



Council's Decision Report on Plan Change 1 to the Waipa District Plan 2016

**Adjust zone and Picquet Hill Structure
Plan boundary at 2025 Cambridge Road,
Te Awamutu**

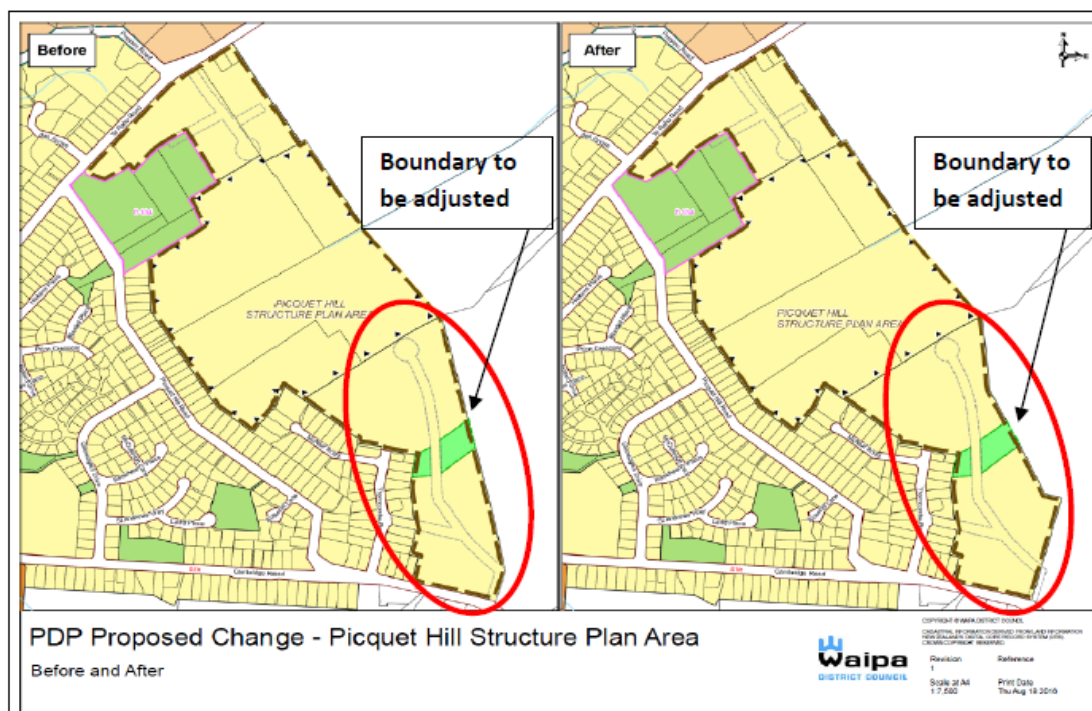
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1. Introduction

- 1.1. This decision report contains Waipa District Council's ('the Council') decision under Clause 10 of the First Schedule of the Resource Management Act 1991 ('the Act') on Plan Change 1 to the Waipa District Plan. The Delegations Register provides for the Council "To consider, and if appropriate to hear submissions, make determinations and notify plan changes to the Waipa District Plan, pursuant to the provisions of the Local Government Act 2002 and the Resource Management Act 1991."
- 1.2 By way of background, Plan Change 1 was formerly Variation 18 with Council initiating the variation to the District Plan prior to it becoming operative in part. The notification of variations do not inhibit the Plan being made operative and the District Plan was made operative 1 November 2016. The Act provides for any notified variation to become a plan change in the event that the Plan is made operative (First Schedule Cl 17).
- 1.3 Plan Change 1 was publicly notified on 13 October 2016 and addresses the issue of the location of the zoning boundary at 2025 Cambridge Road, Te Awamutu between the Residential Zoned area (also encompassing the Picquet Hill Structure Plan) and the Rural Zoned area. A portion of the Residential Zone and Picquet Hill Structure Plan boundary traverses the existing farm access track located within the Rural Zoned area of the site. Plan Change 1 proposes to adjust the zone boundary and Picquet Hill Structure Plan boundary to follow the formed farm access track which will enable the continued operations of the farm holding whilst still achieving the optimum design outcomes for the Picquet Hill Structure Plan area.

