RMA HEARINGS PANEL REPORT

Waipa DISTRICT COUNCIL

To: RMA Hearings Panel Commissioners

From: Hayley Thomas, Project Planner

Subject: **Section 42A Hearing Report on Proposed Plan Change 13 - Uplifting Deferred Zones**

Hearing Date: 16 June 2021

EXECUTIVE SUMMARY

As part of a general review of the Waipā District Plan ('District Plan'), Council have identified a technical and legal issue with the current process of uplifting the Deferred Zones as outlined in Section 14 of the District Plan. In order to address this matter Council staff have undertaken Proposed Plan Change 13 – Uplifting Deferred Zones.

Proposed Plan Change 13 was publicly notified on 22 March 2021 with the close of submission period ending on 21 April 2021. The period for further submissions commenced on 3 May 2021 and closed on 14 May 2021. During the submission period a total of 30 submissions were received and during the further submission period a total of eight further submissions were received.

This report is prepared under Section 42A of the Resource Management Act 1991 and assesses the information provided in the submissions and further submissions on Proposed Plan Change 13. The purpose of this report is to provide the Hearing Panel with a summary and analysis of the submissions and further submissions, and to make recommendations on possible amendments to the plan change in response to those submissions.

Recommendation:

Council staff recommend, pursuant to Clause 10 of Schedule 1 of the Resource Management Act 1991, that:

(a) The submissions and further submissions on Proposed Plan Change 13 – Uplifting Deferred Zones, are accepted, accepted in part or rejected as outlined in this report; and

(b) The amendments to the District Plan including Appendices and Planning Maps are made as outlined in this report.

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1. INTRODUCTION

1.1.1. This report is prepared in accordance with Section 42A of the Resource Management Act 1991 ('the Act'). This report considers the submissions and further submissions received by Waipā District Council ('the Council') in respect of Proposed Plan Change 13 – Uplifting Deferred Zones.

1.1.2. Section 2 of this report outlines the scope of the hearing and Section 3 of this report provides the background to Proposed Plan Change 13.

1.1.3. Section 4 of this report provides the statutory and policy context for the matters to be considered and determined through the hearing process.

1.1.4. Section 5 of this report provides an analysis of the submissions and further submissions including Council staff recommendations. For ease of reporting, the submissions for this hearing have been grouped into various topics. Within each topic there is a summary table of relevant submission points, with recommendations contained within the table for each submission point. Further analysis and discussion is then contained in the paragraphs below the table for each topic.

1.1.5. For clarity, this is a report on submissions that contains recommendations to the Hearing Commissioners. The Hearing Commissioners will make decisions based on the submissions that have been received and all information presented at the time of the hearing. The recommendations made in this report are not the decision of the Commissioners.

1.1.6. A track changes version of the proposed amendments to the District Plan is included in Appendix 1.

2. HEARING SCOPE

2.1.1. The purpose of Proposed Plan Change 13 is to update the Waipā District Plan ('the District Plan') to reflect best practice with regards to the process of uplifting the Deferred Zone. The hearing seeks to address matters raised in submissions and further submissions as received by Waipā District Council within the submission period.

2.1.2. Proposed Plan Change 13 seeks changes to the following sections of the Waipā District Plan:

- Section 2 – Residential Zone
- Section 3 – Large Lot Residential Zone
- Section 14 – Deferred Zone
- Section 15 – Infrastructure, Hazards, Development and Subdivision
- Section 21 – Assessment Criteria and Information Requirements
- Appendix S1 – Future Growth Cells
- Appendix S8 – Ōhaupo South Structure Plan
- Appendix S9 – Bruntwood Large Lot Residential Area Concept Plan
- Appendix S14 – Te Awamutu South Structure Plan and Design Guidelines
- Appendix S17 – Te Awamutu T1 Growth Cell Structure Plan
- Appendix S23 – Cambridge C4 Growth Cell Structure Plan (NEW)

- Appendix S24 – Te Awamutu T6 Growth Cell Structure Plan (NEW)
- Appendix S25 – Te Awamutu T11 Growth Cell Structure Plan (NEW)
- Planning Maps

3. BACKGROUND TO PROPOSED PLAN CHANGE 13

3.1.1. The Deferred Zones shown on the District Planning Maps reflect the Waipā 2050 District Growth Strategy ('the Growth Strategy') which is a non-statutory document that assists Council and the community with planning for future development. The Growth Strategy identifies the population and household projections for the District until 2050 and specifies growth assumptions in terms of the broad location and density of residential development as well as industrial land supply. The Growth Strategy also identifies the location of future Growth Cells to accommodate this growth and provides for a broad sequencing of development Growth Cells based on the areas identified for development prior to 2035 and those for development after 2035.

3.1.2. The sequencing of the Growth Cells was developed based on identifying growth cells with land areas provided to meet housing and industrial demand prior to 2035 (Stage 1), and separately identifying those growth cells required to meet demand beyond 2035 (Stage 2). Stage 1 Growth Cells represent the short and medium-term development capacity and Stage 2 Growth Cells represent the remainder of the long-term development capacity.

3.1.3. Section 14 of the District Plan contains provisions that enable Deferred Zones to be uplifted and changed via Council resolution, subject to other criteria being met, e.g. an approved Structure Plan and certain infrastructure milestones in place, and the approval of Structure Plans by resource consent. This method was introduced to the District Plan through the District Plan Review in 2011 to 2017, following receipt of submissions and further submissions requesting an alternative process to that provided in the plan change process of the First Schedule of the Act.

3.1.4. At the time of the District Plan review, and when these provisions were first included in the District Plan, the procedure to uplift the Deferred Zone via council resolution was backed by a legal opinion that assessed that this procedure was lawful.

3.1.5. As part of a general review of the District Plan, and considering recent case law, Council commissioned further legal review on the lawfulness of the provisions within Section 14. The legal review determined:

(a) Structure Plans can be approved via the process of a resource consent; and

(b) While Council can make a resolution enabling uplift of the Deferred Zoning, Council cannot alter the District Plan to reflect the change of zoning of land caused by an uplift without undertaking a process whereby the plan is formally changed (i.e. a Plan Change).

3.1.6. The legal review triggered a review of the uplifting of the Deferred Zone, which in turn led to Proposed Plan Change 13.

4. STATUTORY AND POLICY CONTEXT

4.1.1. The following statutory documents have been considered in the development of Proposed Plan Change 13. A discussion of each of the key statutory considerations was included in Section 3.4 of the Council's Plan Change and Section 32 Evaluation Report.

- Resource Management Act 1991;
- National Policy Statement on Urban Development 2020;
- Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010;
- Ngati Tuwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010 (Upper River Act);
- Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River;
- Nga Wai o Maniapoto (Waipā River) Act 2012;
- Waikato Regional Policy Statement: Te Tauākī Kaupapahere Te-Rohe O Waikato;
- Future Proof;
- Joint Management Agreements; and
- Iwi Environmental Plans.

5. ANALYSIS OF SUBMISSIONS

5.1.1. A number of submissions have been lodged to Proposed Plan Change 13 providing general perspectives on the merits of the plan change and in many instances these perspectives are linked to more specific submission points. In total 30 submissions and 8 further submissions were received within the submission periods on Proposed Plan Change 13.

5.1.2. The submissions and further submissions have been grouped into the following topic areas for further analysis:

- Topic 1 – All of Plan;
- Topic 2 – Appendices;
- Topic 3 – Growth Cell C2 / C3;
- Topic 4 – Growth Cell C4;
- Topic 5 – Cambridge North;
- Topic 6 – Growth Cell T6;
- Topic 7 – Growth Cell T11;
- Topic 8 – Growth Cell (Other); and
- Topic 9 – Uplifting of the Deferred Zone.

5.1.3. Sections 5.2 to 5.10 of this report provide discussion and recommendations under these topic hearings. **Table 1** below shows which submitters lodged a submission point on the various topics.

Table 1: *Topic / Provision and Submitter number and name*

Topic	Submitter
All of Plan	2 - John Sharman 7 - Fire and Emergency New Zealand 15 - Raymond E Talbot 16 - Heritage New Zealand Pouhere Taonga 19 - Kotare Properties Ltd FS1 - Raymond E Talbot FS2 - TA Projects Limited FS5 - Fire and Emergency New Zealand FS6 - Kotare Properties Ltd
Appendices	1 - Hayden Woods 8 - Susanne Dargaville 17 - Frontier Development Limited 20 - 3Ms of Cambridge GP Limited
Growth Cell C2 / C3	1 - Hayden Woods 8 - Susanne Dargaville 10 - Brian Perry Charitable Trust 20 - 3Ms of Cambridge GP Limited 22 - John Collinson 25 - Transpower New Zealand Ltd FS3 - Xiaofeng Jiang & Liping Yang FS6 - Kotare Properties Ltd
Growth Cell C4	3 - Cambridge Motocross 4 - Shaun Gaskell 5 - Ashley McKnight 6 - Gregory McCarthy 9 - John & Sarah Bushell 11 - John B Storck 12 - Lorene Storck 14 - Margaret Sapwell 15 - Raymond E Talbot 16 - Heritage New Zealand Pouhere Taonga 19 - Kotare Properties Ltd 25 - Transpower New Zealand Ltd 27 - Raymond E Talbot 28 - Geoff Maunsell 31 - Russell Wise 32 - Cambridge Motorcycle Club 33 - Loren Stockley FS5 - Fire and Emergency New Zealand

Topic	Submitter
	FS6 - Kotare Properties Ltd FS7 - Gregory McCarthy
Cambridge North	13 - Summerset Villages (Cambridge) Limited
Growth Cell T6	21 - Jim Mylchreest 26 - Papamoa TA Limited Partnership FS4 - Headlands Trust
Growth Cell T11	18 - VR & SP Hoebergen & S Yeates 23 - JL Hatwell & ML Johnston
Growth Cell (Other)	20 - 3Ms of Cambridge GP Limited 24 - Gary & Adele Saywell 25 - Transpower New Zealand Ltd 29 - Coombes Farms Ltd, C & S Coombes 30 - TA Projects Limited FS8 - Benjamin Jay Frost
Uplifting of the Deferred Zone	1 - Hayden Woods 19 - Kotare Properties Ltd 22 - John Collinson 30 - TA Projects Limited FS2 - TA Projects Limited

5.2. TOPIC 1 – ALL OF PLAN

5.2.1. **Table 2** below provides a summary of the submissions and further submissions grouped and considered to be relevant to the whole District Plan.

Table 2: *Summary of submissions for Topic 1 – All of Plan*

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
2/1	John Sharman	General	Support In Part	Nothing in the proposal takes into account the resultant increase in schooling demands, traffic impact on the CBD of Cambridge in particular, or for that matter Te Awamutu (TA), and the access to nearby main roads. Cambridge already is suffering from the traffic increase and demands for parking in the CBD that has developed in the last two years. Queen St Cambridge is now often choked with 44 tonne double trucks and other out-of-town vehicles. There should be no increase in housing without constructing a bypass from the outskirts of Leamington (say, Kaipaki Rd) to Cambridge Rd West (to Hamilton) or to the Expressway. A review of the impact of adding the planned housing for the two towns most affected.	There should be an immediate review of the plan in terms of the impact of new traffic and the noise and pollution caused, and to consider a bypass as one mitigation. The character of Cambridge must be preserved for the future and planning must have this as the centre of the plan. The same goes for TA.	**Reject** Refer to paragraph 5.2.2 below.
7/1	Fire and Emergency New Zealand	General	Support In Part	The proposed changes for removing the ability to uplift any Deferred Zone via a Council resolution are supported by Fire and Emergency. The proposed process is considered to be an improved process given that a plan change process will be needed to uplift a deferred zone (allowing Fire and Emergency (and other key stakeholders) to lodge a submission).	Fire and Emergency seeks ongoing collaboration with Council to ensure that water pressures in the district's urban areas are maintained in accordance with the Code of Practice. For those large lot residential growth cells that will not be serviced by the Council reticulated water supply network, Fire and Emergency encourages Council to promote to landowners and developers (i.e.	**Accept in Part** Refer to paragraph 5.2.4 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
					through the pre-application process) that early engagement should occur with Fire and Emergency as part of the resource consent process to discuss how best to achieve compliance with the Code of Practice.	
7/2	Fire and Emergency New Zealand	General	Support In Part	It is considered that Section 15 does broadly contain appropriate controls (including cross-references to Regional Infrastructure Technical Specifications) to ensure that firefighting water supply and suitable access for emergency vehicles will be adequately addressed at the time of subdivision and subsequent development of these growth areas. As such, Fire and Emergency agree in part with Council that the necessary detail relating to infrastructure provision will be adequately considered through a subdivision consent process. Fire and Emergency consider that removing the requirement for structure plans to be in place prior to the subdivision / development of these growth cells has the potential to result in poor urban outcomes, particularly in relation to servicing and infrastructure.	Fire and Emergency seeks ongoing collaboration with Council to ensure that water pressures in the district's urban areas are maintained in accordance with the Code of Practice. For those large lot residential growth cells that will not be serviced by the Council reticulated water supply network, Fire and Emergency encourages Council to promote to landowners and developers (i.e. through the pre-application process) that early engagement should occur with Fire and Emergency as part of the resource consent process to discuss how best to achieve compliance with the Code of Practice.	**Accept in Part** Refer to paragraph 5.2.4 below.
FS2/1	TA Projects Limited	General	Oppose in Part	TA Projects does not support Fire and Emergency's suggestion that structure plans be required prior to the subdivision/development of growth cells which they believe have the potential to result in poor urban outcomes, particularly in relation to servicing and infrastructure. Resource consent as a Restricted Discretionary activity is required (provided	Retain the current proposed provisions.	**Accept in Part** Refer to paragraph 5.2.5 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				the performance rules are complied with) to subdivide and develop residential land. One of the performance rules (15.4.2.18) is that "all lots in a subdivision s in a development in the Residential, Commercial and Industrial Zones within the urban limits shall be connected to the following Council infrastructure services: (a) Wastewater reticulation and treatment; and (b) Water supply for domestic, or industrial, or commercial activity; and (c) Water supply for firefighting purposes". These rules are supported by policy direction in the plan.		
15/1	Raymond E Talbot	General	Oppose	The water pressure within Cambridge Park (Hyatt Close) has been observed to be variable and frequently low pressure. Section 6.6 of the above Technical Report does not provide any fire hydrant test information. The results of the C4 model are inadequate to demonstrate that the existing municipal water supply network complies with the SNZ PA5 4509:2008 (NZ Fire Fighting Water Supplies Code of Practice). The existing firefighting supply is likely to be non-compliant. The addition of 600 houses will probably create a major hazard.	I seek the provision of fire hydrant testing for the fire hydrants in Hyatt Close, which are amongst the most elevated in supply network (60.0m RL).	**Reject** Refer to paragraph 5.2.5 below.
FS1/1	Raymond E Talbot	General	Oppose	The Water Supply and Fire Main pressure are essential for public safety. The Plan Change 13 does not include the provision of new trunk mains and water treatment plants as a	Test all elevated Fire Hydrants (above 55m RL) to Appendix G - SNZ PAS 4509-2008. (Copy attached) Model existing validated	**Reject** Refer to paragraph 5.2.5 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				pre-requirement to the plan change being approved. The testing of all elevated Fire Hydrant locations is required to unequivocally demonstrate that the existing water supply network meets the New Zealand Fire Service Firefighting Water Supplies Code of Practice. This testing needs to be carried out to the attached Appendix G. This testing then needs to be modelled in a verified network model with the proposed additional subdivision cells included to demonstrate that the public safety has not been adversely affected. The Developers Contributions need to be re-evaluated to address any capital investments that are required to provide the legal Fire Main requirements. The existing $65,000 per building plots need to be validated in an audited business case model as these contributions are potentially substantially inadequate. Existing Waipa ratepayers cannot be penalised for any Council sub-division approvals that have not been accurately assessed. Detailed Engineering Requirements need a detailed cost estimate and an audited Financial Developer Contributions Report.	water supply mains network with calibration from Fire Hydrant Testing. Use calibrated model to measure effects of new sub-division cells to ensure no Public hazards from sub-standard fire main pressure. Provide cost estimates for Water Treatment Plants and Trunk Mains to provide a compliant Fire Main for existing residents and Future Plan Change Cells. Provide an Audited Developers Financial Contributions Report to inform of the actual contributions required to provide the Capital Infrastructure requirements for the Plan Change.	
FS5/1	Fire and Emergency New Zealand	General	Support	Fire and Emergency supports the submission made by Submitter 15 for the following reasons:	Fire and Emergency agree that fire hydrant testing should be undertaken by Council for fire hydrants in the reticulated areas that will	**Reject** Refer to paragraph 5.2.5 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				▪ Fire and Emergency identified in their original submission that Waipā District Council have issues at a district-wide level in relation to reticulated water pressure. ▪ Fire and Emergency recognise that some of the growth cells (i.e. C6) will not be serviced by Council reticulation networks for water supply, however, those that are (i.e. C4) will need to be adequately serviced. This includes reticulated water supply, roading and property access in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (Code of Practice) and the Regional Infrastructure Technical Specifications. ▪ Given the significant growth the Waipā District is experiencing, the proposed growth cells that are intended to be connected to the reticulated network will put greater pressure on the already strained network. Inadequate water pressure that does not meet the requirements set out in the Code of Practice poses a significant risk to the health, safety and wellbeing of people in the Waipā community and to the ability for Fire and Emergency to effectively fight a fire, when fire occurs in an urban environment.	be impacted by the new growth cells. This will assist in determining what upgrades are needed across the district, prior to development commencing.	
16/1	Heritage New Zealand Pouhere Taonga	General	Support In Part	HNZPT supports in part only Plan Change 13 as there is a possibility that the proposed activity could have adverse effects on historic	HNZPT seeks, with regard the other structure plan locations, that these areas are assessed by archaeologists to confirm or otherwise the	**Accept in Part**

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				heritage, in particular archaeology both recorded and unrecorded, cultural values and other historic heritage as identified in the archaeological report. The proposal will result in earthworks at the time of development, which has the potential to damage the finite archaeological resource both recorded and unrecorded, the cultural resource and historic heritage.	presence of archaeology and that they make recommendations as to appropriate management methods. It may be that the Structure Plans and related provisions have to be revised depending on the outcome of this work.	Refer to paragraph 5.2.8 below.
FS6/12	Kotare Properties Ltd	General	Oppose	It is correct that the rezoning provided for by PC13 will enable the subsequent development of the growth cells, which has the ability thereafter to affect the cultural resource, historic heritage, in particular archaeology of both recorded and unrecorded sites, the cultural resource. Whilst the plan change enables development, such development still requires consenting under both the District Plan (i.e. subdivision) and if necessary through the Heritage New Zealand Pouhere Taonga Act 2014. It is through those consenting processes that further investigation and if necessary Cultural Impact Assessments can and will be undertaken to inform the development outcome and ensure that appropriate management methods, or avoidance of sites of significance. That being said, the Structure Plans that have been endorsed by Council, including the C4 Structure Plan, have been supported by such information/assessment and are thus informed by that information.	Kotare requests that Council reject this submission and rezones the C4 Growth Cell to residential as part of the PC13.	**Accept in Part** Refer to paragraph 5.2.8 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
16/2	Heritage New Zealand Pouhere Taonga	General	Support In Part	HNZPT supports in part only Plan Change 13 as there is a possibility that the proposed activity could have adverse effects on historic heritage, in particular archaeology both recorded and unrecorded, cultural values and other historic heritage as identified in the archaeological report. The proposal will result in earthworks at the time of development, which has the potential to damage the finite archaeological resource both recorded and unrecorded, the cultural resource and historic heritage.	HNZPT seeks that a Cultural Impact Assessment is undertaken, and this information used to inform the Structure Plans and related provisions. It may be that the structure plans and related provisions must be revised depending on the outcome of this work.	**Accept in Part** Refer to paragraph 5.2.9 below.
FS6/13	Kotare Properties Ltd	General	Oppose	It is correct that the rezoning provided for by PC13 will enable the subsequent development of the growth cells, which has the ability thereafter to affect the cultural resource, historic heritage, in particular archaeology of both recorded and unrecorded sites, the cultural resource. Whilst the plan change enables development, such development still requires consenting under both the District Plan (i.e. subdivision) and if necessary through the Heritage New Zealand Pouhere Taonga Act 2014. It is through those consenting processes that further investigation and if necessary Cultural Impact Assessments can and will be undertaken to inform the development outcome and ensure that appropriate management methods, or avoidance of sites of significance. That being said, the Structure Plans that have been endorsed by Council,	Kotare requests that Council reject this submission and rezones the C4 Growth Cell to residential as part of the PC13.	**Accept in Part** Refer to paragraph 5.2.9 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				including the C4 Structure Plan, have been supported by such information/assessment and are thus informed by that information.		
19/3	Kotare Properties Ltd	Planning Maps	Support In Part	The urban limits are provided on the planning maps and link directly to the strategic outcomes (1.1.33(c)) and an objective and policy in Section 1 of the Waipa District Plan that relate to settlement patterns (objective 1.3.1 and policy 1.3.1.2). Section 1.1.19 of the District Plan also records that the plan gives effect to the Regional Policy Statement by, amongst other things, setting urban limits. The key message in the strategic outcome, the objective and the policy is consequently to provide for a consolidated settlement pattern by ensuring that new urban activities are focused within the urban limits (Policy 1.3.1.2). The rezoning enabled by PC13 signals that the land is to be developed, yet the development of such could be perceived to be contrary to those objectives and policies because the urban limits do not include the growth cells. We believe that this is an unintended consequence and one which could be rectified through a consequential amendment to the urban limits on the planning maps.	Kotare is of the opinion that as part of the zoning change, Council should also be undertaking a consequential change to the Urban Limit boundaries noted on the planning maps.	**Accept** Refer to paragraph 5.2.10 below.

5.2.2. Submission 2/1 raises concerns regarding the strategic effects of growth across the District (i.e. traffic and amenity), effects of development, and upholding the character of both Cambridge and Te Awamutu. In response to this submission it is noted:

- National and Regional planning requirements are to provide for growth in the Districts towns and villages. This is reflected in Council's Growth Strategy which gives effect to the Regional Policy Statement.
- Regarding transport effects at a strategic level, this is captured in Council's Integrated Transport Strategy 2010. Council staff have commenced a review of this Strategy earlier this year which includes identification of the Districts transport issues and focus areas.
- In terms of the specific impacts of traffic, noise and other amenity effects which are results of development, this is undertaken through the resource consenting process which assesses the actual and potential effects of each development.
- Regarding the comment regarding upholding the character of Cambridge and Te Awamutu, the District Plan contains objectives and policies within Sections 1 – Strategic Direction and 2 – Residential Zone which outline the characteristics of both towns to be upheld through the development process.

5.2.3. With the abovementioned considerations in mind regarding submission 2/1, the relief sought by the submission is suitably addressed through other Council processes, therefore the submission point is rejected.

5.2.4. Submission 7/1 and 7/2 from Fire and Emergency New Zealand requests the ongoing collaboration with Council regarding the District water pressure and firefighting requirements. In terms of the relief sought it is noted that Council are open to continuing to work with FENZ regarding development, and have recently undertaken Plan Change 16 – Technical Improvements which saw amendments undertaken to the District Plan provisions within Section 15 – Infrastructure, Hazards, Development and Subdivision, regarding water supply and firefighting provision. The amendments made through Plan Change 16 are considered to be the most appropriate changes to ensure the concerns raised by Fire and Emergency New Zealand are addressed.

5.2.5. In terms of Further Submission FS2/1 which opposed in part Submission 7/2, the amendments made through Plan Change 16 – Technical Improvements have been the most appropriate changes required with regard to firefighting requirements and no further amendments are recommended as a result of these submissions.

5.2.6. Submission 15/1 and Further Submissions FS1/1 and FS5/1 seek fire hydrant testing for an area of existing development which is outside of an area recommended to have the deferred zone uplifted. Given existing developed areas are not within the scope of the plan change, the relief sought by this submission and further submissions is assessed as being out of scope. Regarding the suggestion that adequate testing is not undertaken at the time of development, I note that at the time of subdivision, all infrastructure is required to be designed, constructed and tested in accordance with the necessary standards before being vested in Council. This includes water supply being suitably tested for firefighting purposes.

5.2.7. With regard to the concerns raised in Further Submission FS1/1 in terms of Development Contributions, I note that Council's Development Contribution Policy is reviewed every three

years, in alignment with the Long Term Plan process, and this would be the more appropriate process to raise concerns about the adequacy of development contributions.

5.2.8. Submission 16/1 from Heritage New Zealand Pouhere Taonga seeks archaeological investigations to be undertaken prior to the uplifting of the deferred zones. It is noted that while the plan change will provide for development by creating 'live' zones, further consenting processes are required to undertake development (i.e. subdivision consent) in which detailed investigations, including but not limited to archaeological investigations) are required. Additionally protections are in place via the Heritage New Zealand Pouhere Taonga Act 2014 which specifically provides for the appropriate archaeological considerations. For this reason it is considered appropriate to accept in part Submission 16/1, and Further Submission (FS6/12) regarding this request.

5.2.9. Submission 16/2 from Heritage New Zealand Pouhere Taonga requests that Cultural Impact Assessments are undertaken prior to the uplifting of the deferred zones. It is noted that while the plan change will provide for development by creating 'live' zones, further consenting processes are required to undertake development (i.e. subdivision consent) in which detailed investigations, including but not limited to cultural investigations) are required.

5.2.10. Submission 19/3 seeks the amendment of the urban limits on the Planning Maps to include, as a consequential amendment, the uplifted growth cell areas. The Urban Limits has been included in the District Plan to define the urban areas identified through the Regional Policy Statement and Council's Growth Strategy. To ensure future development within the uplifted growth cells can align with the relevant objectives and policies with Section 1 of the District Plan, and to reflect the amendments made as a result of this Plan Change, it is considered appropriate to amend the location of the urban limit to include the uplifted growth cells. Council staff support this amendment and recommend the Urban Limits on the Planning Maps is updated to include the uplifted deferred zone areas.

Topic 1 Recommendations:

- Accept Submission 19/3;
- Accept in Part Submissions 7/1, 7/2, 16/1, FS6/12, 16/2, FS6/13;
- Reject Submissions 2/1, 15/1, FS1/1, FS5/1; and
- Amend the Planning Maps to include the uplifted deferred zones within the Urban Limits.

5.3. TOPIC 2 – APPENDICES

5.3.1. This topic includes submissions which were specifically related to the proposed amendments to the District Plan Appendices. The summary of submissions for Topic 2 'Appendices' is shown below in **Table 3**. It is noted there are no further submissions in this topic.

Table 3: *Summary of submissions for Topic 2 - Appendices*

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
1/2	Hayden Woods	Appendix S1	Oppose	Ok	Delete the structure plans for Ohaupo, Bruntwood, and Te Awamutu South as these areas have been developed and the structure plans are no longer required.	**Accept in Part** While the submitter has opposed the Plan Change, the content of the submission indicates support for the removal of the structure plans.
1/3	Hayden Woods	Appendix S17	Oppose	Ok	Amend the structure plan for growth cell T1 to reflect the updated masterplan.	**Accept in Part** While the submitter has opposed the Plan Change, the content of the submission indicates support for the updating of the T1 Master Plan.
1/4	Hayden Woods	Appendix S23, Appendix S24, Appendix S23	Oppose	Ok	Add the Te Awamutu T6 Structure Plan, Te Awamutu T11 Structure Plan and Cambridge C4 Structure Plan.	**Accept in Part** While the submitter has opposed the Plan Change, the content of the submission indicates support for the addition of the structure plans.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
8/2	Susanne Dargaville	Appendix S17	Oppose	Amend the Structure Plan for Growth Cell T1 to reflect the updated master plan is opposed.	To maintain all of the current green belts that exist and any of the public reserves, especially those areas of land that have been designated or gifted to the Council for public use from current and past citizens of Cambridge. These must remain as open green areas.	**Reject** Refer to paragraph 5.3.2 below.
17/1	Frontier Development Limited	Appendix S17	Support In Part	Frontier Estates agrees to the updating of Appendix S17, however wishes to have the current Master Plan submitted under the latest resource consents LU/0012/19.01 and SP/0171/20 to be incorporated in lieu of the suggested plan.	Frontier Estates would like to have the current Master Plan (attached for reference) submitted under the latest resource consents LU/0012/19.01 and SP/0171/20 to be incorporated with this plan change.	**Accept** Refer to paragraph 5.3.3 below.
20/6	3Ms of Cambridge GP Limited	Appendix S1	Support In Part	Minor correction to the changes proposed in Appendix S1 - Future Growth Cells.	For the C10 Industrial Growth Cell, the final sentence in the table should read (amendments underlined): The industrial area is covered by the Bardowie Industrial Precinct Structure Plan while the Rural area of the growth cell is not covered by a structure plan and is currently unserviced.	**Accept** Refer to paragraph 5.3.4 below.

5.3.2. Submission 8/2 has noted opposition to the updating of the Master Plan for the T1 Growth Cell, however the decision requested links to their first submission point (8/1) regarding Cambridge. In terms of the T1 Master Plan, the submission does not provide a reason for the opposition, therefore the submission point is rejected.

5.3.3. Submission 17/1 supports the Plan Change regarding updating Appendix S17 to reflect the most up to date approved Master Plan for the T1 Growth Cell. Resource consent, LU/0012/19.01, was recently approved by Council and Council staff support the inclusion of the approved Master Plan in Appendix S17.

5.3.4. Submission 20/6 supports the Plan Change with regard to the amendments in Appendix S1, subject to a minor amendment to the text regarding the C10 Industrial Growth Cell. Within the text there is reference to the area being 'serviced' which should in fact reference the area being 'unserviced'. Council staff agree with this amendment and recommend the Appendix is updated accordingly.

Topic 2 Recommendations:

- Accept Submissions 17/1, 20/6;
- Accept in Part Submissions 1/2, 1/3, 1/4;
- Reject Submission 8/2;
- Update Appendix S17 to include the recently approved T1 Master Plan as consented under LU/0012/19.01;
- Updated Appendix S1 for the C10 Industrial Growth Cell to read (addition shown <u>underlined</u>):
  - The industrial area is covered by the Bardowie Industrial Precinct Structure Plan while the Rural area of the growth cell is not covered by a structure plan and is currently <u>un</u>serviced.

5.4. TOPIC 3 – GROWTH CELL C2 / C3

5.4.1. The Cambridge Growth Cells C2 and C3 are located to the west of Cambridge, north of the Waikato River. Those submissions and further submissions received that are specific to these cells have been included in this topic and summarised below in **Table 4**.

Table 4: *Summary of submissions for Topic 3 – Growth Cell C2 / C3*

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
1/6	Hayden Woods	Planning Maps	Support In Part	Ok	Rezone the vested reserve areas within the Cambridge C2 Growth Cell as Reserves Zone.	**Reject** Refer paragraph 5.4.2 to 5.4.4 below.
8/1	Susanne Dargaville	Planning Maps	Oppose	I totally oppose the rezoning of the vested reserve areas within the Cambridge C2 Growth Cell as Reserves Zone.	To maintain all of the current green belts that exist and any of the public reserves, especially those areas of land that have been designated or gifted to the Council for public use from current and past citizens of Cambridge. These must remain as open green areas.	**Reject** Refer paragraph 5.4.2 to 5.4.4 below.
10/1	Brian Perry Charitable Trust	Planning Maps	Support	Given the urgent need for affordable housing in Waipā, and in Cambridge in particular, we urge Council to support developers in improved zoning statuses. In our case, we are ready to go, to deliver much needed affordable housing to Cambridge, but need the uplifting of the deferred zone as soon as possible.	Uplift the deferred residential zone for Peake Road, C2.	**Accept**
20/1	3Ms of Cambridge GP Limited	Planning Maps	Support	3Ms strongly supports the intent of Proposed Plan Change 13 rezoning the C2 and C3 Growth Cells from Deferred Residential Zone to Residential Zone, and therefore seeks that the Planning Maps be amended to rezone the C2 and C3 Growth Cells as Residential Zone as proposed.	Rezone the C2 and C3 Growth Cells from Deferred Residential Zone to Residential Zone as proposed by Plan Change 13.	**Accept**

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
FS3/1	Xiaofeng Jiang & Liping Yang	Planning Maps	Support	An approved structure plan forms part of the District Plan and the land is available for development	Approve the residential zoning of C2 growth cell.	**Accept**
20/2	3Ms of Cambridge GP Limited	Planning Maps	Support In Part	3Ms strongly supports the intent of Proposed Plan Change 13 rezoning the C2 and C3 Growth Cells from Deferred Residential Zone to Residential Zone, and therefore seeks that the Planning Maps be amended to rezone the C2 and C3 Growth Cells as Residential Zone as proposed.	Amend the Urban Limits of Cambridge to include the C2 and C3 Growth Cell as these growth cells are clearly anticipated to be developed for residential purposes and be within the Cambridge urban area.	**Accept** Refer to paragraph 5.2.10 above.
FS3/2	Xiaofeng Jiang & Liping Yang	Planning Maps	Support	The live zoning of the land should include consequential inclusion within the urban limits	Amend the District Plan.	**Accept** Refer to paragraph 5.2.10 above.
FS6/15	Kotare Properties Ltd	Planning Maps	Support	This submission point by 3Ms of Cambridge GP Limited supports the submission point (19/3) that Kotare has made in relation to ensuring that PC13 also provides for the consequential changes to the urban limit boundaries noted on the planning maps. These growth cells are clearly anticipated to be developed, so an amendment of the urban limits would ensure that their development is consistent with the strategic outcomes (1.1.33(c)) and an objective and policy in Section 1 of the Waipa District Plan that relate to settlement patterns (objective 1.3.1 and policy 1.3.1.2).	Kotare seeks that Council accept this submission and consequently amend the urban limits, as shown on the planning maps, to include the residential growth cells that are being rezoned as part of PC13 (i.e. C2, C3 and C4).	**Accept** Refer to paragraph 5.2.10 above.
20/3	3Ms of Cambridge GP Limited		Support In Part	3Ms strongly encourages the Waipa District Council to continue the work (planning and construction) associated with enabling the development of the C1 and C2/C3 Growth Cells as the effect of this plan change (i.e. live	No decision requested.	**Accept in Part** Refer to paragraph 5.4.5 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				zoning the area) may mean that there is an expectation that there is infrastructure in place to enable residential developments. Such works include the C1 and C2/C3 roundabout on Cambridge Road, greenbelt crossings and securing any land required for public infrastructure (i.e. collector roads and stormwater swales) and constructing that infrastructure.		
FS3/3	Xiaofeng Jiang & Liping Yang	Planning Maps	Support	Inclusion of key infrastructure provision by Council consistent with the structure plan underpins rezoning and timely and orderly development of land	Approve the Plan Change.	**Accept in Part** Refer to paragraph 5.4.5 below.
20/4	3Ms of Cambridge GP Limited	Planning Maps	Support In Part	3Ms seeks that these active reserve areas be removed from the Planning Maps as the subdivision consent that 3Ms obtained in 2020 that is referenced in the section 32 evaluation report has been surrendered and that reserve layout is not being progressed by 3Ms as part of its current subdivision application. For clarity, 3Ms seeks that that the entire extent of its property be zoned Residential Zone rather than a combination of Residential Zone and Reserves Zone, or such similar relief as is necessary to be consistent with 3Ms current subdivision consent application before Council, and any ongoing negotiations between Council and 3Ms regarding reserves.	Amend the Planning Maps to remove the areas proposed to be zoned "Active Reserve" on the 3Ms properties within the C2 Growth Cell (namely, Planning Map 4, Planning Map 23 and Planning Map 24). 3Ms seeks that that the entire extent of its property be zoned Residential Zone rather than a combination of Residential Zone and Reserves Zone.	**Accept** Refer paragraph 5.4.2 to 5.4.4 below.
FS3/4	Xiaofeng Jiang & Liping Yang	Planning Maps	Support	It is premature to show open space or reserve zoning of the land in the manner indicated until such time that the land is	Remove reserve zoning from Map 24.	**Accept** Refer paragraph 5.4.2 to 5.4.4 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				vested or required. An underlying residential zone is sufficient.		
22/2	John Collinson	Planning Maps	Support	There is already a Structure Plan in place for Growth Cells C1 – C3, and the proposed changes under PC13 will enable the Submitter to develop their land in a manner that is consistent with that existing Structure Plan.	That Waipa District Council approve PC13.	**Accept**
22/3	John Collinson	Planning Maps	Support	PC13 is proposing to update the planning maps for all pre-2035 Growth Cells so that there is consistency with the proposed uplifting of the deferred zones. This will include changing Growth Cell C2 to Residential Zone on the Planning Maps, as well as showing the areas to be vested in Council as reserve in C2 (under the recently approved subdivision consents) as Reserve Zone on the Planning Maps.	That Waipa District Council approve PC13.	**Accept**
25/1	Transpower New Zealand Ltd	Section 11	Support	Within Growth Cell C3, under PPC13 the land in the Residential Deferred Zone would become Residential Zone and the existing Cambridge C1 and C2/C3 Structure Plan would come into force in full (i.e. without staging). In terms of the relevance of PPC13 to Transpower, the existing Otahuhu-Whakamaru A, B and C 220kV transmission lines traverse the adjoining St Peters School Zone and are within 11m of the Residential Deferred Zone which is subject to PPC13. As such, while the lines themselves are outside the plan change area, the Operative District Plan National Grid provisions would apply to land within the Residential Zone land subject	No decision requested.	**Accept in Part** Refer to paragraph 5.4.6 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				to PPC13. This is supported. Transpower understands from a conversation with Council the existing St Peters School Zone would continue to apply and is not part of PPC13. While Transpower has no specific concerns with this approach, as previously conveyed to Council in its submission on PPC7, in the process of reviewing PPC13 it has come to Transpower's attention that despite National Grid assets traversing the St Peters School Zone and being identified on District Plan Policy Map 4, there are no methods contained within the St Peters School Zone (Section 11) that give effect to the relevant operative objectives and policies in Section 15 regarding the National Grid. Specifically, there are no rules that manage subdivision, use and development within the National Grid Yard and National Grid Corridor in that zone, other than by reference to the mandatory New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001). Transpower understands that PPC13 does not amend Section 11 or the St Peters School Zone and as such any submission on the substance of that chapter would not be within the scope of the current Plan Change. Transpower instead wishes to raise this matter with the Council for further discussion in terms of its obligation to give full effect to the NPSET.		

5.4.2. Submissions 1/6, 8/1, 20/4 and Further Submission FS3/4 are a mix of support and opposition for the rezoning of the areas of reserve within the 3Ms property within the C2 Growth Cell. Following release of the Council's Section 32 for Proposed Plan Change 13, an application to surrender the subdivision consent which gave effect to the reserve areas to be vested in Council (being SP/0036/20), was received by Council and the previously consented reserve layout no longer being pursued by the landowner. Additionally a resource consent for the subdivision of the site is being processed by Council (being SP/0179/20).

5.4.3. In terms of this subdivision consent, it is noted the application was limited notified and a hearing held on 26 and 27 May 2021. At the time of preparing this report, the hearing had been adjourned pending a further site visit and additional information to be supplied to the Commissioners by 11 June 2021. It is noted that the decision on resource consent application SP/0179/20 and Proposed Plan Change 13 are interconnected and may result in changes to areas shown as Reserve Zone on the 3Ms property, either to the zoning in its entirety, or to the location of the reserve areas. Should this occur, Council has three options as follows:

(a) Initiate a variation to Proposed Plan Change 13 to address any inconsistences with the consent decision;

(b) Defer the decision of Proposed Plan Change 13, as it relates to the reserves as shown on the 3Ms property only, should the resource consent decision be appealed; or

(c) Remove the Reserve Zoning as shown in Proposed Plan Change 13, and as requested by Submission 20/4 and FS3/4, and address any approved reserve areas through a subsequent plan change.

5.4.4. Based on the timing of the abovementioned consent decision, and consideration of the submissions received regarding this matter, Council staff consider at this time the most appropriate course of action is to remove the reserve zones from the Planning Maps, and zone these areas as Residential Zone, therefore accepting Submissions 20/4 and FS3/4.

5.4.5. Submission 20/3 and Further Submission FS3/3 request the Council to continue to work with developers regarding the provision of infrastructure to enable development within the C1 to C3 Growth Cells. While no decision is requested Council staff support any opportunity to work with developers in order to facilitate development within the District.

5.4.6. Submission 25/1 from Transpower New Zealand notes the transmission line infrastructure within the St Peters School Zone. The submission acknowledges that the Plan Change does not amend Section 11 of the District Plan or the St Peters School Zone and as such any submission on the substance of that chapter would not be within the scope of the current Plan Change. Council staff note that Transpower instead wishes to raise this matter for further discussion. No recommendations are therefore required to address this submission.

Topic 3 Recommendations:

- Reject Submission 1/6, 8/1;
- Accept in Part Submission 20/3, FS3/3, 25/1;
- Accept Submission 10/1, 20/1, FS3/1, 20/2, FS3/2, FS6/15, 20/4, FS3/4, 22/2, 22/3; and
- Amend Planning Maps 4, 23 and 24 to show the areas of Reserve Zone north of Cambridge Road, located on the 3Ms property, as Residential Zone.

5.5. TOPIC 4 – GROWTH CELL C4

5.5.1. This section of the Section 42A Report has been written by Ms Jo Cook-Munro, Senior Policy Advisor District Plan, to avoid a potential conflict of interest. Ms Cook-Munro has had no conflicts or involvement with the submitters on Growth Cell C4.

