrades and the upgrading / provision of pedestrian and cycle facilities internal and external to the development site.</u>                                                                                                                   |
| 3/7              | Assessment Criteria | Rule 21.1.6.1           | Support in Part            | Rule 21.1.6.1.b requires amendment to reference ecological enhancement as a matter to be considered in assessing landscaping proposals.                                                                                         | That Rule 21.1.6.1.b is amended to read:<br><br>The extent to which proposed and existing landscaping contributes to <u>ecological enhancement</u> , the amenity of the site and manages effects on the amenity of adjoining residential zoned sites <del>and open space</del> .                                                                                                                                                             |
| 3/8              | Assessment Criteria | Rule 21.1.6.1           | Support in Part            | A new subrule (e) is needed for Rule 21.1.6.1 to ensure that the management of effects on ecological values is a listed matter of control.                                                                                      | That a new subrule e. is added to Rule 21.1.6.1 to read:<br><br><u>e. The extent to which effects on ecological values are managed through landscaping, wetland restoration, protection of nesting birds and bat</u>                                                                                                                                                                                                                         |

| Submission point | Topic | District Plan provision | Support / Oppose / in part | Submission summary | Relief sought / decision requested<br>(New text underlined in red; deletions in red and struck through) |
|------------------|-------|-------------------------|----------------------------|--------------------|---------------------------------------------------------------------------------------------------------|
|                  |       |                         |                            |                    | <u>management protocols.</u>                                                                            |

#### **(4) Foodstuffs North Island (FSNI)**

| Submission point | Topic                | District Plan provision | Support / Oppose / in part | Submission summary                                                                                                                                                                                                                                                                                                                                                                             | Relief sought / decision requested<br>(New text underlined in red; deletions in red and struck through)                                                                                                 |
|------------------|----------------------|-------------------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4/1              | Consultation         |                         | N/A                        | FSNI as owner of the site was advised that the applicant intended to apply for a private plan change and neither reviewed nor provided feedback on this plan change prior to notification.                                                                                                                                                                                                     | FSNI records that it has concerns with the plan change.                                                                                                                                                 |
| 4/2              | Activities in Area A | -                       | N/A                        | <p>The plan change assumes that Area A is “built out” and will not substantially change into the future.</p> <p>FSNI is concerned that the Plan Change as proposed could undermine their ability to establish or suitably integrate an “e-commerce” facility with the surrounding Large Format Retail Centre, particularly as it is proposed to be expanded to include 538 Cambridge Road.</p> | That the Site Plan is updated to reflect newly proposed or consented activities in Area A, in the event such activities are proposed or consented during the Council’s consideration of the Plan Change |
| 4/3              | Landscape Buffer     | Appendix S6             | Support in part            | <p>the identification of landscape buffers within Area A on the site plan and the introduction of new landscaping standards (Rule 6.4.2.22.c):</p> <ul style="list-style-type: none"> <li>Effectively requires the provision of landscape buffer to mitigate development of Area B; and</li> <li>May limit the ability to establish new vehicle crossings in the future.</li> </ul>            | Delete the landscape buffer area from the site plan and delete the new landscaping Rule 6.4.2.22(c).                                                                                                    |
| 4/4              | Vehicle Access       | Appendix S6             | Support in part            | The location of the three new “indicative vehicle access points” to serve 638 Cambridge Road, in particular the southern-most crossing, have the potential to affect the existing and future use of                                                                                                                                                                                            | The location of the proposed access points should be reconsidered to ensure that construction and day to day operation of the existing and upgraded Pak’n Save is not unduly affected.                  |