The change proposed as a result of the plan change is illustrated below:

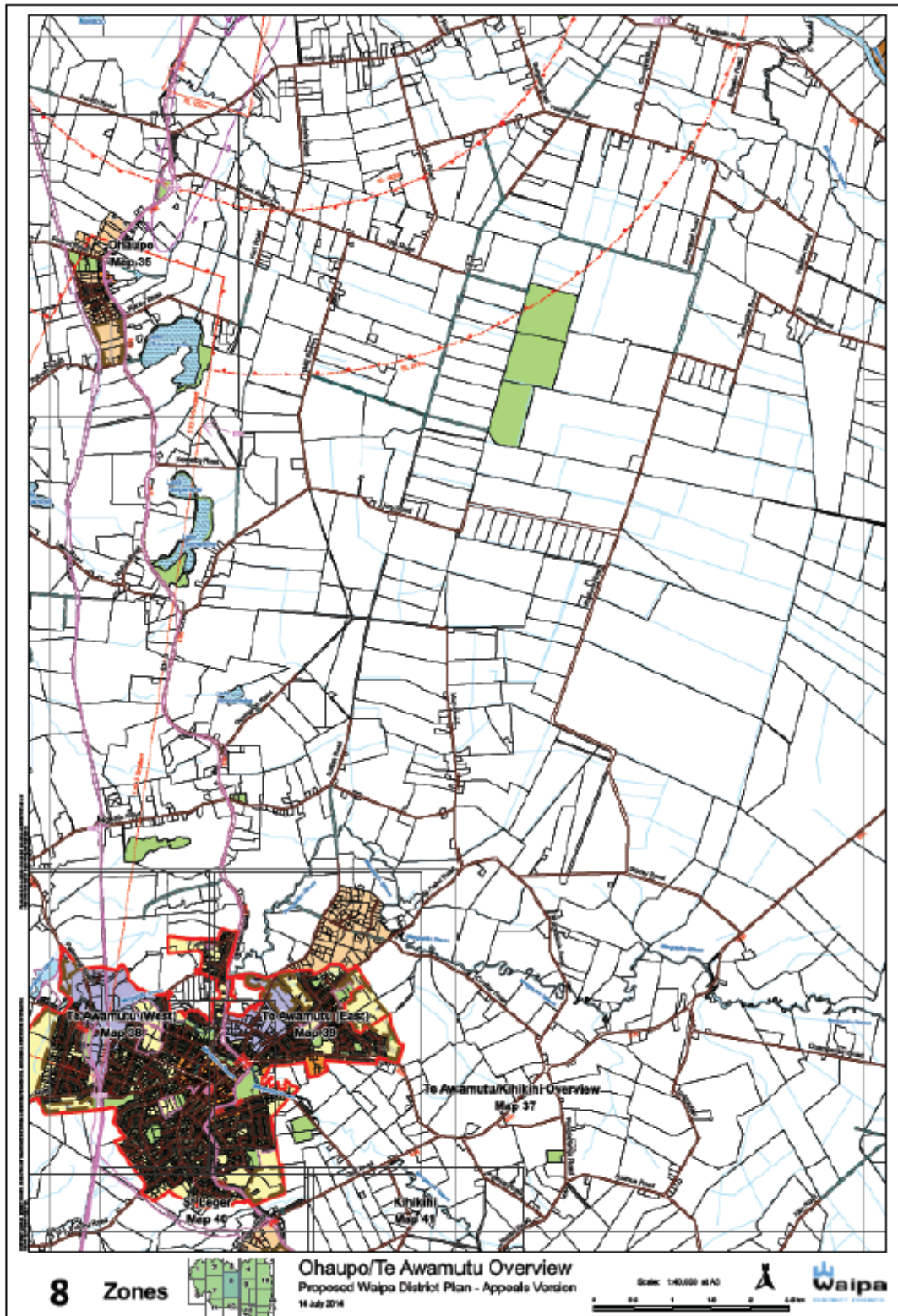


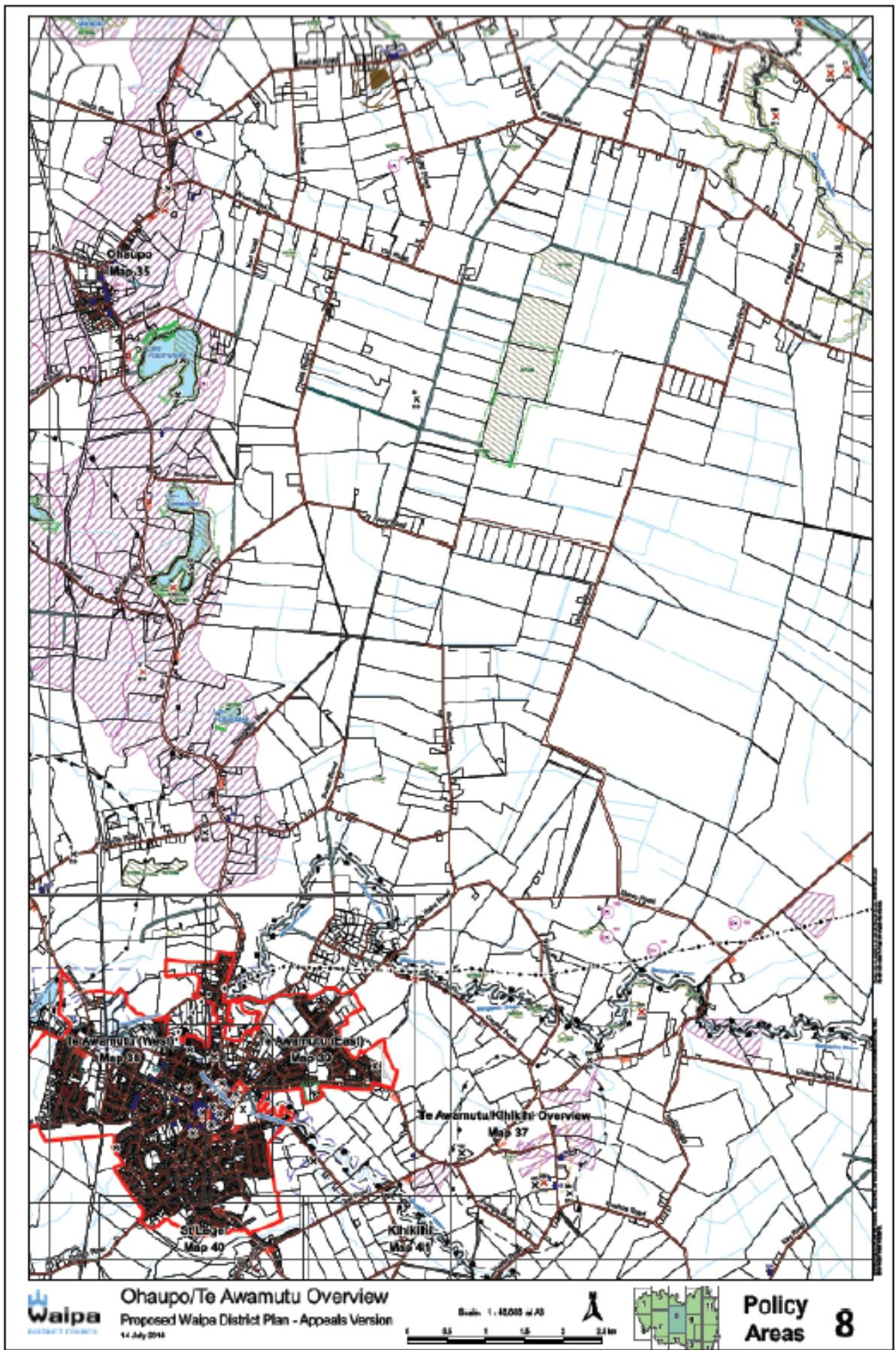
2. Decisions and Reasons

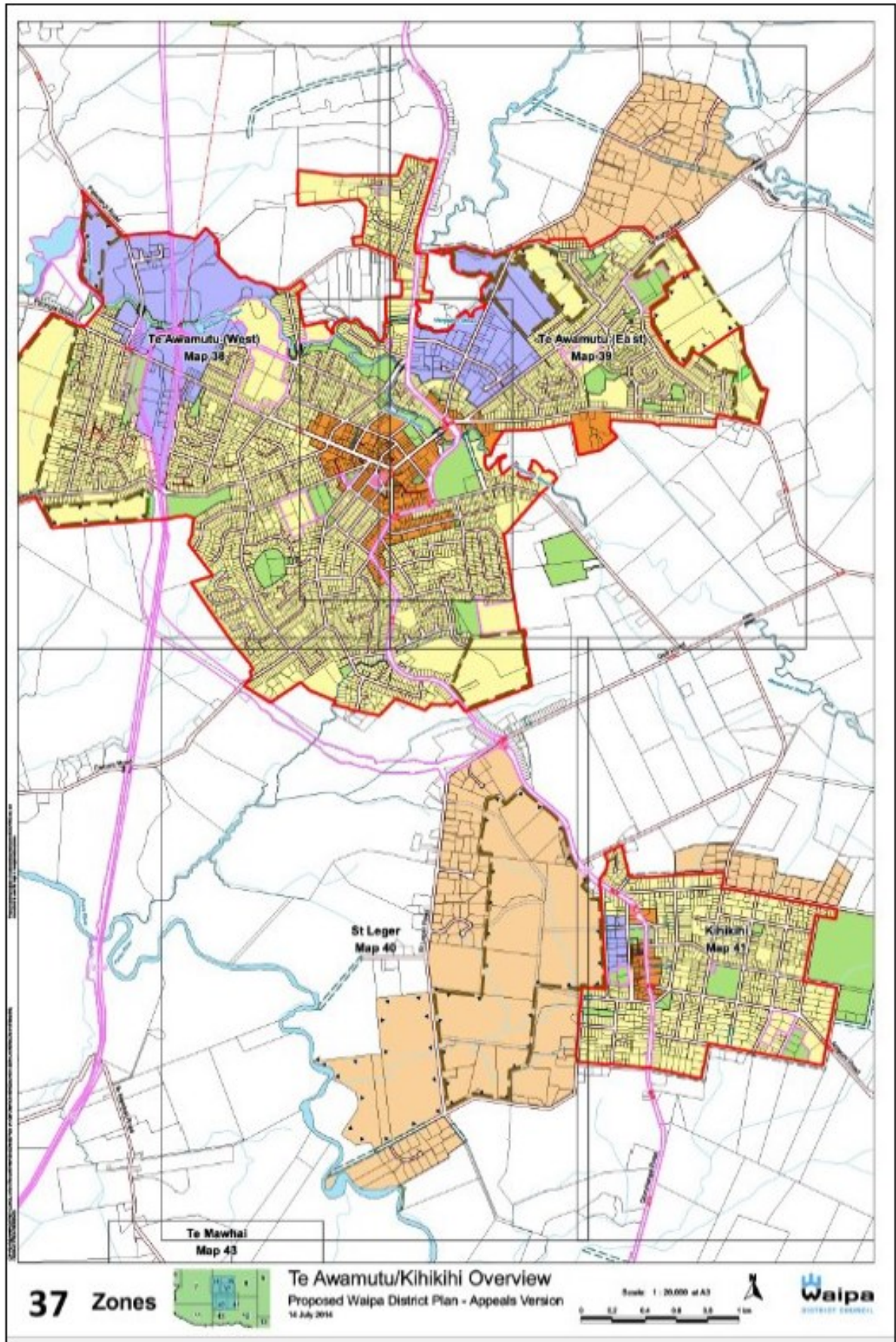
- 2.1. Council considered Plan Change 1 and noted that no submissions were received. Council notes that the amendments proposed in Plan Change 1 are generally small changes to the District Plan and do not constitute fundamental changes to the significance and functioning of the Plan but rather improve its intent. Council decided to adopt Plan Change 1 under Clause 10 of the First Schedule to the Act as notified. Council considers the District Plan as amended by Plan Change 1 is the most appropriate way of achieving the purpose of the Act. In considering section 32AA of the Act, Council consider that there is no need to alter the original evaluation undertaken pursuant to section 32 as a result of this decision as no amendments have been made to the variations as originally notified. Council re-affirms that the provisions proposed in the Plan Change 1 are the most appropriate way to achieve the purpose of the Act. The amendments to the District Plan are shown in Appendix 1.