5.5.2. The Cambridge C4 Growth Cell is located to the west of Leamington and south of the Waikato River. Those submissions and further submissions received that are specific to this cell have been included in this topic and summarised below in **Table 5.**

Table 5: *Summary of submissions for Topic 4 – Growth Cell C4*

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
3/1	Cambridge Motocross	Appendix S23	Oppose	Not supportive of the advancement of the C4 Plan Change due to wider amenity issues	Delay the advancement of C4 for 7 years	**Reject** Refer to paragraph 5.5.3 below.
FS6/1	Kotare Properties Ltd	Appendix S23	Oppose	Cambridge Motorcycle Club holds a resource consent to operate motocross events within the Cambridge town belt land to the east of the C4 growth cell. That consent was granted in September 2016 (LU/0146/16) and has condition (conditions 7 and 8) that provides for a ten year duration, unless a plan change for residential development on the adjoining C4 growth cell becomes operative, at any time after 2021. At such time that consent will lapse. Approval of PC13 will result in that consent lapsing. Whilst Kotare are	Kotare requests that Council reject this submission and rezones the C4 Growth Cell to residential.	**Accept** Refer to paragraph 5.5.3 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				sympathetic to the impact PC13 will have on the Cambridge Motorcycle Club, Kotare opposes their submission for the following reasons: 1. The Cambridge Motorcycle Club has known that their activities will be impacted by growth in the C4 growth cell and were given a clear message through that consenting process that they needed to be looking and investing in alternative sites. They have also had the benefit of exercising their consent since 2016 and including the 2021 season, as the plan change is not operative before the 1 April 2021, which was the timeframe guaranteed to the club when the consent was issued. 2. If the land is not rezoned as part of PC13, this creates a burden on private developers to undertake their own plan changes, which will further delay housing provision within Cambridge and result in increased costs that will need to be passed on to purchasers. 3. Not rezoning C4 as part of PC13 would be inconsistent with the intent of PC13 which is to rezone all pre-2035 growth cells identified in Waipa 2050. 4. Cambridge is expected to need over 200 houses a year to cater for the growth of Cambridge to 2050. C4, as an alternative and in addition to C2 and C3 land is required to cater for this growth.		

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				5. Kotare have made significant investments in land within C4, and the technical reporting required for consenting, for the purpose of developing it this construction season (2021-2022) with the intent of having titles available in mid-2022. This investment has been made on the understanding that the land would be rezoned by Council as part of PC13.		
4/1	Shaun Gaskell	Appendix S23	Oppose	My submission is against the advancement of the C4 Plan Change due to the wider amenity effects, and in particular the negative effects the plan change will have to the Cambridge Motocross track.	Delay the advancement of C4 for 7 years.	**Reject** Refer to paragraph 5.5.3 below.
FS6/2	Kotare Properties Ltd	Appendix S23	Oppose	Refer to text for FS6/1 for the content of the further submission.[1]	Kotare requests that Council reject this submission and rezones the C4 Growth Cell to residential.	**Accept** Refer to paragraph 5.5.3 below.
5/1	Ashley McKnight	Appendix S23	Oppose	My submission is against the advancement of the C4 Plan Change due to the wider amenity effects, and in particular the negative effects the plan change will have to the Cambridge Motocross track. Myself and my family have enjoyed this track for many years, there is a lot of history here. Let us see out our consent!	Delay the advancement of C4 for 7 years.	**Reject** Refer to paragraph 5.5.3 below.
FS6/3	Kotare Properties Ltd	Appendix S23	Oppose	Refer to text for FS6/1 for the content of the further submission.	Kotare requests that Council reject this submission and rezones the C4 Growth Cell to residential.	**Accept** Refer to paragraph 5.5.3 below.

[1] The further submissions made by Kotare Properties Ltd to Submitters 3/1, 4/1 and 5/1 are identical. To avoid repetition of the further submission by Kotare, reference to FS6/1 has been made.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
6/1 6/2	Gregory McCarthy	Planning Maps	Support	I support the proposed changes to the District Plan contained in PC13 and in particular: - rezoning of the Cambridge C4 Growth Cell to its live zoning (Residential); - removing the deferred zone from the pre-2035 Growth Cells on the District Planning Maps; and - incorporation of the Cambridge C4 Structure Plan into the District Plan appendices.	Council approve the Plan Change as notified.	**Accept** Refer to paragraph 5.5.7 below.
FS6/4 FS6/5	Kotare Properties Ltd	Planning Maps	Support	These submissions are supported because they support the rezoning of the C4 growth cell, removing its deferred zoning and incorporation of the Cambridge C4 Structure Plan in the District Plan appendices, as sought in the Kotare submission.	Kotare support the rezoning of the C4 growth cell from deferred Residential to Residential and the inclusion of the C4 growth cell structure plan (Appendix 23), subject to amendments being made to the Structure Plan as sought in submission point 19/4. Kotare seeks that Council accept this submission.	**Accept in Part** Refer to paragraph 5.5.7 below.
9/1	John & Sarah Bushell	Appendix S23	Support	My submission is for the advancement of the C4 Plan Change due to the continued growth of Waipā and the growing pressure on house prices in the district which is affecting young families and will not ease without this step forward. Bringing this forward will also create jobs for locals and bring young family's to our great district and support the recovery of Waipā as a whole.	Bring forward the advancement of the C4 Plan.	**Accept** Refer to paragraph 5.5.7 below.
FS6/6	Kotare Properties Ltd	Appendix S23	Support	This submission is supported because it supports the rezoning of the C4 growth cell and introduction of Appendix 23 in the District Plan provided for by PC13, which is consistent with Kotare's original submission points (19/1, 19/2 and 19/4).	Kotare support the rezoning of the C4 growth cell from deferred Residential to Residential and the inclusion of the C4 growth cell structure plan (Appendix 23), subject to amendments being made to the Structure Plan as sought in submission point 19/4.	**Accept in Part** Refer to paragraph 5.5.7 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
					Kotare seeks that Council accept this submission.	
11/1	John B Storck	Appendix S23	Support	The change proposed will allow that portion of the Town Belt currently occupied by the CMC motorcycle club to be returned to the people of Cambridge in accord with the "Cambridge Town Belt Reserve Management Plan (2012)". It is noted that the 'Town Belt' is reserve land, held in trust for the benefit and enjoyment of the Cambridge residents. This area is capable of being developed into an attractive asset to the community with potential for multiple sports groups and members of the public. Opportunity for walking, running, biking, archery could almost immediately be provided. The plan change will also allow an extension of the existing Wetlands Walkway to connect with the proposed walkways of the C4 development.	An early ratification of Zone Change of C4 to enable development of additional amenities for residents of Cambridge.	**Accept in Part** Refer to paragraph 5.5.8 below.
FS6/7	Kotare Properties Ltd	Appendix S23	Oppose	Kotare opposes this submission because it is factually incorrect. PC13 does not and will not provide for residential development of the town belt occupied by the Cambridge Motorcycle Club. That land is zoned Reserve and is not proposed to be changed as part of PC13. PC13 will however affect the Cambridge Motorcycle Club consent as set out in the commentary to submission 3/1 above. The land occupied by the Cambridge Motorcycle Club will consequently be available for the future enjoyment of Cambridge residents, as it is today, and as the	Kotare requests that Council reject this submission.	**Accept** Refer to paragraph 5.5.8 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				submitter notes could be turned into an attractive asset.		
12/1	Lorene Storck	Appendix S23	Support	I support the Zone Change which will enable walking tracks to be linked with the C4 development through to the existing track on Rowling Place and the current town belt tracks on Lamb Street and further afield. This will also enable the land current used as a racing track to be better utilised for the passive recreational use of the people of Cambridge.	I support the Plan Change 13 uplifting deferred zones to enable the C4 initiative to go ahead as soon as possible.	**Accept** Refer to paragraph 5.5.7 below.
FS6/8	Kotare Properties Ltd	Appendix S23	Support	Kotare supports this submission, and concurs that the development of the growth cell, consistent with the Structure Plan, will provide for walking and cycling opportunities and the linkage of that network to an existing bridal path network off Rowling Street.	Kotare requests that Council support this submission as it supports the rezoning of the C4 Growth Cell.	**Accept** Refer to paragraph 5.5.7below.
14/1 14/2 14/3	Margaret Sapwell	Section 14	Support	With the increase of people wishing to move to Cambridge and industry also wanting to relocate to Cambridge, the need for land to be released for development in a timely manner is important and this plan change appears to address that need. The Structure Plan for C4 shows the re-design of the intersection of Cambridge Road, Kaipaki Road, Lamb Street which will, hopefully make it a safer intersection.	I ask the Council to support the Plan Change 13 - Uplifting of Deferred Zones, add the Structure Plan for C4 and uplift the pre-2035 Deferred Zones.	**Accept** Refer to paragraph 5.5.7 below.
FS6/9 FS6/10 FS6/11	Kotare Properties Ltd	Section 14	Support	These submissions are supported because they support the rezoning of the C4 growth cell, removing its deferred zoning and incorporation of the Cambridge C4 Structure Plan in the District Plan appendices, as sought in the Kotare submission.	Kotare support the rezoning of the C4 growth cell from deferred Residential to Residential and the inclusion of the C4 growth cell structure plan (Appendix 23), subject to amendments being made to the Structure Plan as sought in submission point 19/4.	**Accept** Refer to paragraph 5.5.7 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
					Kotare seeks that Council accept this submission.	
15/2	Raymond E Talbot	Appendix S23	Oppose	The modelling and summarisation in the three waters report does not establish the existing network. No testing of pressures has been provided or referred to. The inability to provide fire main pressure could lead to loss of life.	The assessment and determination of the C4 Cell cannot be made until the existing network has been tested.	**Reject** Refer to paragraph 5.5.9 below.
FS5/2	Fire and Emergency New Zealand	Appendix S23	Support	Fire and Emergency agree that fire hydrant testing of the existing network is required in order for Council to be able to come to a determination in terms of actual and potential effects on the three waters network (and in particular, water supply).	No decision requested.	**Reject** Refer to paragraph 5.5.9 below.
16/3	Heritage New Zealand Pouhere Taonga	Appendix S23	Support In Part	The proposed structure plan (C4) includes New Zealand Archaeological Association (NZAA) recorded archaeological sites and has the potential for other unrecorded archaeology. While HNZPT considers the archaeological advice that has been obtained is inadequate as it does not provide an adequate assessment of the archaeological resource. It is not clear from this application if the archaeological advice has been used to inform the structure plan.	HNZPT seeks that the archaeological assessment for Growth Cell C4 is revised by archaeological experts that are experienced with this archaeological landscape and site types so that the nature of the archaeological resource can be correctly ascertained and the potential of the effects of proposed development correctly ascertained. It may be that the Structure Plan and related provisions must be revised depending on the outcome of this work.	**Reject** Refer to paragraph 5.5.10 below.
FS6/14	Kotare Properties Ltd	Appendix S23	Oppose	This submission point is unfairly prejudicing the authors of the archaeological assessment (Clough & Associates), their experience and thus their ability to assess the effects of features within this archaeological landscape. Kotare believe that PC13 is not the appropriate forum for raising these concerns.	Kotare requests that Council reject this submission as the PC13 submission period is not the right forum for raising these concerns.	**Accept** Refer to paragraph 5.5.10 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
19/2	Kotare Properties Ltd	Planning Maps	Support	Kotare supports the removal of the deferred zoning from the pre-2035 growth cells and specifically the deferred residential zoning from the C4 growth cell in Cambridge.	Kotare support the zoning change demonstrated on the planning maps as it relates to the C4 growth cell, specifically Maps 23 and 26.	**Accept** Refer to paragraph 5.5.3 below.
19/4	Kotare Properties Ltd	Appendix S23.1	Support in Part	PC13 provides for the inclusion of the endorsed C4 Structure Plan to be included as an Appendix to the District Plan (Appendix S23). Kotare, in principle, supports the inclusion of the C4 Structure Plan, however seeks that it is updated/amended to the version prepared by Kotare which is attached to this submission titled C4 Structure Plan – Proposed Alterations for PC13. Kotare has advanced its subdivision design for their land to the point whereby the key roading connection to and from Silverwood Lane and the connections to the land to the north and south of the Kotare land have been defined. Those connections differ slightly from that provided for in the C4 Structure Plan (notified in PC13) because it effectively flips the collector road and its connection point to a position further east. The lot arrangement and the location of compact housing relative to Silverwood Lane is also sought to be amended. Pedestrian connections to the internal roading network from both Silverwood Lane and Cambridge Road. The main benefits of the Amended Structure Plan are as follows:	Amend the C4 Structure Plan in Appendix 23 to the C4 Structure Plan – Proposed Alterations for PC13 attached to this submission.	**Reject** Refer to paragraphs 5.5.11 to 5.5.16 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				1. The Amended Structure Plan provides for an increased separation between the new Cambridge Road / Lamb Street / Kaipaki Road roundabout and the internal roundabout, which has safety, efficiency and land use benefits. 2. The Amended Structure Plan provides for a clear linear collector road connection to the land to the north and also to the recreational reserve, without the need to gig jog through the development. This better achieves the function of a collector road. 3. The Amended Structure Plan provides for increased pedestrian connections between the Kotare land and Cambridge Road/Silverwood Lane to improve connectivity. 4. The amendment to the north-south alignment for one of the roads linking the two east-west road provides supports the intent of aligning roads and paths with vistas and connection to the gully edge reserve (S23.3.4). 5. The extent of the compact housing area policy area overlay has been reduced so that it does not connect to Silverwood Lane to enable standard residential development in that location as such interfaces better with the form and function of Silverwood Lane.		
FS7/1	Gregory McCarthy	Appendix S23.1	Oppose	I submit: 1. The purpose and scope of Plan Change 13 is to uplift the zoning of the C4 Growth Cell.	The request in Submission Point 19/4 to change the Structure Plan should be declined.	**Accept**

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				This attempt to amend the recently completed and Council endorsed Structure Plan is well outside the scope of Plan Change 13 and should not be agreed to. 2. The existing Structure Plan was endorsed by Council in September 2020 following an extensive (more than two-year) process that included detailed engagement with Council's professional planning advisors and extensive formal public consultation and feedback with affected landowners. This process and its outcomes have been relied on by affected landowners. It would be inappropriate for ad-hoc amendments to now be made to the completed and endorsed Structure Plan without having fully considered the implication of the proposed changes on the entire C4 Growth Cell and all affected landowners; and without consulting with these landowners. 3. While KPL list a number of claimed benefits that would result from their proposed change to the Structure Plan, including improved utilization of its own land, there is no mention or recognition in their submission of (i) the increased land requirement associated with relocating the proposed realignment of Lamb Street; (ii) the consequential reduction of land area available for housing; and/or (iii) the potential impact of a larger amount of my land being severed and located to the west of this proposed road realignment. The size of		Refer to paragraphs 5.5.11 to 5.5.16 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				this impact can be seen on KPL's proposed drawing, where the area shaded pink is approximately the currently affected area in the existing Structure Plan, whereas under KPL's proposal, the affected area would additionally include the orange strip of land to its immediate right the additional area of land occupied by the relocated road. This impact is significant by any measure. 4. The existing Structure Plan is considerably more than a "conceptual layout". It is in fact the currently preferred layout as correctly recorded in Plan Change 13. While it may be that this layout is amended in the future in order to achieve improved planning, environmental, infrastructure, traffic management and other outcomes, such amendments should be developed in consultation with all affected landowners via a different process than Plan Change 13. Rule 15.4.2.69 of the Waipa District Plan provides a Discretionary Activity resource consent application process to allow any aspects of a proposal that are not in 'general accordance' with a Structure Plan to be considered on their merits. 5. The implications of this ad-hoc proposal also overlap with issues associated with Councils draft Development Contribution policy which I have submitted on previously. The significance of the above issues will also depend on whether the draft Development Contribution policy is amended to ensure		

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				that landowners are fully and fairly compensated for land acquired for infrastructure, such as roads.		
19/5	Kotare Properties Ltd	Appendix S23.3	Support In Part	Amend reference in the wording of section 23.3.1 to a "Proposed Structure Plan". The Structure Plan, once incorporated into the District Plan will no longer be 'proposed'.	Amend S23.3.2 to read as follows: S23.3.1 Taking account of the technical assessments undertaken, and the feedback received through community engagement, the following general design principles underpin the ~~proposed~~ Structure Plan.	**Reject** Refer to paragraphs 5.5.11 to 5.5.16 below.
19/6	Kotare Properties Ltd	Appendix S23.3.5	Support In Part	The use of swales is only one stormwater management tool. Other alternatives are available. By the Structure Plan being specific potentially excludes the use of these alternatives.	Amend S23.3.5 to remove reference to swales as the preferred treatment method. Suggested alternative wording is as follows: S23.3.5 Stormwater management concepts prioritise on site disposal, with the conveyance and treatment of storm events via swales integrated into the streetscape design and discharge to the gully via strategically located and ecologically friendly treatment trains. Buffer planting to the Cambridge Road frontage will reduce the visibility of the major arterial road and industrial activities to the north, minimising the potential for reverse sensitivity effects.	**Reject** Refer to paragraphs 5.5.11 to 5.5.16 below.
19/7	Kotare Properties Ltd	Appendix S23.4.4	Support In Part	This section of the Structure Plan identifies that the gully reserve will anchor two neighbourhood reserves. The Structure Plan shows three reserves, two north of Silverwood Lane and one south. This paragraph should be updated to reflect the desired outcome that Council wants to achieve in terms of the number of reserves i.e. two or three. If it is also only two then the Structure Plan should be amended to reflect	Update the language in S23.4.4, and if necessary amend the Structure Plan, to reflect what Council wants to achieve in terms number and location of reserves.	**Reject** Refer to paragraphs 5.5.11 to 5.5.16 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				Council's preference in terms of reserve locations. One of the reserves located north of Silverwood Lane is also not subject to any adjoining higher forms of density as recorded in this paragraph.		
19/8	Kotare Properties Ltd	Appendix S23.5.3	Support In Part	This paragraph states that "the Structure Plan identifies the preferred layout". As noted in the submissions above, Kotare's submission is that the Structure Plan is amended to provide for an alternative roading alignment, recognising that there are multiple ways to achieve the outcomes sought from a roading/connectivity perspective. If Kotare's the Kotare Structure Plan is not incorporated into Appendix S23, Kotare seek that this paragraph is amended to refer to a 'conceptual layout' over a 'preferred layout'. This provides flexibility for the effectiveness and appropriateness of the change to be considered at the time of consenting without being a hard and fast requirement.	If the Kotare Structure Plan is not adopted, amend paragraph S23.5.3 to read as follows: S23.5.3 Internally, new roads will be required. The Structure Plan identifies ~~the preferred~~ a conceptual layout, taking account of engineering requirements and the achievement of high degrees of permeability and connectivity….	**Reject** Refer to paragraphs 5.5.11 to 5.5.16 below.
FS7/2	Gregory McCarthy	Appendix S23.5.3	Oppose	Refer to the text for FS7/1 above for the content of this further submission[2].	The request in Submission Point 19/8 to amend the wording of paragraph S23.5.3 should be declined.	**Accept** Refer to paragraphs 5.5.11 to 5.5.16 below.
19/9	Kotare Properties Ltd	Appendix 23.6.3	Support In Part	The land ownership arrangement within the growth cell and its subsequent development will necessitated the need for a third stormwater collection point to the gully.	Amend 23.6.3 to read as follows: S23.6.3 Significant storm events will result in flows towards the gully. ~~Two~~ Three points of collection are proposed, one within the	**Reject** Refer to paragraphs 5.5.11 to 5.5.16 below.

[2] Further submissions FS7/1 and 7/2 to submissions 19/6 and 19/8 are identical. To avoid repetition, reference to FS7/1 has been made.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				Without that connection the development potential of the Kotare land will not be realised. Kotare are specifically proposing that the reserve that sits within their land also caters for stormwater and has an overflow down into the gully system. Kotare is unable to design their development to connect to the northern outlet within the Maunsell landholding. The paragraph of the report should accordingly be updated to provide for that third connection.	unformed Silverwood Lane corridor and ~~one~~ two ~~towards the~~ north of the ~~Structure plan area~~ Silverwood Lane. ~~Both~~ All points of collection will require careful design to address the change in elevation and slope towards the gully floor and incorporate sufficient treatment to ensure that contaminants do not reach the stream and that discharge volumes do not result in erosion or scour of the gully floor. Maximising the opportunity for soakage as part of the overall network will reduce the operational requirements of the treatment and discharge devices.	
25/2	Transpower New Zealand Ltd	Appendix S23	Support In Part	Within Growth Cell C4, under PPC13 the deferred status will be uplifted, and the cell will be zoned Residential. PPC13 incorporates the council endorsed structure plan for C4 into the District Plan. In terms of the relevance to Transpower, while there are no existing National Grid assets within the cell itself, the Otahuhu-Whakamaru A 220kV line is on the boundary of the zone and the National Grid corridor provisions within the District Plan would apply to a discrete area of the residential zoned land within PPC13.	Amend the Appendix S23 – Cambridge C4 Growth Cell Structure Plan map to identify the National Grid lines; And Insert a reference to the National Grid after paragraph S23.2.4 as follows: The National Grid high voltage transmission lines traverse land adjoining C4 Growth Cell. Provisions within the District Plan relating to the National Grid will apply to parts of land within C4 Growth Cell.	**Reject** Refer to paragraph 5.5.17 below.
27/1	Raymond E Talbot	Appendix S23	Oppose	Removal of Mature Native Trees and no consideration of massive ground level differential. The attached four pages indicate the existing surface level difference of 21 metres (63m RL to 42m RL). The supporting technical reports do not address this major level differential. The C4 Structure Plan	Before considering the proposed plan change, a detailed assessment of the 21m level differential is essential. Without this assessment, residential area cannot be established. Requirements for bulk earthworks and/or retaining walls is required.	**Reject** Refer to paragraph 5.5.18 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				indicates proposed residential development in this location. In addition the Ecological Impacts Report does not consider any protected species.		
FS6/16	Kotare Properties Ltd	Appendix S23	Oppose	Kotare oppose this submission point on the basis that the appropriate time to consider and address the effects on vegetation/site suitability and topographical differences is through the consenting phases for the eventual development. The Structure Plan provides the framework for development, but it is the subsequent consenting processes where these details and resulting effects are further considered.	Kotare requests that Council reject this submission and rezones the C4 Growth Cell to residential.	**Accept** Refer to paragraph 5.5.18 below.
27/2	Raymond E Talbot	Appendix S23	Oppose	Removal of Mature Native Trees and no consideration of massive ground level differential. The attached four pages indicate the existing surface level difference of 21 metres (63m RL to 42m RL). The supporting technical reports do not address this major level differential. The C4 Structure Plan indicates proposed residential development in this location. In addition the Ecological Impacts Report does not consider any protected species.	I seek a revised C4 Structure Plan that incorporates the proposed solution for addressing the 21m level difference.	**Reject** Refer to paragraph 5.5.18 below.
FS6/17	Kotare Properties Ltd	Appendix S23	Oppose	Kotare oppose this submission point on the basis that the appropriate time to consider and address the effects on vegetation/site suitability and topographical differences is through the consenting phases for the eventual development. The Structure Plan provides the framework for development, but it is the subsequent consenting processes	Kotare requests that Council reject this submission and rezones the C4 Growth Cell to residential.	**Accept** Refer to paragraph 5.5.18 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				where these details and resulting effects are further considered.		
27/3	Raymond E Talbot	Appendix S23	Oppose	Removal of Mature Native Trees and no consideration of massive ground level differential. The attached four pages indicate the existing surface level difference of 21 metres (63m RL to 42m RL). The supporting technical reports do not address this major level differential. The C4 Structure Plan indicates proposed residential development in this location. In addition the Ecological Impacts Report does not consider any protected species.	The Ecological Report needs to include tree species survey to establish Translocation Proposals.	**Reject** Refer to paragraph 5.5.19 below.
FS6/18	Kotare Properties Ltd	Appendix S23	Oppose	Kotare oppose this submission point on the basis that the appropriate time to consider and address the effects on vegetation/site suitability and topographical differences is through the consenting phases for the eventual development. The Structure Plan provides the framework for development, but it is the subsequent consenting processes where these details and resulting effects are further considered.	Kotare requests that Council reject this submission and rezones the C4 Growth Cell to residential.	**Accept** Refer to paragraph 5.5.19 below.
28/1	Geoff Maunsell	Appendix S23	Support In Part	Whilst we support in principal the uplifting of the deferred zoning we wish to see an alteration to the C4 Structure Plan. Specifically we would like to see a second entrance provided off Cambridge Road. Currently the C4 Structure Plan provides a single entrance via Silverwood Lane. The reasons for a second entrance are as follows:	An alternation to the C4 Structure Plan providing an additional access from Cambridge Road to the northern portion of the C4 growth cell.	**Reject** Refer to paragraphs 5.5.11 to 5.5.16 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				- It would avoid 'land locking' the northern part of the C4 growth cell due to the right of ways that currently exist. - It would provide resilience in the transport network. - There is no traffic safety or functional reason not to include a second entrance. A second entrance providing access to the north will improve accessibility to this area and reduce travel times and costs. It is also recommended Council consider reducing this section of Cambridge Road to 60km/hr following development of this part of C4 growth cell. Technical input has been received from Tara Hills of Direction Traffic Design and is attached to this submission to support this. Whilst the C4 Structure Plan has been endorsed by Council to our knowledge this has not been tested through a hearing process and Council have not provided an evidential basis for their rejection of the suggestion of a second entrance, which was made by Mr Maunsell in response to the feedback sought on the draft structure plan. It is noted the Transportation Assessment prepared by Gray Matter provided comments in respect to an additional access to the north. These comments have been addressed in Ms Hills report.		
31/1	Russell Wise	Appendix S23	Oppose	The removal of trees along the bank especially by Cambridge Road. Can you prove	No decision requested	**Reject**

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				no native species live in these trees (i.e. Birds, bats etc). How can housing be established on a very steep gully? What about retaining walls etc there is no indication.		Refer to paragraph 5.5.17 below.
32/1	Cambridge Motorcycle Club	Appendix S23	Oppose	Not supportive of the advancement of the C4 Plan Change due to wider amenity issues	Delay the advancement of C4 for 7 years	**Reject** Refer to paragraph 5.5.3 below.
FS6/19	Kotare Properties Ltd	Appendix S23	Oppose	Refer to text for FS6/1 above for the content of this further submission.	Kotare requests that Council reject this submission and rezones the C4 Growth Cell to residential.	**Accept** Refer to paragraph 5.5.3 below.
33/1	Loren Stockley	Appendix S23	Oppose	Against the advancement of the C4 Plan Change due to wider amenity issues	Delay the advancement of C4 for 7 years	**Reject** Refer to paragraph 5.5.3 below.
FS6/20	Kotare Properties Ltd	Appendix S23	Oppose	Refer to text in FS6/19 above.	Kotare requests that Council reject this submission and rezones the C4 Growth Cell to residential.	**Accept** Refer to paragraph 5.5.3 below.

5.5.3. Submissions 3/1, 4/1, 5/1, 32/1 and 33/1 oppose the advancement of Proposed Plan Change 13 in respect of Growth Cell C4 due to the wider amenity issues they see associated with the development of this growth cell, and request it is delayed for seven years. They see the Plan Change as having negative effects on the Cambridge Motocross track. Further Submissions FS6/1, FS6/2, FS6/3, FS6/19 and FS6/20 oppose theses submissions based on the conditions in the approved Resource Consent which signalled the potential for land adjacent to the track to be rezoned residential from 2021 and that, if this occurred, the club's resource consent would lapse.

5.5.4. Cambridge Motocross had resource consent granted in September 2016, to operate events within the town belt to the east of the C4 Growth Cell until at least 2021 (Council reference: LU/0104/16). Under this consent, if land adjoining the motocross track is rezoned for residential growth, the consent will lapse. This would mean the club would be unable to run events from its current site. The caveat on the resource consent is well known and played a role in the granting of the resource consent. Conditions 7 and 8 outline the terms of the consent and state:

*"**Term of the Consent***

7. The duration of this consent will be ten (10) years ending on 30 November 2026, provided that if a Plan Change for residential development for the adjoining C4 growth cell is operative at any time after 2021 this consent will lapse

Advisory Note: For the purposes of administration of this condition the consent duration is guaranteed for five years and for additional years up to ten years unless a Plan Change is made operative for the adjoining residential growth cell (C4) within the 5-10 year timeframe. The location of the C4 growth cell is depicted in Appendix S1 of the Waipa District Plan.

8. If a Plan Change for the residential development of the adjoining C4 growth cell becomes operative after the 1st April of that year then the consent holder can exercise this consent for that year with the consent duration ending on the 30 November of that year".

5.5.5. The effect of these conditions is that if the uplift of the deferred zoning on C4 is made operative as part of Proposed Plan Change 13, Condition 7 of LU/0104/16 is triggered, and the consent will lapse in accordance with the timelines in Condition 8.

5.5.6. Cambridge is experiencing unprecedented growth and demand for housing. To meet Council's obligations under the National Policy Statement on Urban Development, it is necessary to rezone sufficient land to residential through removing the deferred zoning to enable further residential development to occur. Council staff therefore recommend that the submissions seeking the deferment of Growth Cell C4 are rejected and the further submissions opposing this are accepted.

5.5.7. Eight submissions (6/1, 6/2, 9/1, 12/1, 14/1, 14/2, 14/3, and 19/2) and seven further submissions (FS6/4, FS6/5, FS6/6, FS6/8, FS6/9, FS6/10, FS6/11) support Proposed Plan Change 13. Submissions 6/1 and 6/2 support the proposed changes to the Waipā District Plan as outlined in the plan change, particularly Growth Cell C4. Submission 9/1 supports the inclusion of Growth Cell C4 due to the ongoing growth in the Waipā District and growing pressure on house prices. Submission 12/1 supports the plan change and wants the C4 Growth Cell to go ahead as soon as possible. Submission 19/2 support the plan change as it relates to the C4 Growth Cell and in

particular, Planning Maps 23 and 26. Council notes the support from these submitters and conclude that the relief they seek (i.e. the adoption of Proposed Plan Change 13) should be accepted.

5.5.8. Submission 11/1 supports Proposed Plan Change 13 in principle but expressed the view that the Plan Change would allow for residential development on the part of the Town Belt currently occupied by Cambridge Motocross. This is factually incorrect as no residential development can occur on the Town Belt as this is within the Reserve Zone and a Recreation Reserve. This point was also made by Further Submission FS6/7.

5.5.9. Submission 15/2 opposes Proposed Plan Change 13 on the grounds that the assessment and determination of Growth Cell C4 cannot be made until the existing water network has been tested to ensure it has the correct fire man pressures. Further Submission FS5/2 supports this submission. In terms water supply and firefighting requirements in new areas of development, Section 15 - Infrastructure, Hazards, Development and Subdivision, requires the necessary infrastructure to service development as part of the consenting process. For this reason Council staff recommend this submission and further submission are rejected.

5.5.10. Submission 16/3 seeks the revision of the Archaeological Assessment for Growth Cell C4 by suitably experienced experts which may result in amendments needing to be made to the Structure Plan. Council staff have reviewed the submission and note the development of the Structure Plan was supported by the relevant technical reports. It is not considered that any of these technical reports need to be revised. In addition, archaeological sites will be assessed at the time as part of the consenting process. Council staff recommend this submission is rejected and that further submission FS6/14 is accepted.

5.5.11. Submission 19/4 seeks the amendment of the notified Structure Plan to update it to the version attached to the submission. Further submissions FS7/1 opposes this submission. In addition to this request, Submissions 19/5, 19/6, 19/7, 19/8, 19/9 seek amendments to the text within Appendix S23 in respect of:

(a) Amendment in S23.3.2 to a structure plan rather than the proposed structure plan;

(b) Amendment in S23.3.5 to remove reference to swales being the preferred stormwater treatment technique;

(c) Update the text in S23.4.4 to reflect the number of reserves and their locations sought by the Council;

(d) Amendment of S23.5.3 so that the structure plan is referred to as a conceptual layout not a preferred layout; and

(e) Amendment of S23.6.3 to refer to three stormwater collections points, not two as notified.

5.5.12. Submission 28/1 also seeks the amendment of the endorsed C4 Structure Plan to provide a second entrance onto Cambridge Road.

5.5.13. Council staff have reviewed the information provided regarding the amendment of the C4 Structure Plan and consequential amendments to the text within Appendix S23, as requested by Submitter 19. While the Submitter has made valid points within their submission, it is noted that Council have undertaken a public consultation process, in which significant time and investment has been given to the development of the C4 Structure Plan, including landowner, community and mana whenua engagement. In addition, the Structure Plan is supported by technical reports,

including a Transportation Assessment and Three Waters Assessment. The notified Structure Plan, included in Proposed Plan Change 13, and its text has the support of the community and the endorsement of the Waipā District Councillors.

5.5.14. In their submission, Submitter 19, has provided no technical detail to why the amendments they seek are better than the endorsed C4 Structure Plan. In addition to Council's Planning and Policy Teams reviewing the information, Council's Consultant Engineer, Mr Richard Bax, and Council's Transportation Manager, Mr Bryan Hudson, have considered the amended Structure Plan, and note amendments to the detailed design can be undertaken through the resource consent process, where the details can be thoroughly investigated and considered by relevant experts.

5.5.15. With regard to Submitter 28, it is noted that the submission is accompanied by traffic comments prepared by Direction Traffic Design regarding a new proposed intersection. The conclusion of Ms Hills, author of the Traffic Comments, is that a new intersection would improve accessibility to northern part of the C4 Growth Cell, reducing travel times and costs, without any additional safety or capacity effects. Ms Hills has also recommended the reduction of the speed limit along Cambridge Road to 60km/h following development of the northern part of the C4 Growth Cell. Council's Consultant Engineer, Mr Richard Bax, and Council's Transportation Manager, Mr Bryan Hudson, have considered the information provided by Ms Hills, and notes that the addition of an intersection as shown in the submission was considered early in the Structure Plan development. Given the topography along Cambridge Road, the traffic volume including number of heavy vehicles, and the minimal difference in travel time which would be achieved through the additional intersection, both Mr Bax and Mr Hudson conclude that there is no significant benefit to including an additional intersection as shown in the submission.

5.5.16. Overall with regard to the submissions from both Submitter 19 and 28, Council staff consider that any amendments to the C4 Structure Plan need to be fully supported by the appropriate technical information to allow Council to make an informed and detail assessment of the amendments. In addition, some of the amendments sought require additional land which did not form part of the endorsed C4 Structure Plan area and any additional land required would impact on adjoining landowners and their ability to utilise their land. Having reviewed the submissions, Council staff recommend that submissions seeking the amendment of the C4 Structure Plan and the corresponding text within Appendix S23 are rejected.

5.5.17. Submission 25/2 seeks that the C4 Structure Plan and its text are amended to show and reference the national grid. Council staff have reviewed the submission and note the National Grid is shown on the District Planning Maps, with relevant rules in both Section 2 – Residential Zone and Section 17 - Works and Utilities. Council staff do not consider that it is necessary to provide further acknowledgement of the National Grid on the C4 Structure Plan as the lines are located on land adjacent to the Growth Cell. It is recommended that this submission is declined.

5.5.18. Submissions 27/1 and 27/2 request a detailed assessment of the bank within the C4 Structure Plan with regard to the 21-metre surface level differential. Further submissions FS6/16 and FS6/17 oppose these submissions. Council staff have reviewed the submissions and note the development of the C4 Structure Plan was supported by the relevant technical reports. Council's Engineering Consultant, Mr Richard Bax, was part of the Structure Plan process and notes that at the time of development along the bank edge, full geotechnical information will be required to accompany the resource consent. This will be reviewed by Council's Development Engineering

Team prior to any approvals. On this basis Council staff recommend that the submissions are rejected and that further submissions FS6/16 and FS6/17 are accepted.

5.5.19. Submission 27/3 requests further detail within the Ecological Report undertaken for the C4 Structure Plan stating the existing information fails to consider any protected species. This submission is opposed by Further Submission FS6/18. Submission 31/1 also raises the issue of the impact on native species through the removal of trees, although it is noted this submission did not specify any relief sought. Council staff have reviewed the submissions and note the development of the C4 Structure Plan was supported by the relevant technical reports. It is not considered that any of these technical reports need to be revised for the Structure Plan to be included in the District Plan. For this reason, Council staff recommend that Submission 27/3 is rejected and Further Submission FS6/18 is accepted.

Topic 4 Recommendations:

- That Submissions 6/1, 6/2, 9/1, 12/1, 14/1, 14/2, 14/3, and 19/2 and Further Submissions FS6/6, FS6/8, FS6/9, FS6/10, FS6/11 supporting Proposed Plan Change 13 and in particular, Growth Cell 4 are accepted in their entirety.
- That Submissions 3/1, 4/1, 5/1, 32/1 and 33/1 in respect of Cambridge Motocross are rejected and Further Submissions FS6/1, FS6/2, FS6/2, FS6/19 are accepted.
- That Submissions 3/1, 4/1, 5/1, 32/1 and 33/1 opposing the advancement of Growth Cell C4 and seeking it be deferred for 7 years are rejected.
- That Further Submissions FS6/6, FS6/8, FS6/9, FS6/10 and FS6/11 seeking that Council approve Proposed Plan Change 13 and rezone Growth Cell C4 from deferred zone to residential zone be accepted.
- That Submission 15/2 and Further Submission FS5/2 opposing the plan change on the grounds that the assessment and determination of Growth Cell C4 cannot be made until the existing water network has been tested to ensure it has the correct fire man pressures be rejected.
- That Submissions 27/3 and 31/1 concerning the impact of removing mature trees in the Growth Cell C4 are rejected.
- That Submissions 19/4, 19/5, 19/6, 19/7, 19/8, 19/9 and 28/1 seeking the amendment of the structure plan and its text for Growth Cell C4 are rejected.
- That Further Submissions FS7/1 and FS7/2 opposing amendments to the structure plan and its text are accepted.
- That Submissions 27/1 and 27/2 seeking a detailed topography assessment to occur are rejected.
- That Submission 11/1 and Further Submission FS6/7 in respect of the part of the town belt occupied by Cambridge Motocross are accepted in part, being the support expressed for Growth Cell C4.
- That Submissions 11/1, 16/3, 25/2, 27/1 and 27/2 relating to miscellaneous matters are rejected and that Further Submissions FS6/16 and FS6/17 are accepted.

5.6. TOPIC 5 – CAMBRIDGE NORTH

5.6.1. Cambridge North is the northern portion of Cambridge which extends from the Cambridge Town Belt, northwards to the Waikato Expressway, directly to the east of Victoria and Laurent Roads. Those submissions and further submissions received that are specific to this area have been included in this topic and summarised below in **Table 6**.

Table 6: *Summary of submissions for Topic 5 – Cambridge North*

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
13/1	Summerset Villages (Cambridge) Limited	Map 24	Support In Part	Summerset is supportive of the Plan Change in so far as the Cambridge North Deferred Residential zone, within the Cambridge North Structure Plan Area Plan Change area, is amended to a live Residential zone. Summerset is concerned that the changes proposed by Plan Change 13 suitably incorporate all of the consequential amendments that are necessary to the Cambridge North Structure Plan (and Design Guidelines), and the Residential zone provisions, where reference to the deferred zone continues to be made. Further to this, Summerset consider it appropriate and opportune while undertaking the amendments to the deferred zone provisions, including those referenced in the Cambridge North Structure Plan, for the Structure Plan provisions (and the underlying zoning maps) to be corrected and updated for consistency.	That the replacement of the Cambridge North Deferred Residential zone with a live Residential zoning be confirmed.	**Accept**
13/2		Appendix S2	Support In Part		That Appendix S2 – Cambridge North Structure Plan and Design Guidelines be amended to reflect the live zoning. In particular, amend section S2.6 and S2.7 and related figures and tables.	**Accept in Part** Refer to paragraph 5.6.2 below.
13/3		Section 2	Support In Part		Amend the Residential zone provisions to delete all references to matters pertaining to a deferred zone, where such a zone is to be uplifted. For example, section 2.1.7.	**Accept in Part** Refer to paragraph 5.6.4 below.
13/4		Map 24	Support In Part		Amend Map 24 to delete the Road Noise Effects Area as it relates to the Summerset land located within the Deferred Residential zone land, and reminder of Map 24 as it relates to land fronting Laurent / Victoria Road.	**Reject** Refer to paragraph 5.6.5 below.
13/5	Summerset Villages	Appendix S2	Support In Part	SP/0100/19 - This consent specifically acknowledges that the indicative local roading layout, together with the extent of	Amend the Cambridge North Structure Plan to remove the indicative local road layout from 60 and 80 Laurent Road, as well as from	**Accept** Refer to paragraph 5.6.6 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
	(Cambridge) Limited			reserve zone and indicative walkway / cycleway, are not required to be provided as part of any future development. Therefore, for consistency, it is appropriate that the Cambridge North Structure Plan, as well as the Policy Area and Zone maps (Map 24), be amended to remove the indicative local road layout from 60 and 80 Laurent Road, as well as from 100 and 102 Laurent Road (to the extent that it is shown).	100 and 102 Laurent Road (to the extent that it is shown).	
13/6		Map 24	Support In Part		Amend Map 24 to remove the indicative local road layout from 60 and 80 Laurent Road, as well as from 100 and 102 Laurent Road (to the extent that it is shown).	**Accept** Refer to paragraph 5.6.6 below.
13/7		Appendix S2	Support In Part		Amend the Cambridge North Structure Plan to remove the extent of reserve zone and indicative walkway / cycleway located from 60 and 80 Laurent Road, as well as from 100 and 102 Laurent Road (to the extent that it is shown).	**Accept** Refer to paragraph 5.6.6 below.
13/8	Summerset Villages (Cambridge) Limited	Map 24	Support In Part		Amend Map 24 to remove the extent of reserve zone and indicative walkway / cycleway located from 60 and 80 Laurent Road, as well as from 100 and 102 Laurent Road (to the extent that it is shown).	**Accept** Refer to paragraph 5.6.6 below.