| Submission point | Topic                     | District Plan provision | Support / Oppose / in part | Submission summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Relief sought / decision requested<br>(New text underlined in red; deletions in red and struck through)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------|---------------------------|-------------------------|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  |                           |                         |                            | accesses from the right of way to 670 Cambridge Road, including servicing the existing Pak'n Save and traffic movements / construction of any future e-commerce facility to be established.                                                                                                                                                                                                                                                                                                   | Delete or amend the location of the indicative access points illustrated on the site plan and located on the eastern boundary of Area B.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 4/5              | Traffic Upgrades          | Rule 6.4.2.22.d         | Support in part            | <p>The Plan Change requires upgrades at the Cambridge Road intersection prior to any activities commencing within Area B.</p> <p>The design and implementation of these upgrades could adversely affect both future construction works and day to day operation of the Pak'n Save, particularly servicing and deliveries to the site.</p>                                                                                                                                                     | The Plan Change is amended to ensure the design and implementation of any future traffic upgrades will not adversely affect the ongoing and future operation of the Pak'n Save at 670 Cambridge Road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 4/6              | Carparking Provisions     | -                       | Support in part            | <p>FSNI is concerned that:</p> <ul style="list-style-type: none"> <li>Development within Area B does not include sufficient carparking</li> <li>The splitting of the existing Mitre 10 in Area A into smaller tenancies will cumulatively generate higher demand for carparking than currently exists; and</li> <li>Expansion of the centre to include Area B will exacerbate existing issues where Pak'n Save carparking is used by customers of other tenants within the centre.</li> </ul> | <p>Robust analysis is provided that demonstrates sufficient carparking is provided. The plan change is amended to reduce building Gross Floor Area limits to an appropriate level where the analysis demonstrates a shortfall or adverse effects in terms of:</p> <ul style="list-style-type: none"> <li>the use of the Pak'n Save carpark; or</li> <li>the safe or efficient circulation of traffic within the centre or immediate network.</li> </ul> <p>The Plan Change is amended to ensure sufficient carparking is provided within Areas A and B to cater for the new, or changes to existing, activities in those areas, including if necessary, by reducing allowable building GFA.</p> |
| 4/7              | Right of Way (ROW) Zoning | Maps                    | Support in part            | While new Area B is proposed to be zoned Commercial Zone, the plan change does not propose the rezoning of the right of way / "Access 1" which at present is included (together with Area B) in the Medium Density Residential Zone.                                                                                                                                                                                                                                                          | To rezone the ROW / Access 1 to Commercial consistent with the zoning of Area A and the proposed zoning of Area B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| Submission point | Topic | District Plan provision | Support / Oppose / in part | Submission summary                                                                                    | Relief sought / decision requested<br>(New text underlined in red; deletions in red and struck through) |
|------------------|-------|-------------------------|----------------------------|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|                  |       |                         |                            | It is appropriate that the whole of 638 and 670 Cambridge Road be consistently zoned Commercial Zone. |                                                                                                         |

### **(5) Jay E L Limited and Park Road Holdings Limited (Waipiko Landing)**

| Submission point | Topic                     | District Plan provision | Support / Oppose / in part | Submission summary                                                                                                                                                                                                                                                                                                                                                    | Relief sought / decision requested<br>(New text underlined in red; deletions in red and struck through)                                                                                              |
|------------------|---------------------------|-------------------------|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5/1              | Supports Growth           | -                       | Neutral                    | The proposal generally supports the growth strategy for the Te Awamutu area, and for the T11 area in particular. The change is likely to complement the surrounding area by: <ul style="list-style-type: none"> <li>▪ Providing additional retail choice for local residents;</li> <li>▪ Representing a more productive use of difficult residential land.</li> </ul> | No specific relief sought                                                                                                                                                                            |
| 5/2              | Development Contributions | -                       | Neutral                    | Seeks to gain an understanding of how PC35 may influence future funding expectations or allocations. The submitter expects that there will be efficiencies gained to the T11 growth cell DC as these areas share transport and other infrastructure funded by DCs.                                                                                                    | No specific relief sought.                                                                                                                                                                           |
| 5/3              | Infrastructure Capacity   | -                       | Neutral                    | Will there be any potential effects on existing or planned infrastructure servicing that may affect Waipiko Landing directly.                                                                                                                                                                                                                                         | No specific relief sought                                                                                                                                                                            |
| 5/4              | Stormwater                | -                       | Neutral                    | All stormwater and flooding effects will be managed on-site with no impacts up or downstream of the site in any storm event.                                                                                                                                                                                                                                          | Expectation that: <ul style="list-style-type: none"> <li>• all stormwater and flooding effects are managed on-site; and</li> <li>• there will be no impacts up or downstream of the site.</li> </ul> |
| 5/5              | Future Uses               | -                       | Neutral                    | The existing Mitre 10 building shares a significant interface with Waipiko Landing.                                                                                                                                                                                                                                                                                   | Further information to be provided on the future use of the existing Mitre 10 building.                                                                                                              |

| Submission point | Topic       | District Plan provision | Support / Oppose / in part | Submission summary                                                                                                                                      | Relief sought / decision requested<br>(New text underlined in red; deletions in red and struck through) |
|------------------|-------------|-------------------------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|                  |             |                         |                            | Change in use could affect employment and amenity of nearby residents.                                                                                  |                                                                                                         |
| 5/6              | Involvement | -                       | Neutral                    | Wish to remain involve in the plan change process, including opportunity to respond to any amendments proposed through further submissions or hearings. | No specific relief sought                                                                               |