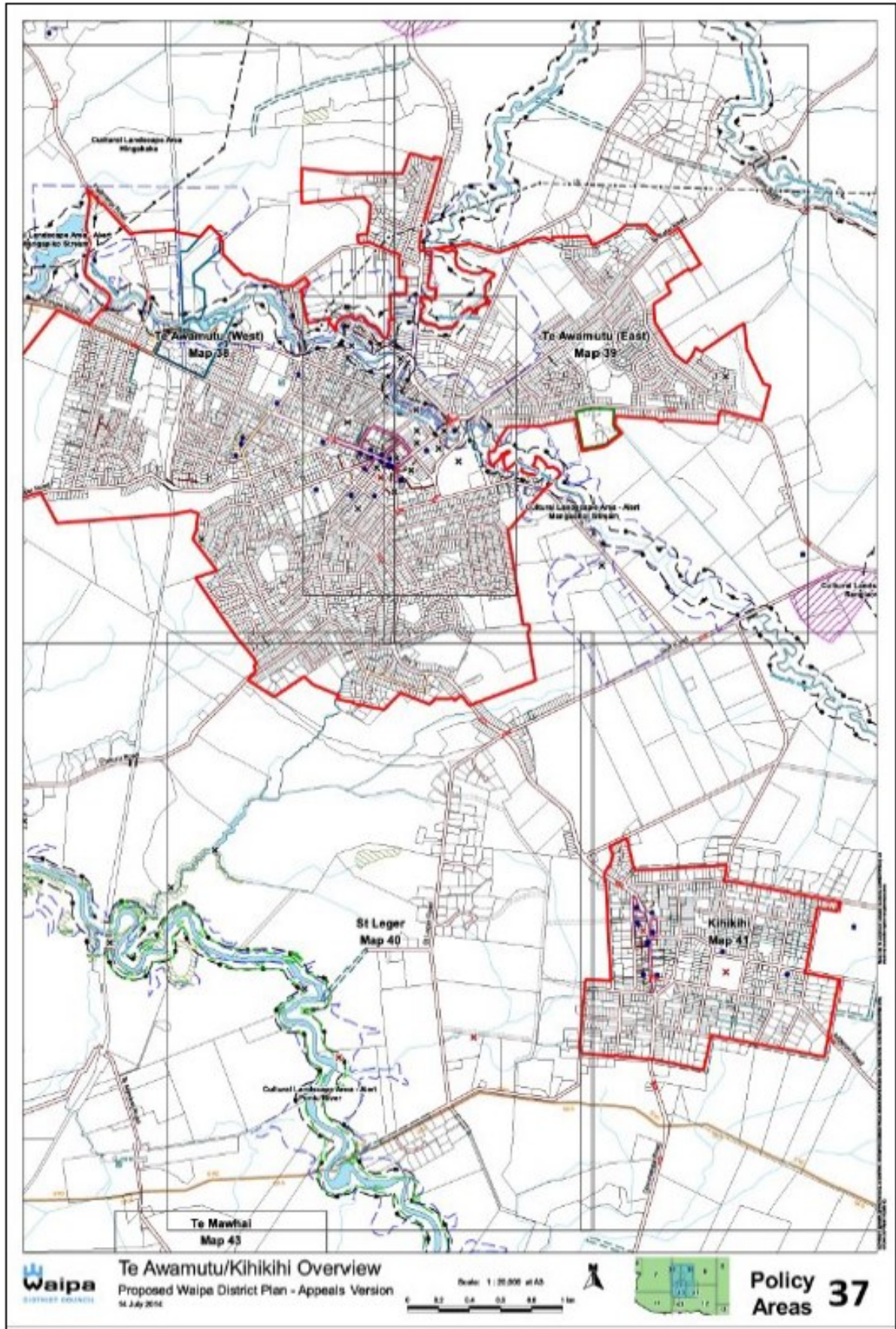
Appendix 1 – Amendments to be made to the Waipa District Plan