5.6.2. Submission 13/2 has requested consequential amendments to Appendix S2 to reflect the live zoning. While the submission does not explicitly outline what changes they seek, Sections S2.6 and S2.7 are both mentioned. Council staff have reviewed these sections, and in light of the submission, recommend the following amendments (deletions shown as ~~strikeout~~):

S2.6.2 The intention is that the stages do not necessarily have to follow a strict sequence or order. For that reason they have not been numbered but rather they have a colour description – refer to Figure 1 below. ~~In order for an area to be released for development a Development Agreement will need to be entered into with Council and the land rezoned through a Council resolution (as per the provisions of the Proposed Waipa District Plan).~~

S2.6.3 ~~In order for an area to be re-zoned and released for residential development, a Development Agreement will need to be entered into with Council and the land rezoned through a Council resolution (as per the provisions of the Proposed Waipa District Plan). The Development Agreement will be entered into by Council and the developer which clearly outlines the nature and timing of any necessary infrastructure, and how this infrastructure is to be developed and funded. The agreement will need to be clear as to whether the infrastructure is implemented prior to development or part of the development process. Funding and timing of all infrastructure required to service further development within Cambridge North will be specified in the Developers Agreement.~~ The individual growth area and development capacity of each stage is outlined in the Table that follows Figure 1, along with the infrastructure required to service that growth area. The stormwater infrastructure described represents the requirements of a comprehensive, technically robust stormwater management solution for CNRA. The solution is not necessarily the only technically viable solution and it is possible that alternative solutions that achieve the required levels of service described in the technical assessments and investigations undertaken to support the updated Structure Plan are available.

S2.7.2.1 It is the responsibility of Council to:…

~~(f) Facilitate Council resolution that the land can be rezoned to residential purposes once the threshold tests have been passed.~~

5.6.3. Submission 13/2 also requests amendments to the figures and tables within Appendix S2 however provide no clarification regarding the amendments sought. It is noted Submission 13/7 also requests amendments to the Cambridge North Structure Plan, and this request is commented on further below.

5.6.4. Submission 13/3 requests amendment to the provisions within Section 2 – Residential Zone "*to delete all references to matters pertaining to a deferred zone*". While the submitter has not provided the exact amendments sought, reference has been made to Section 2.1.7. Council staff have reviewed Section 2 and note paragraph 2.1.7 is the only paragraph which refers to deferred areas. In light of this submission, Council recommend the following consequential amendments (deletions shown as ~~strikeout~~):

2.1.7 There are specific provisions that apply to the St Kilda Residential Area, the Cambridge Park Residential area, and the C1 and C2/C3 Structure Plan areas. These areas have particular design outcomes that were developed through a structure

planning processes and are integral to the overall development of the area. In addition to these areas, there are new growth areas such as the Te Awamutu South residential area. ~~The deferred status of the area identified on the Planning Maps as the Cambridge North Deferred Residential Zone is also subject to the provisions of Section 14 – Deferred Zones.~~

5.6.5. Submission 13/4 seeks the removal of the Noise Effects Area from Planning Map 24. The Section 32 Report from the District Plan Review notes the inclusion of this area as "*The Cambridge North noise effects area was identified as part of the preparation of the structure plan for this area. The area identified will experience high traffic levels and associated traffic noise. For this reason the area was identified with associated plan provisions requiring acoustic treatment."* As Council have received no evidence to suggest the potential traffic levels and associated noise has been reduced, thereby resulting in appropriate acoustic treatment in this area no longer being required, Council staff recommend the retention of the Noise Effects Area.

5.6.6. Submissions 13/5 to 13/8 seek the amendment of the Cambridge North Structure Plan (contained within Appendix S2) and the Planning Maps to remove the *"indicative local roading layout, together with the extent of reserve zone and indicative walkway / cycleway"* from the properties at 60, 80, 100 and 102 Laurent Road, to reflect the granted subdivision consent SP/0100/19. Council staff have reviewed this request and note the Section 224 has been signed for the subdivision on 21 May 2020. For this reason, Council staff are agreeable to the relief sought by these submissions.

Topic 5 Recommendations:

- Accept Submissions 13/1, 13/5, 13/6, 13/7, 13/8;
- Accept in Part Submissions 13/2, 13/3;
- Reject Submission 13/4;
- The amendments shown above to Appendix S2.6.2, Appendix S2.6.3, Appendix S2.7.2.1, Section 2.1.7 are incorporated into the Plan Change; and
- Amend the Cambridge North Structure Plan (contained within Appendix S2) and the Planning Maps to remove the *"indicative local roading layout, together with the extent of reserve zone and indicative walkway / cycleway"* from the properties at 60, 80 100 and 102 Laurent Road.

5.7. TOPIC 6 – GROWTH CELL T6

5.7.1. The Te Awamutu T6 Growth Cell is located to the south of Te Awamutu, west of Kihikihi and commonly referred to as the 'St Leger'. Those submissions and further submissions received that are specific to this area have been included in this topic and summarised below in **Table 7**.

Table 7: *Summary of submissions for Topic 6 – Growth Cell T6*

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
21/1	Jim Mylchreest	Appendix S24	Support In Part	I support the general intent of the Plan Change 13 but am concerned about the details regarding collector road standards and bulk and location requirements. The requirement for the 25m wide collector road appears to be excessive and out of context with large lots residential zones within the Waipa district. The expectations of people living in a semi-rural environment is not to have lighting or amenity planting within the road reserve. It is an unnecessary cost both in capital and ongoing maintenance. The proposed alignment of the collector road also does not follow a logical alignment when considering the contours of the land. The additional requirements regarding building placement, street frontages and building setbacks will add unnecessary costs and site development restrictions at a time when housing affordability is a national issue.	I seek: a) reduce the standards of the collector road to the same as other roads within the district and in particular large lot residential zones: and b) have the same bulk and location requirements as contained in the current District Plan.	**Reject** Refer to paragraph 5.7.2 below.
FS4/1	Headlands Trust	Appendix S24	Support	Headlands Trust supports Jim Mylchreest's submission regarding the specifications and location of the roads that run through the middle of the T6 Zone and through our property. Our reasons for this are:	Headlands Trust seeks: 1. To have the T6 Collector road relocated to follow the valley to the east of where it is shown where possible.	**Reject** Refer to paragraph 5.7.3 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				1. The main collector road shown, is located on the side of a steep hill in our property. And I understand this is the case further North of our property also. a. We believe the road would be better located along the lower eastern side of the hill following the line of the valley. b. This would make it more cost effective to construct and maintain. c. It would also be safer and more aesthetically pleasing for both users and residents as the properties would be at the level or above the road rather than down steep driveways. 2. The plan shows a parking lane to the left of a cycle lane on the collector road. a. We believe there is no need for a parking lane in a Large Lot Residential area as no one parks on the side of these roads. There is always plenty of off-street parking on each property, or on the grass verge for the rare times that someone should need to pull over. b. A parking lane would add to both the construction and maintenance cost and waste valuable land that could otherwise be used for residential homes. 3. The plan shows footpaths on both sides of the main collector road. a. We believe that this is unnecessary and reduces the rural feel of the street.	2. To have the parking lane removed from the T6 Collector road. 3. To reduce the formed footpaths to only one side of all roads within the T6 zone to maintain the rural feel. 4. To reduce the width of the collector road to reflect the removal of one of the footpaths and the parking lane as above. 5. To reduce the number of streetlights used within the T6 zone to street corners only.	

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				b. Many people prefer to walk on a grass verge as opposed to a footpath when walking their dogs or running etc in a rural setting. 4. The plan shows street lighting on both the local and collector roads. a. We believe street lighting is a pollutant of the night sky in a rural setting and should be kept to a minimum and only used on street corners. b. Excessive street lighting adds yet another cost of installation, maintenance and unnecessary use and cost of power.		
26/1	Papamoa TA Limited Partnership	Appendix S24	Support In Part	The layout of the structure plan as it relates to 164 St Leger Road has several features that the Submitter believes are not practical for future development for the site. This includes the position and extent of stormwater reserve (other than that within 23m from the banks of the streams within the site) as well as indicative locations / configurations of the 18m local roads. Changes to the layout of the development of 164 St Leger Road as they relate to the stormwater reserve would then have a knock-on effect to the layout of the roads within the structure plan for this site. Any change to the layout of the stormwater reserve and roads within this property should also be influenced by best practice urban design principles to ensure that these features are not designed in isolation based on specialist input. The urban design influence on the layout should include	As such, the Submitter requests that the structure plan for the T6 growth cell as it relates to 164 St Leger Road be amended to: ▪ Remove the two 18m local roads; ▪ Remove the stormwater reserve area north of the stream that runs east/west through the property that is located beyond the 23m buffer of the stream; and ▪ Upon removal of the local roads and stormwater reserve area, an overlay should be added to the plan that identifies that: ▪ Any application for resource consent to develop the property is subject to stormwater management calculations and design in relation to demand for additional stormwater reserve/s, transportation assessment for road	**Reject** Refer to paragraph 5.7.4 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				consideration of Community Protection Through Environmental Design (CPTED) principals, to ensure that quality residential amenity and safety in design outcomes are achieved.	layout, and urban design for overall development layout.	
26/2	Papamoa TA Limited Partnership	Section 15	Support In Part	The Submitters seeks to address the underlying issues for subdivision in the Large Lot Residential Zone. The zoning for T6 as shown in the T6 Growth Cell Structure Plan hinders the ability for clear differences between the Rural Zone and Large Lot Residential Zone and arguably does not represent an efficient use of land. Compliance with an average net lot area is currently required for subdivision within the Large Lot Residential Zone under Rule 15.4.2.1(j)(i) and (ii). When considering an appropriate density of development in the above context, it would seem that requiring an average net lot area greater than the minimum net lot area (2,500m^2) is an inefficient use of prime peri-urban land.	To remove the requirement for an average lot area for subdivision of properties within the Large Lot Residential Zone, i.e. delete both Rules 15.4.2.1(j)(i) and 15.4.2.1(j)(ii). The Submitter seeks this is applied to the subdivision rule within the T6 growth cell, as a minimum, i.e. they would not object to this being amended to apply universally to the Large Lot Residential Zone across the District.	**Reject** Refer to paragraph 5.7.5 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				When considering the desired outcomes for this zone in relation to lower-density residential amenity, the equivalent subdivision standards for the Rural Zone are worth noting. The Rural Zone anticipates an even greater sense of space and openness, yet the smallest lot size for the Rural Zone is 2,500m^2 (Rule 15.4.2.1(r)). There is no requirement for an average lot area for that or any of the other non-site specific subdivision standards in the Rural Zone. As such, it cannot be considered that the requirement to comply with an average net lot area is necessary to achieve the outcomes for space and openness within the Large Lot Residential Zone if it is not also applicable to a zone that is associated with an even greater expectation for a sense of space and openness. Additional land area is not necessary to ensure development of the future lots can accommodate onsite services, namely wastewater management and disposal and stormwater management and disposal. It is common for an on-site wastewater management and disposal system designed to accommodate a four bedroom household unit to achieve compliant outputs on an approximately 900m2 property. Allowing for disposal and management of stormwater to occur without interference with that of wastewater still requires an area of less than 2,500m^2.		

5.7.2. Submission 21/1 seeks amendments to the proposed roading network, and the bulk and location requirements within Appendix S24 regarding the T6 Structure Plan. Council staff have reviewed the submission and note the development of the T6 Structure Plan was undertaken via a public consultation process, in which significant time and investment has been given to the development of the T6 Structure Plan, including landowner, community and mana whenua engagement. In addition, the Structure Plan is supported by technical reports. Council staff consider that any amendments to the T6 Structure Plan need to be fully supported by the appropriate technical information to allow Council to make an informed and detail assessment of the amendments. Having reviewed the submission, and noting the lack of technical information to support changes to the T6 Structure Plan, Council staff recommend that the submission seeking the amendment of the T6 Structure Plan is rejected.

5.7.3. Further Submission FS4/1 supports Submission 21/1 and seeks additional amendments to the T6 Structure Plan. Council staff have reviewed the further submission and note the Resource Management Act 1991 has clear direction regarding the scope of further submissions being limited to supporting or opposing the original submission. The requested additional amendments within FS4/1 are therefore beyond the scope that can be considered. For this reason Council staff recommend this further submission be rejected.

5.7.4. Submission 26/1 seeks amendments to Appendix S24, being the T6 Structure Plan, as they deem several features included in the Structure Plan are not practical for future development of the site. Council staff have reviewed the matters raised in the submission and note that no technical evidence is provided supporting this submission. As noted above in paragraph 5.7.2, the endorsed T6 Structure Plan has been undertaken via a public consultation process, with appropriate supporting technical information. As the submission does not include technical information supporting the requested amendments, it is recommended that this submission be rejected.

5.7.5. Submission 26/2 seeks the amendment to Rule 15.4.2.1(j) regarding the application of the average lot area provision at the time of subdivision. Council staff have reviewed the submission and note the possibility of amendments to this provision was not considered in the Section 32 Report, and therefore fall outside the extent of the changes proposed under the Plan Change. For this reason, Council consider the submission to be out of scope of the Plan Change and recommend it is rejected.

Topic 6 Recommendations:

- Reject Submissions 21/1, FS4/1, 26/1 and 26/2.

5.8. TOPIC 7 – GROWTH CELL T11

5.8.1. The Te Awamutu T11 Growth Cell is located to the east of Te Awamutu, south of Cambridge Road, and north of Golf Road. Those submissions and further submissions received that are specific to this area have been included in this topic and summarised below in **Table 8**'.

Table 8: *Summary of submissions for Topic 7 – Growth Cell T11*

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
18/1	VR & SP Hoebergen & S Yeates	Appendix S25	Support In Part	Oppose a pathway that cuts through 1093 Park Road. This effects our land use and access for stock.	Pathway to be moved to along boundary.	**Reject** Refer to paragraph 5.8.2 below.
18/2	VR & SP Hoebergen & S Yeates	Appendix S25	Support In Part	Oppose a pathway along Mangaohoi Stream as there is one in Park Rod already and this new purposed path is in direct flooding area which will cause a lot of cost to maintain.	No decision requested	**Reject** Refer to paragraph 5.8.3 below.
23/1	JL Hatwell & ML Johnston	Rule 2.4.1.3(i)	Support In Part	Since June 2020, the Submitters have invested substantially towards progressing the design of the development of this site. This has involved engaging a number of specialists to prepare reports and plans to support a combined land use and subdivision consent application based on the principles of the Boffa Miskell structure plan documents. It has also involved having two pre-application meetings with Council regarding the progression of the design for development of the site. As a result of this progression of design, the structure plan proposed to be included for T11 as well as a number of changes to the text within the ODP, as part of PC13, is superseded or needs to be amended to reflect the current design.	The proposed wording for Rule 2.4.1.3(i) be amended to include an additional activity, 2.4.1.3(i)(d) – early childcare education services.	**Reject** Refer to paragraph 5.8.4 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
23/2	JL Hatwell & ML Johnston	Rule 2.4.2.54	Support In Part	In terms of Rule 2.4.2.54(e), the Submitters intend to develop this area in a community market style, as opposed to the corner shops format anticipated under this standard. As such, this standard is sought to be removed in its entirety.	The proposed wording for Rule 2.4.2.54 be amended as follows (strikethrough representing deleted text and underline representing added text): ~~(e) – All new commercial buildings shall be constructed on the road boundary of the site.~~	**Reject** Refer to paragraph 5.8.4 below.
23/3	JL Hatwell & ML Johnston	Rule 2.4.2.54	Support In Part	In terms of Rule 2.4.2.54(e), the addition of "visually" provides greater clarity about the outcomes sought, as permeable can have implications with regards to stormwater management. Having glazing that is visually permeable to that degree is not appropriate for an early childcare education services facility.	The proposed wording for Rule 2.4.2.54 be amended as follows (strikethrough representing deleted text and underline representing added text): (h) – All buildings fronting a road or reserve excluding those intended for use by a business established in accordance with Rule 2.4.1.3(i)(d) above for early childcare education services shall have an active frontage, incorporating 70% visually permeable, glazed show frontage at ground floor. Active frontages shall also include wide double doorways to allow for easy pedestrian access.	**Reject** Refer to paragraph 5.8.4 below.
23/4	JL Hatwell & ML Johnston	Appendix S25.1	Support In Part	Since June 2020, the Submitters have invested substantially towards progressing the design of the development of this site. This has involved engaging a number of specialists to prepare reports and plans to support a combined land use and subdivision consent application based on the principles of the Boffa Miskell structure plan documents. It has also involved having two pre-application meetings with Council regarding the progression of the design for development of the site. As a result of this	That the plan provided under S25.1 – Te Awamutu T11 Growth Cell Structure Plan be amended to align with the attached plan.	**Reject** Refer to paragraph 5.8.4 below.
23/5	JL Hatwell & ML Johnston	Appendix S25.6.3	Support In Part		That the proposed wording for S25.6.3 be amended as follows: The Structure Plan will have a ~~20m~~ 25m green boulevard / tree framed collector road through the sites which become the main spine road for vehicles, pedestrians, and cyclists. The 18m to 16m local roads accommodate pedestrian facilities on one side and the option for stormwater conveyance (which could include	**Reject** Refer to paragraph 5.8.4 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				progression of design, the structure plan proposed to be included for T11 as well as a number of changes to the text within the ODP, as part of PC13, is superseded or needs to be amended to reflect the current design. This plan reflects the substantial investment of both time and money that has been made by the Submitters to progresses and further developing the design for this growth cell, based on the input received from a number of specialists and the outcomes of the two pre-application meetings with Council.	raingardens or through a vegetated swale down the other side).	
23/6	JL Hatwell & ML Johnston	Appendix S25.6	Support In Part		That the example image for the typical 18m street be amended to align with the above wording (i.e. have a heading of 18m-16m Local Road, removing reference on the Plan View to the width, 7m, for the carriageway, and amending the Section View to have an overall road width of 18m-16m).	**Reject** Refer to paragraph 5.8.4 below.
23/7	JL Hatwell & ML Johnston	Appendix S25.7.4	Support In Part	The Submitters believe that the bulk and location and residential amenity controls already provided for within existing provisions of Section 2 – Residential Zone of the ODP are appropriate for providing a suitable level of residential character and amenity. This is evidenced by these standards setting an appropriate level of residential character and amenity within similar residential developments elsewhere within land located within existing Residential Zone areas. The Submitters believe that the future development of this part of the growth cell should be supported by design guidelines that reflect the advances that have been made in the design and associated specialist reports by the developer for this part of the growth cell. This can be achieved through the provision of a revised set of design guidelines as part of the	That the proposed wording for S25.7 – Built Form be amended as follows: ~~S25.7.4 - The Design Guidelines provide a framework which will lead to positive outcomes for the landowners and the wider community. This encourages original design which considers the unique opportunities of the site and development areas.~~	**Reject** Refer to paragraph 5.8.4 below.
23/8	JL Hatwell & ML Johnston	Appendix S25.9	Support In Part		That the proposed wording for S25.9 – Supporting Documents be amended as follows: ~~(b) Te Awamutu T11 Growth Cell Design Guidelines, prepared by Boffa Miskell, dated 25 June 2020, (Council document number 10411038).~~	**Reject** Refer to paragraph 5.8.4 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				resource consent process to develop the Submitters land holding.		

5.8.2. Submission 18/1 has requested the movement of the indicative pedestrian connection from the T11 Growth Cell to Park Road in Appendix S25. Council staff have reviewed the location of the pathway and note the exact location of a future pathway in this area is indicative only and something Council, in partnership with the landowner, will work on at the time of development in this area. The key for the Structure Plan is the acknowledgement that long term some form of pedestrian linkage between the two areas is desirable. For this reason Council recommend retaining the connection as shown on the Structure Plan and rejecting this submission.

5.8.3. Submission 18/2 opposes the use of the area adjacent to the Mangaohoi Stream for a pedestrian walkway. While no decision was requested, Council staff have reviewed the submission and note the indicative pedestrian walkways and cycleways throughout the T11 Growth Cell seek to create a network that connects residents to site features, both within the Growth Cell and beyond. The area identified as a Flood Hazard Area has been assessed as unsuitable for development, and the use of this area for a walkway/cycleway is a suitable alternative use. For this reason Council recommend retaining the connection as shown on the Structure Plan and rejecting this submission.

5.8.4. Submissions 23/1, 23/2, and 23/3 seek amendments to the provisions within Section 2 – Residential Zone to provide for early childcare education services within the T11 Growth Cell Neighbourhood Centre. Council staff have reviewed these requests and note the T11 Design Guide outlines the intention of the neighbourhood centre is to provide localised services for the immediately surrounding community, hence the activities listed in the Section 32 Report have been included. While a childcare education service may fit this criteria, it is noted that 'Education facilities, pre-schools and childcare facilities' are provided for in the Residential Zone as a Discretionary Activity (Rule 2.4.1.4(e)). The discretionary activity status is considered to more appropriately provide Council with the ability to adequately assess such a facility at the time of a future consenting process. For this reason, Council consider it appropriate to retain the amendments in Section 2 as notified in the Section 32 Report and recommend these submissions are rejected.

5.8.5. Submissions 23/4, 23/5, 23/6, 23/7 and 23/8 have requested changes to Appendix S25 including a revised Structure Plan to take into account works undertaken by the landowner in preparation for the lodgement of a resource consent. Council staff have reviewed the submissions and noted that despite the landowner undertaking their own works, no resource consent application or decision has been made regarding these amendments. In addition, Council staff consider that any amendments to the T11 Structure Plan need to be fully supported by the appropriate technical information to allow Council to make an informed and detail assessment of the amendments. Having reviewed the submission, Council staff recommend that submission seeking the amendment of the T11 Structure Plan, and noting the lack of technical information to support changes to the Structure Plan, the submission is rejected.

Topic 7 Recommendations:

- Reject Submissions 18/1, 18/2, 23/1, 23/2, 23/3, 23/4, 23/5, 23/6, 23/7, 23/8;

5.9. TOPIC 8 – GROWTH CELL (OTHER)

5.9.1. A number of submissions were received on the Growth Cells across the District, however were the only submissions on that particular Growth Cell. These submissions have been grouped together as a topic and a summary of the submissions and further submissions is contained in **Table 8** below.

Table 9: *Summary of submissions for Topic 8 – Growth Cell (Other)*

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
20/5	3Ms of Cambridge GP Limited	Planning Maps	Support In Part	It appears that the C7 Growth Cell (area in red outline in the following figure) has been zoned Residential Zone as part of this plan change, with the annotation of "Structure Plan Area". The C7 Growth Cell is a "post-2035" Growth Cell (is currently zoned Deferred Zone) and is not currently subject to a Structure Plan. The Section 32 evaluation report sets out that the C7 growth cell remains unchanged as part of Proposed Plan Change 13 so zoning this Growth Cell as full Residential Zone may be an error.	3Ms seeks that this area be zoned Deferred Residential Zone, and the Structure Plan Area annotation be removed as per the existing situation.	**Accept in Part** Refer to paragraph 5.9.2 below.
24/1	Gary & Adele Saywell	Planning Maps	Support	We submit that the Plan Change 13 proceed as notified, with inclusion of the Pukeatua P1 and P3 Growth Cells.	No decision requested	**Accept**
25/3	Transpower New Zealand Ltd	Planning Maps	Support	Within Growth Cell K1, under PPC13 the deferred status will be uplifted, and the cell be zoned Large Lot Residential. In terms of the relevance to Transpower, the existing Arapuni-Hamilton A and B 110kV lines traverse the cell area.	No decision requested	**Accept**
29/1	Coombes Farms Ltd, C & S Coombes	Planning Maps	Support In Part	Coombes, in principle, supports the PC13 approach to remove the deferred zoning from the pre-2035 growth cells as an approach to remedy a technical and legal	Coombes seek that 18ha of the N3 growth cell is rezoned from deferred residential to residential and that the N2 growth cell is retained as a Deferred Large Lot Residential	**Reject** Refer to paragraph 5.9.3 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				issue with the current process of uplifting the Deferred Zones as outlined in Section 14 of the District Plan. In relation to Ngahinapouri this means that 18ha of land contained within the N2 growth cell is proposed to be zoned Large Lot Residential, because it is a pre-2035 growth cell. The Coombes request that instead of uplifting the deferred status on the N2 growth cell that Council uplifts the deferred status across approximately 18ha of the N3 growth cell and subsequently retains the deferred status on the N2 growth cell. The reasoning for and justification for this land swap is set out in section 2 of this submission.	Zone. The balance of the N3 growth cell would also retain its Deferred Large Lot Residential Zone status.	
FS8/1	Benjamin Jay Frost	Planning Maps	Oppose	The submission is out of scope as it seeks to uplift the deferred status of N3 which is not identified in Proposed Plan Change 13. Consultation has only recently closed on the town concept plan which encompasses N3 growth cell. A s far as I am aware no decision has been made on whether a particular option will be adopted. As I understand, the reason N3 is to be developed last is due to the complexity/issues with upgrading SH39/Reid Road intersection and potential future expansion of Ngahinapouri School. As such it allows greater flexibility to develop a street network and village centre that is not constrained by previous portions of	Retain N2 as the area to be uplifted through Proposed Plan Change 13	**Accept**

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				development. Regardless, the town concept plan focuses on the future form of the settlement and not a significant change to the timing of land release for the various growth cells. Our Family moved in to 29 Reid Road in September 2019 with the knowledge that the growth area of N3, which surrounds us, was going to be the last area developed – likely to be post 2035. Like other parties we made investment and financial decisions on the basis of the timing of growth cell releases in Ngahinapouri, and felt we could rely on the timing of the growth cells as per the Waipa District Plan and the Waipa 2050 District Growth Strategy. Irrespective of the scope issue in this further submission, I consider that Council should retain the existing timing of growth cells and not introduce such significant changes through a plan change that focuses on another issue.		
29/2	Coombes Farms Ltd, C & S Coombes	Map 34	Support In Part	Coombes request that the planning maps be amended to rezone a portion of the N3 growth cell to Large Lot Residential over the rezoning of the N2 growth cell.	Amend planning Map 34 so that the N2 growth cell zoned Deferred Large Lot Residential and that a portion of the N3 growth cell, as per the Land Swap Plan is rezoned Large Lot Residential.	**Reject** Refer to paragraph 5.9.3 below.
FS8/2	Benjamin Jay Frost	Map 34	Oppose	The submission is out of scope as it seeks to uplift the deferred status of N3 which is not identified in Proposed Plan Change 13. See further rationale for 29/1.	Retain N2 as the area to be uplifted through Proposed Plan Change 13	**Accept**
30/5	TA Projects Limited	Map 37	Support In Part	This submission seeks to reduce the process currently needed to enable land holdings to convert land from the "deferred" status to an	Amend Maps 37 – Te Awamutu / Kihikihi Overview and 39 - Te Awamutu East, by deleting the "Structure Plan" designation	**Accept**

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				operative residential status, with Council still managing all actual and potential adverse effects through the resource consent process. To achieve that end, this submission supports the uplifting of the "deferred" designation of land currently proposed to be development up until 2035, and specifically the land in the T3 cell in Te Awamutu.	from Cell T3 at 836 Bond Road, Te Awamutu. There may be similar designations to be removed from other cells in the Te Awamutu area to align with PC13.	Refer to paragraph 5.9.5 below.

5.9.2. Submission 20/5 requests the retention of the C7 Growth Cell within the Deferred Zone, noting it appears to be shown on the Planning Maps as Residential Zone. Council staff have reviewed the Planning Maps and note this area is shown as being within the Deferred Zone. It is acknowledged the scale of the maps within the Section 32 Report results in the Deferred Zone outline being unclear in places.

5.9.3. Submission 29/1 and 29/2 request the alteration to the N2 and N3 Growth Cells in Ngahinapouri, essentially swapping the areas to enable part of the N3 Growth Cell to proceed as a pre-2035 area, with N2 Growth Cell proceeding as a post-2035 area. Council have sought legal advice regarding the scope of this submission which has advised that the possibility of rezoning the post-2035 Growth Cells, and the N3 Growth Cell in particular, from a deferred zone to a live zone was not considered in the Section 32 Report, and falls outside the extent of the changes that are proposed by the Plan Change. Based on this legal advice, Council staff consider the submissions to be out of scope of Proposed Plan Change 13 and recommend rejecting these submissions.

5.9.4. Submission 30/5 requests the removal of the 'Structure Plan Area' notation from the Planning Maps. Council staff have reviewed this request and note the notation is no longer necessary for this area which is held in single ownership. It is recommended that this submission is accepted, and the notation removed from the Planning Maps.

Topic 8 Recommendations:

- Accept Submissions 20/5, 24/1, 25/3, FS8/1, FS8/2 and 30/5;
- Reject Submissions 29/1 and 29/2; and
- Amended Planning Map 39 to remove the 'Structure Plan Area' notation from the T3 Growth Cell area.

5.10. TOPIC 9 – UPLIFTING OF THE DEFERRED ZONE

5.10.1. A number of submissions were received regarding the process of Uplifting the Deferred Zones generally. These submissions have been grouped together under this topic and a summary of the submissions and further submissions is given in **Table 10** below.

Table 10: *Summary of submissions for Topic 9 – Uplifting of the Deferred Zone*

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
1/1	Hayden Woods	Section 14	Oppose	I OBJECT to the removal of the reference to uplifting Deferred Zones by Council resolution. To do so in my opinion removes regulatory control and oversight from the representatives of the people (Elected Council) in providing governance over Council Staff. To allow this to occur highlights a breakdown of democracy, where Council Staff will have control over Elected Council, and thus removing any right for the people to OBJECT. There needs to be control and oversight over Council Staff from Elected Council, to forego that right then begs the question to what purpose does Elected Council exist or serve, on behalf of the people – would there be any future need for Elected Council.	No decision requested.	**Reject** Refer to paragraph 5.10.2 below.
FS2/2	TA Projects Limited	Section 14	Oppose in Part	TA Project does not support the submitter's opposition to uplifting of the Deferred zones which he states will "remove regulatory control and oversight for the representatives". He objects to the removal of the Deferred Zone from the pre-2035 Growth Cells. TA opposes his submission	Decline that part of the submission relating to the pre-2035 Growth Cells.	**Accept** Refer to paragraph 5.10.2 below.

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				because firstly the district plan review process is one controlled by the Council, as is the resource consent process which must precede subdivision and development. There will be adequate control by Council once the Plan Change is approved.		
1/5	Hayden Woods	Planning Maps	Oppose	I OBJECT to the removal of the Deferred Zone from the pre-2035 Growth Cells. There needs to remain regulatory control and oversight over Council Staff to ensure that the best interests of the people, is preserved under our democratic system and that they are still consulted over such issues and are given their sovereign right to OBJECT.	No decision requested	**Reject** Refer to paragraph 5.10.2 below.
19/1	Kotare Properties Ltd	Appendix S23	Support	Kotare supports the removal of the deferred zoning from the pre-2035 growth cells and specifically the deferred residential zoning from the C4 growth cell in Cambridge.	Kotare support the removal of the deferred zoning from the pre-2035 growth cells.	**Accept**
22/1	John Collinson	Planning Maps	Support	The Submitter is currently investigating options to develop their property for residential housing, and supports PC13 as the proposed uplifting of the deferred zoning for the C2 Growth Cell looks to be the most efficient and effective means of supporting future residential development in this area. The new zoning will provide for much needed housing in Cambridge and will give effect to the National Policy Statement on Urban Development. The Submitter supports this change as they are currently investigating options to develop their property for residential housing, and the uplifting of this deferred zoning will support this.	That Waipa District Council approve PC13.	**Accept**

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
30/1	TA Projects Limited	Section 14	Support	This submission seeks to reduce the process currently needed to enable land holdings to convert land from the "deferred" status to an operative residential status, with Council still managing all actual and potential adverse effects through the resource consent process. To achieve that end, this submission supports the uplifting of the "deferred" designation of land currently proposed to be development up until 2035, and specifically the land in the T3 cell in Te Awamutu.	Amend Section 14 – Deferred Zone as proposed in PC 13 to ensure the properties in the "Te Awamutu Residential Growth Cells – anticipated now to 2035" are removed from the Deferred Zone in the Operative District Plan and instead are moved into the land zoned "Residential".	**Accept**
30/2	TA Projects Limited	Section 14	Support	This submission seeks to reduce the process currently needed to enable land holdings to convert land from the "deferred" status to an operative residential status, with Council still managing all actual and potential adverse effects through the resource consent process. To achieve that end, this submission supports the uplifting of the "deferred" designation of land currently proposed to be development up until 2035, and specifically the land in the T3 cell in Te Awamutu.	Amend Section 14 – Deferred Zone as proposed in PC 13 to require a plan change process as a pre-requisite for re-zoning post-2035 deferred land into an operative zoning.	**Accept**
30/3	TA Projects Limited	Appendix S1	Support In Part	This submission seeks to reduce the process currently needed to enable land holdings to convert land from the "deferred" status to an operative residential status, with Council still managing all actual and potential adverse effects through the resource consent process.	Amend Appendix S1.1.1 as proposed in PC 13 as follows: Pre-2035 Growth Cells have been zoned according to the intended future land use, while Post-2035 Growth Cells, ~~and most~~ have been included within a Deferred Zone in this District Plan to indicate the intended future land use and to ensure that the future use of	**Accept**

Submission / Point	Submitter Name	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
				To achieve that end, this submission supports the uplifting of the "deferred" designation of land currently proposed to be development up until 2035, and specifically the land in the T3 cell in Te Awamutu.	these Post 2035 Growth Cells is not compromised by present day development.	
30/4	TA Projects Limited	Appendix S1	Support In Part	This submission seeks to reduce the process currently needed to enable land holdings to convert land from the "deferred" status to an operative residential status, with Council still managing all actual and potential adverse effects through the resource consent process. To achieve that end, this submission supports the uplifting of the "deferred" designation of land currently proposed to be development up until 2035, and specifically the land in the T3 cell in Te Awamutu.	Amend the table on pages 28,29, Te Awamutu Residential Growth Cells – anticipated now to 2035 as proposed in PC13.	**Accept**

5.10.2. Submissions 1/1 and 1/5 outline the submitters concern regarding the removal of the ability to uplift the Deferred Zone via Council resolution. The submitter states to do so removes regulatory control and oversight of Council staff from elected members. As outlined in the Council's Section 32 Report, the current method of uplifting via Council resolution was a method introduced through the District Plan Review in 2011 to 2017, following receipt of submissions and further submissions requesting an alternative process to that provided in the plan change process of the First Schedule of the Act. At the time of the District Plan review, and when these provisions were first included in the District Plan, the procedure to uplift the Deferred Zone via council resolution was backed by a legal opinion that assessed that this procedure was lawful.

5.10.3. As part of a general review of the District Plan, and considering recent case law, Council Staff commissioned further legal review on the lawfulness of the provisions within Section 14. The legal review determined:

(a) Structure Plans can be approved via the process of a resource consent; and

(b) While Council can make a resolution enabling uplift of the Deferred Zoning, Council cannot alter the District Plan to reflect the change of zoning of land caused by an uplift without undertaking a process whereby the plan is formally changed (i.e. a Plan Change).

5.10.4. Based on the legal advice provided to Council, Proposed Plan Change 13 has been prepared to remove the abovementioned process to ensure the methods within the District Plan are lawful. Furthermore, a Plan Change process will still be required for all post-2035 Growth Cells, as a regulatory function under the Resource Management Act 1991. Elected members will therefore remain a part of the process moving forward. The recommendation is therefore to reject these submissions.

Topic 9 Recommendations:

- Reject Submissions 1/1 and 1/5;
- Accept Submissions FS2/2, 19/1, 22/1, 30/1, 30/2, 30/3 and 30/4.

6. CONCLUSION AND RECOMMENDATION

6.1. CONCLUSION

6.1.1. This report has been prepared in accordance with Section 42A of the Resource Management Act 1991 and provides a suitable basis on which to assess the effects of Proposed Plan Change 13 – Uplifting Deferred Zone. The report has examined each of the submissions and further submissions in the context of the Proposed Plan Change and has made recommendations with regard to each.

6.2. RECOMMENDATION

6.2.1. Council staff recommend, pursuant to Clause 10 of Schedule 1 of the Resource Management Act 1991, that:

(a) The submissions and further submissions on Plan Change 13 – Uplifting Deferred Zones, are accepted, accepted in part or rejected as outlined in this report; and

(b) The amendments to the District Plan including Appendices and Planning Maps are made as outlined in this report.

Report prepared by:

Hayley Thomas
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Report reviewed by:

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District Plan & Growth

Report reviewed and approved for release by:

Tony Quickfall
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APPENDIX 1 – RECOMMENDED CHANGES TO THE WAIPĀ DISTRICT PLAN

Notes:

- Text from the Waipā District Plan is included in the same colour and text as the notified version of the Proposed Plan Change;
- Text included in response to submissions is in blue and underlined *[submission number]* and text deleted in response to submissions ~~is in blue and struck through~~ *[submission number]*.
- Consequential renumbering of some provisions in the District Plan may be required as a result of accepting or rejecting submissions on Proposed Plan Change 13.

Section 2 – Residential Zone

2.1.7 There are specific provisions that apply to the St Kilda Residential Area, the Cambridge Park Residential area, and the C1 and C2/C3 Structure Plan areas. These areas have particular design outcomes that were developed through a structure planning processes and are integral to the overall development of the area. In addition to these areas, there are new growth areas such as the Te Awamutu South residential area. ~~The deferred status of the area identified on the Planning Maps as the Cambridge North Deferred Residential Zone is also subject to the provisions of Section 14 - Deferred Zones.~~ *[13/3]*

2.4.1.3	Restricted discretionary activities The following activities shall comply with the performance standards of this zone
(i)	Neighbourhood Centre within the T11 Growth Cell Structure Plan Area, located in general accordance with the T11 Growth Cell Structure Plan and limited to the following activities: (a) Café, dining and ancillary activities (b) Commercial retail and service activities (c) Commercial offices or residential activities, limited to above ground floor Assessment will be restricted to the following matters: ▪ Building location, bulk and design; and ▪ Visual and amenity effects on surrounding properties; and ▪ Location of parking areas and vehicle manoeuvring; and ▪ Impacts on surrounding open space amenity and pedestrian safety; and ▪ Location, colour, size and content of signs; and ▪ Infrastructure effects; and ▪ Alignment with any relevant Urban Design Guidelines approved by Council. These matters will be considered in accordance with the assessment criteria in Section 21.

Rule – Neighbourhood Centre within the T11 Growth Cell Structure Plan area

2.4.2.54 The neighbourhood centre within the T11 Growth Cell Structure Plan Area shall comply with the following:

(a) Be located in general accordance as shown on the T11 Growth Cell Structure Plan.

(b) The maximum hours of operation shall be 7.00am to 10.00pm, seven days a week.

(c) The maximum height of buildings shall be 14m.

(d) Each individual retail and services tenancy should have a floor area of not more than 250m^2 GFA (excluding community amenities and facilities, administration offices, and professional offices).

(e) All new commercial buildings shall be constructed on the road boundary of the site.

(f) All street frontages shall have a minimum 3m wide continuous covered veranda to allow for weather protection.

(g) All commercial buildings shall have a minimum 3m setback from all adjoining residential zone, reserves and public open space boundaries.

(h) All buildings fronting a road or reserve shall have an active frontage, incorporating 70% permeable, glazed shop frontage at ground floor. Active frontages shall also include wide double doorways to allow for easy pedestrian access.

(i) Where a site adjoins the Residential Zone, no building or stored materials should penetrate a recession plane at right angles to the Residential Zone boundary inclined inwards at an angle of 45° from 2.7m above ground level.

(j) Any storage or service area (including mechanical, electrical and utility equipment, refuse, and recycling activities) not enclosed within a building or where a shipping container is being used for storage, shall be fully screened by landscaping or solid walls or fences not less than 1.8m in height.

(k) Walls and fences over 1.8m in height shall be setback a minimum of 5m from the road boundary unless a landscaping strip of a minimum of 2m wide is provided on the external side of the fence.

(l) Walls and fences along any road or reserve shall not exceed 1.6m in height, except where at least 40% of the fence is visually permeable, in which case the fence may be constructed to a maximum height of 1.8m.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Section 3 – Large Lot Residential Zone

Policy - Non-residential activities in structure plan areas

3.3.7.7 To recognise the potential for new local shops within structure plan areas, that service the needs of the surrounding community, such as the Commercial Overlay within the T6 Growth Cell Structure Plan Area. Retail activities or services provided within these locations shall provide for the daily needs of people and be located within a walkable catchment.

3.4.1.3	Restricted discretionary activities The following activities must comply with the performance standards of this zone
(d)	Neighbourhood Centre within the T6 Growth Cell Structure Plan Area, located in general accordance with the T6 Growth Cell Structure Plan and limited to the following activities: (a) Café, dining and ancillary activities (b) Commercial retail and service activities (c) Commercial offices or residential activities, limited to above ground floor Assessment will be restricted to the following matters: ▪ Building location, bulk and design; and ▪ Visual and amenity effects on surrounding properties; and ▪ Location of parking areas and vehicle manoeuvring; and ▪ Impacts on surrounding open space amenity and pedestrian safety; and ▪ Location, colour, size and content of signs; and ▪ Infrastructure effects; and ▪ Alignment with any relevant Urban Design Guidelines approved by Council. These matters will be considered in accordance with the assessment criteria in Section 21.

Rule – Neighbourhood Centre within the T6 Growth Cell Structure Plan area

3.4.2.36 The neighbourhood centre within the T6 Growth Cell Structure Plan Area shall comply with the following:

(a) Be located in general accordance as shown on the T6 Growth Cell Structure Plan.

(b) The maximum hours of operation shall be 7.00am to 10.00pm, seven days a week.

(c) Buildings shall not exceed 14m in height and shall be no more than three floors within the Centre.

(d) The architecture should have a pedestrian scale, with large and welcoming doors and openings adjacent to public space. Buildings with large blank walls on the first level are not permitted.

(e) The built form is designed to allow flexible use of spaces, so the character of the area can develop and adapt over time.

(f) Each individual retail and services tenancy should have a floor area of not more than 250m^2 GFA (excluding community amenities and facilities, administration offices, and professional offices).

(g) All commercial building street frontage shall be constructed to a 0m front lot boundary.

(h) All street frontages should have a minimum 3m wide continuous covered veranda to allow for weather protection.

