

26 February 2026

FS01

Waipā District Council
Private Bag 2402
Te Awamutu 3840

To whom it may concern:

Proposed Private Plan Change 35 Further Submission Form (Form 6, Clause 8 of Schedule 1, Resource Management Act 1991)

1. This further submission has been prepared by Rachelle Hui of Planning Focus Limited, on behalf of 638 Limited ("Mitre 10").
2. This is a further submission supports (in part) the submissions of the Waipā District Council ("WDC") and Foodstuffs North Island Limited ("FNSI") on Proposed Private Plan Change 35: Te Awamutu Retail Centre ("PPC 35") to the Waipā District Plan.
3. WDC made a submission on PPC35, (submission number 03) and FNSI made a submission on PPC35, (submission number 04).
4. Mitre 10 could not gain an advantage in trade competition through this further submission.
5. Mitre 10 is a person with an interest in PPC 35 greater than the interest that the general public has, as Mitre 10 is the Requestor of this Plan Change, and owns the existing Mitre 10 store within Area A as well as 638 Cambridge Road, Te Awamutu.

Further Submission

6. The submission that Mitre 10 supports, takes no position on, or opposes, and the reasons for each position, are detailed in **Attachment A**.

Decisions Sought

7. The relief sought by Mitre 10 is detailed in **Attachment A**.

638 Cambridge Road

Represented by its Planning Consultant - Planning Focus Limited



Rachelle Hui
Planner

Attachment A – Further Submission of the Waipā District Council Submission (Submission Number 03) and Foodstuffs North Island Limited Submission (Submission Number 04)

Submission Point	Submission Summary	Name of Submitter	Support/ Oppose	Reason	We seek the following decision(s) from the Council
3/1	Rule 6.4.2.22.d 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.	WDC	Support	Mitre 10 supports the inclusion of the various traffic elements necessary for the upgrade of the intersection at Cambridge Road and Access 1 prior to the development of Area B into Rule 6.4.2.22.d for clarity.	Approve the Plan Change with amendments requested in Attachment B.
3/2	Rule 6.4.2.22.c The ecological impact assessment submitted with PC35 provides a number of	WDC	Support in Part	Mitre 10 supports the inclusion of an Ecological Management Plan to reinforce and require the implementation of the recommendations set out in the Ecological Assessment prior to the development of Area B.	Approve the Plan Change with amendments requested in Attachment B.

Submission Point	Submission Summary	Name of Submitter	Support/ Oppose	Reason	We seek the following decision(s) from the Council
	recommendations that 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				

Submission Point	Submission Summary	Name of Submitter	Support/ Oppose	Reason	We seek the following decision(s) from the Council
	application lodged for development of Area B.				
3/3	Rule 6.4.2.3.a 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.	WDC	Support	Mitre 10 supports the revised wording of the height provision as it applies to the Te Awamutu Large Format Retail Centre, as the existing District Plan wording would be rendered obsolete by this Plan Change.	Approve the Plan Change with amendments requested in Attachment B.
3/4	Rule 6.4.1.2.a Referencing the architect, drawing name and date of the plan in a rule is unnecessary. Removal of these references will simplify the rules.	WDC	Support	Mitre 10 supports the removal of the references to the architect, drawing name and date as the Te Awamutu Large Format Retail Centre would be inserted into Appendix S6 of the District Plan.	Approve the Plan Change with amendments requested in Attachment B.
3/5	Rule 6.4.2.22 Referencing the architect, drawing name and date of the plan in a rule is unnecessary.	WDC	Support	As above.	Approve the Plan Change with amendments requested in Attachment B.

Submission Point	Submission Summary	Name of Submitter	Support/ Oppose	Reason	We seek the following decision(s) from the Council
	Removal of these references will simplify the rules.				
3/6	Rule 6.4.1.2.a 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.	WDC	Support	Mitre 10 supports the change to the wording of the matters of control to provide greater specificity regarding the upgrades required to enable the development of Area B.	Approve the Plan Change with amendments requested in Attachment B.
3/7	Rule 21.1.6.1 Rule 21.1.6.1.b requires amendment to reference ecological enhancement as a matter to be considered in assessing landscaping proposals.	WDC		Mitre 10 supports the inclusion of an Ecological Management Plan to reinforce and require the implementation of the recommendations set out in the Ecological Assessment prior to the development of Area B.	Approve the Plan Change with amendments requested in Attachment B.
3/8	Rule 21.1.6.1 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.	WDC	Support	As above.	Approve the Plan Change with amendments requested in Attachment B.