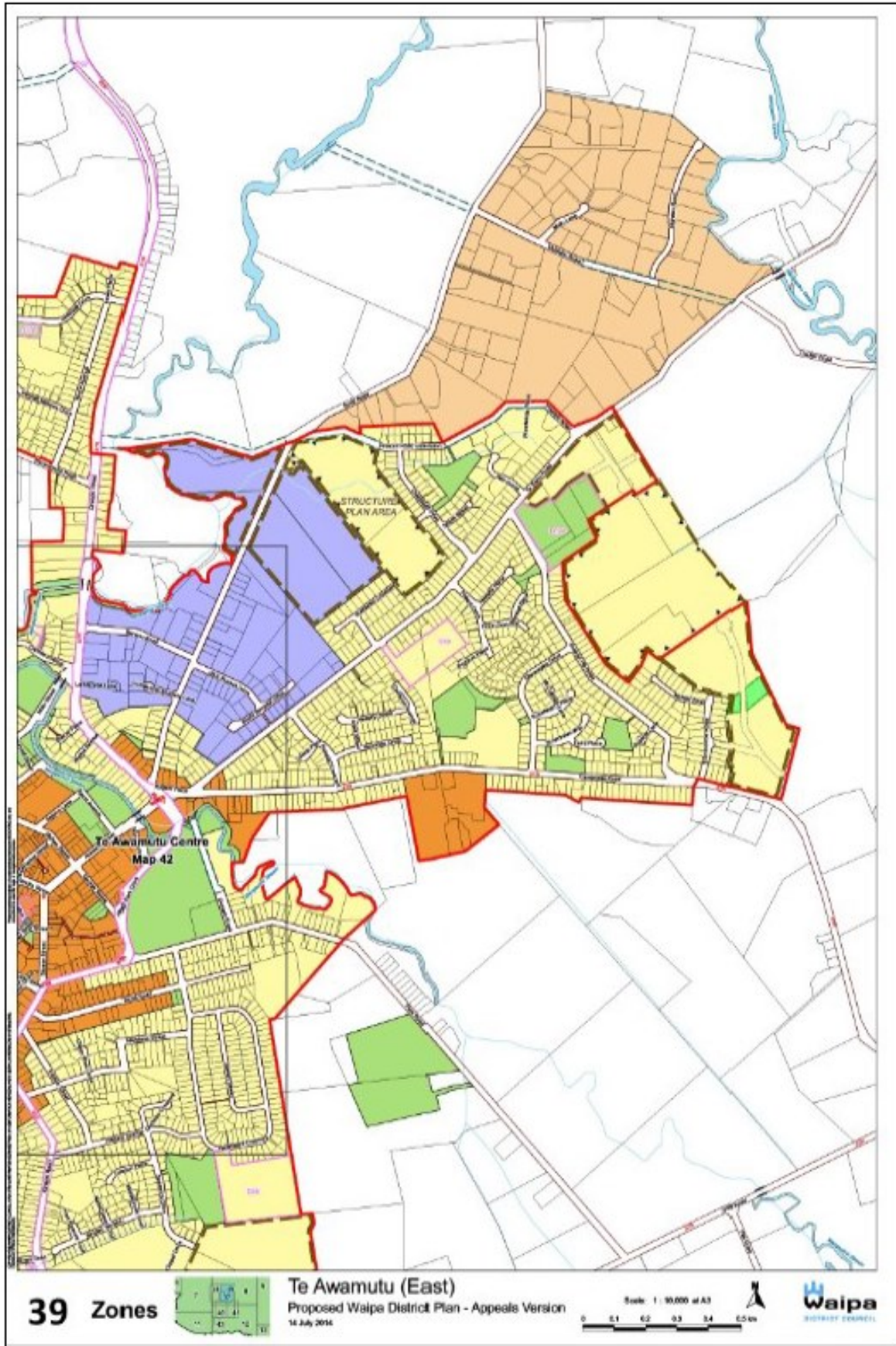
Changes are required to both the zone and policy maps and the Picquet Hill Structure Plan. The changes to the zone maps and Picquet Hill Structure Plan reflect the changes in zoning and the urban boundary whilst the changes to the policy maps reflect the change to the urban boundary. The changes to Maps 8, 37 and 39 and Appendix S11 – Picquet Hill Structure Plan based upon the amendment illustrated in Figure 1, are illustrated below.