(i) All commercial buildings should have a minimum 3m setback from all adjoining residential zone, reserves and public open space boundaries.

(j) All buildings fronting a road or reserve should have an active frontage, incorporating 70% permeable, glazed shop frontage at ground floor. Active frontages should also include wide double doorways to allow for easy pedestrian access.

(k) Where a site adjoins the Residential Zone, no building or stored materials should penetrate a recession plane at right angles to the Residential Zone boundary inclined inwards at an angle of 45° from 2.7m above ground level.

(l) Any storage or service area (including mechanical, electrical and utility equipment, refuse, and recycling activities) not enclosed within a building or where a shipping container is being used for storage, should be fully screened by landscaping or solid walls or fences not less than 1.8m in height.

(m) Walls and fences over 1.8m in height should be setback a minimum of 5m from the road boundary unless a landscaping strip of a minimum of 2m wide is provided on the external side of the fence.

(n) Walls and fences along any road or reserve should not exceed 1.6m in height, except where at least 40% of the fence is visually permeable, in which case the fence may be constructed to a maximum height of 1.8m.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Section 14 – Deferred Zone

14.1.2 The areas that have been identified as being suitable for conversion from the current land use to a new land use post-2035, in alignment with the District Growth Strategy, are referred to in the Plan as Deferred Zones, and are identified on the Planning Maps. Deferred Zones, ~~with the exception of the Cambridge North Deferred Residential Zone,~~ have an objective, policy and rule framework which generally reflects existing land use and zoning, but recognises that the area is intended to evolve over time. While post-2035 is beyond the life of this District Plan, the Deferred Zones highlight the

future anticipated land use and seek to ensure these areas are protected from inappropriate development. In Deferred Zones, it is critical that current land use practices do not conflict with the intended future land use, including its ability to be adequately serviced. In most cases, the provisions of the Rural Zone apply, except for the Deferred Commercial Zone at Carters Flat, where the current land use is industrial.

14.1.3 In the Deferred Zones, the future intended zoning and its objective, policy and rule framework will be ~~generally~~ introduced through a plan change process. That plan change will need to be comprehensively designed and co-ordinate with infrastructure provision. ~~Where a proposal does not require any amendments to the District Plan objectives, policies and rule framework, provision has been made in the District Plan for the Deferred Zone to be uplifted by way of Council resolution provided that the relevant rules have been complied with.~~ It is anticipated that development in Deferred Zones will occur in a planned and integrated manner through a structure plan process that is introduced into the District Plan as part of a Plan Change. The Town Concept Plans 2010 and matters listed in Section 21 - Assessment Criteria and Information Requirements provide guidance on the key matters to consider. It is noted that this includes giving effect to the strategies contained in the ~~Waikato River~~ Vision and Strategy for the Waikato River.

~~14.1.4 The Cambridge North Deferred Residential Zone has a separate status. The objectives, policies, rule and structure plan framework has been formulated for this area, and forms part of this Plan. However, for this future Residential Zone to become operative, a separate plan change process is not required. Instead, Council must resolve to make these future residential provisions operative once it is satisfied that all of its infrastructure requirements are met and in place.~~

~~*Policy - Structure planning*~~

~~14.3.1.3 To provide a framework for new growth areas through a comprehensive and integrated structure planning process.~~

Policies - Process for rezoning land and Structure Planning

~~14.3.1.4 All Deferred Zones are able to be rezoned for their intended future use, subject to Policy 14.3.1.5 below, provided it is in accordance with the timing, location and extent of the growth cells as outlined in Appendix S1 of the Plan, no amendments to the District Plan objectives, policies or rule framework are required, the process in Policy 14.3.1.5 has been followed, and adverse effects are avoided, remedied or mitigated. In respect of the timing for the release of growth cells, there is provision within the rule framework for the release of additional growth cells where Council is satisfied there is less than three years supply of development ready land in any town or village within the district.~~

~~14.3.1.5 To provide for the rezoning of deferred land to its intended future use where it is consistent with the provisions in the Regional Policy Statement relating to sub-regional growth.~~

14.3.1.6 Deferred Zones ~~(except as identified in Policy 14.3.1.7)~~ will be rezoned for their intended future use by way of a plan change.~~, or by Council resolution.~~

14.3.1.6A To enable a comprehensive and integrated structure planning process as part of a plan change to ensure growth areas have an appropriate development framework in place.

~~14.3.1.7 The Cambridge North Deferred Residential Zone, the Deferred Reserves Zone within the Cambridge North Structure Plan Area, and the Cambridge North Neighbourhood Centre Deferred Commercial Zone located within the C1 Growth Cell *(in relation to Cambridge North Neighbourhood Centre)* will be rezoned in whole or in part for its intended future residential, commercial and/or recreation use pursuant to Council resolution only once Council is satisfied that:~~

~~(a) There is a development agreement in place with Council and the developer which clearly outlines the nature and timing of any necessary infrastructure, and how this infrastructure is to be developed and funded. The development agreement must be clear as to whether the infrastructure is implemented prior to development or as part of the development process; and~~

~~(b) In the case of the Cambridge North Residential Area, there is a demonstrated plan in place by the developer that identifies how a minimum density of 12 dwellings per hectare will be achieved over the area to be rezoned.~~

~~Advice Note: For clarity, the infrastructure provisions identified within the Cambridge North Structure Plan outline one possible solution for servicing development within this area. An alternative solution is able to be offered by the developer; however it is the developer's responsibility to justify that alternative. In doing so they must satisfy Council that the alternative is adequate not only for the development proposed but also for other developments within the Cambridge North Residential Area.~~

14.4.1.4	Discretionary activities
(a)	….
~~(b)~~	~~Structure plans for an entire Deferred Zone area identified on the Planning Maps.~~

14.4.1.5	Non-complying activities
~~(d)~~	~~Failure to comply with Rule 14.4.1.8 – Cambridge North Deferred Residential Zone, Deferred Reserves Zone within the Cambridge North Structure Plan Area and the Deferred Commercial Zone for the Cambridge North Neighbourhood Centre.~~
~~(e)~~	~~Structure plans for parts of a Deferred Zone identified on the Planning Maps.~~
~~(f)~~	~~Failure to comply with Rule 14.4.1.9 - Uplifting of Deferred Zones other than specified in Rule 14.4.1.8.~~

~~Rule – Cambridge North Deferred Residential Zone, Deferred Reserves Zone within the Cambridge North Structure Plan Area and the Deferred Commercial Zone for the Cambridge North Neighbourhood Centre~~

~~14.4.1.8 In the Cambridge North Deferred Residential Zone, Deferred Reserves Zone within the Cambridge North Structure Plan Area, and the Deferred Commercial Zone for the Cambridge North Neighbourhood Centre, the rules of the Deferred Zone will apply until such time as Council has resolved pursuant to Policy 14.3.1.7 that the Residential, Reserves or Commercial Zone rules shall apply and development may proceed within that specified area. After the resolution is made by Council, the full provisions of the relevant zone, being either Section 2 - Residential Zone, Section 5 - Reserves Zone, or Section 6 - Commercial Zone and Parts E and F of this Plan will apply to the specified area.~~

~~Activities that fail to comply with this rule will require a resource consent for a non-complying activity.~~

~~Rule - Deferred Zones within the C1 and C2/C3 cells west of Cambridge~~

~~14.4.1.9 In the C1 and C2/C3 growth cells located to the west of Cambridge, the uplifting of deferred zoning shall occur in the staged order as shown in Appendix S19 – Cambridge C1 and C2/C3 Structure Plan - Figure 22. The staged uplift of the deferred zoning shall be subject to the following:~~

~~Stage~~	~~Triggers~~
~~Stage 1~~	~~(a) A Structure Plan has been approved for the C1 and C2/C3 areas; and~~ ~~(b) A stormwater discharge permit has been granted by the Waikato regional Council that allows stormwater to be discharged to ground and to the Waikato River from the C1 and C2/C3 growth cell areas, except for those~~

~~Stage~~	~~Triggers~~
	~~parts of the C3 growth cell that will have a standalone stormwater system, being:~~ ~~(i) Land to the east of the Te Awa Lifecare Village.~~ ~~(c) Development Infrastructure required to service Stage 1 is either in place, or Council is satisfied that there is a solution that can be delivered to provide the necessary infrastructure.~~
~~Stage 2~~	~~(a) Development Infrastructure required to service Stage 2 is either in place, or Council is satisfied that there is a solution that can be delivered to provide the necessary infrastructure.~~
~~Stage 3~~	~~(a) Development Infrastructure required to service Stage 3 is either in place, or Council is satisfied that there is a solution that can be delivered to provide the necessary infrastructure.~~

~~For the purposes of this rule:~~

~~(a) For the avoidance of doubt, the C1 and C2/C3 cells are solely reliant on Rule 14.4.1.9 for the uplifting of deferred zoning in this area, and Rule 14.4.1.10 does not apply.~~

~~(b) The uplift of Stages 2 and 3 are not dependent on development reaching a certain capacity in Stages 1 and 2 respectively. Provided the triggers in Rule 14.4.1.9 are met, there shall be no impediment to uplifting the deferred zoning in any stages.~~

~~(c) The uplifting of deferred zoning does not need to occur across all stage areas at the same time. By way of example, if one area earmarked as Stage 2 meets the required triggers, the deferred zoning can be uplifted in isolation from any other Stage 2 area.~~

~~Rule - Uplifting of Deferred Zones, other than that specified in 14.4.1.8 and 14.4.1.9~~

~~14.4.1.10 In the Deferred Zones on the Planning Maps the rules of the Deferred Zone will apply until:~~

~~(a) The precondition that no amendments are required to the District Plan objectives, policies, or rule framework has been met; and~~

~~(b) A structure plan, has been approved:~~

~~(i) By way of a change to the Waipa District Plan; or~~

~~(ii) For the whole of the Deferred Zone area in accordance with a resource consent granted under Rule 14.4.1.4(b), or~~

~~(iii) For part of the Deferred Zone area in accordance with a resource consent granted under Rule 14.4.1.5(e) identified in the Planning Maps; and~~

~~(c) The Development Infrastructure required to service the Deferred Zone area is either in place, or Council is satisfied that there is a solution to deliver the necessary infrastructure; and~~

~~(d) In the case of Deferred Residential Zone or Deferred Large Lot Residential Zone areas identified on the Planning Maps, it is proven to the satisfaction of Council that within the relevant town or village in either the Deferred Residential Zone or the Deferred Large Lot Residential Zone there is:~~

~~(i) In the case of Te Awamutu and the rural villages only (but not Cambridge), less than three Open Growth Cells; or~~

~~(ii) In the case of Cambridge only, any of the growth cells identified on the Cambridge Growth Map in Appendix S1 as 'Development Areas – now to 2035' (being the continuation of the Cambridge North, C1, C2/C3, C4 and C6) can be released for development provided that the other requirements of this rule have been satisfied; or~~

~~(iii) Notwithstanding (i) and (ii) above, where Council is satisfied there is less than three years supply of land that is Development Ready for either Cambridge, Te Awamutu or any of the rural villages, additional development areas as identified in Appendix S1 as 'Development Areas – beyond 2035' may be released for development for that settlement; and~~

~~(e) Council has made a formal Council resolution to remove the Deferred Zone, and to allow development to proceed in accordance with the resolved new zone(s); and~~

~~(f) For the 'Indicative Motorway Service Centre Area' shown on Zone Map 22 only a development plan has been approved.~~

~~(g) Structure plans for Deferred Zones can be initiated and prepared by Council, a landowner / developer, or a combination thereof.~~

~~After the resolution is made by Council, the full provisions of the relevant zone(s) and district wide provisions shall apply.~~

~~Advice Notes:~~

~~1. 'Development Ready' means land which is identified in the District Plan for Future Development Capacity which has not had a section 224 issued on it.~~
~~2. 'Future Development Capacity' means land identified for either Residential or Large Lot Residential Use.~~
~~3. 'Open Growth Cell' means a Growth Cell or part of a Growth Cell identified in Appendix S1, which has had the deferred status uplifted and less than 70% of the land identified for Future Development Capacity has a section 224 issued on it.~~
~~4. 'Development infrastructure' means network infrastructure for water supply, wastewater, stormwater, and land transport as defined in the Land Transport Management Act 2003, to the extent that it is controlled by local authorities.~~
~~5. The calculation of three years supply of land includes a 20% surplus against forecast demand, in accordance with the National Policy Statement on Urban Development Capacity.~~
~~6. 'Rural villages' means the settlements of Ohaupo, Ngahinapouri, Pirongia, Pukeatua, Te Miro, Karapiro, Rukuhia and Te Pahu.~~

~~Activities that fail to comply with this rule will require a resource consent for a non-complying activity.~~

Section 15 – Infrastructure, Hazards, Development and Subdivision

Policy - Structure planning

15.3.15.1 …..

Objective – Subdivision and Development within Deferred Zones

15.3.15A To ensure the future intended land use within the Deferred Zones are protected from inappropriate development and subdivision.

Policies – Subdivision and Development within Deferred Zones

15.3.15A.1 To enable boundary adjustments and boundary relocation subdivisions within the Deferred Zones where the future use of the site is not compromised.

15.3.15A.2 To avoid development and subdivision of land within Deferred Zones where it may compromise the future intended use of the land.

~~**Rule – Development within a Deferred Zone**~~

~~15.4.2.61 No development or subdivisions shall occur unless a structure plan for the comprehensive and integrated development of the zone has been approved by Council and incorporated into the District Plan by way of a plan change or approved by way of a resource consent.~~

~~Activities that fail to comply with this rule will require a resource consent for a discretionary activity. with this rule will require a resource consent for a discretionary activity.~~

Rule - All development and subdivision in areas subject to a Structure Plan, Development Plan or Concept Plan

15.4.2.69 ……

(a)	Cambridge North Structure Plan and Design Guidelines	Appendix S2
(b)	Cambridge Park Structure Plans and Design Guidelines	Appendix S3
(c)	St Kilda Structure Plan	Appendix S4
(d)	Hautapu Industrial Structure Plan and Landscape Guidelines	Appendix S5
(e)	Te Awamutu Large Format Retail Site Plan	Appendix S6
(f)	Karāpiro Large Lot Residential Structure Plan Area	Appendix S7
~~(g)~~	~~Ohaupo South Structure Plan~~	~~Appendix S8~~
~~(h)~~	~~Bruntwood Large Lot Residential Area Concept Plan~~	~~Appendix S9~~
(i)	Airport Business Zone Structure Plan	Appendix S10

Advice Note: Refer to Rules 15.4.2.87 to 15.4.2.90 for all subdivision and development in the Airport Business Zone Structure Plan.

(j)	Piquet Hill Structure Plan	Appendix S11
(k)	Bond Road North Industrial Area	Appendix S12
(l)	Houchens Road Large Lot Residential Structure Plan Area	Appendix S13

Advice Note: Refer to Rules 15.4.2.70 to 15.4.2.86 for all subdivision and development in the Houchens Road Large Lot Residential Structure Plan Area.

~~(m)~~	~~Te Awamutu South Structure Plan and design guidelines~~	~~Appendix S14~~
(n)	Cambridge North Neighbourhood Centre Concept Plan	Appendix S15
(o)	Narrows Concept Plan	Appendix S16
(p)	Te Awamutu T1 Growth Cell Structure Plan	Appendix S17
(q)	Leamington Large Lot Residential Zone Structure Plan	Appendix S18
(r)	Cambridge C1, and C2 / C3 Structure Plans	Appendix S19
(s)	Bardowie Industrial Precinct Structure Plan	Appendix S20
(t)	Ngahinapouri Structure Plan	Appendix S21
(u)	T8 Structure Plan	Appendix S22
(new)	Cambridge C4 Growth Cell Structure Plan	Appendix S23
(new)	Te Awamutu T6 Growth Cell Structure Plan	Appendix S24
(new)	Te Awamutu T11 Growth Cell Structure Plan	Appendix S25

(t) Deferred Zones, for the intended future zones identified on the Planning Maps (Subject to resource consent or plan change).

Section 21 – Assessment Criteria and Information Requirements

21.1.2 **Residential Zone**

	Residential Zone Assessment Criteria	
	Restricted Discretionary Activities	
21.1.2.17	…	
(NEW)	Neighbourhood Centre within the T11 Growth Cell Structure Plan area	The extent to which the proposed Neighbourhood Centre within the T11 Growth Cell Structure Plan area, including access, parking, outdoor dining and any ancillary activities: (a) Are compatible with the surrounding neighbourhood context. (b) Provide parking facilities that do not visually dominate the public realm or create obstructions in the pedestrian environment. (c) Maximise outlook onto adjacent streets and/or public open spaces. (d) Include universal access design principles. (e) Utilises landscaping to integrate the development into the surrounding open space context, and enhance the amenity of the site. (f) Avoids signs that are overly dominant (including back lit and neon signs) and are of a colour, size and location that integrate with the proposed building. (g) Will generate traffic or parking movements that can be adequately managed. (h) Can be adequately serviced.

21.1.3 **Large Lot Residential Zone**

	Large Lot Residential Zone Assessment Criteria	
	Restricted Discretionary Activities	
21.1.3.12	…	
(NEW)	Neighbourhood Centre within the T6 Growth Cell Structure Plan area	The extent to which the proposed Neighbourhood Centre within the T6 Growth Cell Structure Plan area, including access, parking, outdoor dining and any ancillary activities: (a) Are compatible with the surrounding neighbourhood context. (b) Provide parking facilities that do not visually dominate the public realm or create obstructions in the pedestrian environment. (c) Maximise outlook onto adjacent streets and/or public open spaces. (d) Include universal access design principles. (e) Utilises landscaping to integrate the development into the surrounding open space context, and enhance the amenity of the site. (f) Avoids signs that are overly dominant (including back lit and neon signs) and are of a colour, size and location that integrate with the proposed building. (g) Will generate traffic or parking movements that can be

	Large Lot Residential Zone Assessment Criteria	
	Restricted Discretionary Activities	
		adequately managed. (h) Can be adequately serviced.

21.1.14 **Deferred Zones**

	Deferred Zones Assessment Criteria	
	Discretionary Activities *Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities*	
~~21.1.14.1~~	~~Structure plans for an entire Deferred Zone area identified on the Planning Maps~~	~~The application of the assessment criteria to any application for a structure plan will depend on the anticipated land use, by way of example the infrastructure needs for the Large Lot Residential Zone are different than those for a Residential Zone. The criteria below are therefore a guide to the matters to be considered.~~ ~~(a) The extent to which the structure plan and/or its staging is consistent with the programmed growth allocation and/or staging in the Waipa District Growth Strategy and the Waikato Regional Policy Statement. If it is not consistent, then the extent to which the criteria for alternative land release has been met.~~ ~~(b) The extent to which the infrastructure needs for the site have been met and any network and/or capacity constraints have been addressed.~~ ~~(c) The extent to which the stormwater system for the site has taken into account a catchment management approach and provides for the anticipated level of service. Guidance on stormwater design is provided in the Regional Infrastructure Technical Specifications.~~ ~~(d) The extent to which the structure plan provides for multi-modal transport options, within the area as well as connections to routes, facilities and sites outside of the structure plan area.~~ ~~(e) The extent to which the structure plan provides for the key elements of character of the area in which it is located and provides for the valued characteristics of the area.~~ ~~(f) The extent to which the relationship of Māori with their ancestral lands, water sites, wāhi tapu, and other taonga has been recognised and provided for.~~ ~~(g) The extent to which the structure plan protects indigenous biodiversity of the area and/or heritage sites or features.~~ ~~(h) The extent to which the structure plan is consistent with the outcomes and principles contained in the relevant Waipa District Town Concept Plan.~~ ~~(i) The extent to which any risks associated with natural hazards or any geotechnical issues, contaminated sites, and or hazardous substance can be managed.~~ ~~(j) The extent to which the proposed land use will result in a reverse sensitivity effect and any proposals to mitigate that effect.~~

21.1.15 Infrastructure, Hazards, Development and Subdivision

	Infrastructure, Hazards, Development and Subdivision Assessment Criteria	
	Discretionary Activities *Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities*	
21.1.15.43	Subdivision and development within Structure plan~~s~~ areas	(a) ……

21.2.14 Deferred Zones

There are no additional information requirements for the Deferred Zone.

	~~Deferred Zones Information Requirements~~	
~~21.2.14.1~~	~~Structure plans for an entire Deferred Zone area identified on the Planning Maps~~	~~The application of the information requirements to any application for a structure plan will depend on the anticipated land use, by way of example the infrastructure needs for the Large Lot Residential Zone are different than those for a Residential Zone. The requirements listed below are therefore a guide to the matters to be considered and early discussion with Council staff is encouraged.~~ ~~(a) The type and location of land uses (including residential, commercial, industrial and recreational land uses, and community facilities where these can be anticipated), that will be permitted or provided for, and the density, staging and trigger requirements.~~ ~~(b) Information as to how the density target of 12 to 15 dwellings per hectare will be met.~~ ~~(c) The location, type, scale, funding and staging of infrastructure to service the area, including network and capacity considerations.~~ ~~(d) Anticipated water requirements and sources of water for public water supply. (Noting: In some areas of the District there are capacity constraints).~~ ~~(e) How stormwater will be managed having regard to a total catchment management approach and low impact design methods.~~ ~~(f) Multi-modal transport links and connectivity, both within the area of new urban development, and to neighbouring areas and existing transport infrastructure; and how the safe and efficient functioning of existing and planned transport and other regionally significant infrastructure will be protected and enhanced.~~ ~~(g) How key elements of character will be maintained. (Note: refer to the objectives and policies of the Residential Zone and Large Lot Residential Zone and the relevant Town Concept Plan for guidance on these factors).~~ ~~(h) How existing values, and valued features of the area (including amenity, landscape, natural character, ecological and heritage values, water bodies, and significant view catchments (including to these features) will be managed. (Refer to the relevant Town Concept Plan for guidance).~~ ~~(i) Potential natural hazards and how the related risks will be managed.~~

	~~Deferred Zones Information Requirements~~	
		~~(j) Information on any geotechnical issues on the site and how any related risks are proposed to be managed.~~ ~~(k) Potential issues arising from the storage, use, disposal and transport of hazardous substance in the area and any contaminated sites and describes how related risks will be avoided, remedied or mitigated.~~ ~~(l) Any significant mineral resources in the area and any provision (such as development staging) to allow their extraction where appropriate.~~ ~~(m) How the relationship of tāngata whenua with their culture and traditions with their ancestral lands, water sites, wāhi tapu, and other taonga has been recognised and provided for. Outcomes from consultation with tāngata whenua must be included with the application.~~ ~~(n) Identification of any existing land uses in the area that may be affected by the development and proposals to avoid, remedy or mitigate any effects.~~

Appendix S1 – Future Growth Cells

S1.1 Introduction

S1.1.1 The growth cells identified in this Appendix derive primarily from the Waipa 2050 District Growth Strategy. Pre-2035 Growth Cells have been zoned according to the intended future land use, while Post-2035 Growth Cells~~, and most~~ have been included within a Deferred Zone in this District Plan to indicate the intended future land use and to ensure that the future use of these Post-2035 Growth Cells is not compromised by present day development. The Deferred Zones are the Deferred Residential Zone, Deferred Large Lot Residential Zone, Deferred Reserves Zone, Cambridge North Deferred Residential Zone, Deferred Commercial Zone and Deferred Industrial Zone.

S1.1.2 The tables and maps that follow provide information on the location and extent of each of the growth cells, and a broad timing for each of either 'anticipated now to 2035' or 'anticipated beyond 2035'. This timing ~~for the release~~ of each growth cell is based on growth projections within the Waipa 2050 District Growth Strategy and calculation of available land supply. The indicated timing for the release of each growth cell is intended to provide certainty to the community as to future land supply.

S1.1.3 The locations of the Deferred Zones and future ~~growth areas~~ Growth Cells are identified on the maps contained in this Appendix. They are also shown in the Waipa 2050 District Growth Strategy which can be viewed at Waipa District Council offices. Details of the area and anticipated dwelling capacity within each growth cell are also included within the accompanying tables. The dwelling capacity within each growth cell is approximate only, and subject to further detail design at the time of subdivision. The uplifting of a Deferred Zone to enable the future intended land use for post-2035 Growth Cells to proceed can ~~occur by way of Council resolution (refer to Section 14 – Deferred Zone)~~ only occur via a Plan Change process. It is intended that any Plan Change for the Post-2035 Growth Cells includes a Structure Plan process to demonstrate how the area is to be serviced.

S1.1.4 Often, there will be infrastructure requirements that will precede land being made available for development. Where Council intends to fund the upfront cost of this infrastructure then it will identify this through its 10 Year Plan (LTP). The 10 Year Plan is reviewed in full every 3 years. Where the infrastructure is not identified in Council's 10 Year Plan, then there may be the opportunity for

the infrastructure to be privately funded, subject to a 'Developer Agreement' being in place between the private party and Council.

S1.1.5 The information contained in this Appendix is largely consistent with that contained within the Waipa 2050 District Growth Strategy. The different capacities identified in the tables reflect the work undertaken within the Waipa 2050 Growth Strategy and Town Plans. The capacities shown for the Town Plans are generally greater and provide guidance on the increased density that can be achieved as a result of applying the 12-15 dwellings per gross hectare density target. Where there is inconsistencies with the Waipa 2050 District Growth Strategy, it is due to the District Plan being updated to reflect plan changes or resource consent processes that have occurred since the District Growth Strategy was released.

S1.1.6 Specific provisions have been developed for the Hamilton Airport Strategic Node (which includes land not previously identified in the Waipa District Growth Strategy 2009). A Comprehensive Development Plan is a prerequisite for development in the Titanium Park - Northern Precinct and Industrial Zone (Raynes Road) to ensure that development is integrated with infrastructure. In addition, a further area of land to the west of Hamilton Airport has been identified which in future maybe developed as part of the Hamilton Airport Strategic Node.

Cambridge Residential Growth Cells – anticipated now to 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
C4	66ha	▪ This growth cell is ~~I~~intended for residential development ~~as an alternative along with C5 and C11,~~ for development on the Leamington side of Cambridge. 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 790 dwellings.
C6	53ha	▪ This growth cell is ~~intended~~ zoned for large lot residential development, ~~and~~ has a Structure Plan in place and is actively being developed. ▪ The growth cell has a dwelling capacity of approximately 160 dwellings.
The above growth cells make provision for 536 hectares of residential land with a dwelling capacity of approximately 5900 dwellings.		

Cambridge / Hautapu Industrial Growth Cells – anticipated beyond 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
C10	162ha	▪ Intended for industrial development, the C10 growth cell comprises of a 56.7ha area of Industrial Zone (with an associated Structure Plan that was approved through a private plan change process) that is actively being developed, and a 125.3ha area zoned Rural. The industrial area is ~~not~~ covered by the ~~Hautapu~~ Bardowie Industrial Precinct Structure Plan while the Rural area of the growth cell is not covered by a structure plan and is currently unserviced. *[20/6]* ~~and is currently unserviced and is seen as a useful alternative to C9.~~
The industrial provision of 85 hectares of industrial land will be sufficient to meet the Future Proof anticipated demand until 2061.		

Te Awamutu Residential Growth Cells – anticipated now to 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
T1	37ha	▪ This is identified for residential development, ~~and~~ has a structure plan in place and is actively being developed. ▪ The growth cell has a dwelling capacity of approximately 444 dwellings.
T6	168ha	▪ This growth cell has been identified as a location for non-serviced (water only) large lot residential development, providing an alternative form of living choice to other greenfield developments in Te Awamutu. ▪ Development shall be undertaken in accordance with the relevant structure plan contained within this District Plan.

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
		▪ The growth cell has a dwelling capacity of approximately 504 dwellings and due to the nature of the development and available capacity is expected to be developed over a larger time period than other growth cells.
T8	62ha	▪ This growth cell ~~has been identified as a residential growth cell but requires a structure plan~~ is zoned for residential development, has a structure plan in place and is actively being developed. ▪ The growth cell has a dwelling capacity of approximately 552 dwellings.
T9	11ha	▪ ~~This residential growth cell is subject to a structure plan~~. 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 132 dwellings.
T10	21ha	▪ ~~This residential growth cell is subject to a structure plan~~. 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 252 dwellings.
T11	47ha	▪ 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 dwellings and represents an opportunity for housing in proximity to a commercial node which provides necessary social infrastructure shopping / medical etc.
The above growth cells make provision for 375 hectares of residential land, with a dwelling capacity of approximately 2,988 dwellings.		

Ōhaupo Growth Cells – anticipated now to 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
O1	17ha	▪ This growth cell ~~is considered to be the next logical growth area,~~ is zoned for Large Lot Residential and ~~has a Structure Plan in place~~ is actively being developed. ▪ The growth cell has a dwelling capacity of approximately 51 dwellings.

Ngahinapouri Residential Growth Cells – anticipated now to 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
N1	20ha	▪ This growth cell is ~~intended for~~ zoned Large Lot Residential, has a structure plan in place and is actively being developed. 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 60 dwellings.

Te Miro Residential Growth Cells – anticipated beyond 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
TM2	2.4ha	▪ This growth cell is ~~intended~~ zoned for Large Lot Residential, has an approved structure plan and is actively being developed pursuant to the approved resource consent. ▪ The growth cell has a dwelling capacity of approximately 5 dwellings.

Growth Management Structure Plans and Concept Plans Appendices

The following Structure Plans will be removed from the District Plan Appendices:

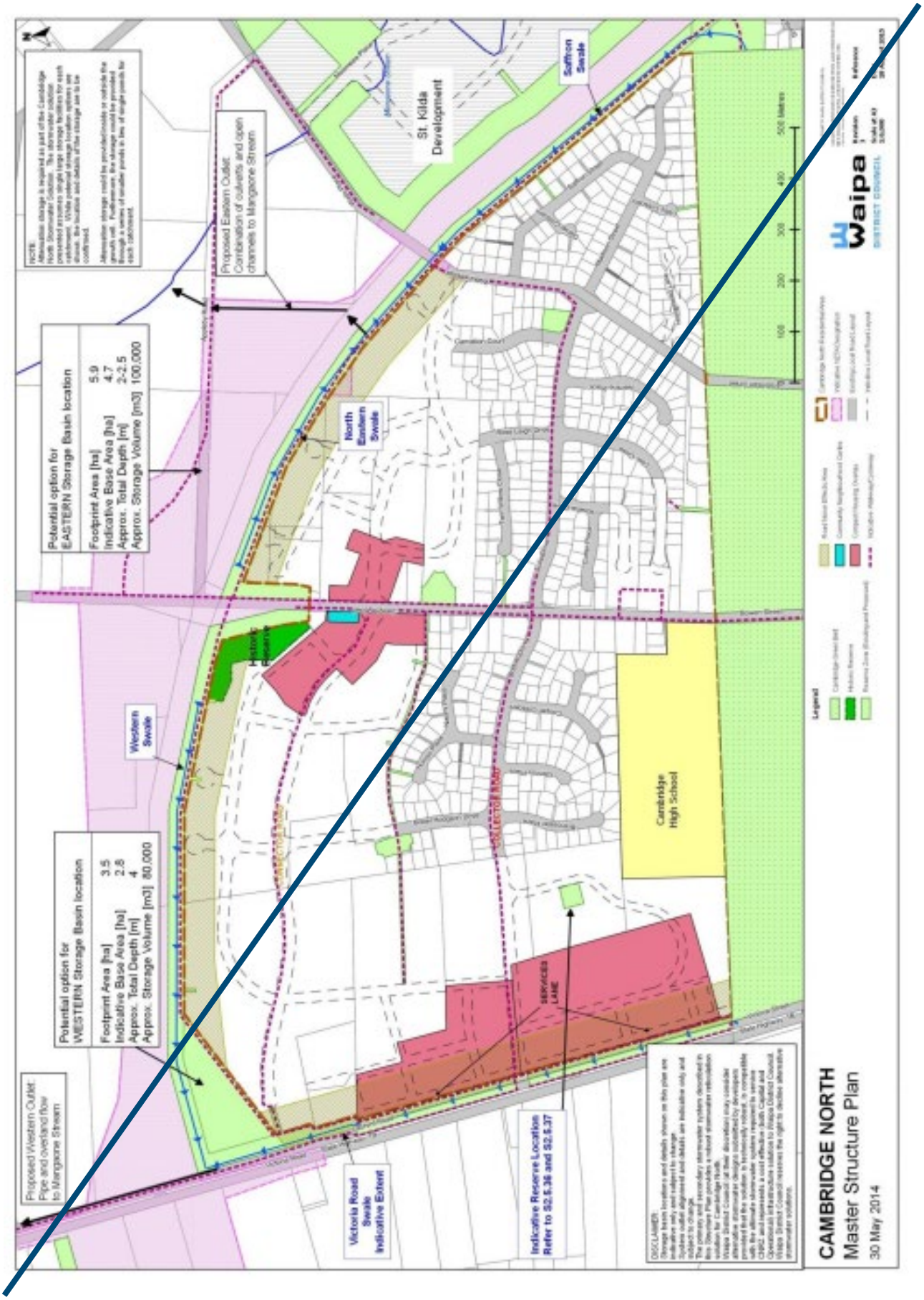
- Ohaupo South Structure Plan (Appendix S8);
- Bruntwood Large Lot Residential Area Concept Plan (Appendix S9); and
- Te Awamutu South Structure Plan and design guidelines (Appendix S14).

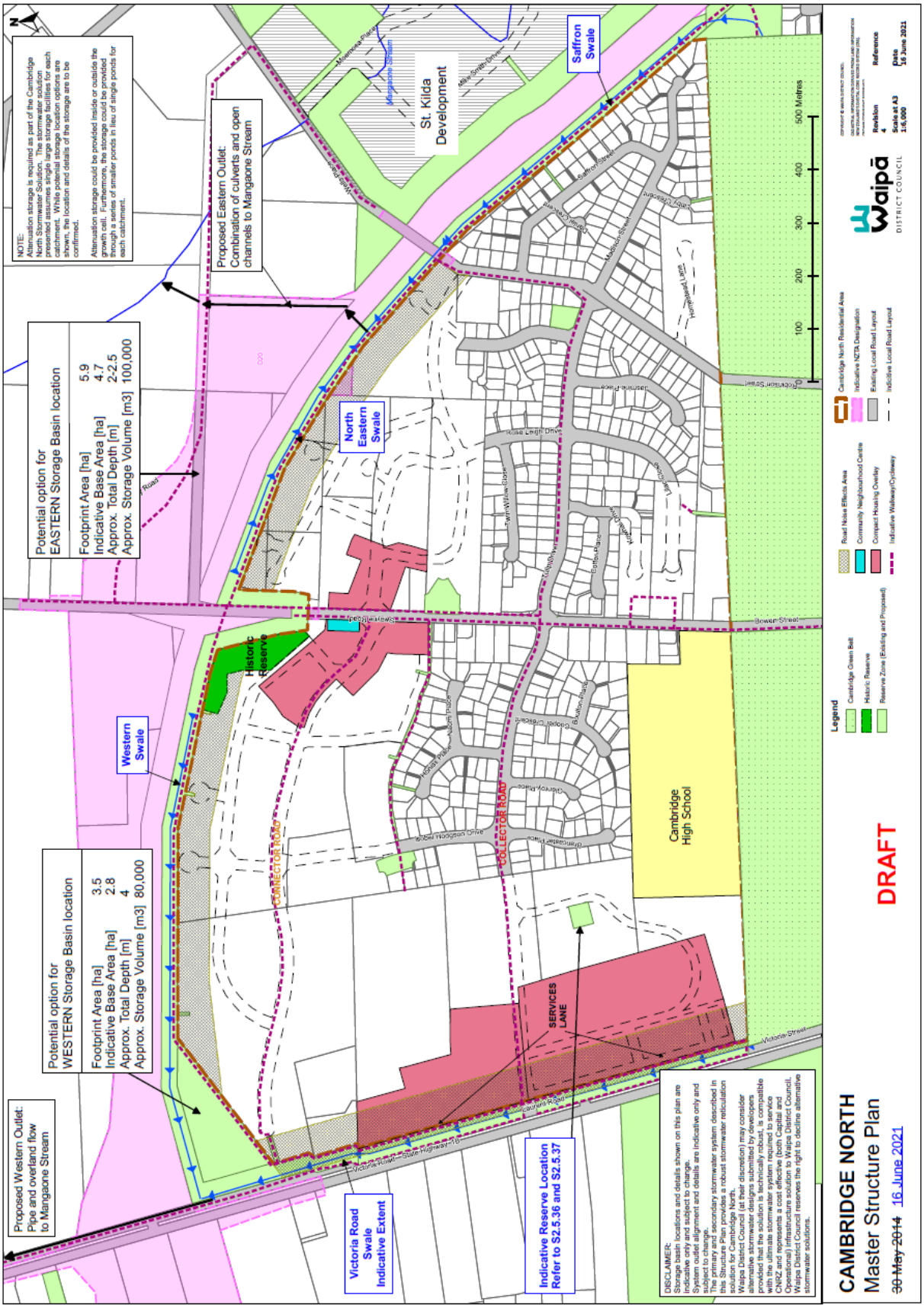
The Te Awamutu T1 Growth Cell Structure Plan (Appendix S17) is to be updated to reflect the resource consent for the master plan of the T1 area which was approved via resource consent in 2019 (Council reference LU/0012/19).

The following Structure Plans will be included in the District Plan Appendices as shown on the following pages:

- Te Awamutu T6 Structure Plan which was endorsed at the Council meeting on 7 April 2020;
- Te Awamutu T11 Structure Plan which was endorsed at the Council meeting on 7 April 2020; and
- Cambridge C4 Structure Plan which was endorsed at the Council meeting on 29 September 2020.

Appendix S2 – Cambridge North Structure Plan and Design Guidelines





[13/5, 13/6, 13/7, 13/8]

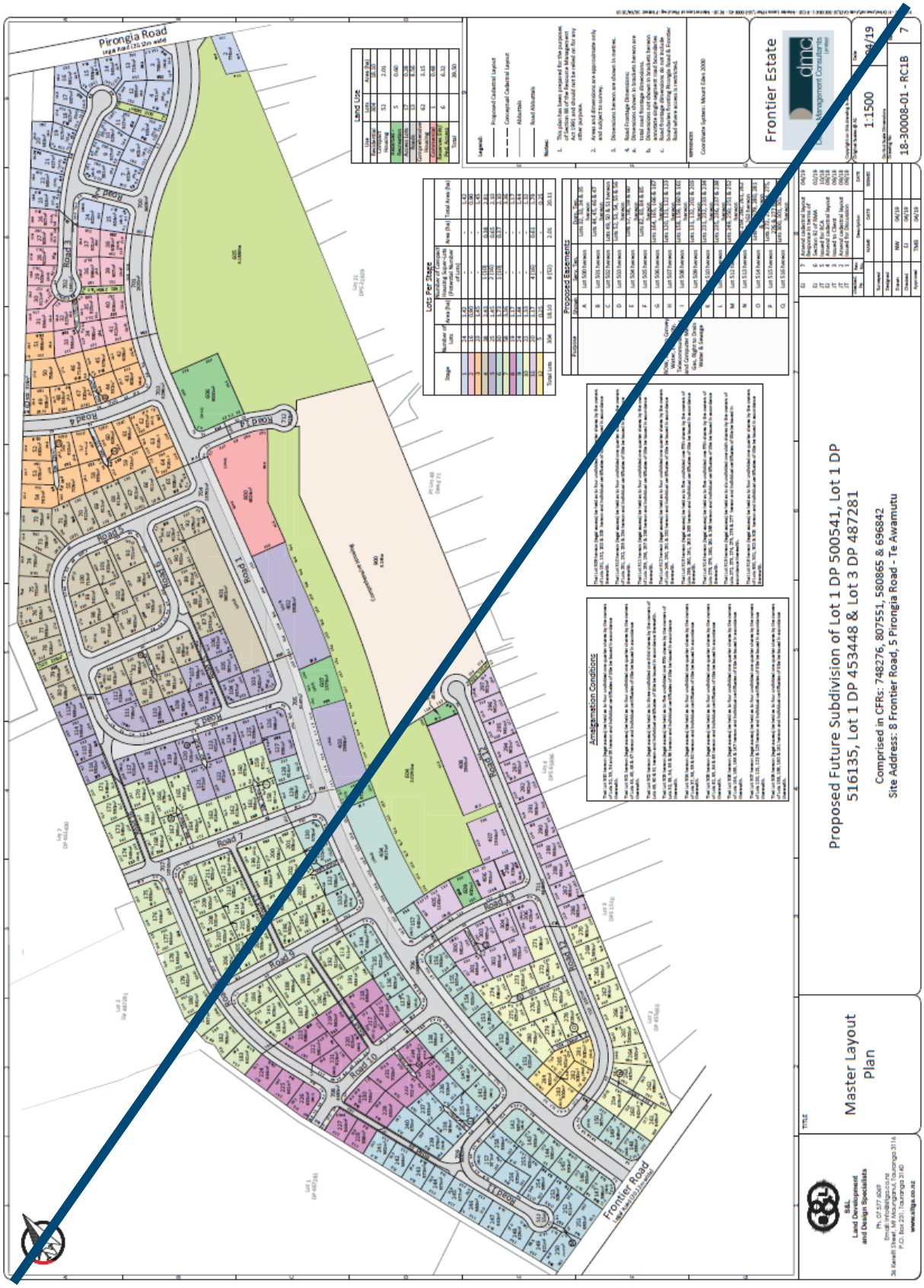
S2.6.2 The intention is that the stages do not necessarily have to follow a strict sequence or order. For that reason they have not been numbered but rather they have a colour description – refer to Figure 1 below. ~~In order for an area to be released for development a Development Agreement will need to be entered into with Council and the land rezoned through a Council resolution (as per the provisions of the Proposed Waipa District Plan).~~ *[13/2]*

S2.6.3 ~~In order for an area to be re-zoned and released for residential development, a Development Agreement will need to be entered into with Council and the land rezoned through a Council resolution (as per the provisions of the Proposed Waipa District Plan). The Development Agreement will be entered into by Council and the developer which clearly outlines the nature and timing of any necessary infrastructure, and how this infrastructure is to be developed and funded. The agreement will need to be clear as to whether the infrastructure is implemented prior to development or part of the development process. Funding and timing of all infrastructure required to service further development within Cambridge North will be specified in the Developers Agreement.~~ *[13/2]* The individual growth area and development capacity of each stage is outlined in the Table that follows Figure 1, along with the infrastructure required to service that growth area. The stormwater infrastructure described represents the requirements of a comprehensive, technically robust stormwater management solution for CNRA. The solution is not necessarily the only technically viable solution and it is possible that alternative solutions that achieve the required levels of service described in the technical assessments and investigations undertaken to support the updated Structure Plan are available.