Submission Point	Submission Summary	Name of Submitter	Support/ Oppose	Reason	We seek the following decision(s) from the Council
4/2	The plan change assumes that Area A is “built out” and will not substantially change into the future. 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 638 Cambridge Road.	FSNI	Support	As resource consent for the Pak’nSave click and collect facility was granted on 3 February 2026, and FSNI advise that that they are constructed the facility, Mitre 10 considers it appropriate and logical to include this facility and the additional vehicle crossing in the Te Awamutu Large Format Retail Centre Plan.	Approve the Plan Change with the revised Te Awamutu Large Format Retail Centre Plan included as Attachment C.
4/3	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): Effectively requires the provision of landscape buffer to mitigate development of Area B; and	FSNI	Support	The landscaping buffer shown on the proposed Te Awamutu Large Format Retail Centre Plan generally aligns with the existing Te Awamutu Large Format Retail Site Plan. Mitre 10, however, identified a minor discrepancy in the eastern corner of Area A, where the existing ‘Site Plan’ (left in the figure below) shows a smaller landscaping extent than that indicated in the proposed ‘LFR Centre Plan’ (right in the figure below).	Approve the Plan Change with the revised Te Awamutu Large Format Retail Centre Plan included as Attachment C.

Submission Point	Submission Summary	Name of Submitter	Support/ Oppose	Reason	We seek the following decision(s) from the Council
	May limit the ability to establish new vehicle crossings in the future.			 The landscaping provision as proposed under Standard 6.4.2.22(c) as part of this Plan Change should be amended (and is supported by Waipa District Council as per their submission point 3/2) to only relate to Area B. Refer to wording in Attachment B.	
4/7	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.	FSNI	Support in Part	Mitre 10 agrees that this approach is appropriate and logical. However, approvals will need to be sought from the owners of 650 Cambridge Road to rezone the existing ROW to commercial, and to date, no correspondence from the owners of the site have been received.	Retain current zoning for 650 Cambridge Road pending agreement to rezoning from the owner of the ROW.

Attachment B – Revised District Plan Provisions

- Amend 6.4.1.2 Controlled Activity to read as follows:

6.4.1.2	Controlled activities The following activities must comply with the performance standards of this zone
a.	Any development in general accordance with the Te Awamutu Large <u>Format Retail Centre Plan</u> as contained in Appendix S6, and which complies with the conditions included in the approved application standards in Rule 6.4.2.22.
	Matters over which Council reserves its control are: Traffic safety and road improvement works (with reference to the Traffic Impact Assessment submitted with the application documents for Plan Change 53 to the Operative District Plan, dated 1997) <u>Safe and efficient operation of the immediate transport network, including intersection upgrades and the upgrading/provision of pedestrian and cycle facilities along the southern side of Cambridge Road outside Area A and within Access 1;</u> - and 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 Protect Human Health) 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. Location of the buildings with reference to the Te Awamutu Large Format Retail Centre Plan These matters will be considered in accordance with the assessment criteria in Section 21.