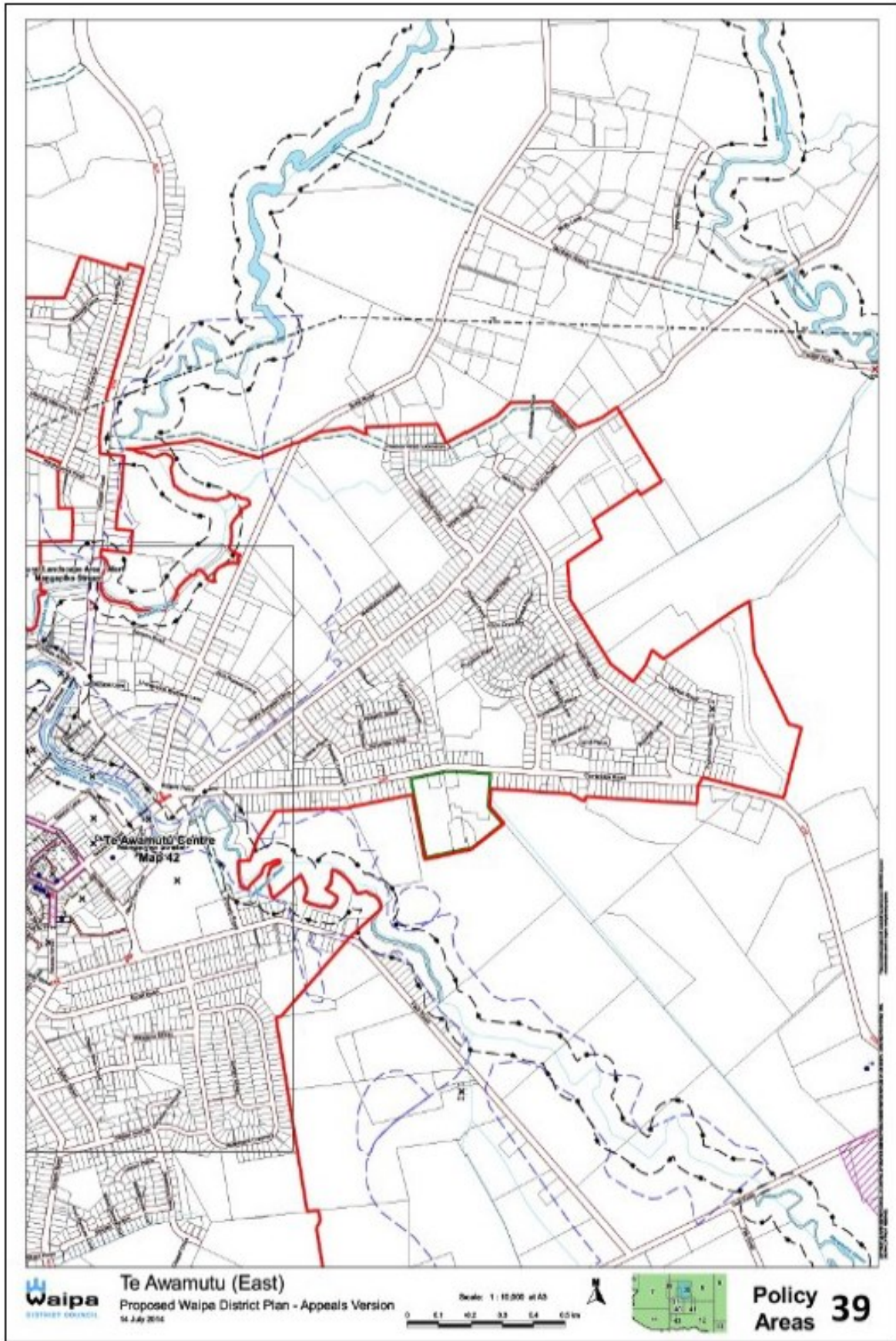














PICQUET HILL Stage 1 Structure Plan

KEY

Collector Road	-----
Local Road	-----
Walkway (4m)	-----
Walkway (6m)	-----