S2.7.2.1 It is the responsibility of Council to:…

~~(f) Facilitate Council resolution that the land can be rezoned to residential purposes once the threshold tests have been passed.~~ *[13/2]*

Appendix S17 - Te Awamutu T1 Growth Cell Structure Plan

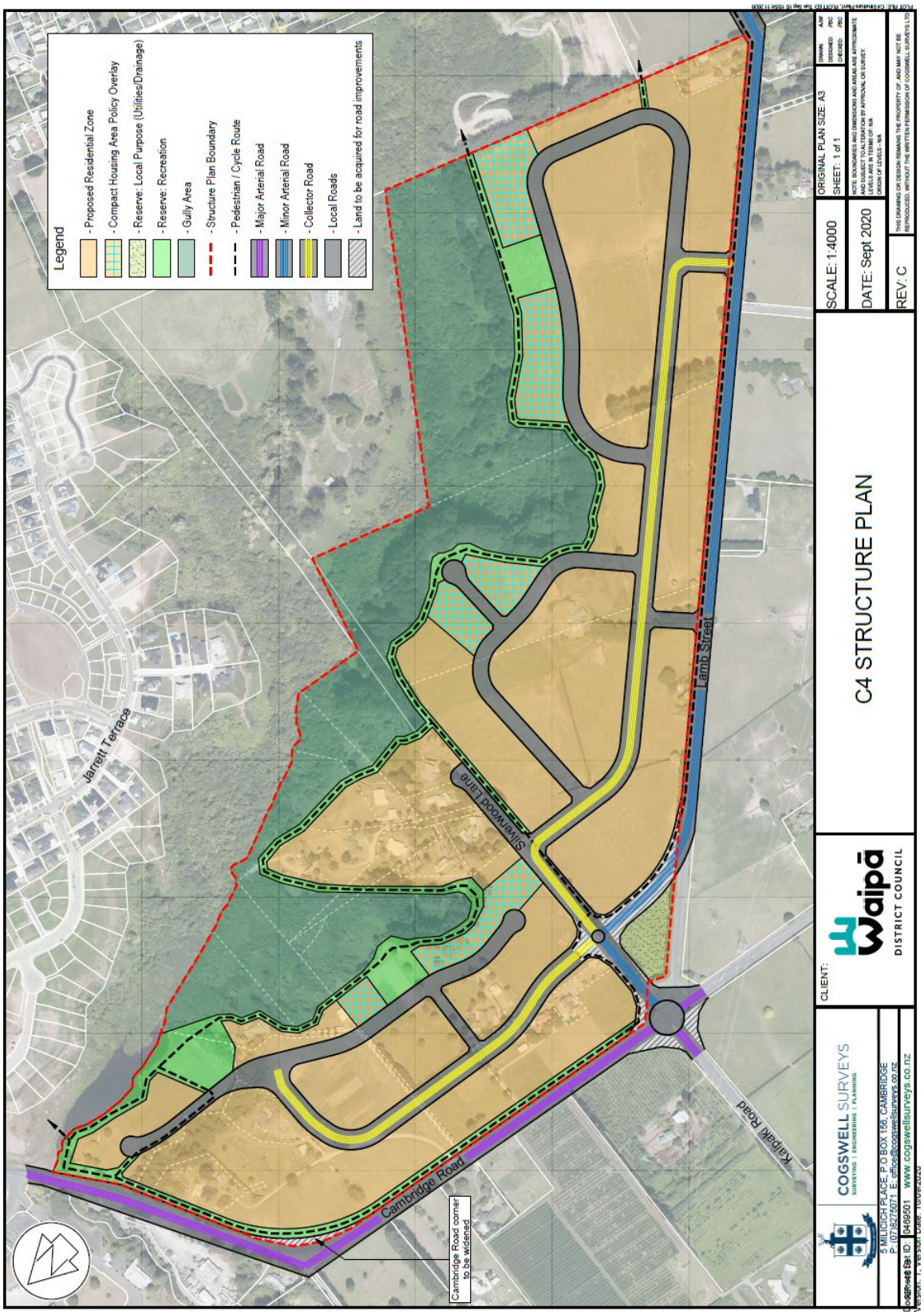


SHRIMPTON & LIPINSKI
LAND DEVELOPMENT & DESIGN SPECIALISTS
LEGEND:
PROPOSED LOT LAYOUT
CONCEPTUAL LOT LAYOUT
ABUTTALS
ROAD ABUTTALS
NOTES:
LOT SHAPE FACTOR:
BUILDING SETBACKS
OVERALL LAYOUT PLAN
PREPARED FOR Frontier Estate
dmc
Design Management Consultants
FOR CONSENT
30008-01-S0-C4
Proposed Future Subdivision of Lot 1 DP 500541, Lot 1 DP 516135, Lot 1 DP 453448 & Lot 3 DP 487281
Comprised in CFRs: 748276, 807551, 580865 & 696842
Site Address: 8 Frontier Road, 5 Pirongia Road - Te Awamutu
PIRONGIA ROAD
MARAHA LANE
TAINUI TERRACE
ALAWAYA RISE
FRONTIER ROAD
Lots Per Stage
Land Use

[17/1]

Appendix S23 – Cambridge C4 Growth Cell Structure Plan *(NEW)*

S23.1 Cambridge C4 Growth Cell Structure Plan



S23.2 Background

S23.2.1 The Cambridge C4 Growth Cell comprises approximately 66ha located to the south west of Cambridge township, adjacent to the Leamington neighbourhood. Situated to the east of Cambridge Road and north of Lamb Street, the area consists of approximately 50ha of gently contoured farmland and lifestyle development adjoining a deeply incised gully to the east, beyond which is the Cambridge Park residential area.

S23.2.2 The eastern extent of the C4 growth cell adjoins the Green Belt and presents an extensive frontage to the deeply incised un-named gully extending from the Green Belt towards the Waikato River. Being approximately 20m deep and identified as a Significant Natural Area, the gully itself is not identified for urban development. Nevertheless, it will have a key role in defining the character of future residential development in terms of visual amenity and a focus for community use.

S23.2.3 Land outside of the gully includes two areas of former sand extraction adjacent to the gully slope. Some low density residential development has occurred in a triangular shaped enclave situated between these extraction areas. The enclave is relatively recently established. While it is not anticipated that significant change will occur within this area in the short to medium term, it is included within the Structure Plan area and a transition to higher densities can be expected over the longer term. Elsewhere the balance of the Structure Plan area is predominantly farmed pasture, with a single farm holding being situated to the south of Silverwood Lane and a number of smaller farm and lifestyle blocks being located to the north. Towards the northern end, a steep vegetated slope defines the edge of a lower lying terrace adjacent to an artificial lake. Some historical uncontrolled filling has occurred in this area.

S23.2.4 The landform of the upper terrace consists of a gently rolling contour sloping generally towards the gully. Stands of mature trees are generally located close to existing dwellings or along accessways with the majority of the land being in open pasture with typical post and wire fencing.

S23.2.5 The developable area of the Structure Plan extends to approximately 50ha, part of which is already developed as a low density, lifestyle enclave which is unlikely to change in the short to medium term. Meeting the residential densities required by the Waipā District Plan indicates the long term potential for around 600 new dwellings, with approximately 42% (250 dwellings) being to the north of Silverwood Lane and 58% (350 dwellings) being to the south.

S23.3 Key design principles

S23.3.1 Taking account of the technical assessments undertaken, and the feedback received through community engagement, the following general design principles underpin the proposed Structure Plan.

Local Identity

S23.3.2 Optimising the gully environment as the focal point for recreational provision and vistas. Establishing direct connectivity with and along the gully edge through a continuous linear shared path with direct connections from internal roads and paths. Recognising heritage landmarks and natural features.

Community Cohesion

S23.3.3 Establishing recreational reserves in support of higher density residential development, that provide safe and interesting places for play and integrate as open space areas with the gully.

Connectivity

S23.3.4 Through an internal network of roads and paths that prioritises pedestrian and cycle movement and safety while enabling accessibility for future public transport services. Aligning roads and paths with vistas and connections to the gully edge reserve. Establishing physical access connection to Cambridge Park and the Cambridge Green Belt.

Environmental Responsibility

S23.3.5 Stormwater management concepts prioritise on site disposal, with the conveyance and treatment of storm events via swales integrated into the streetscape design and discharge to the gully via strategically located and ecologically friendly treatment trains. Buffer planting to the Cambridge Road frontage will reduce the visibility of the major arterial road and industrial activities to the north, minimising the potential for reverse sensitivity effects.

S23.4 Open Space Network

S23.4.1 Pivotal to the establishment of local identity, community cohesion and connectivity is the establishment of a coherent framework of open spaces. The gully provides the focal point in terms of vistas and connectivity with the natural environment but it is largely inaccessible and opportunities to provide access to it and through it are likely to be long term. Nevertheless, development within the Structure Plan area provides the opportunity to establish a clear interface between the natural and built environment and provide context within which future decisions can be made regarding investment in wider access.

S23.4.2 To achieve this, the Structure Plan provides for the establishment of a linear shared path along the entirety of the gully edge, utilising land that would otherwise be subject to building line restrictions. The path itself will require a minimum width of 3m but will sit within a linear corridor that will provide opportunities for seating and observation areas, with planted margins on the landward side to assist in stormwater management as well as define the edge of public and private space.

S23.4.3 Wider visual connectivity to the gully and adjoining path will be required to enable passive surveillance and enhance the safety of users. This is to be achieved via an open frontage to parts of the internal road network, footpath connections from residential streets and restrictions on fencing height or design for properties bounding the route.

S23.4.4 The gully edge reserve will anchor two neighbourhood reserves, each between 3,500m^2 to 5,000m^2. The reserves will be located within easy walking distance of residential areas developed to the north and south of Silverwood Lane. Both reserves will connect directly with the gully edge shared path without necessitating the crossing of roads. Passive surveillance of these areas will be achieved by requirements for adjoining development, which may include higher density forms of housing, to have a direct ground floor level outlook to the reserve. If demand emerges for small scale commercial or community activities, a location adjacent to either of the two neighbourhood reserves will support community cohesion and local identity without affecting the viability of the town centre or residential amenity values.

S23.4.5 While the neighbourhood reserves will provide the key elements for recreational purposes, additional open space corridors providing footpath connections between residential streets and swale or rain garden designs for the streetscape design will complement the overall network. Streetscape design of these features will be expected to provide a consistent design theme throughout the Structure Plan area to reinforce local identity and ensure consistent management and maintenance. To ensure that reference points to the historical use of the Structure Plan area are not lost, future development proposals will be expected to consider how existing trees or

archaeological features can be incorporated into the reserves network, streetscape design or internal footpath connections.

S23.4.6 Along the Lamb Street and Cambridge Road periphery, a shared path will provide safe pedestrian connectivity to surrounding areas without affecting arterial traffic flows. The path will be established within a planted buffer margin to the Cambridge Road frontage, continuing the design approach established in the Cambridge Park residential area. Along Lamb Street, modification of the existing berm will enable the path to be accommodated within the road corridor, offset from the property boundary to enable visibility from direct property access.

S23.5 Movement Network

S23.5.1 Integrating the Structure Plan area into the wider fabric of the Cambridge township will require alterations to the surrounding road network as well as the creation of new points of connection for passive transport modes. Cambridge Road will continue to serve a major arterial function in the wider transport network and is the main access route to the Matos Segedin Industrial Area. To ensure that traffic from development of the full Structure Plan area and anticipated traffic growth on the network is able to be accommodated safely, widening of the road corridor will be required at the bend in Cambridge Road and a new roundabout will be required at the Kaipaki Road / Cambridge Road intersection. The new roundabout will incorporate the realignment of Lamb Street to provide safe directions of entry and exit. Up to 300 sections may be capable of development prior to the improvements although no new points of entry will be acceptable onto Cambridge Road.

S23.5.2 Subject to the reduction of current speed limits, access from Lamb Street will provide direct property access to frontage properties where sightlines can be achieved, with the balance served from internal roads connecting to two new intersections onto Lamb Street.

S23.5.3 Internally, new roads will be required. The Structure Plan identifies the preferred layout, taking account of engineering requirements and the achievement of high degrees of permeability and connectivity. All streets will be expected to provide for motorised and passive transport modes with a streetscape and pavement design to achieve low vehicle speeds and priority for pedestrian movement. With the potential for new development to have reduced on-site car parking provision, corridor design should provide for parking embayments, with landscaping and lighting design following a consistent theme and integrating with recreational space.

S23.5.4 Maximum permeability will be achieved by the provision of footpath connections provided mid-block between residential streets, aligned to enable accessibility to and visibility of the open space network and gully system.

S23.5.5 Shared path connections at the northern and southern end of the Structure Plan area are critical to achieving integration with Cambridge Park, across the stream, and with the Green Belt. These connections will require high visibility and prominence in the overall site layout.

S23.6 Stormwater Network

S23.6.1 While the entirety of the Structure Plan area drains towards the gully system, the natural values associated with this system require a sensitive and integrated approach to stormwater management to ensure that opportunities for ecological enhancement are taken. The whole area is suitable for on-lot stormwater soakage. This will manage stormwater from private lots for the 2yr ARI events as close to the point of origin as possible to minimise the need for conveyance and treatment. Future development proposals will be required to demonstrate how this will be achieved, either through engineered devices or through development controls regarding site coverage and permeability.

S23.6.2 Public spaces such as road and reserves will, similarly, be expected to be designed to capture maximum contaminant loads at source. Swales and rain garden designs will provide for soakage or treatment prior to conveyance. Conveyance devices such as overland flow paths and swales will be expected to be designed as part of the overall open space network rather than as engineered corridors.

S23.6.3 Significant storm events will result in flows towards the gully. Two points of collection are proposed, one within the unformed Silverwood Lane corridor and one towards the north of the Structure plan area. Both points of collection will require careful design to address the change in elevation and slope towards the gully floor and incorporate sufficient treatment to ensure that contaminants do not reach the stream and that discharge volumes do not result in erosion or scour of the gully floor. Maximising the opportunity for soakage as part of the overall network will reduce the operational requirements of the treatment and discharge devices.

S23.7 Supporting Documents

S23.7.1 This Structure Plan should be read in conjunction with the following technical reports which are available from Council on request:

(a) Cambridge C4 Structure Plan Context Report, prepared by Mitchell Daysh, dated 9 September 2020 *(Council document number 10469506)*;

(b) C4 Growth Cell Transportation Assessment, prepared by Gray Matter, dated 20 December 2019 *(Council document number 10364904)*;

(c) C4 Structure Plan – Concept Layout for Internal Intersection, prepared by Gray Matter, dated 10 August 2020 *(Council document number 10452899)*;

(d) Geotechnical Report – Preliminary Findings, prepared by Mark T Michell Ltd, dated 3 September 2019 *(Council document number 10107014)*;

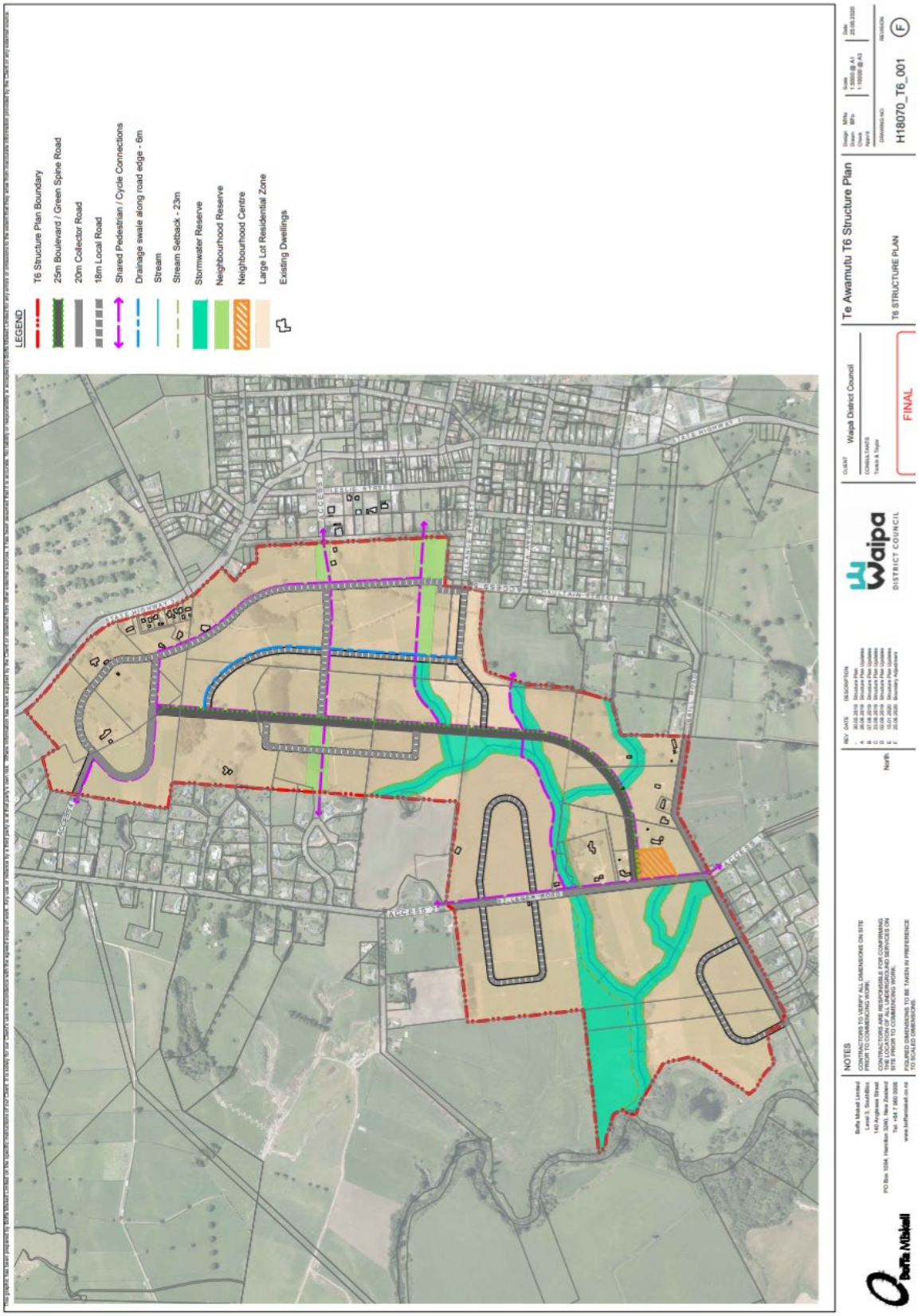
(e) Ecological impacts of the proposed C4 Growth Cell, prepared by National Institute of Water & Atmospheric Research Ltd, dated July 2019 *(Council document number 10106941)*;

(f) Cambridge C4 Three Waters Assessment, prepared by Te Miro Water, dated September 2020 *(Council document number 10476599)*; and

(g) Cambridge, Growth Cell C4 Structure Plan: Preliminary Archaeological Assessment, prepared by Clough & Associates Ltd, dated August 2019 *(Council document number 10106935)*.

Appendix S24 – Te Awamutu T6 Growth Cell Structure Plan *(NEW)*

S24.1 Te Awamutu T6 Growth Cell Structure Plan



S24.2 Background

S24.2.1 The T6 growth cell is a 168ha area of land located to the west of State Highway 3 between Te Awamutu and Kihikihi. The T6 growth cell is predominantly characterised by rolling pasture and farmland, some clumps of large exotic trees as well as some bushy largely exotic riparian vegetation along the gully and streams draining the site. There a few existing houses on large lots in the south of site off Brill Road as well as in the north adjacent State Highway 3. There is a large natural gully system which runs through the centre of the site and drains the surrounding farmland to the Puniu River to the south.

S24.2.2 This area has been identified in the Waipā District Plan as suitable for Large Lot Residential development which reflects the semi-rural character of the area, lower density housing and a more rural feel than the Residential Zone. People living in this zone are generally seeking to live in a semi-rural environment, while remaining within commuting distance to urban centres.

S24.2.3 The Structure Plan for the T6 growth cell is anticipated to provide for approximately 470 allotments within the 168ha total area (4 lots per hectare). This is a provisional estimate based on net developable area and takes into account the loss of land for roads and open space, in particular the gully system.

S24.3 Key design principles

S24.3.1 The following general design principles have underpinned the development of the T6 Structure Plan.

Respect for existing character

S24.3.2 All subdivision layout and development design should reflect an appreciation of location and surrounding context. Natural riparian vegetation along the gully and stream banks through the site need to be protected and enhanced to provide amenity and ecological enhancement.

Cultural identity

S24.3.3 Maori names and design elements will be incorporated where appropriate and in consultation with local iwi.

Social value

S24.3.4 People are the key consideration in all aspects of the design. Public safety, recreation and social values are paramount.

Connectivity

S24.3.5 A network of roads, pedestrian paths and cycleways through the development connects the residents to the existing town, open spaces, and playgrounds.

Appropriate scale

S24.3.6 The scale and hierarchy of roads, cycleways and walking tracks developed during subdivision design provide a mix of transport options as well as access to public transport.

Quality public realm

S24.3.7 The quality of materials and construction methods used for all development within the structure plan area should ensure an attractive residential area develops around both its private and public spaces.

Well-designed built environment

S24.3.8 The built form guidelines should help ensure that development contributes to the amenity, safety, and context of the overall development. The guidelines are intended to encourage creative design outcomes rather than limit design.

S24.4 Open Space Framework

S24.4.1 The proposed open space framework design for the T6 Structure Plan reflects the existing landscape and surrounding land uses. The framework is connected and permeable, with a focus on pedestrian walkways, cycleways, reserves and green corridors.

S24.4.2 Where appropriate, existing trees have been incorporated into the open space framework.

S24.4.3 The open space framework is made up of:

(a) Reserves

(b) Green Streets

(c) Open Spaces

(d) Playgrounds

(e) Gully system

(f) Vegetated Swales

S24.4.4 The combination of these spaces allows for a green network to be created through the structure plan, ensuring that residents have ready access to open space, and natural environment.

S24.4.5 The structure plan provides the opportunity for an extensive green corridor within the existing gully system in the southern portion of the site to be extended northwards along a proposed central green boulevard.

S24.5 Stormwater Management

S24.5.1 The proposed reserves and open spaces within the T6 structure plan will provide for people's recreational interests, and the protection of landscapes, amenity, ecosystems, cultural and historical values. They also fulfil an important stormwater management function.

S24.5.2 Stormwater is proposed to be managed through a planted gully system, vegetated swales, the St Leger Road culvert and new crossings. Wherever possible retention, reuse and onsite soakage for stormwater will be provided for and managed on individual residential lots and through the existing natural drainage of the site. The proposed use of vegetated swales will be a low impact way of managing stormwater and provide an important open space amenity feature of the area.

S24.5.3 Stormwater within the structure plan area will also be managed through the following measures:

(a) On-site water efficiency measures such as detention tanks may be necessary to reduce off-site stormwater runoff. Rainwater tanks will reduce run-off and provide the main source of water supply to individual households. The area will only have access to a restricted trickle-feed Council water supply. The combination of vegetated swales and on-site water efficiency measures provides a resilient design approach to water use and post-development stormwater management. A 23m riparian planting margin shown on the Structure Plan is to ensure that future development complies with the set back from water bodies. This also ensures

compliance with the Waikato Regional Plan provisions relating to accelerated erosion and earthworks within high risk erosion areas.

(b) Due to the position of the growth cell within the wider Puniu River catchment, peak flow control of the 2 year ARI and higher magnitude events is not recommended to avoid coincidence with the larger Puniu River flood peak.

(c) The St Leger Road culvert should be upgraded and new crossings appropriately designed to enable pass forwarding of post-development flood flows. Crossings and discharge points to the channel should be designed to mitigate scour and erosion within the incised gully.

(d) Onsite soakage will need to be tested and designed on a lot by lot basis especially as low soakage could be an issue in the upper areas of the growth cell.

(e) If on-site soakage investigations show that the post-developed water quality rainfall volume cannot be achieved through water tanks and soakage, then bio-retention devices or a suitable wetland will need to be designed.

(f) Vegetated swales are recommended to convey overland flow.

(g) Avoiding modification to existing channel corridors and an ecological survey is recommended.

S24.6 Connectivity

S24.6.1 The road connections through the T6 structure plan area will allow for the movement of cars, pedestrians and cyclists, as well as provide space for stormwater management, and vegetated open space.

S24.6.2 Streets with tree lined berms, grassed swales, and footpaths / cycleways are proposed to provide a safe and attractive area for both vehicular and pedestrian movement.

S24.6.3 The Structure Plan proposes a 25m green boulevard / tree framed collector road through the sites to be the main spine route for vehicles, pedestrians, and cyclists. The proposed 18m local access roads should accommodate pedestrian paths on one side and the option for vegetated stormwater swale on the other side.

S24.6.4 A network of proposed shared paths and footpaths connects residents to the gully system, reserves, playgrounds, commercial zone, and the neighbourhood centre.

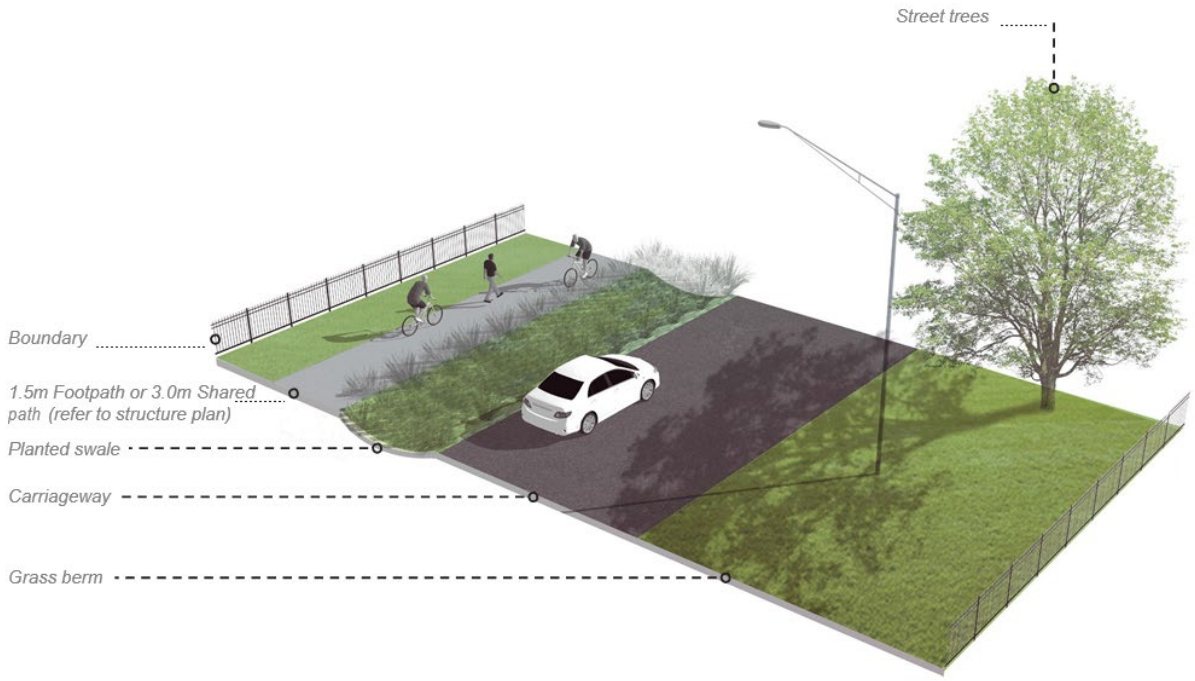
S24.6.5 Shared paths should be a minimum of 3m wide while footpaths should be a minimum of 1.5m wide.

S24.6.6 An integrated pedestrian and cycle network provides for the wellbeing of the residents through exercise, contact with the natural environment, and social interaction.

S24.6.7 The activation of the public realm from people moving through these spaces makes them safer and more attractive to a range of users.

18m Local Road

25m Collector Road / Green Spine Road



Example image. Typical 18m street with separated 3m shared cycle path or 1.5m footpath (refer structure plan) and vegetated drainage swale

S24.7 Built Form

S24.7.1 Use of the Design Guidelines in combination with the District Plan zone provisions will ensure the height and bulk of built form is appropriate to the location and character of the site.

S24.7.2 The layout and design of buildings must consider their settings and any nearby buildings and spaces.

S24.7.3 Well-designed buildings will be compatible with the surrounding environment and respect privacy of neighbouring residents. They take into account the character of the area and are designed to enhance this character. The built form should also take into account site circumstances and local micro-climatic conditions, such as solar access, topography, and prevailing wind. Trees and landscaping are to be used for privacy and screening and to soften the built form.

S24.7.4 Maximum height and site coverage controls will ensure houses relate well to the size of the lots, without being overly dominant visually. Considerate building placement ensures good relationships between neighbouring properties, roads and reserves. The Design Guidelines provide a framework which will lead to positive outcomes for the landowners and the wider community. This encourages original design which considers the unique opportunities of the site and development areas.

S24.8 Neighbourhood Centre

S24.8.1 A well-designed neighbourhood centre will create the opportunity for residents to meet and interact.

S24.8.2 The proposed Neighbourhood Centre is intended to meet the convenience needs of the local residents and could comprise neighbourhood level community services and limited convenience level retail activities. The Neighbourhood Centre design should incorporate shared spaces to help activate the area.

S24.8.3 The Neighbourhood Centre is not intended to compete with the commercial offerings within the Kihikihi township, and only commercial activities that service the local neighbourhood are encouraged.

S24.8.4 Landscaping will play an important role in creating an attractive public space for residents to meet, linger and interact with each other. The Neighbourhood Centre's landscaping should incorporate:

(a) High-amenity open space and quality planting;

(b) Strong connectivity for pedestrians and cyclists;

(c) Appropriate use of materials to create a relaxed character with flexible spaces; and

(d) Landscaping should be low maintenance and incorporate predominantly native trees, shrubs and groundcover species.

S24.9 Supporting Documents

S24.9.1 This Structure Plan should be read in conjunction with the following technical reports which are available from Council on request:

(a) Te Awamutu T6 Structure Plan Context Report, prepared by Boffa Miskell, dated 25 June 2020 (Council document number 10410947);

(b) Te Awamutu T6 Growth Cell Design Guidelines, prepared by Boffa Miskell, dated June 2020, (Council document number 10411015);

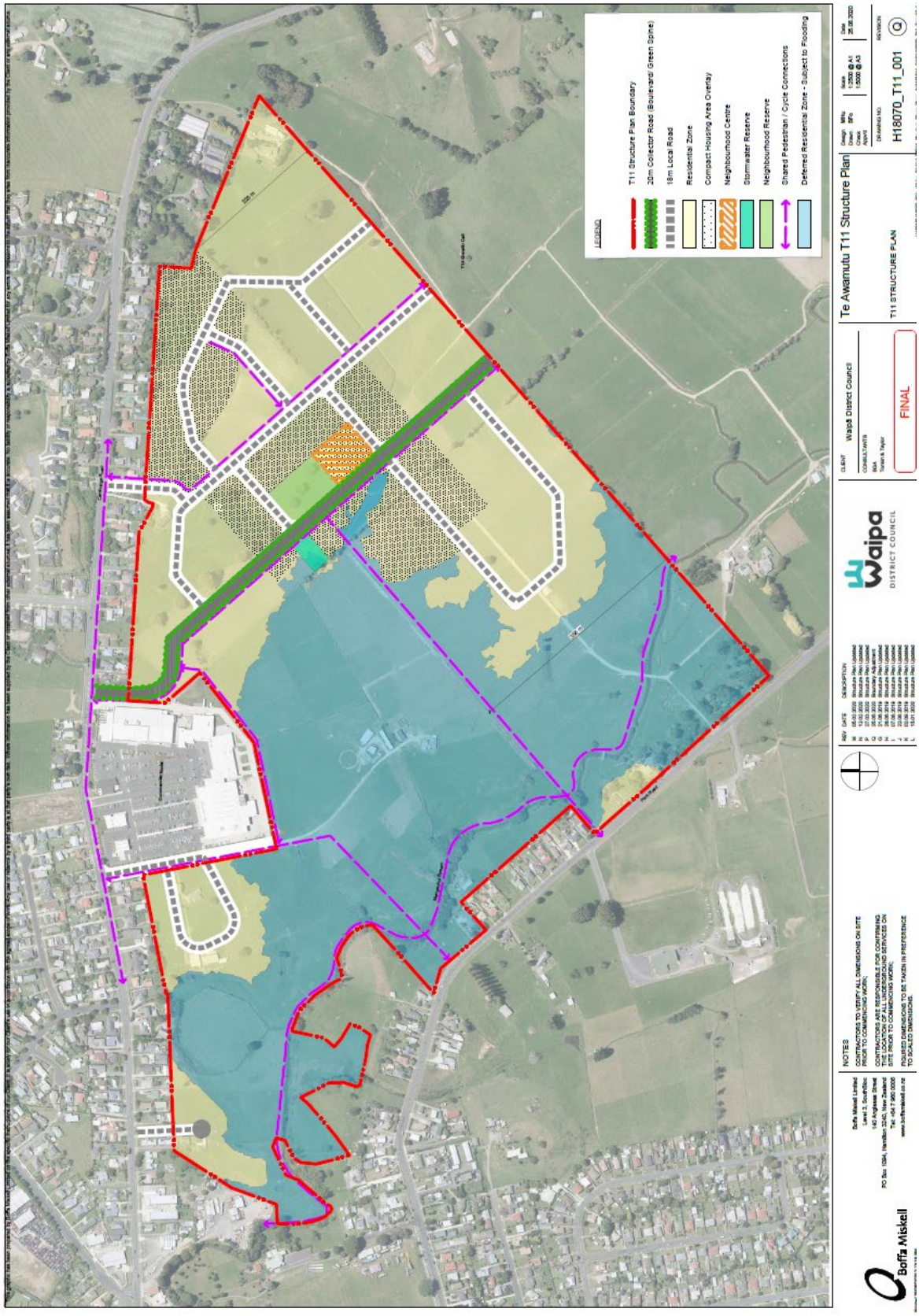
(c) T6 and T11 Growth Cell Structure Plan Liquefaction Desktop Study, prepared by Tonkin + Taylor, dated August 2019 (Council document number 10373335)

(d) Te Awamutu T6 and T11 Structure Plans Three Waters Assessment, prepared by Tonkin + Taylor, dated August 2019 (Council document number 10373339)

(e) Te Awamutu T6 and T11 Structure Plans Transportation Assessment, prepared by Tonkin + Taylor, dated August 2019 (Council document number 10373344)

Appendix S25 – Te Awamutu T11 Growth Cell Structure Plan *(NEW)*

S25.1 Te Awamutu T11 Growth Cell Structure Plan



S25.2 Background

S25.2.1 The T11 growth cell is predominantly characterised by rural farming and cropping blocks, with a few large trees and a few dwellings. The topography generally slopes from the north and east to the south and west. The land drains to the Mangaohoi Stream which runs along the southern boundary of the growth cell.

S25.2.2 There are significant flooding constraints within this growth cell associated with the Mangaohoi Stream, which has resulted in a large portion of the cell being deemed unsuitable for development.

S25.2.3 Providing for changing housing demands while maintaining existing character and amenity expectations will be challenging. The Town Concept Plan 2010 prepared for Te Awamutu provides guidance on how these competing demands can be managed. The Town Concept Plan recognises that a change in the current density and form of residential development will need to occur if future housing demands are to be met in a sustainable manner.

S25.2.4 It is important that the distinguishing characteristics of this particular place are maintained, including reflecting the existing semi-rural character, retaining existing mature trees where suitable and ensuring appropriate boundary setbacks for buildings.

S25.2.5 The Structure Plan for the T11 growth cell is anticipated to deliver a development yield of approximately 380 allotments (approximately 10 lots per hectare). This is a provisional estimate based on net developable area and takes into account the loss of land used for roads and open space. A large portion of the growth cell has been identified as vulnerable to flooding and has been excluded from the developable areas of the structure plan.

S25.3 Key design principles

S25.3.1 The following general design principles have underpinned the development of the T11 Structure Plan.

Respect for existing character

S25.3.2 All development layout and design should reflect a comprehensive understanding and appreciation of location and surrounding context. The natural environment is protected and enhanced to provide amenity and ecological enhancement. Important sites and landmarks are acknowledged to respect the history and culture of the area.

Cultural identity

S25.3.3 Maori names and design elements will be incorporated where appropriate and in consultation with local iwi.

Social value

S25.3.4 Public safety, recreation and social values are important.

Connectivity

S25.3.5 An integrated network of roads, pedestrian and cycleways through the development connect the residents to the existing town, open spaces, and playgrounds.

Appropriate scale

S25.3.6 The hierarchy of roads, cycleways and walking tracks is appropriate to the scale of the development and needs of the residents.

Quality public realm

S25.3.7 High-quality materials and construction methods should be used throughout the neighbourhood in both the public and private spaces, to ensure spaces will retain a sense of quality and attract residents to use the facilities.

Well-designed built environment

S25.3.8 The built form guidelines are intended to encourage creative design outcomes, not to limit or restrict original architecture or design. They should also positively contribute to the overall built environment of the area.

S25.4 Open Space Framework

S25.4.1 The open space framework design for the T11 Structure Plan reflects a comprehensive understanding of the existing landscape and surrounding land use context. The development will be efficient, connected and permeable, with a focus on pedestrian walkways, cycleways, reserves and green corridors.

S25.4.2 The existing exotic and native mature trees perform many functions, including removing groundwater and reducing the requirement for stormwater attenuation; ecological functions, such as providing habitat and food for birds; retaining the rural aesthetic; shade during summer for people and animals; cutting of wind, reduction of soil erosion from storm events. Existing trees have been incorporated into the open space framework where possible.

S25.4.3 The open space framework is made up of:

a) Reserves

b) Green Streets

c) Open Spaces

d) Playgrounds

e) Vegetated Swales

S25.4.4 The combination of these spaces allows for a green network to be created through the site, ensuring that all members of the community have access to an open space, and the natural environment.

S25.5 Stormwater Management

S25.5.1 The proposed reserves and open spaces within the T11 structure plan will provide for people's recreational interests, and the protection of landscapes, amenity, ecosystems, cultural and historical values. They also fulfil an important stormwater management function.

S25.5.2 There are significant flood risks that have been identified within this growth cell associated with the Mangaohoi Stream. This has resulted in a large portion of the growth cell being deemed unsuitable for development.

S25.5.3 The stormwater management approach for those developable areas of the growth cell can be summarised as follows:

(a) Wherever possible retention, reuse and onsite soakage for stormwater is allowed to soak into impermeable services and managed through natural systems. Natural systems such as vegetated swales, are a low impact way of managing stormwater which are also an important amenity feature of the site.

(b) The western and southern areas of the growth cell currently provide a significant amount of natural floodplain storage volume and the growth cell has been split into two smaller sub-cells to avoid increased flood risk downstream through the existing Te Awamutu urban area.

(c) A flood flowpath across the lots in the western sub-cell area will need to be managed adequately, with the most appropriate option likely to be divert the flowpath around the southern end of the lots through the open space/reserve. This flowpath will also need to provide mitigation for the displacement of the floodplain volume.

(d) Due to the position of the growth cell within the wider Mangaohoi catchment, peak flow control of the 2 year ARI and higher magnitude flood events is not recommended to avoid coincidence with the larger Mangaohoi flood peak.

(e) Retention, reuse and onsite soakage of the post-development water quality volume will be required to provide stormwater treatment and erosion control.

(f) Onsite soakage will need to be tested and designed on a lot by lot basis. If on-site soakage investigations show that the post-developed water quality rainfall volume cannot be achieved through water tanks and soakage, then bio-retention devices or a suitable wetland will need to be designed.

(g) Vegetated swales are recommended to convey overland flow.

(h) The compact housing area overlay is in close proximity to public open space. This is a best practice approach, where higher density residential environments are offset with easy access to usable open space networks.

S25.6 Connectivity

S25.6.1 The road connections through the T11 structure plan area will holistically integrate cars, pedestrians, cyclists, stormwater management, and ecology.

S25.6.2 High-quality streets with tree lined berms, grassed swales, and footpaths / cycleways are proposed to provide a safe and attractive area for both vehicular and pedestrian movement.