- Amend Rule 6.4.2.3 to read as follows:

- 6.4.2.3 On the land subject to the Te Awamutu Large Scale Retail Development Concept Format Retail Plan contained in Appendix S6, no buildings must not exceed 14m in height and must be no more than three floors, except that:
- a. On the land subject to the Te Awamutu Large Scale ~~Development Concept Format Retail Plan~~ contained in Appendix S6, no building or other structure shall penetrate a height plane of 15m, ~~and the building structure associated with units 12 – 14 shown on that Plan must not exceed 8m in height and the Bulk Retail Timber Merchant must not exceed 12m in height. 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

- Amend Rule 6.4.2.22 to read as follows:

6.4.2.22 Any development in general accordance with the Te Awamutu Large ~~Scale Format~~ Retail ~~Development Concept~~ Centre Plan as contained in Appendix S6 and which ~~satisfies~~ complies 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) ~~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. There shall be a maximum of one (1) supermarket within the development with a maximum floor area (including internal mezzanine area) of 6,200m²;
 - ii. 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;
 - iii. The maximum aggregate gross floor area for activities within Area B shall be no more than 13,000m²; and
 - iv. Building(s) within Area B shall be used for trade supplier/building improvement centre and associated café only.
- 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)(ii):

- i. No more than four (4) individual retail tenancies of less than 400m² gross leaseable floor area per tenancy (excluding the service station ~~and restaurant~~) shall be permitted; and
- 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 (1) (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~~ Te Awamutu Large Format Retail Centre Plan; and
- vii. Compliance with the ~~permitted activity~~ development control ~~performance~~ standards set for the Commercial Zone, excluding:
- Rule 6.4.2.6 – Site Layout;
 - Rule 6.4.27 – Design and layout of development adjoining water bodies and reserves
- c. 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 the landscaping buffer and restoration 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.
- d. Prior to any activities (excluding construction) commencing within Area B, the following transport upgrades are required:

- 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 western side of Access 1;
 - ii. Pedestrian facilities across Access 1 to provide a connection between Area A and Area B; and
 - iii. Upgrading of the intersection of Cambridge Road and Access 1 to include:
 - Traffic signals;
 - 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 the existing road reserve.
- e. 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 standard shall be designed to pre-development levels.
- Amend the assessment criteria in Section 21.1.6 as follows:

Commercial Zone Assessment Criteria		
Controlled Activities		
21.1.6.1	Any development in accordance with the Te Awamutu Large Scale Retail Centre Plan Development Concept Plan SK1-13 prepared by Woodhams/Meikle/Zhan Architects dated 21-04-06 as contained in Appendix S6, and which satisfies the Rule 6.4.2.22. conditions included in the approved application	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. <u>The extent to which the activity avoids or mitigates adverse effects on the safe and efficient operation of the immediate transport</u>

		<u>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. <u>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.</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. <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
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		the Operative Waipa District Plan 1997. <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 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. <u>The extent to which the location and scale of buildings address the amenity of public streets and the residential zone.</u> j. <u>For the development of Area B, the extent to which effects on ecological values are managed through landscaping, wetland restoration, protection of nesting birds, and bat management protocols.</u>
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SITE PLAN Scale 1:750 @ A1, 1:1500 @ A3

TE AWAMUTU LARGE FORMAT RETAIL CENTRE PLAN

| LOCATION: 638 CAMBRIDGE ROAD, TE AWAMUTU | DATE: 24-02-2026 | JOB: 1454-05 | DWG: RC100-10

RMA ISSUE

TOTAL SITE AREA		10.032 ha
Area A	=	5.99 ha
Area B	=	4.04 ha
TOTAL GROSS FLOOR AREA		32,200m²
Area A	(19,200 m²)	
-A1	6,200 m²	(SUPERMARKET)
-A2	4,500 m²	
-A3	7,000 m²	
-A4	550 m²	
-A5	650 m²	
-A6	300 m²	(PETROL STATION)
Area B	(13,000 m²)	
-A7	13,000 m²	(BUILDING IMPROVEMENT CENTRE & CAFE)

- ALL DEVELOPMENT BOUNDARIES AND DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY A REGISTERED SURVEYOR.
- SITE AND BUILDING LEVELS TO BE VERIFIED BY A TOPOGRAPHICAL SURVEY PROVIDED BY A REGISTERED SURVEYOR.
- A PLANNING CONSULTANT IS REQUIRED TO VERIFY ALL PLANNING RULES AND ASSUMPTIONS.
- A CERTIFICATE OF TITLE IS REQUIRED TO VERIFY EXISTING SITE CONSTRAINTS, EASEMENTS AND LEGAL RESTRICTIONS.