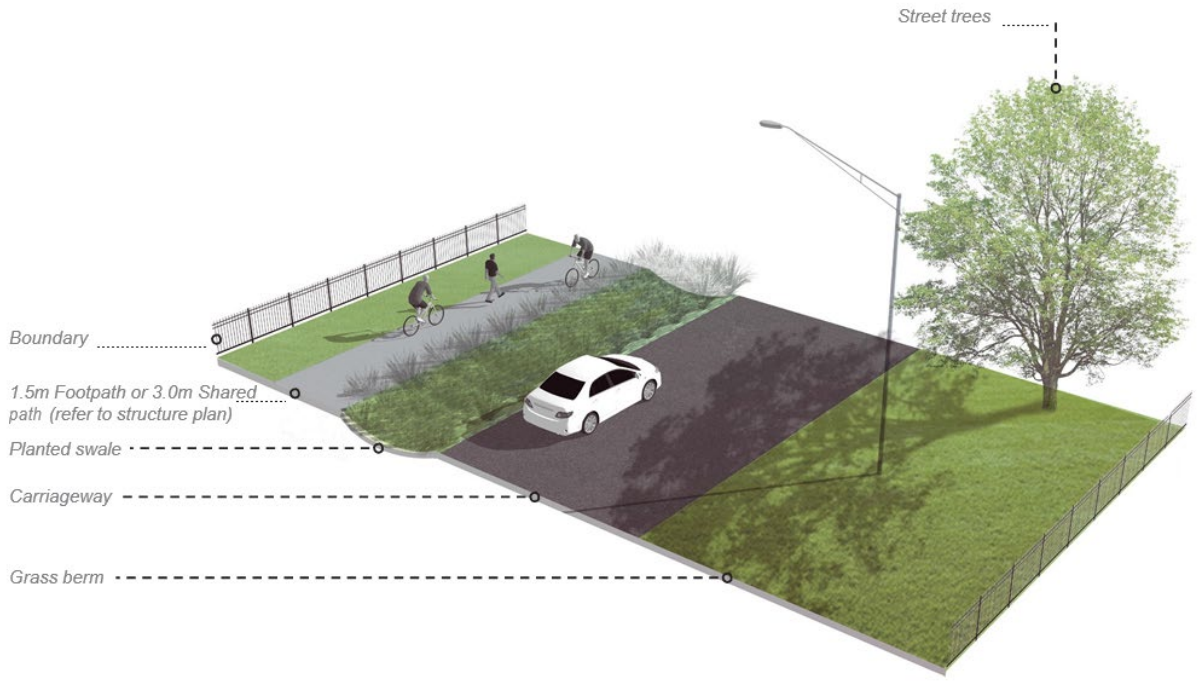
S25.6.3 The Structure Plan will have a 20m green boulevard / tree framed collector road through the sites which become the main spine road for vehicles, pedestrians, and cyclists. The 18m local roads accommodate pedestrian facilities on one side and the option for stormwater conveyance through a vegetated swale down the other side.

S25.6.4 A network of shared paths and footpaths will help to connect residents to site features such as reserves, playgrounds, commercial zone, and the neighbourhood centres.

S25.6.5 Shared paths should be a minimum of 3m wide while footpaths should be a minimum of 1.5m wide.

S25.6.6 An integrated pedestrian and cycle network improve the wellbeing of the residents through exercise, contact with the natural environment, and social interaction.

S25.6.7 The activation of the public realm from people moving through these spaces makes them safer and more attractive to a range of users.



Example image. Typical 18m street with separated 3m shared cycle path or 1.5m footpath (refer structure plan) and vegetated drainage swale.

S25.7 Built Form

S25.7.1 The scale, position and external appearance of new buildings must consider their settings and the relationships they have with nearby buildings and spaces.

S25.7.2 Well-designed buildings will be compatible with the surrounding environment and respect privacy of neighbouring residents. They take into account the character of the area and are designed to enhance this character. The built form should also take into account site circumstances and local micro-climatic conditions, such as solar access, topography, and prevailing wind. Trees and landscaping are to be used for privacy and screening and to soften the built form.

S25.7.3 Maximum height and site coverage controls will ensure houses relate well to the size of the lots, without being overly dominant visually. Considerate building placement ensures good relationships between neighbouring properties, roads and reserves.

S25.7.4 The Design Guidelines provide a framework which will lead to positive outcomes for the landowners and the wider community. This encourages original design which considers the unique opportunities of the site and development areas.

S25.8 Neighbourhood Centre

S25.8.1 A well-designed neighbourhood centre creates opportunities and spaces for communities to gather, interact, do business and take part in passive and sometimes active recreation activities.

S25.8.2 The Neighbourhood Centre incorporates local service functions and small-scale retail activities that could be supported by a small community centre space and related social infrastructure, aimed at attracting residents to the centre. The Neighbourhood Centre design should incorporate shared spaces, which activate the area, by providing different modes of transport through the spaces.

S25.8.3 Landscaping plays an important role in supporting retail activities and providing spaces for residents to linger and enjoy social interactions with their community. The neighbourhood centre's landscaping should incorporate:

(a) High-amenity open space and quality planting;

(b) Strong connectivity for pedestrians and cyclists;

(c) Appropriate use of materials to create a relaxed character with flexible spaces; and

(d) Landscaping should be low maintenance and incorporate predominantly native trees, shrubs and groundcover species.

S25.9 Supporting Documents

S25.9.1 This Structure Plan should be read in conjunction with the following technical reports which are available from Council on request:

(a) Te Awamutu T11 Structure Plan Context Report, prepared by Boffa Miskell, dated 25 June 2020 (Council document number 10411036);

(b) Te Awamutu T11 Growth Cell Design Guidelines, prepared by Boffa Miskell, dated 25 June 2020, (Council document number 10411038);

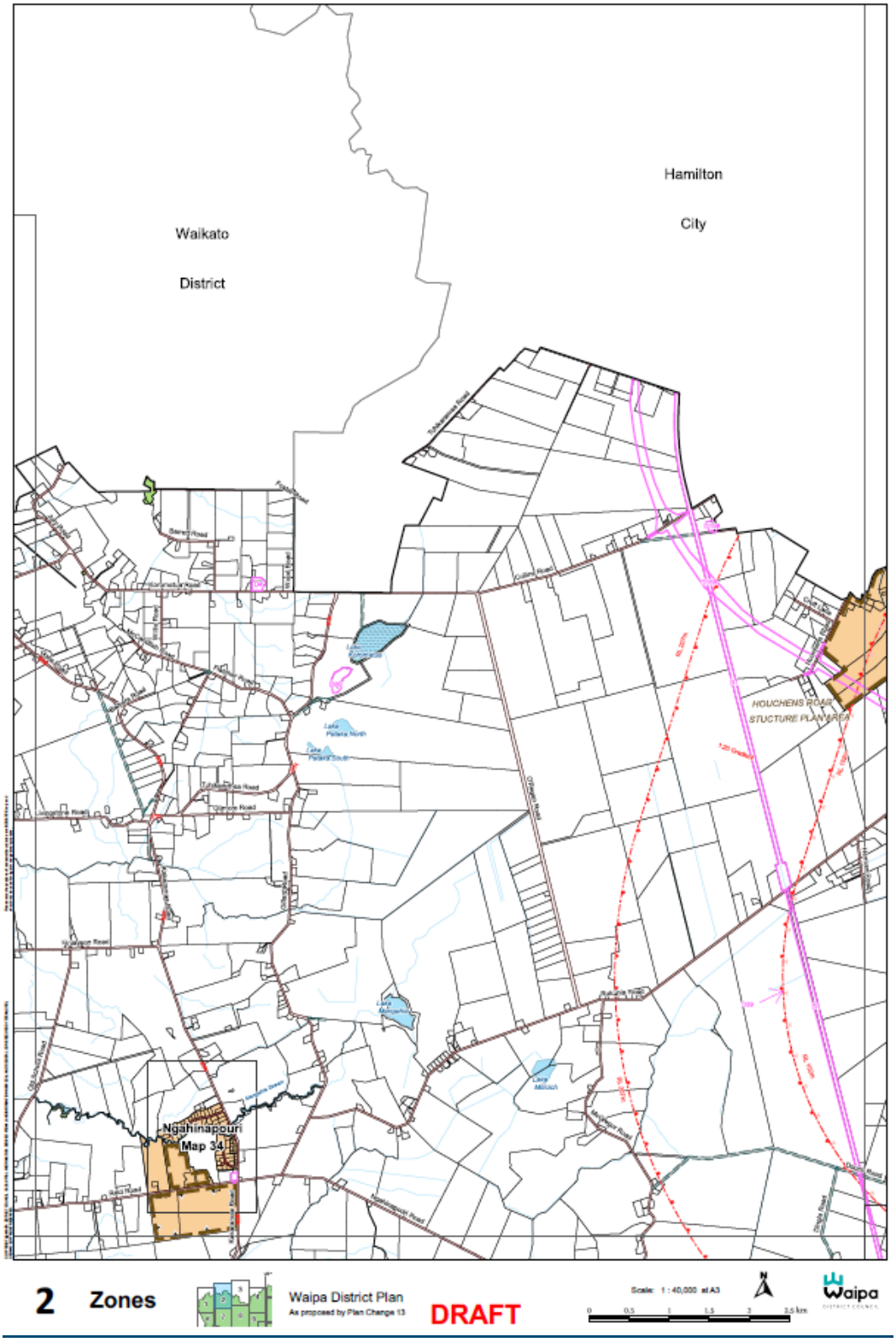
(c) T6 and T11 Growth Cell Structure Plan Liquefaction Desktop Study, prepared by Tonkin + Taylor, dated August 2019 (Council document number 10373335);

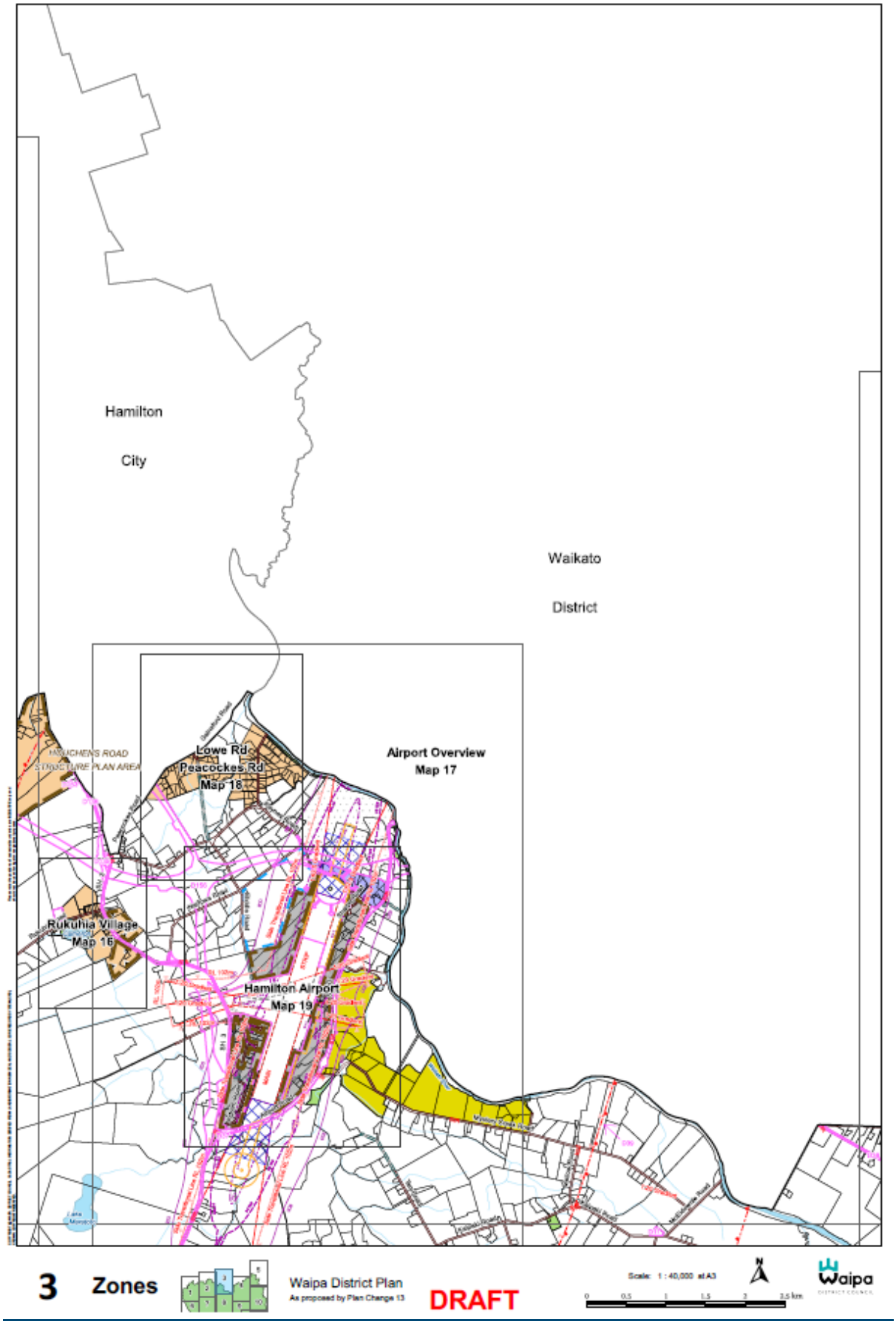
(d) Te Awamutu T6 and T11 Structure Plans Three Waters Assessment, prepared by Tonkin + Taylor, dated August 2019 (Council document number 10373339); and

(e) Te Awamutu T6 and T11 Structure Plans Transportation Assessment, prepared by Tonkin + Taylor, dated August 2019 (Council document number 10373344).

Planning Maps

The following pages show the updated Planning Maps as a result of the changes proposed in Proposed Plan Change 13, and the submissions and further submissions.




Hamilton
City
Waikato
District
Airport Overview
Map 17
Lowe Rd
Peacockes Rd
Map 18
Rukuhia Village
Map 16
Hamilton Airport
Map 19
3 Zones
Waipa District Plan
As proposed by Plan Change 13
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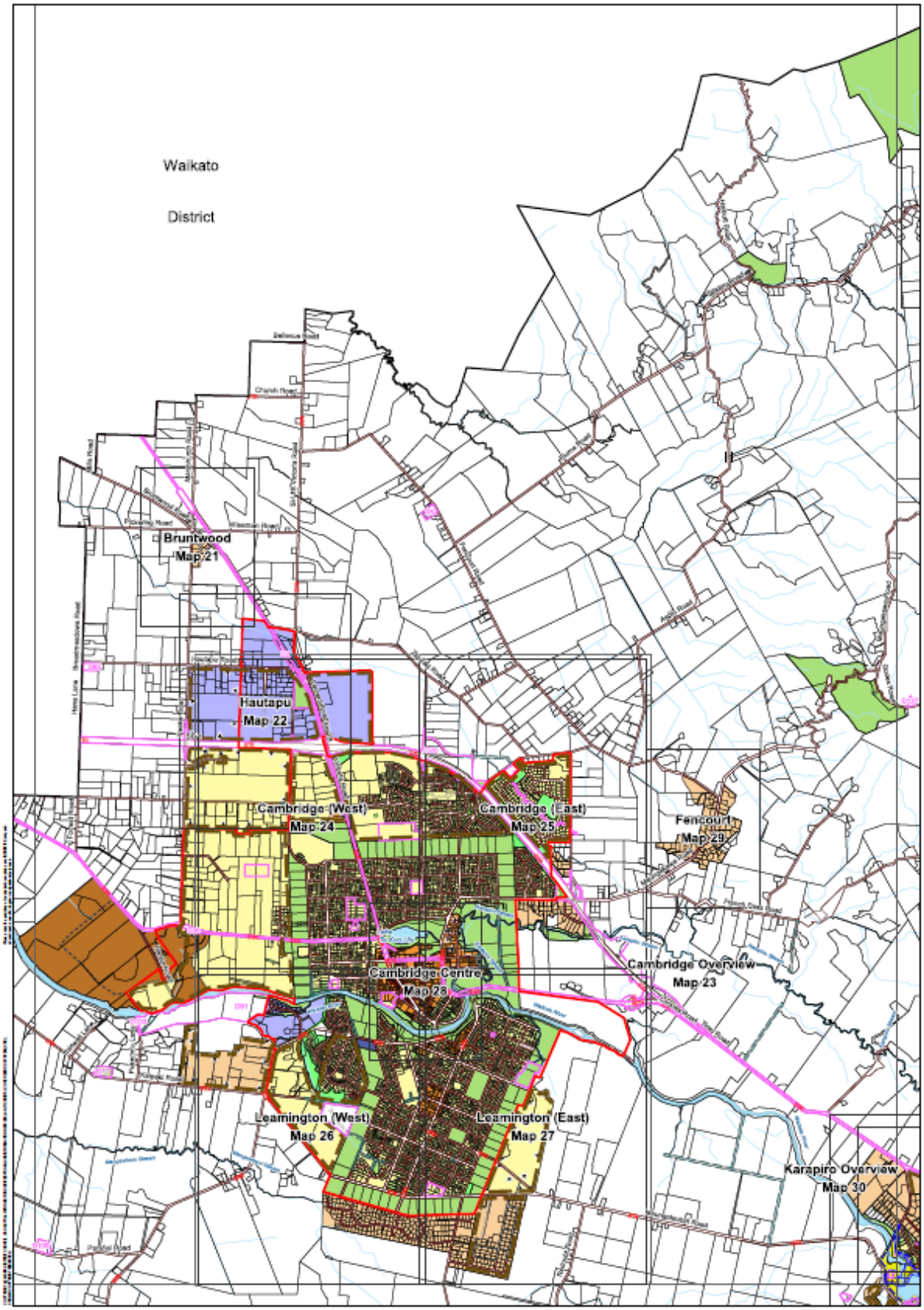
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Hautapu
Map 22
Cambridge (West)
Map 24
Cambridge (East)
Map 25
Fencourt
Map 29
Cambridge Overview
Map 23
Cambridge Centre
Map 28
Leamington (West)
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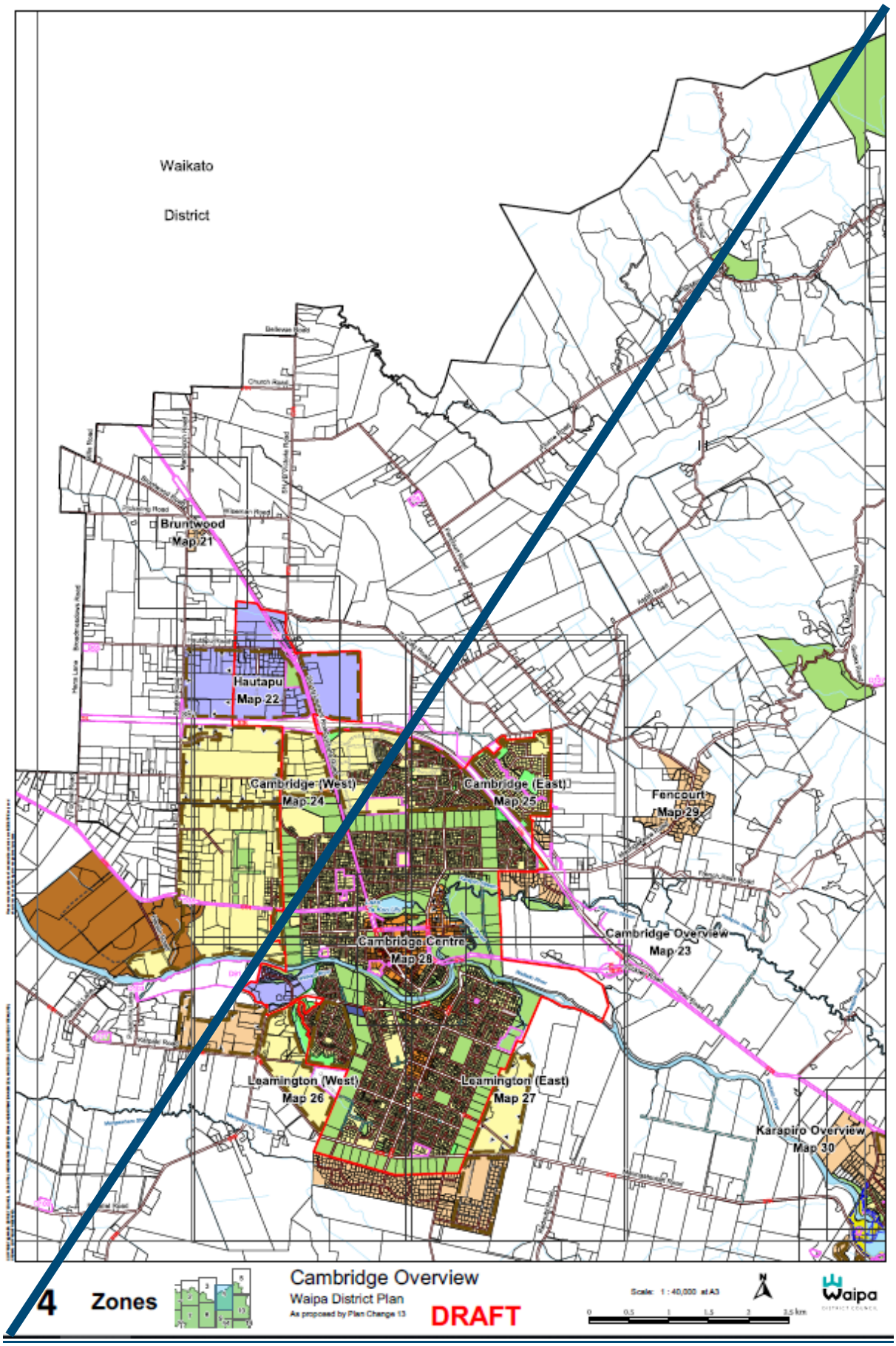
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Cambridge Overview
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Cambridge Centre
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Waipa District Plan
As proposed by Plan Change 13
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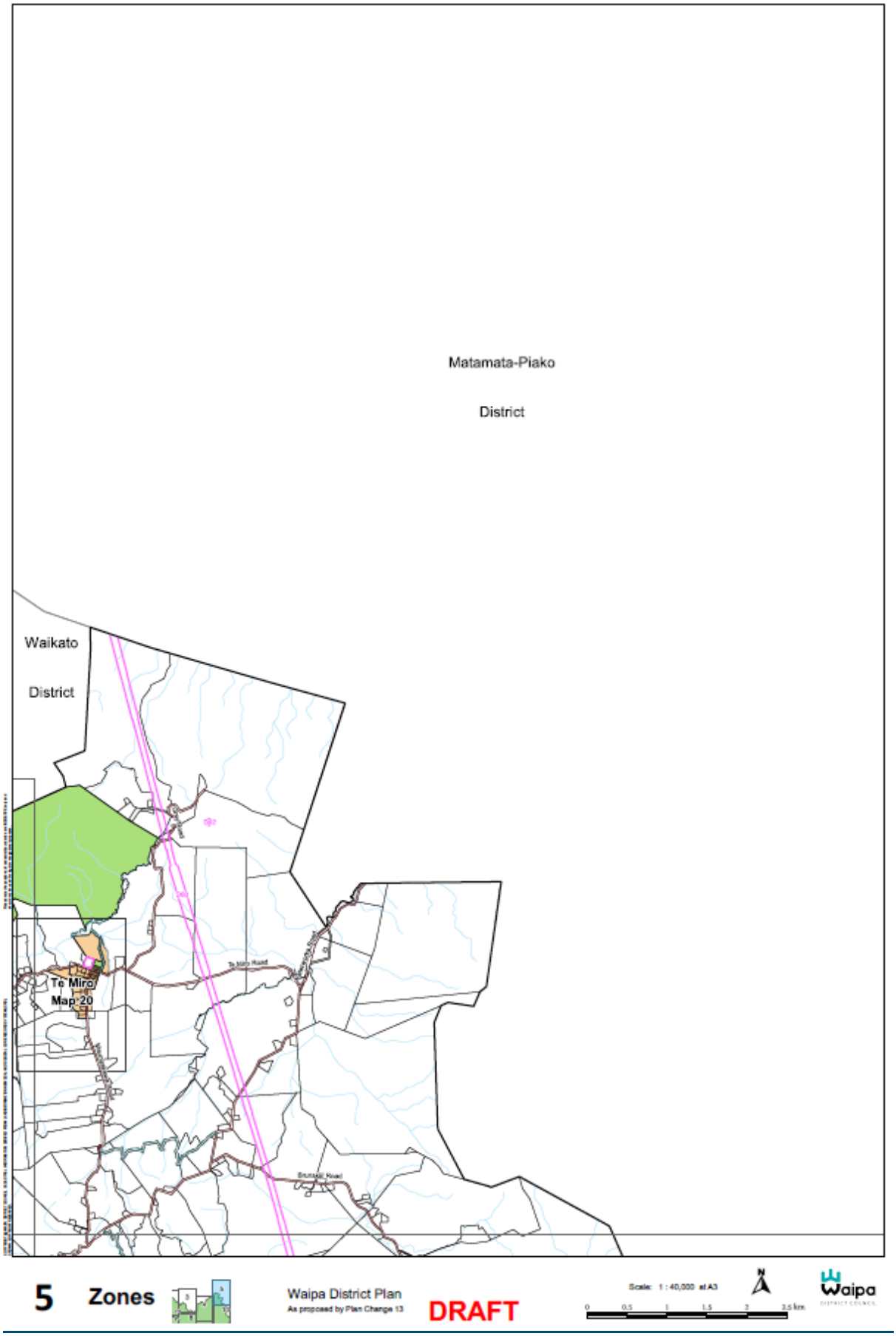
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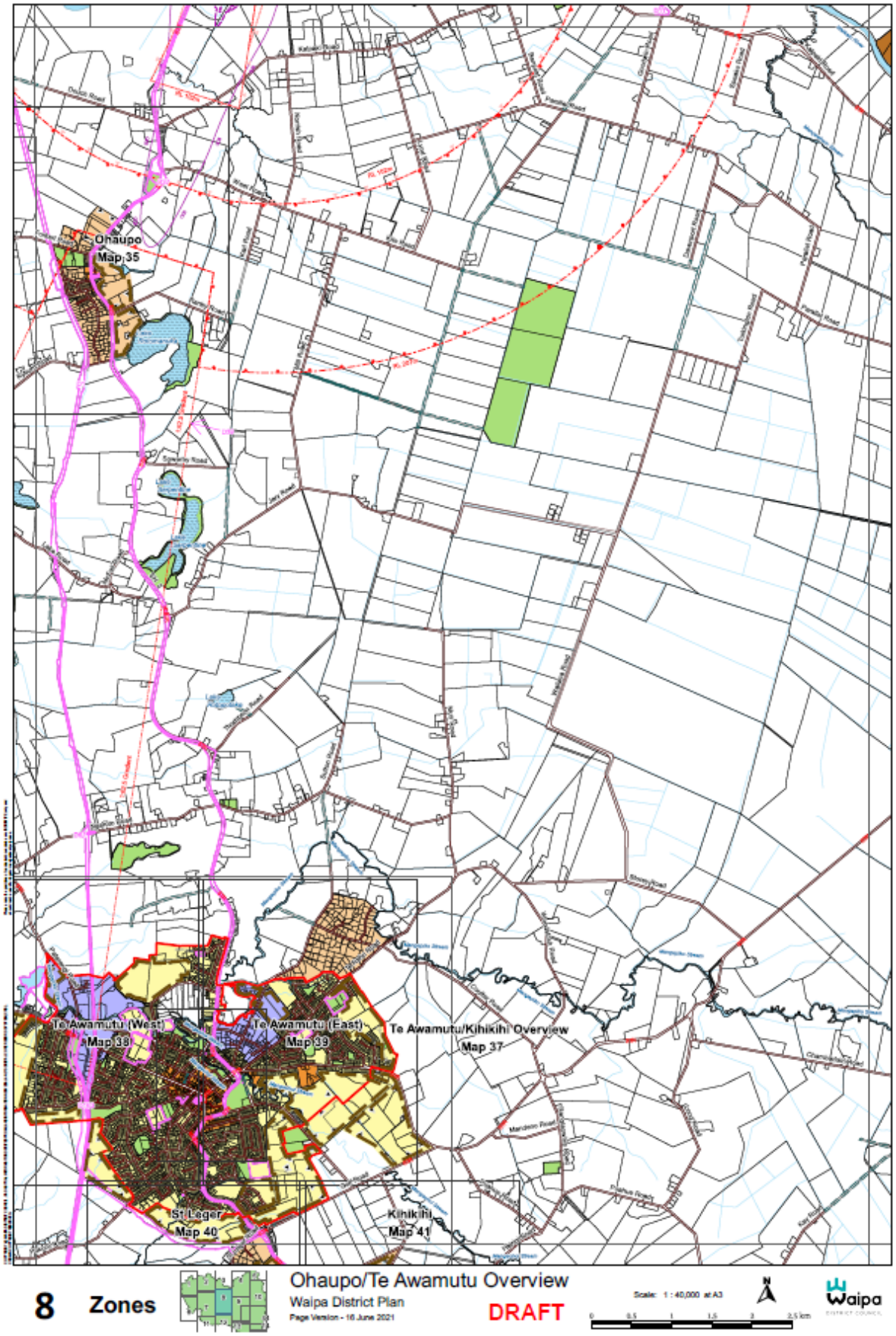
Ohaupo
Map 35
Te Awamutu (West)
Map 38
Te Awamutu (East)
Map 39
Te Awamutu/Kihikihi Overview
Map 37
St Leger
Map 40
Kihikihi
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Ohaupo/Te Awamutu Overview
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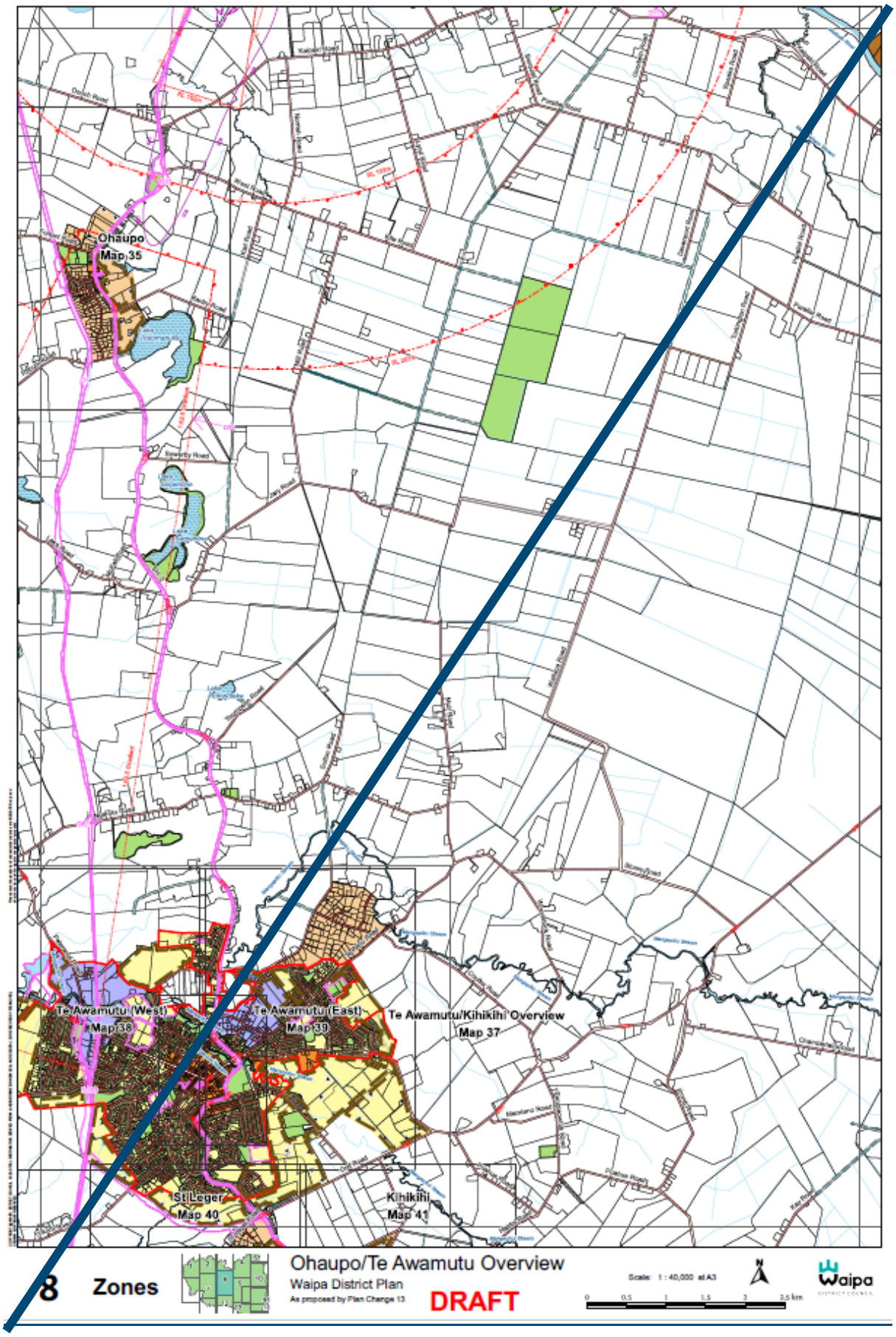
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Map 35
Te Awamutu (West)
Map 36
Te Awamutu (East)
Map 39
Te Awamutu/Kihikihi Overview
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St Leger
Map 40
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Waipa District Plan
As proposed by Plan Change 13
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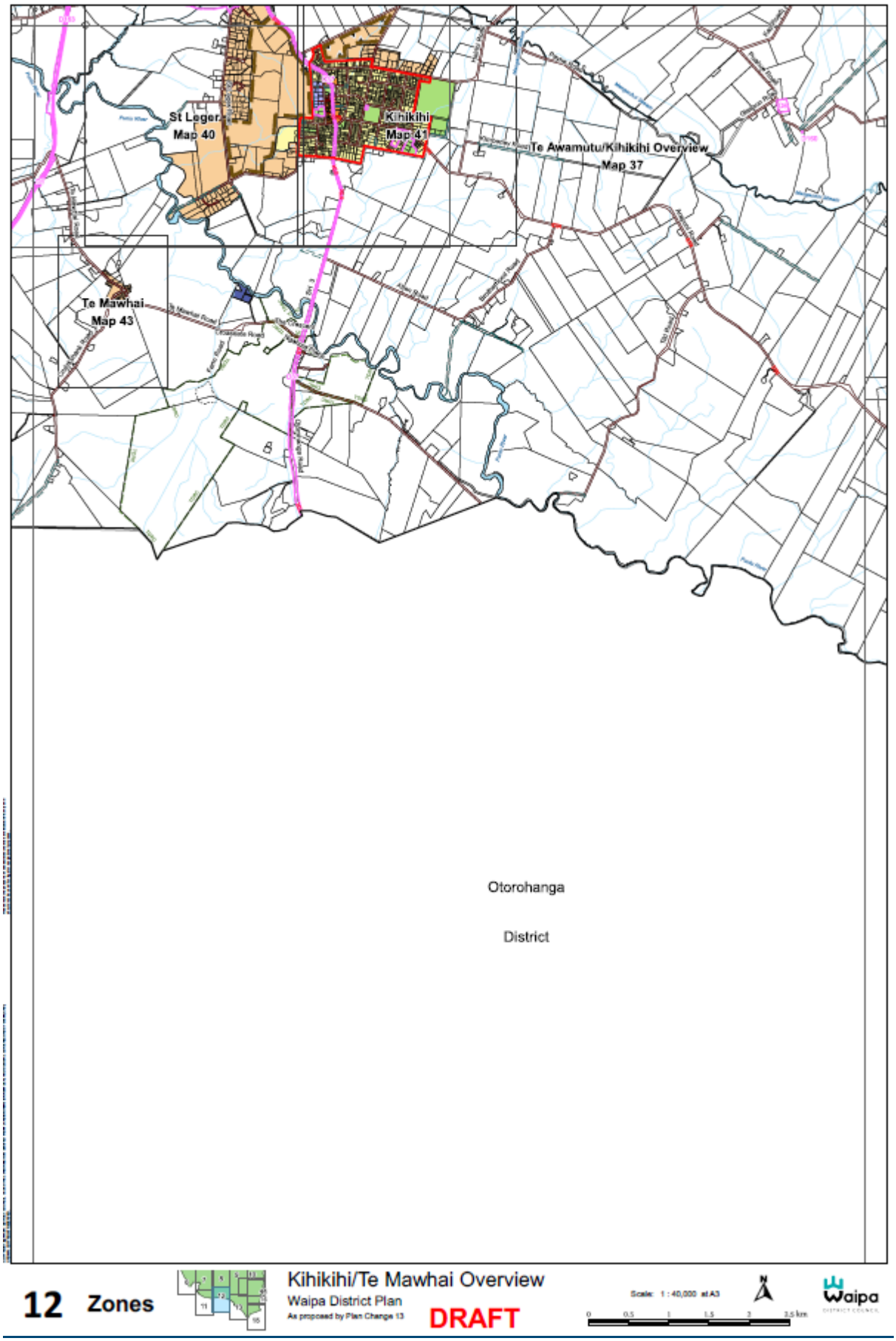
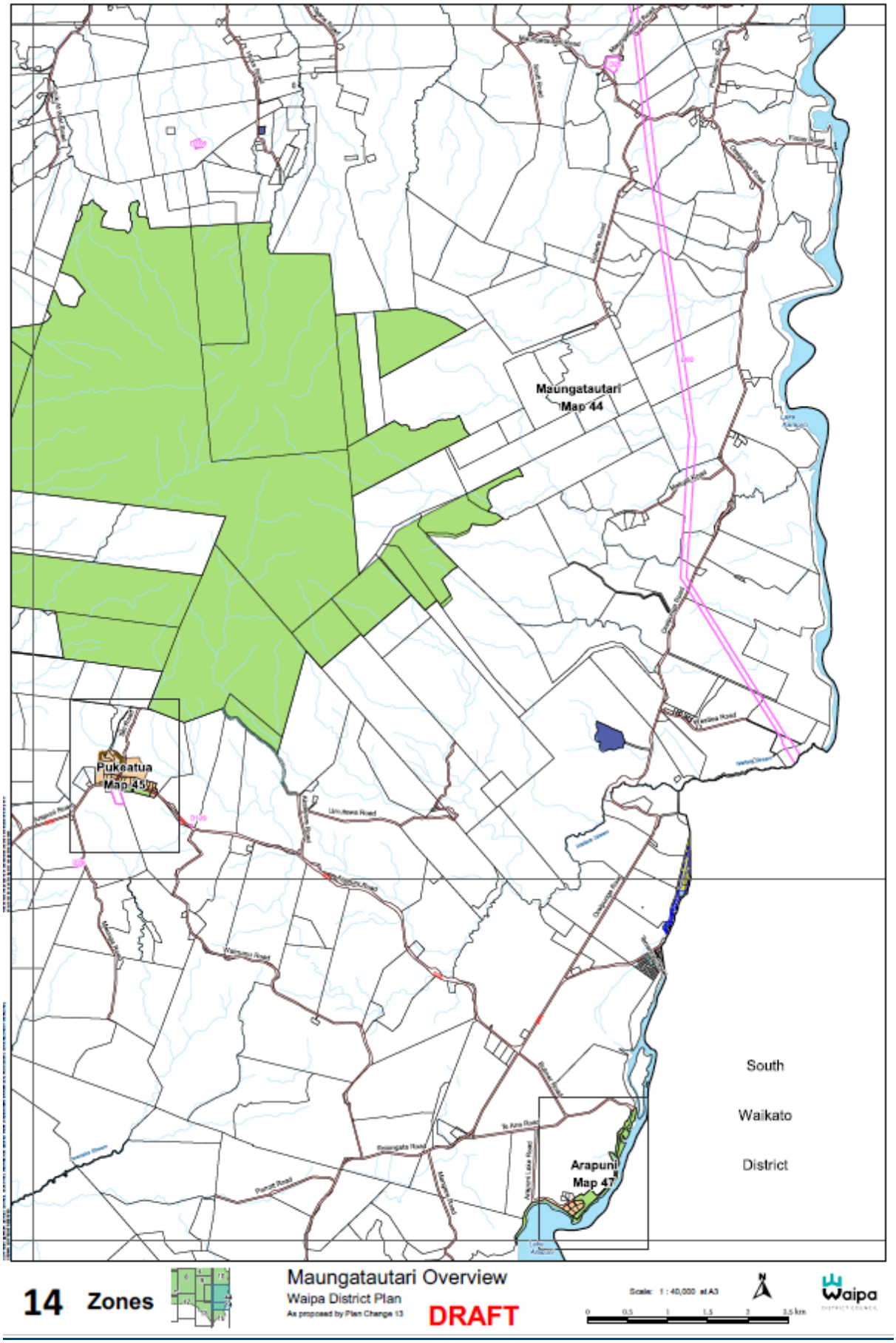
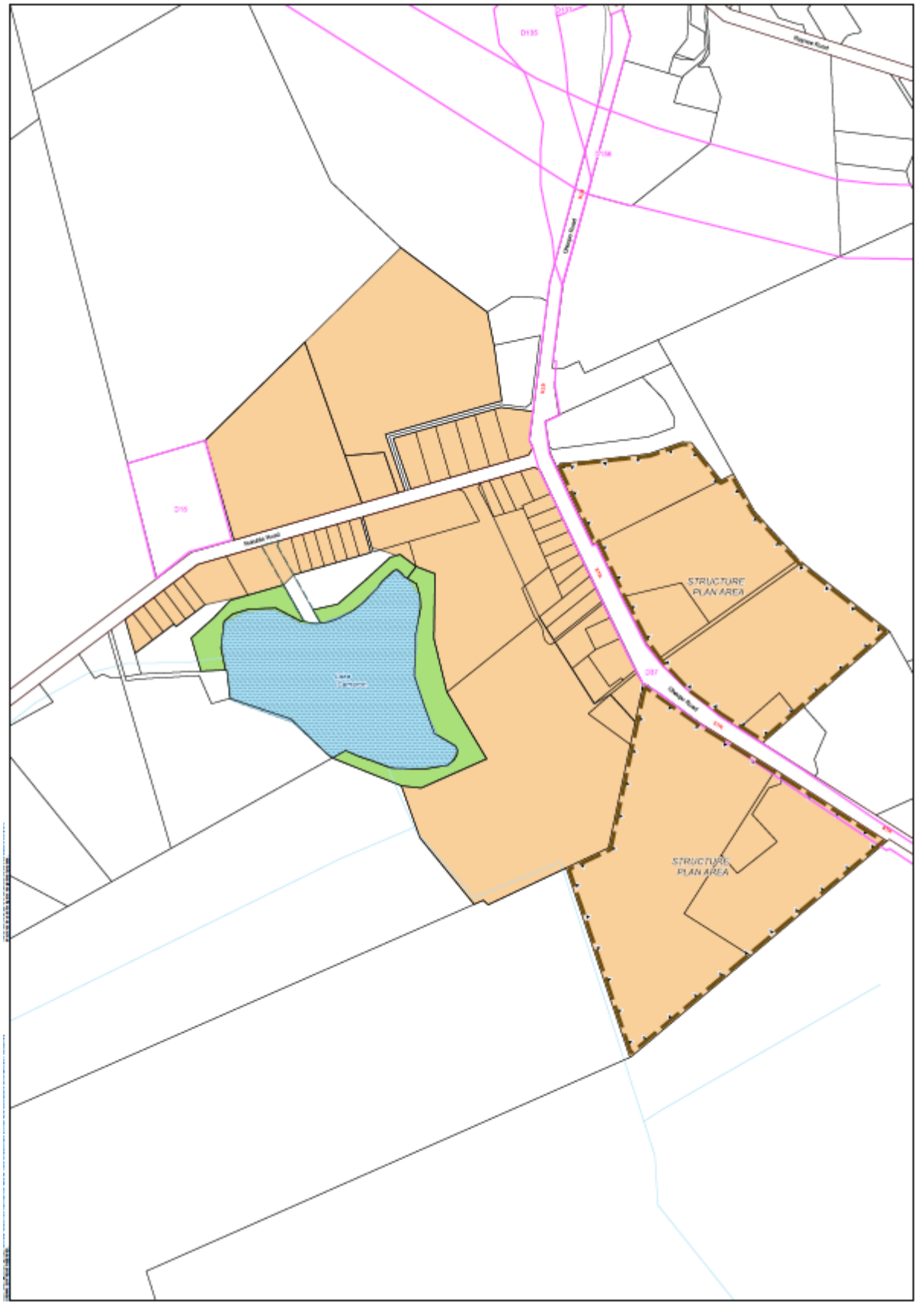
0 0.5 1 1.5 2 2.5 km
Waipa


St Leger
Map 40
Kihikihi
Map 41
Te Awamutu/Kihikihi Overview
Map 37
Te Mawhai
Map 43
Otorohanga
District
12 Zones
Kihikihi/Te Mawhai Overview
Waipa District Plan
As proposed by Plan Change 13
DRAFT
Scale: 1 : 40,000 at A3
0 0.5 1 1.5 2 2.5 km
Waipa


Maungatautari
Map 44
Pukeatua
Map 45
Arapuni
Map 47
South
Waikato
District
14 Zones
Maungatautari Overview
Waipa District Plan
As proposed by Plan Change 13
DRAFT
Scale: 1 : 40,000 at A3
0 0.5 1 1.5 2 2.5 km
Waipa

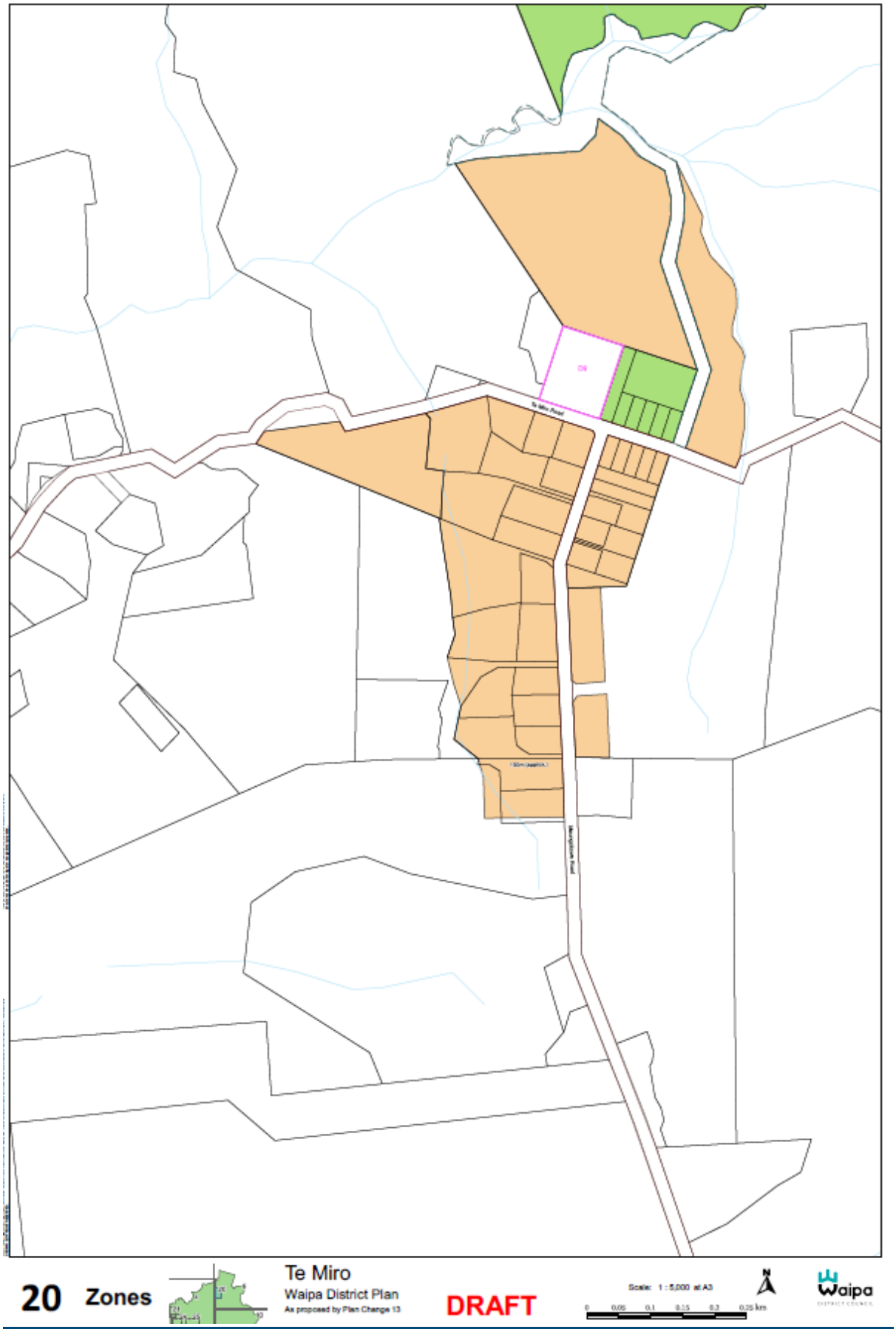


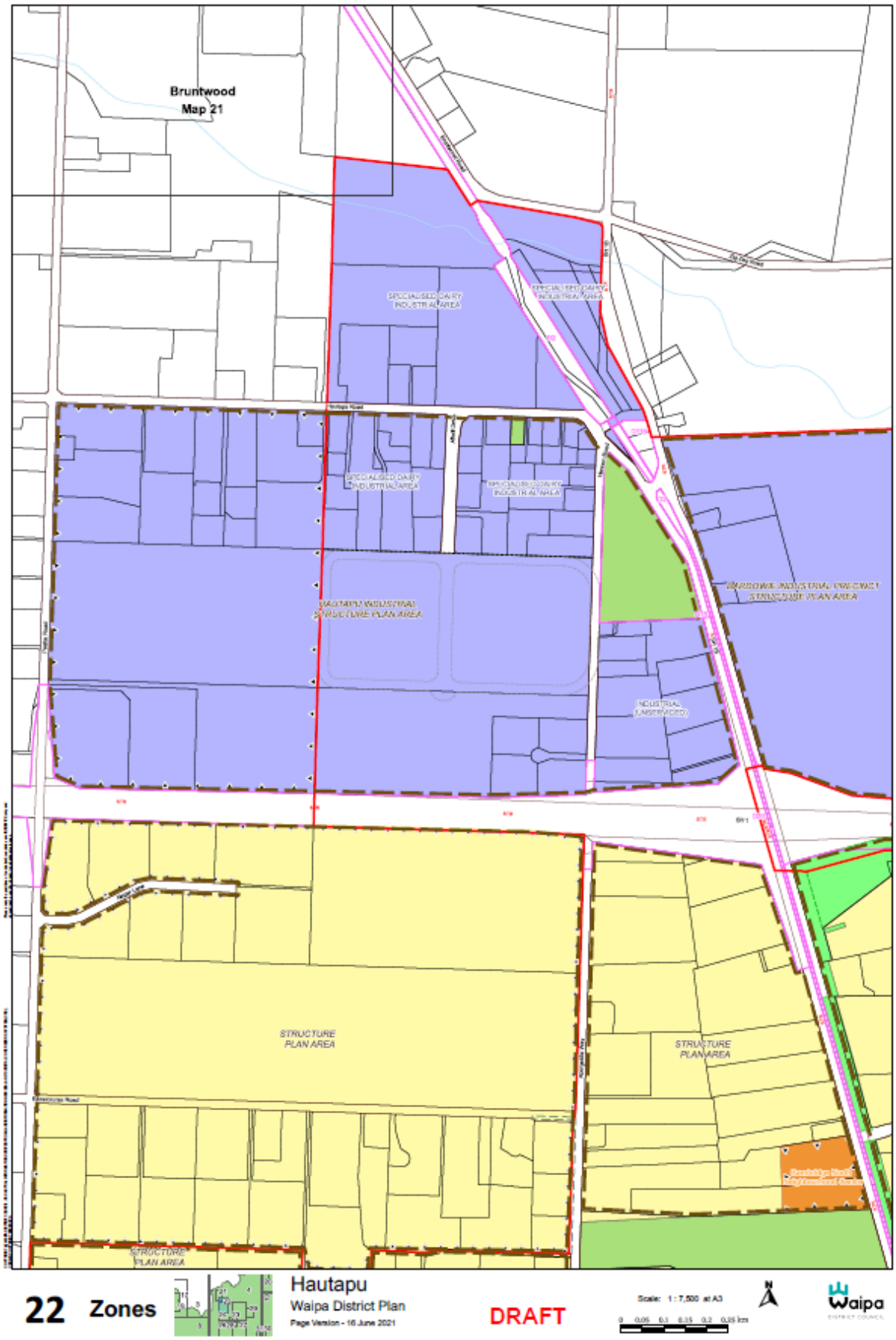
16 **Zones**

Rukuhia Village
Waipa District Plan
As proposed by Plan Change 13

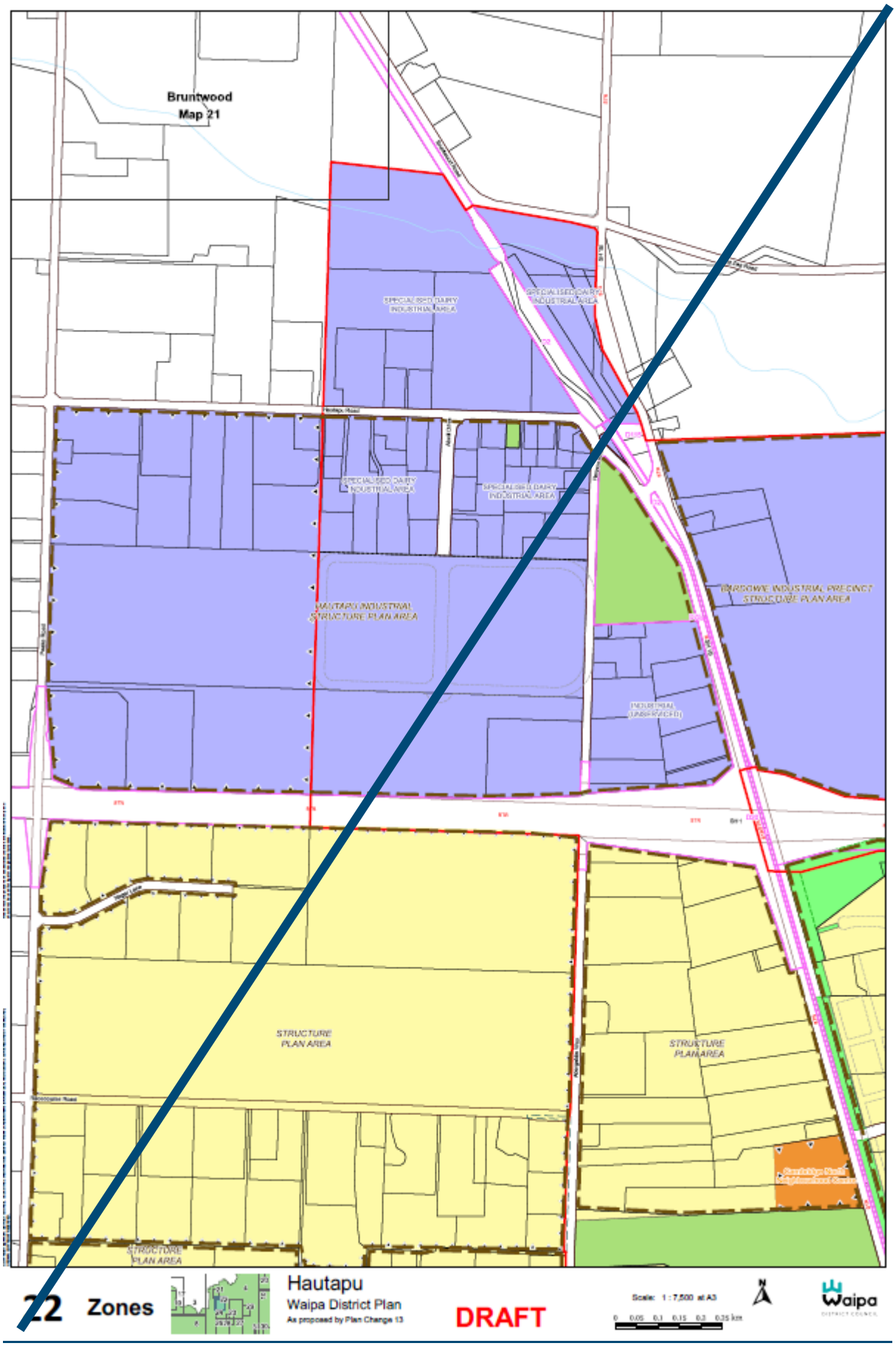
DRAFT

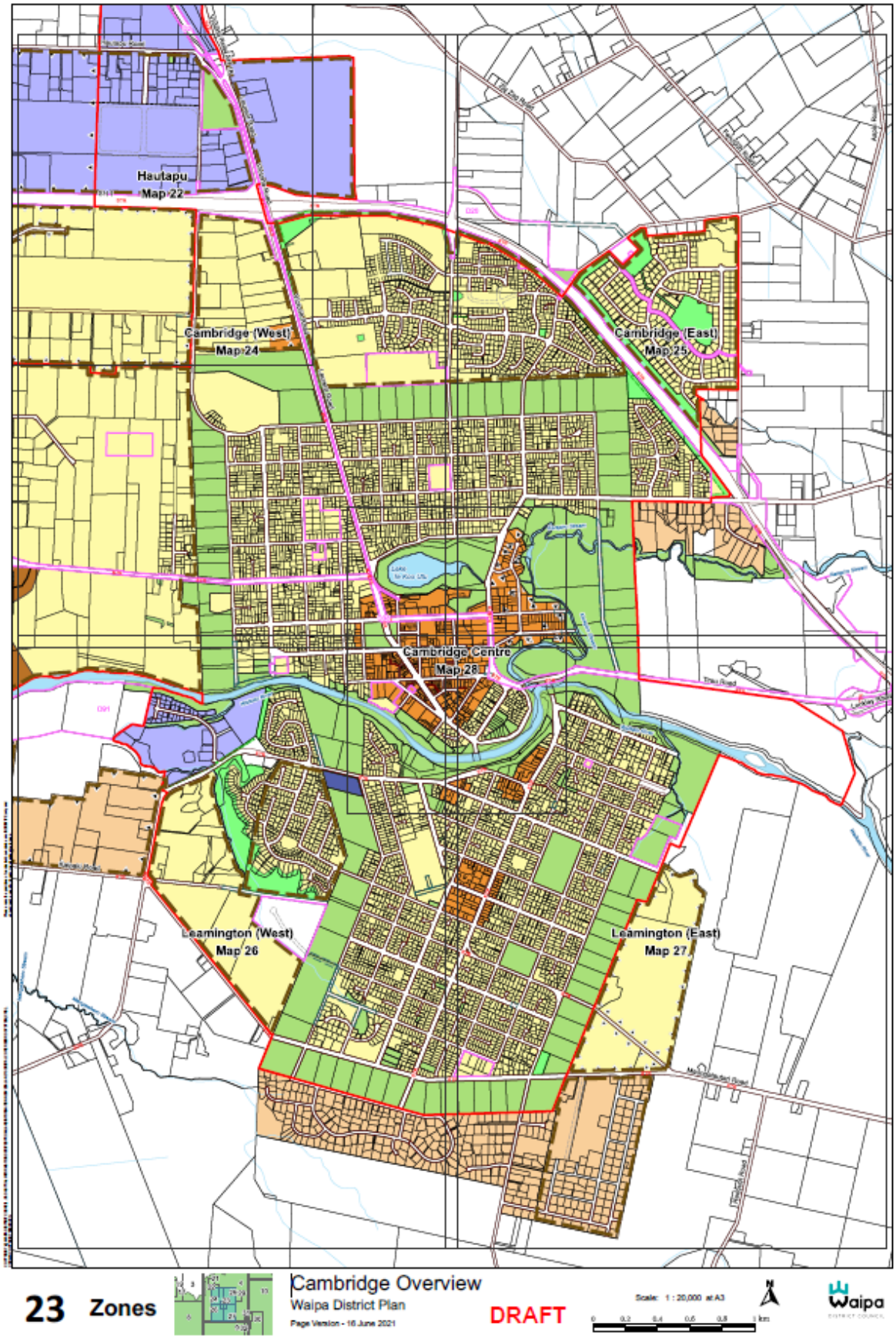
Scale: 1 : 5,000 at A3


20 Zones
Te Miro
Waipa District Plan
As proposed by Plan Change 13
DRAFT
Scale: 1 : 5,000 at A3
0 0.05 0.1 0.15 0.2 0.25 km
Waipa
DISTRICT COUNCIL

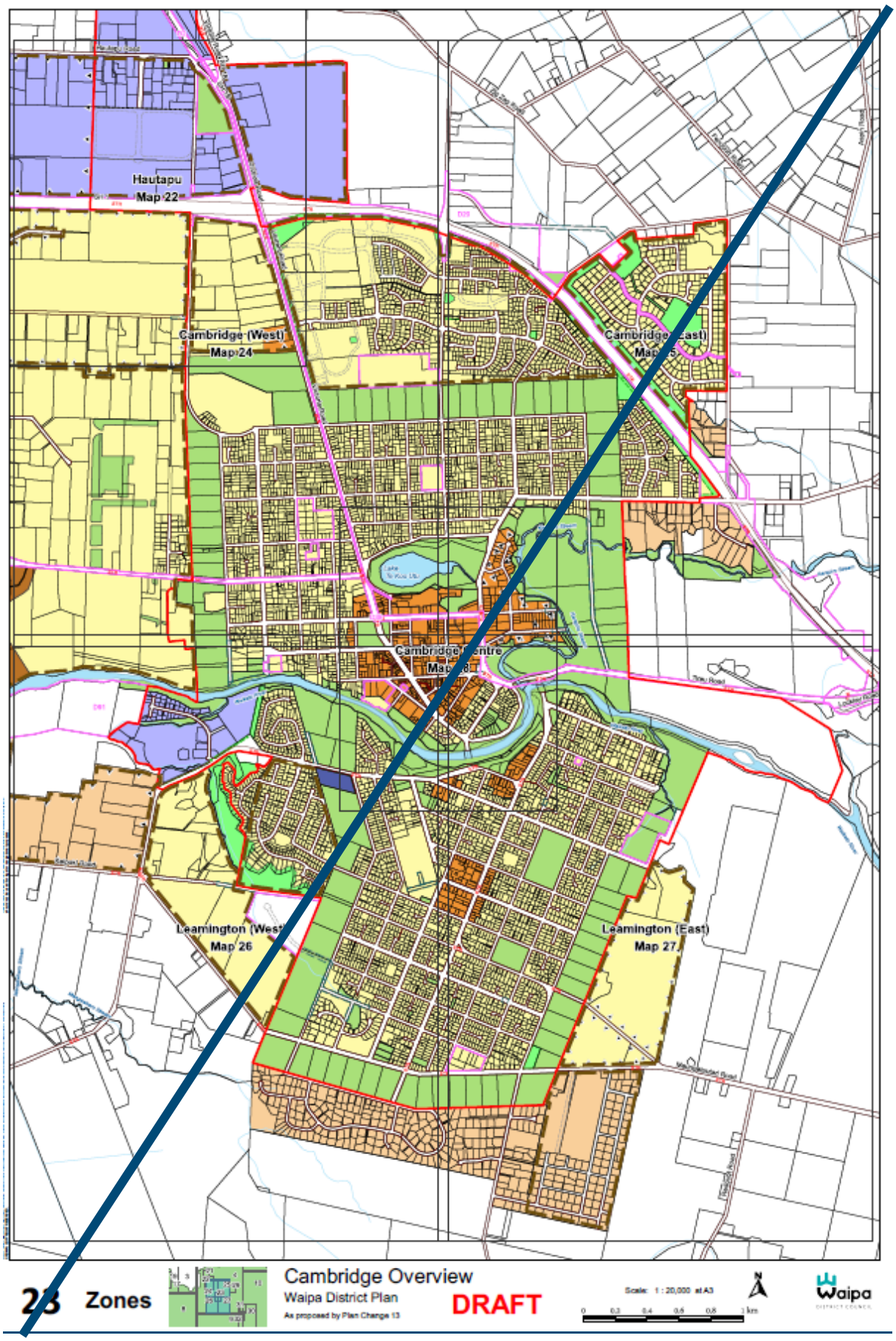

Bruntwood
Map 21
SPECIALISED DAIRY INDUSTRIAL AREA
SPECIALISED DAIRY INDUSTRIAL AREA
SPECIALISED DAIRY INDUSTRIAL AREA
SPECIALISED DAIRY INDUSTRIAL AREA
HAUTAPU INDUSTRIAL STRUCTURE PLAN AREA
NARROWE INDUSTRIAL PRECINCT STRUCTURE PLAN AREA
INDUSTRIAL (UNSERVICED)
STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
22 Zones
Hautapu
Waipa District Plan
Page Version - 16 June 2021
DRAFT
Scale: 1 : 7,500 at A3
Waipa

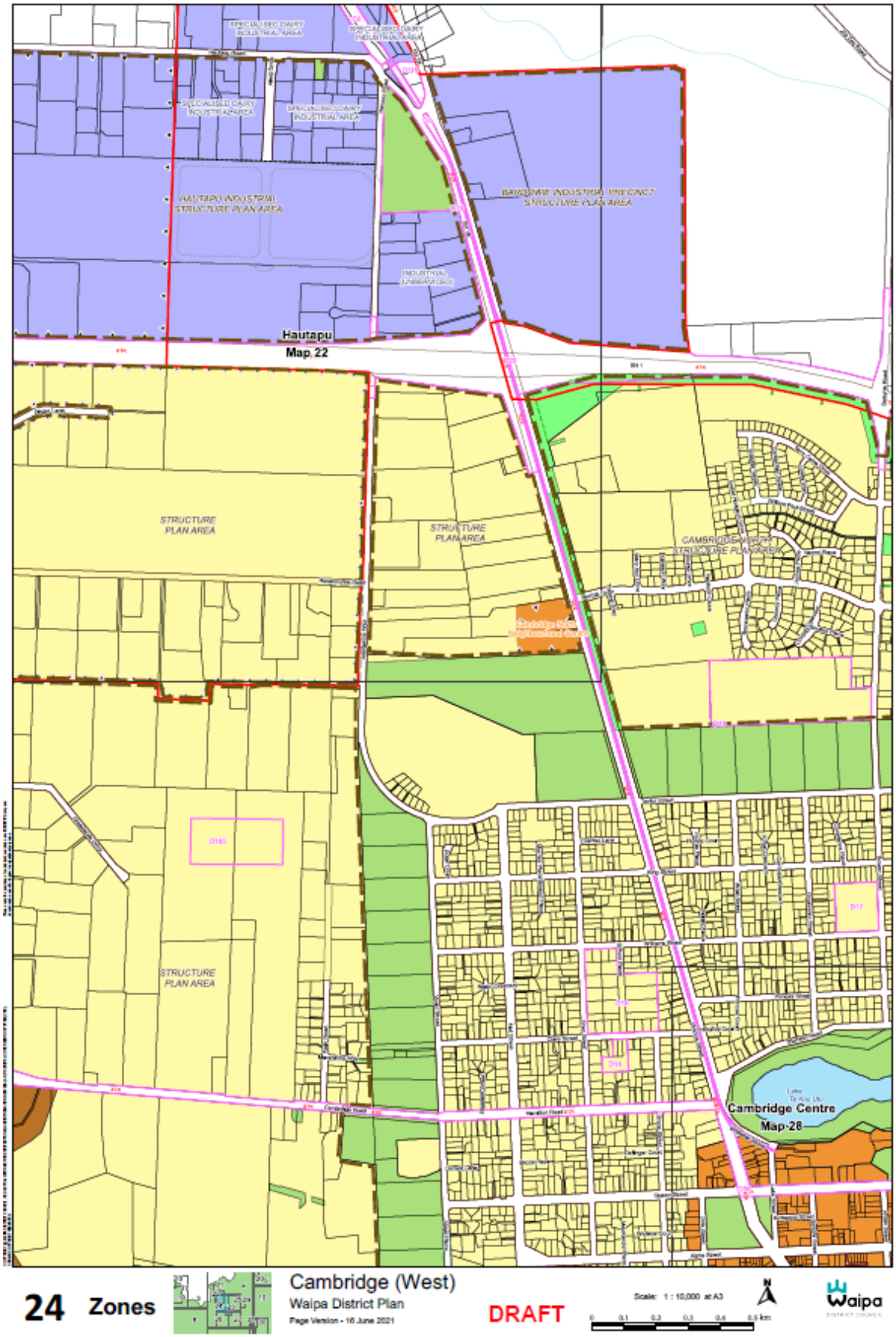
[19/3, 13/6, 13/8]


Bruntwood
Map 21
SPECIALISED DAIRY INDUSTRIAL AREA
SPECIALISED DAIRY INDUSTRIAL AREA
SPECIALISED DAIRY INDUSTRIAL AREA
SPECIALISED DAIRY INDUSTRIAL AREA
HAUTAPU INDUSTRIAL STRUCTURE PLAN AREA
TAMAHERE INDUSTRIAL PRECINCT STRUCTURE PLAN AREA
INDUSTRIAL (UNSERVICED)
STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
22 Zones
Hautapu
Waipa District Plan
As proposed by Plan Change 13
DRAFT
Scale: 1 : 7,500 at A3
0 0.05 0.1 0.15 0.2 0.25 km
Waipa

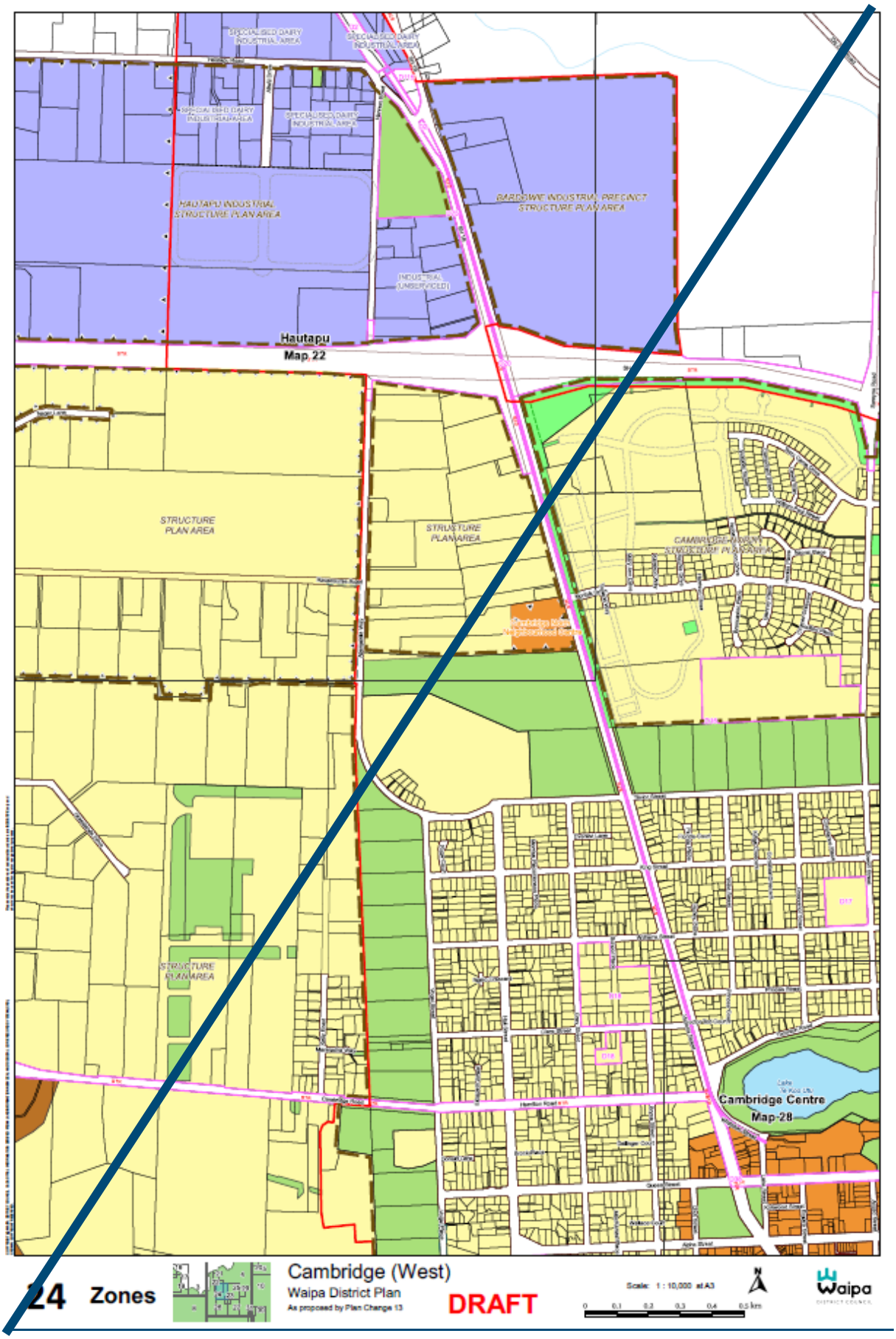

Hautapu
Map 22
Cambridge (West)
Map 24
Cambridge (East)
Map 25
Cambridge Centre
Map 28
Leamington (West)
Map 26
Leamington (East)
Map 27
23 Zones
Cambridge Overview
Waipa District Plan
Page Version - 16 June 2021
DRAFT
Scale: 1 : 20,000 at A3
Waipa

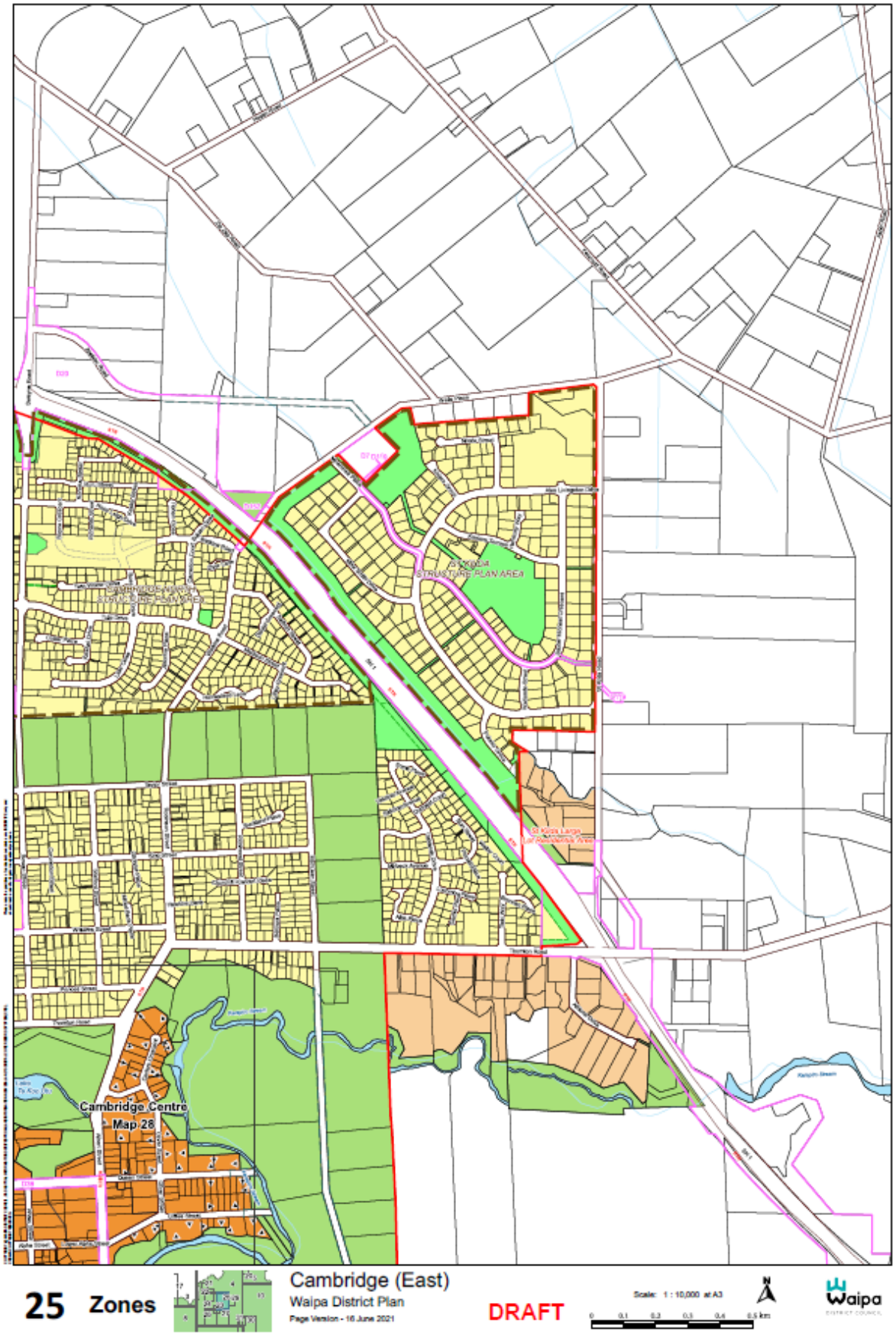
[19/3, 13/6, 13/8]


Hautapu
Map 22
Cambridge (West)
Map 24
Cambridge (East)
Cambridge Centre
Leamington (West)
Map 26
Leamington (East)
Map 27
23 Zones
Cambridge Overview
Waipa District Plan
As proposed by Plan Change 13
DRAFT
Scale: 1 : 20,000 at A3
Waipa


Hautapu
Map 22
STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
Cambridge Centre
Map 28
24 Zones
Cambridge (West)
Waipa District Plan
DRAFT
Waipa

[19/3, 13/6, 13/8]


SPECIALISED DAIRY INDUSTRIAL AREA
HAUTAPU INDUSTRIAL STRUCTURE PLAN AREA
BARDOWIE INDUSTRIAL PRECINCT STRUCTURE PLAN AREA
INDUSTRIAL (UNSERVICED)
Hautapu
Map 22
STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
Cambridge Centre
Map 28
24 Zones
Cambridge (West)
Waipa District Plan
As proposed by Plan Change 13
DRAFT
Scale: 1 : 10,000 at A3
0 0.1 0.2 0.3 0.4 0.5 km
Waipa


Cambridge Centre
Map 28
25 Zones
Cambridge (East)
Waipa District Plan
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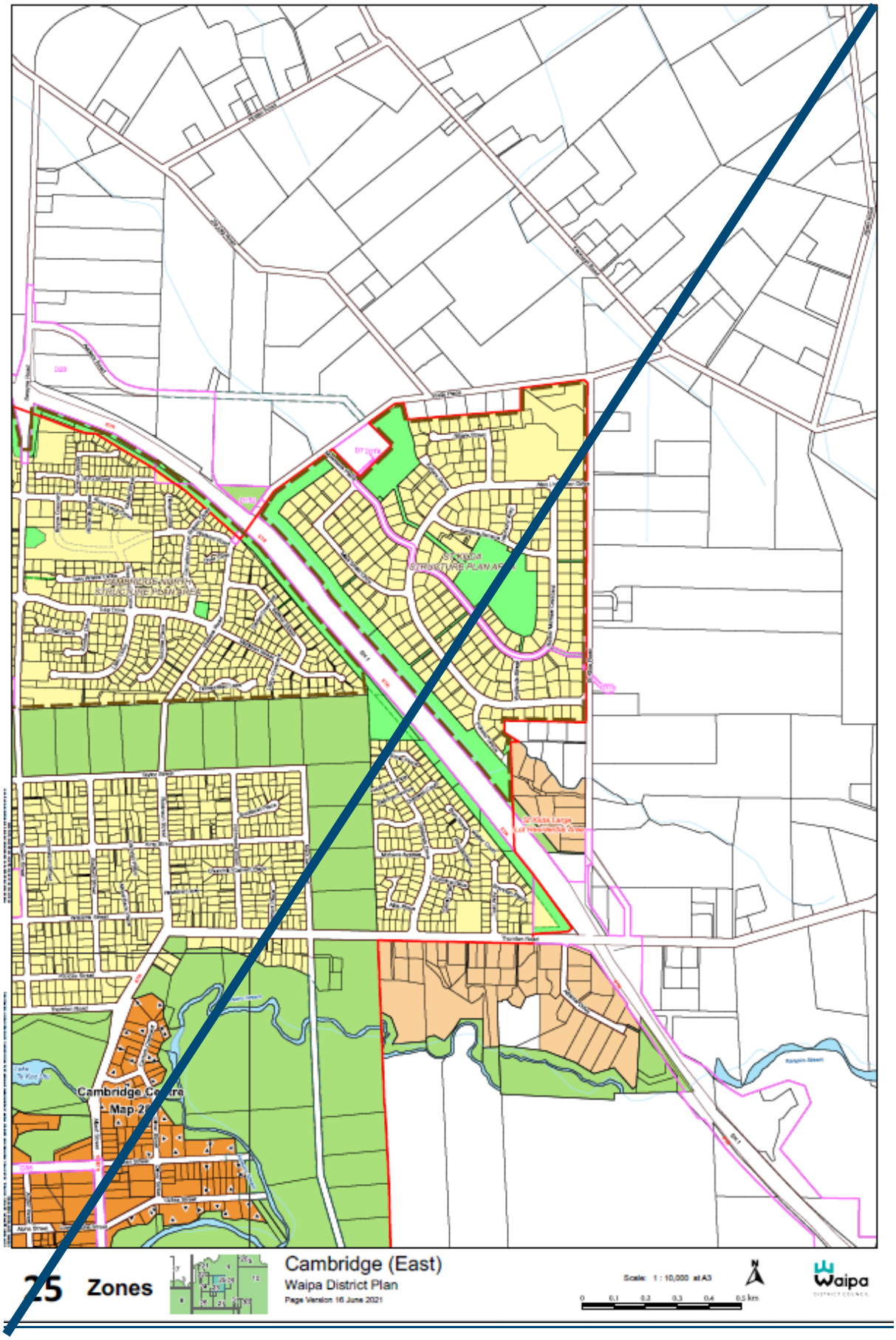
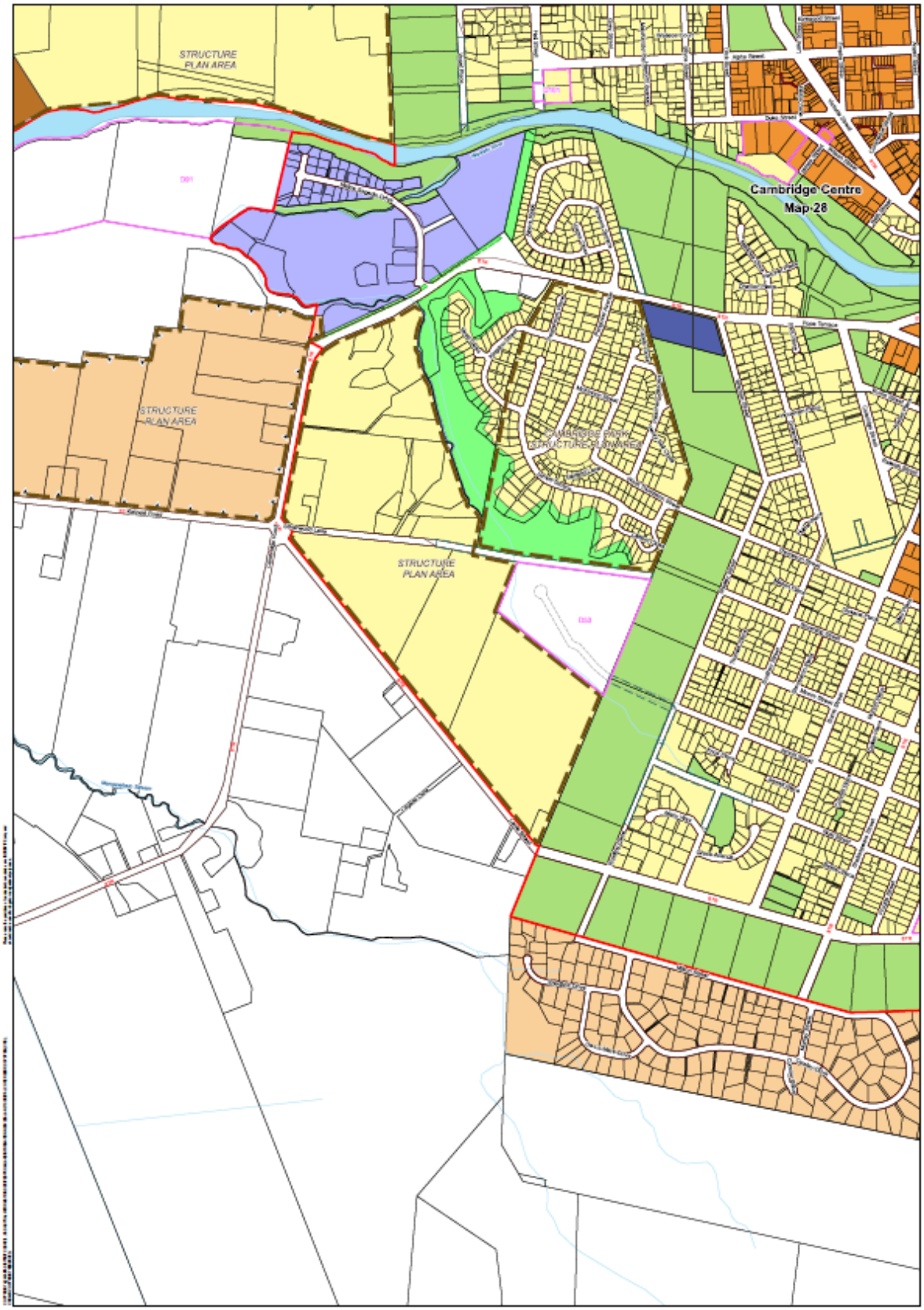
DRAFT
Scale: 1 : 10,000 at A3
Waipa

[19/3]


25 Zones
Cambridge (East)
Waipa District Plan
Page Version 16 June 2021
Scale: 1 : 10,000 at A3
0 0.1 0.2 0.3 0.4 0.5 km
Waipa
DISTRICT COUNCIL



26 **Zones**

Leamington (West)
Waipa District Plan
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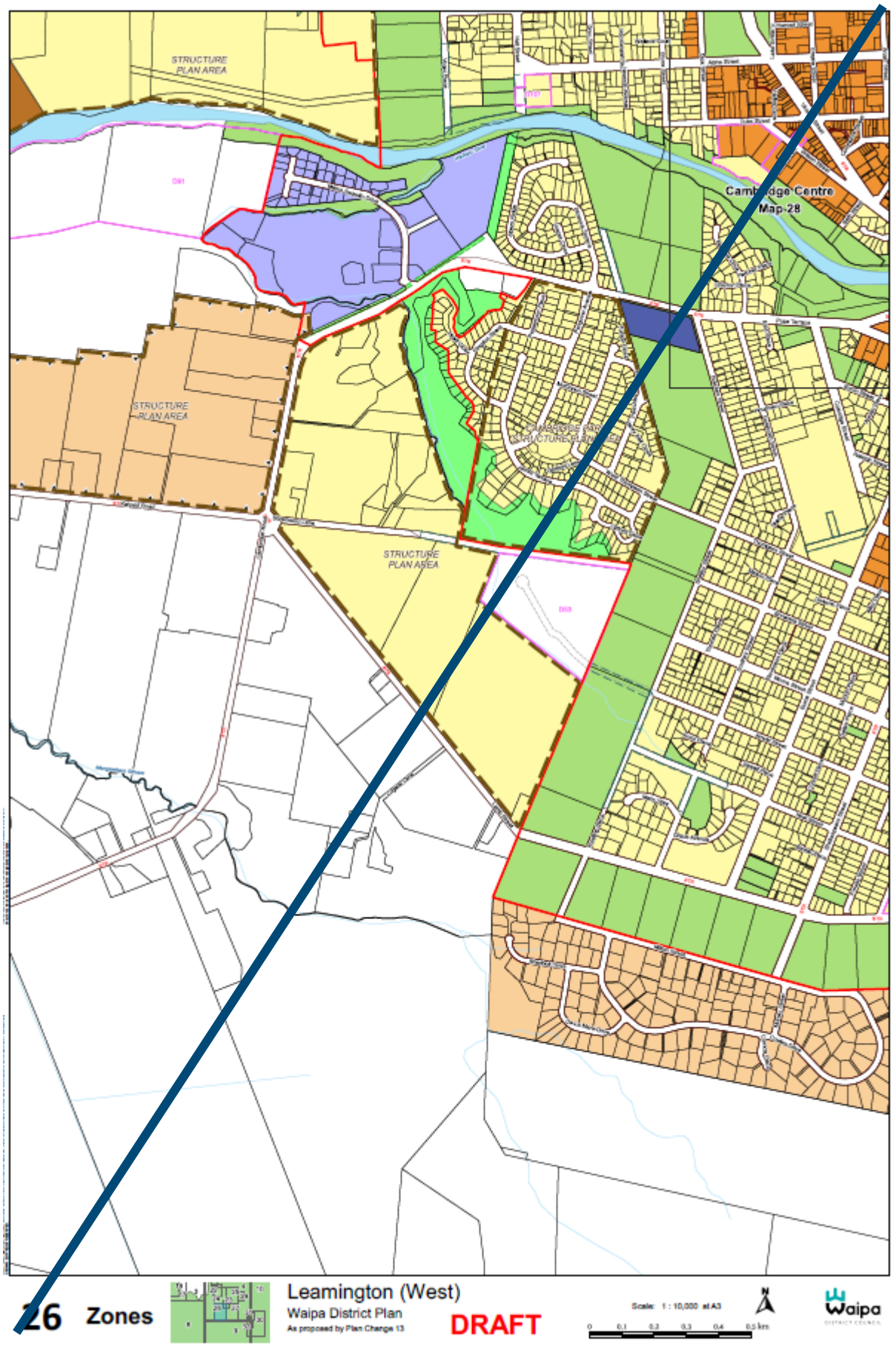
DRAFT

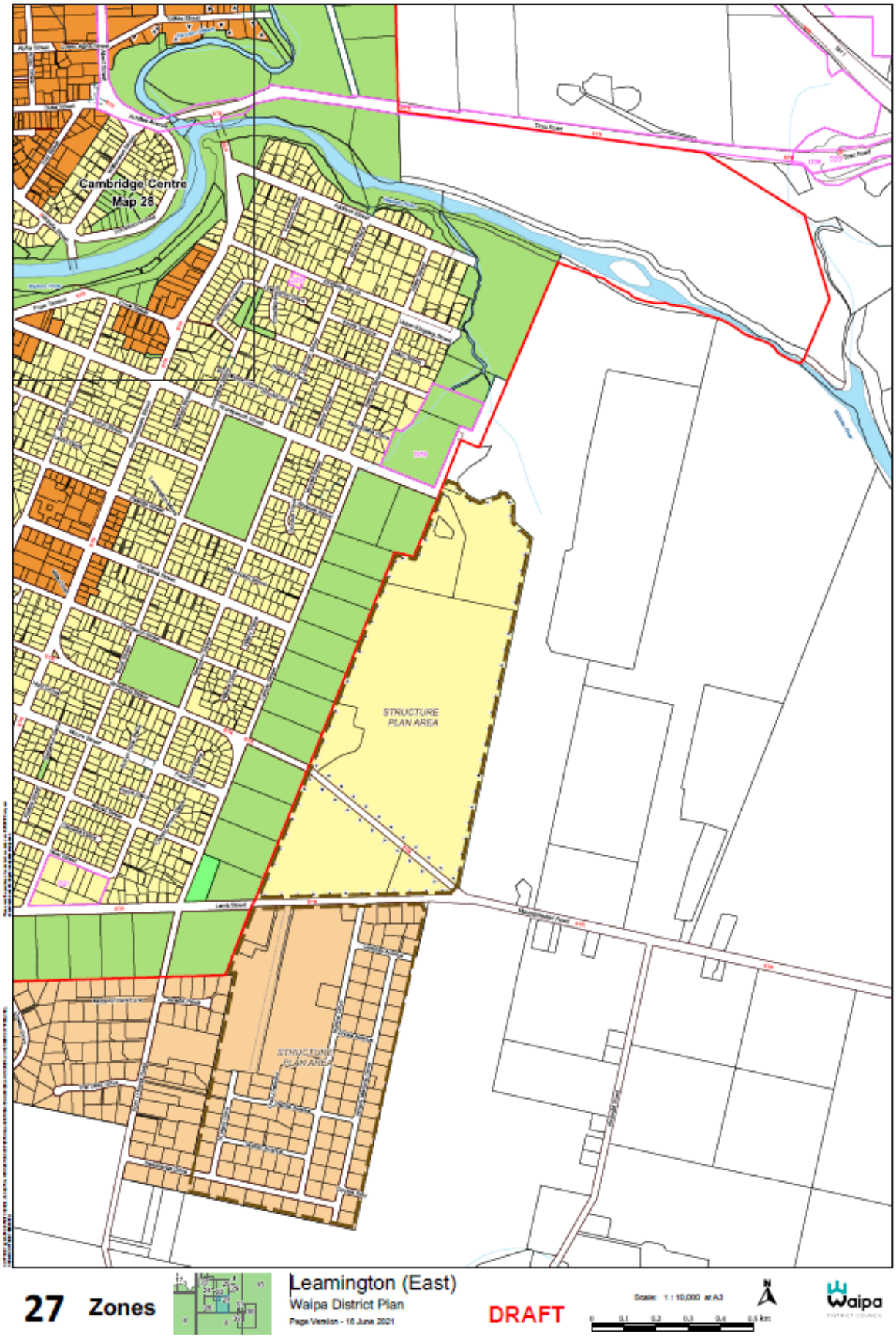
Scale: 1 : 10,000 at A3

0 0.1 0.2 0.3 0.4 0.5 km

Waipa DISTRICT COUNCIL

[19/3]


STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
Cambridge Centre
Map 28
26 Zones
Leamington (West)
Waipa District Plan
As proposed by Plan Change 13
DRAFT
Scale: 1 : 10,000 at A3
0 0.1 0.2 0.3 0.4 0.5 km
Waipa


Cambridge Centre
Map 28
STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
27 Zones
Leamington (East)
Waipa District Plan
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DRAFT
Scale: 1 : 10,000 at A3
Waipa

[19/3]

28 **Zones**

Cambridge Centre
Waipa District Plan
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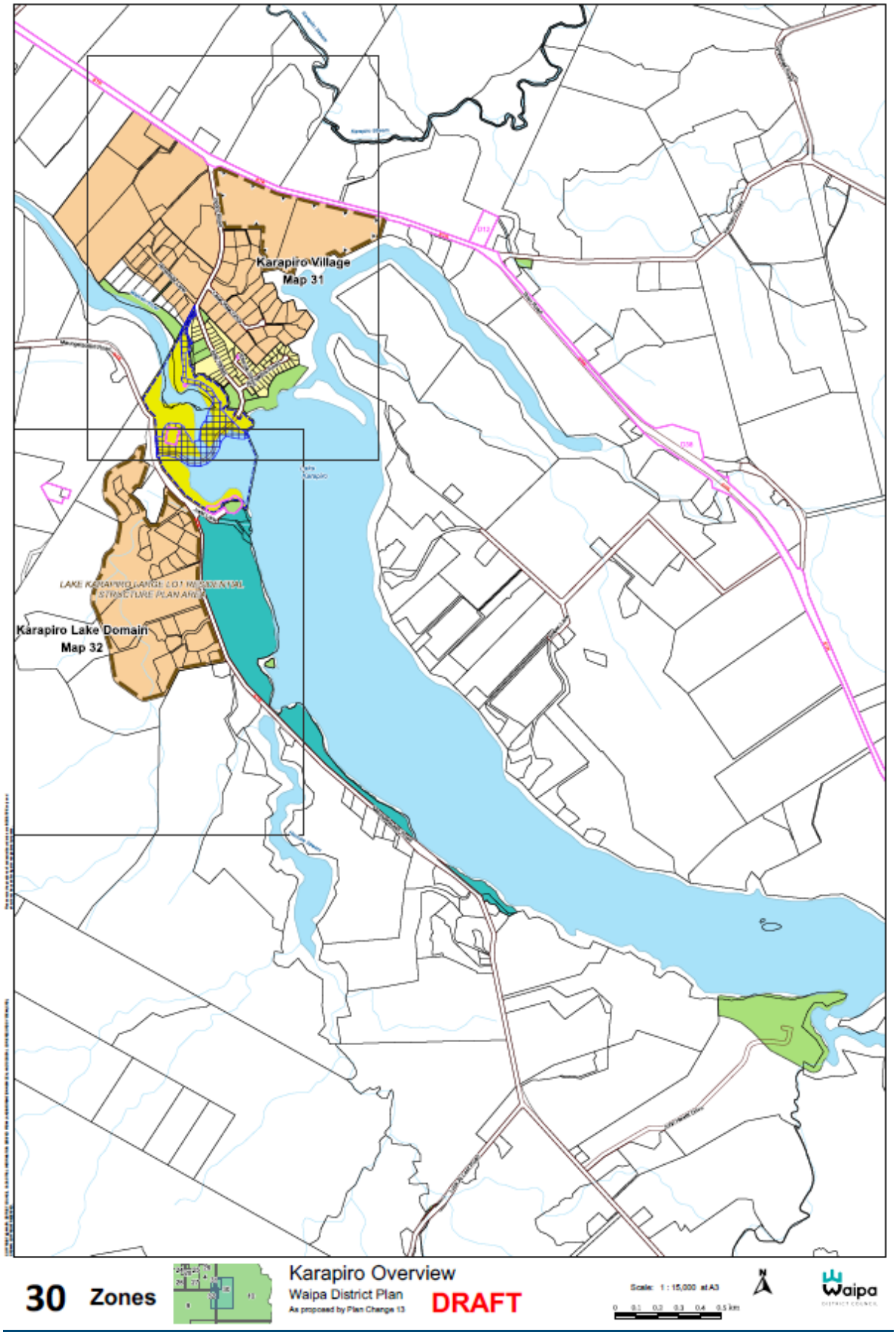
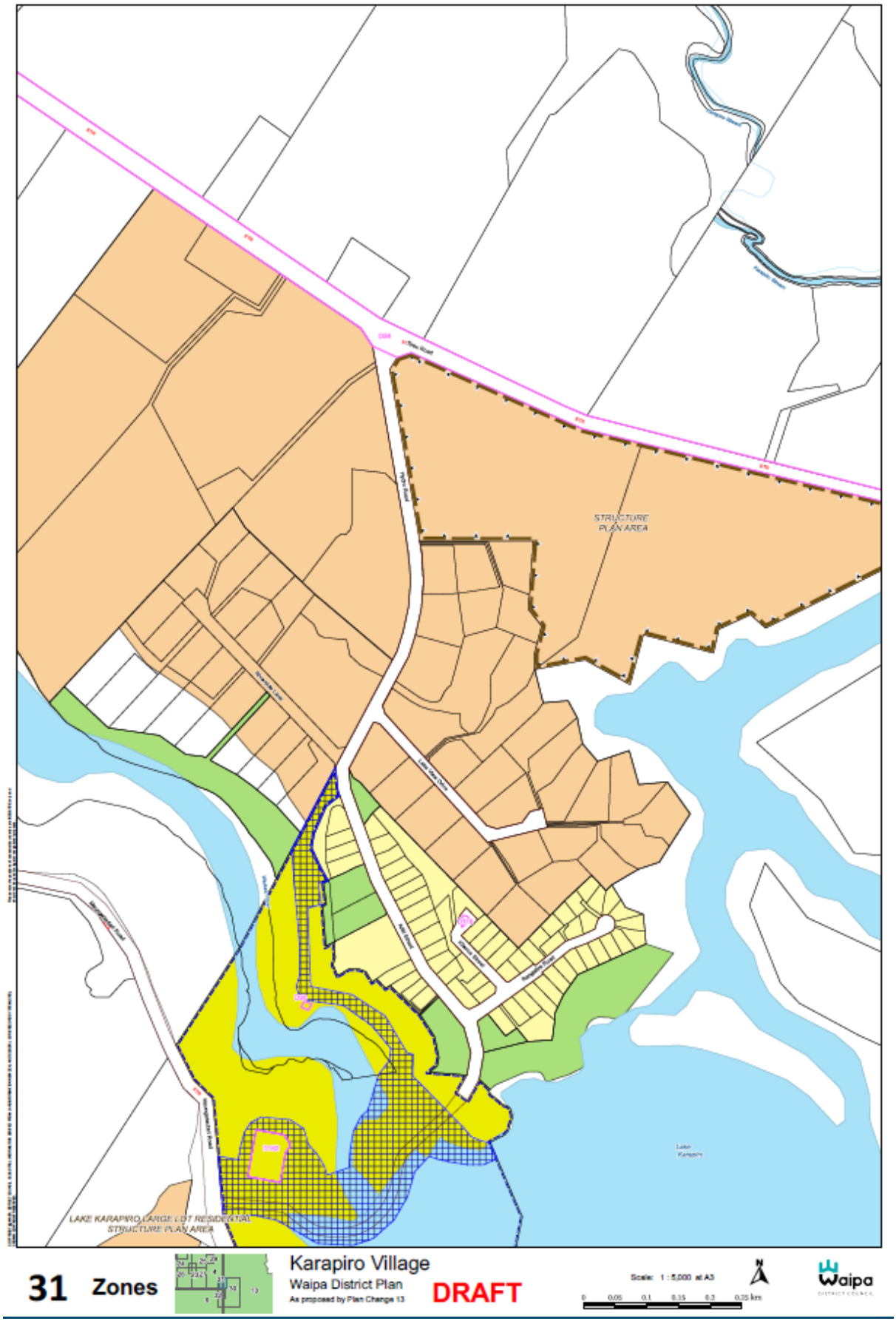
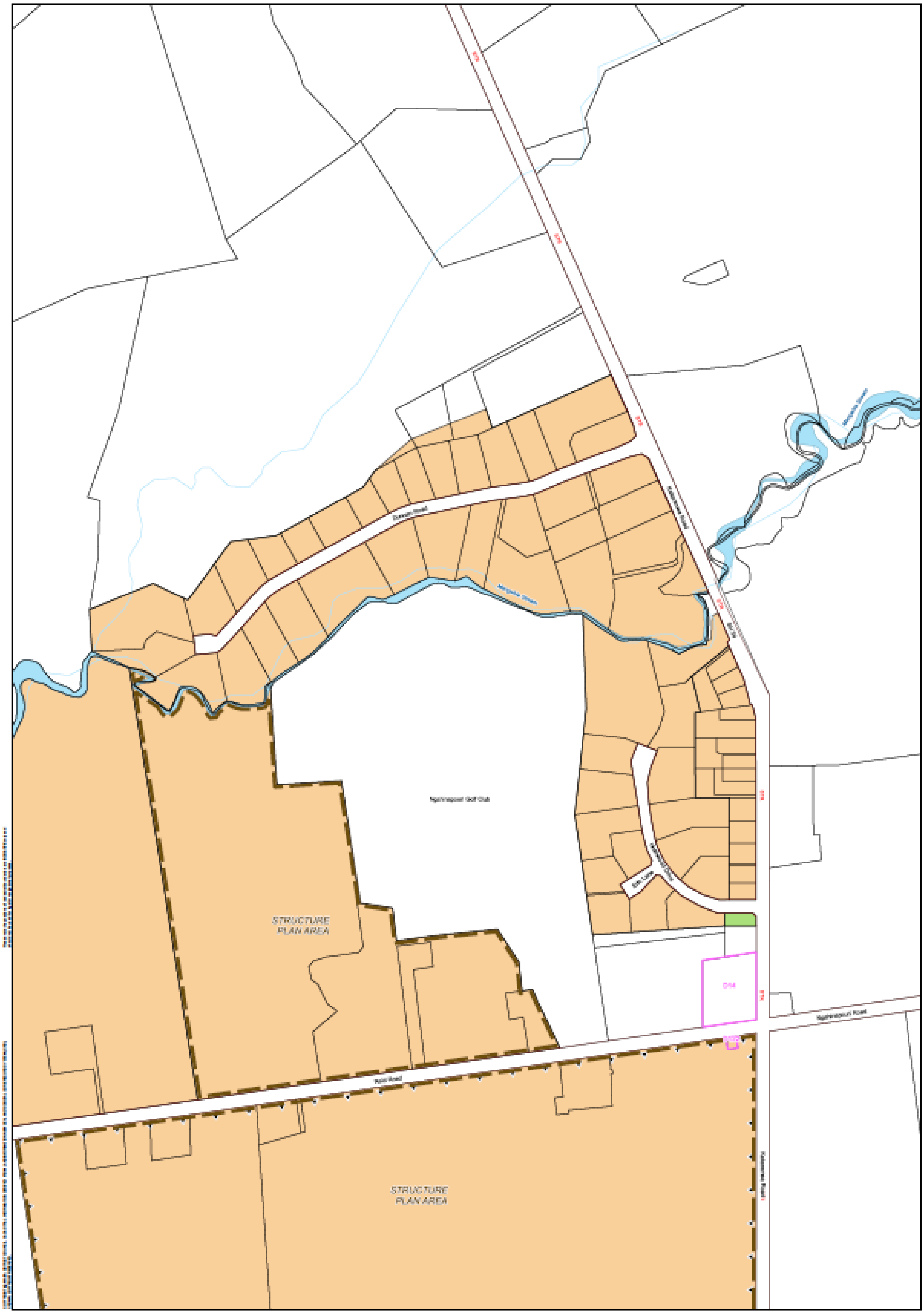
DRAFT

Scale: 1 : 5,000 at A3

[19/3]


Karapiro Village
Map 31
Karapiro Lake Domain
Map 32
30 Zones
Karapiro Overview
Waipa District Plan
As proposed by Plan Change 13
DRAFT
Scale: 1 : 15,000 at A3
0 0.1 0.2 0.3 0.4 0.5 km
N
Waipa


STRUCTURE PLAN AREA
LAKE KARAPIRO LARGE LOT RESIDENTIAL STRUCTURE PLAN AREA
31 Zones
Karapiro Village
Waipa District Plan
As proposed by Plan Change 13
DRAFT
Scale: 1 : 5,000 at A3
Waipa



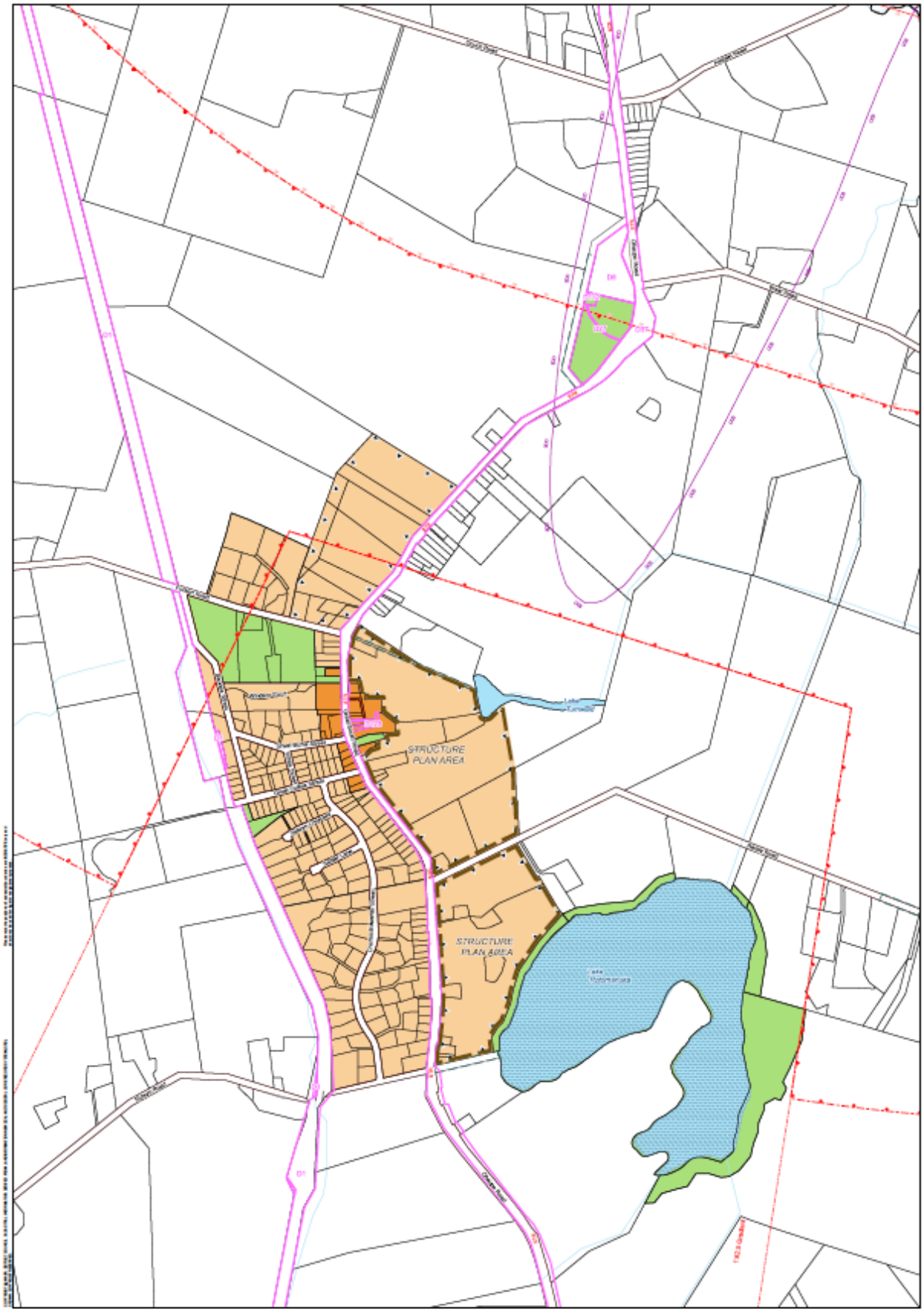
34 **Zones**

Ngahinapouri
Waipa District Plan
As proposed by Plan Change 13

DRAFT

Scale: 1 : 5,000 at A3

0 0.05 0.1 0.15 0.2 0.25 km



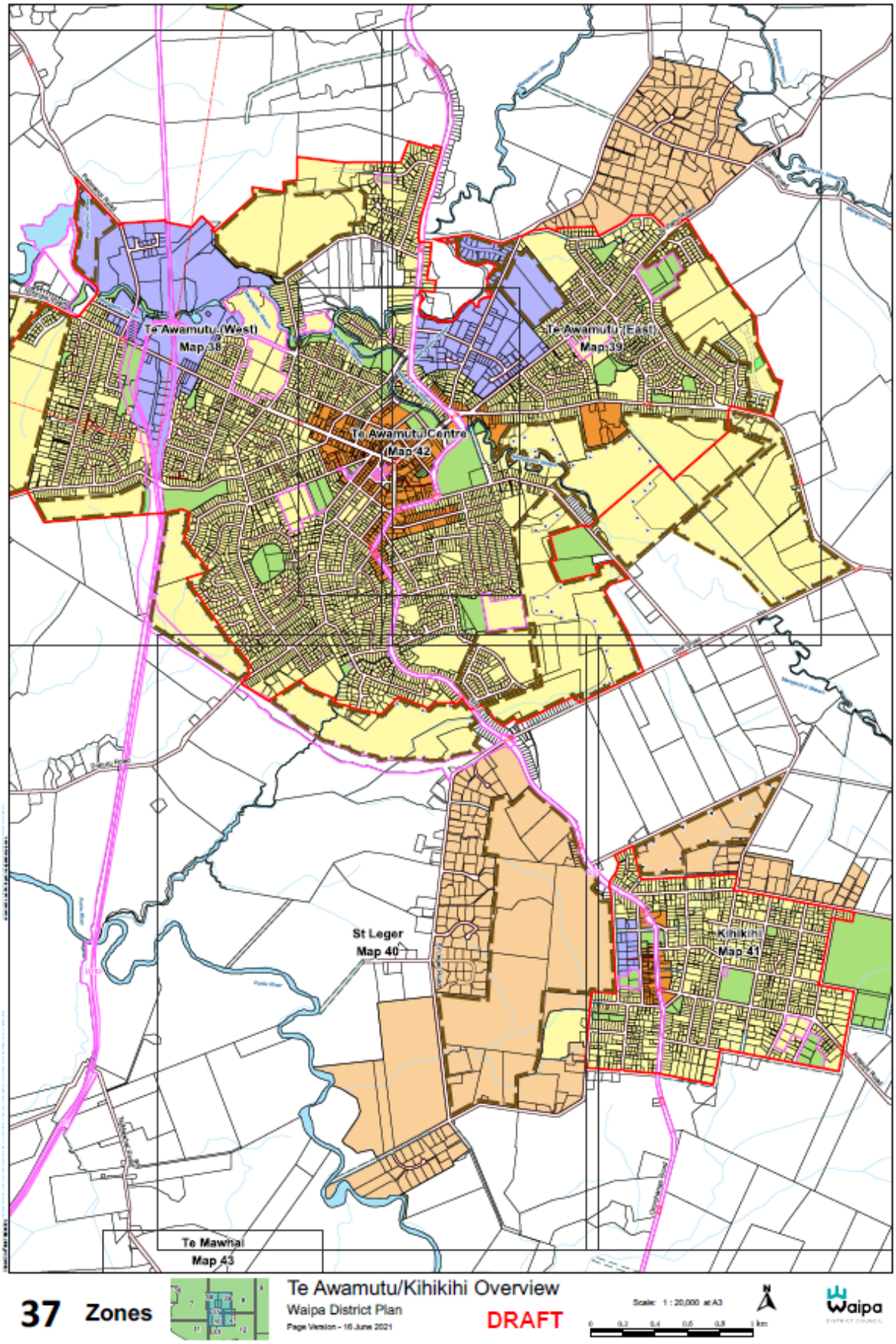
35 Zones

Ohaupo
Waipa District Plan
As proposed by Plan Change 13

DRAFT

Scale: 1 : 10,000 at A3

0 0.1 0.2 0.3 0.4 0.5 km


Te Awamutu (West)
Map 38
Te Awamutu (East)
Map 39
Te Awamutu Centre
Map 42
St Leger
Map 40
Kihikihi
Map 41
Te Mawhai
Map 43
37 Zones
Te Awamutu/Kihikihi Overview
Waipa District Plan
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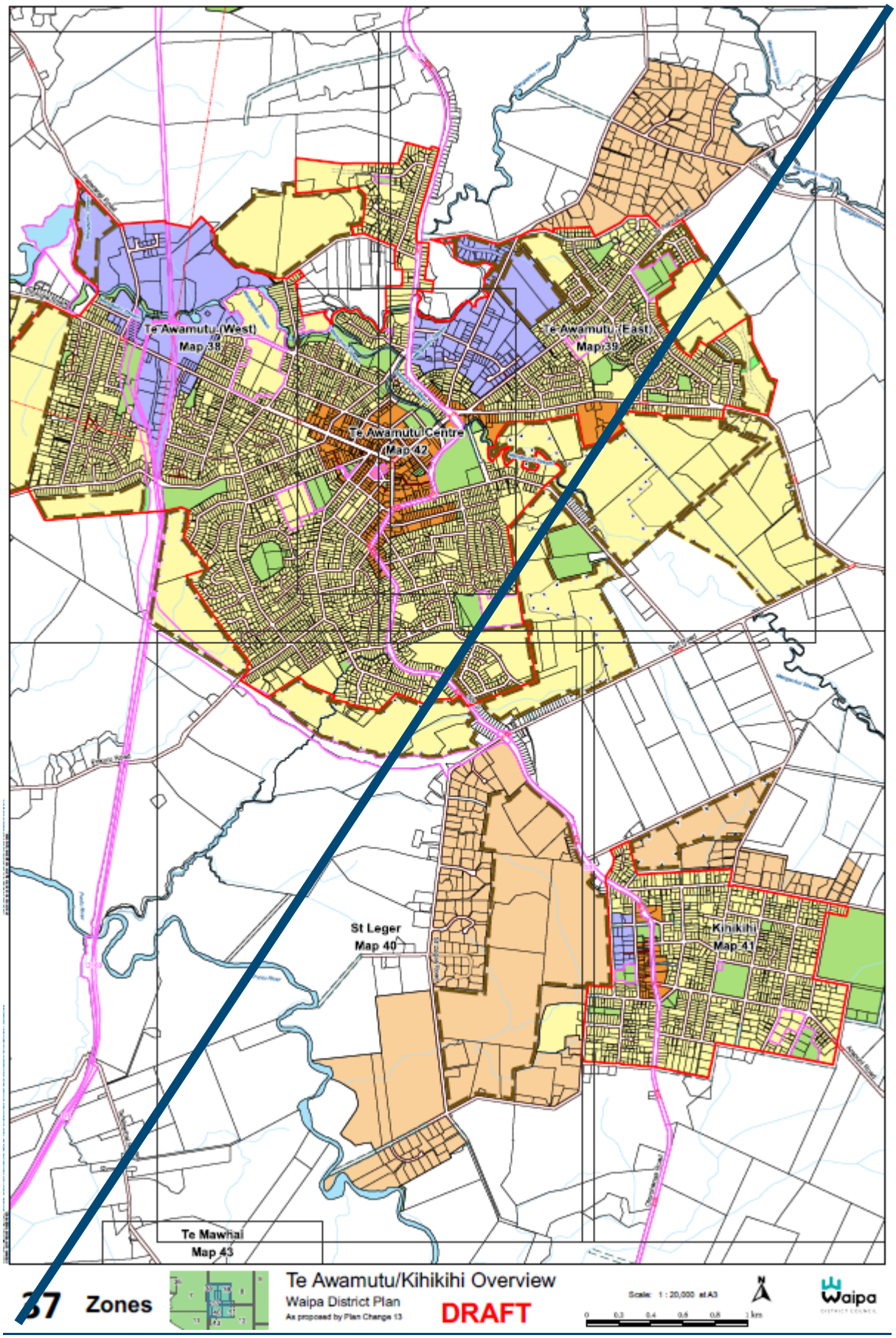
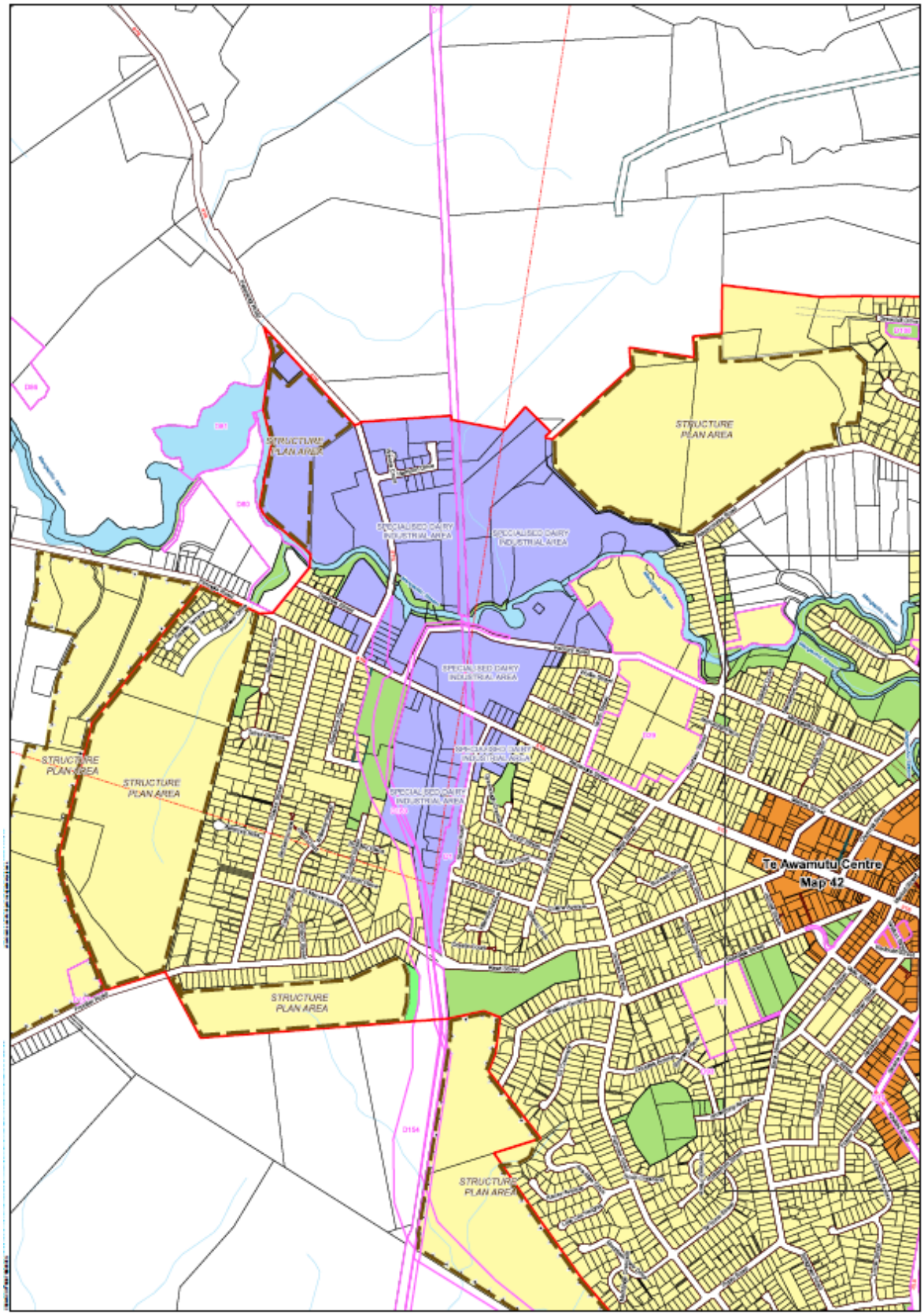
DRAFT
Scale: 1 : 20,000 at A3
Waipa

[19/3]


Te Awamutu (West)
Map 38
Te Awamutu (East)
Map 39
Te Awamutu Centre
Map 42
St Leger
Map 40
Kihikihi
Map 41
Te Mawhai
Map 43
37 Zones
Te Awamutu/Kihikihi Overview
Waipa District Plan
As proposed by Plan Change 13
DRAFT
Scale: 1 : 20,000 at A3
0 0.2 0.4 0.6 0.8 1 km
N
Waipa



38 Zones

Te Awamutu (West)
Waipa District Plan
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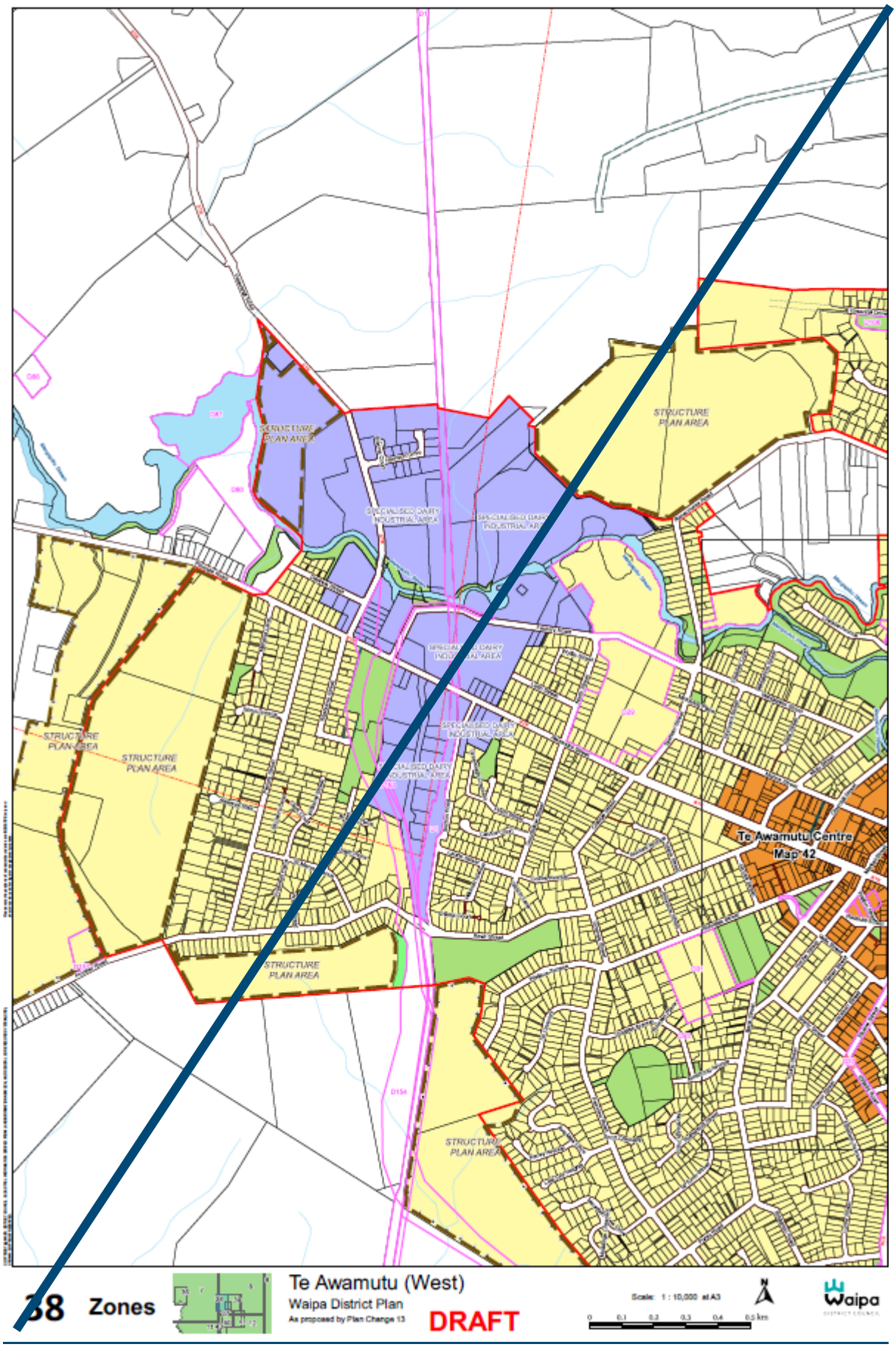
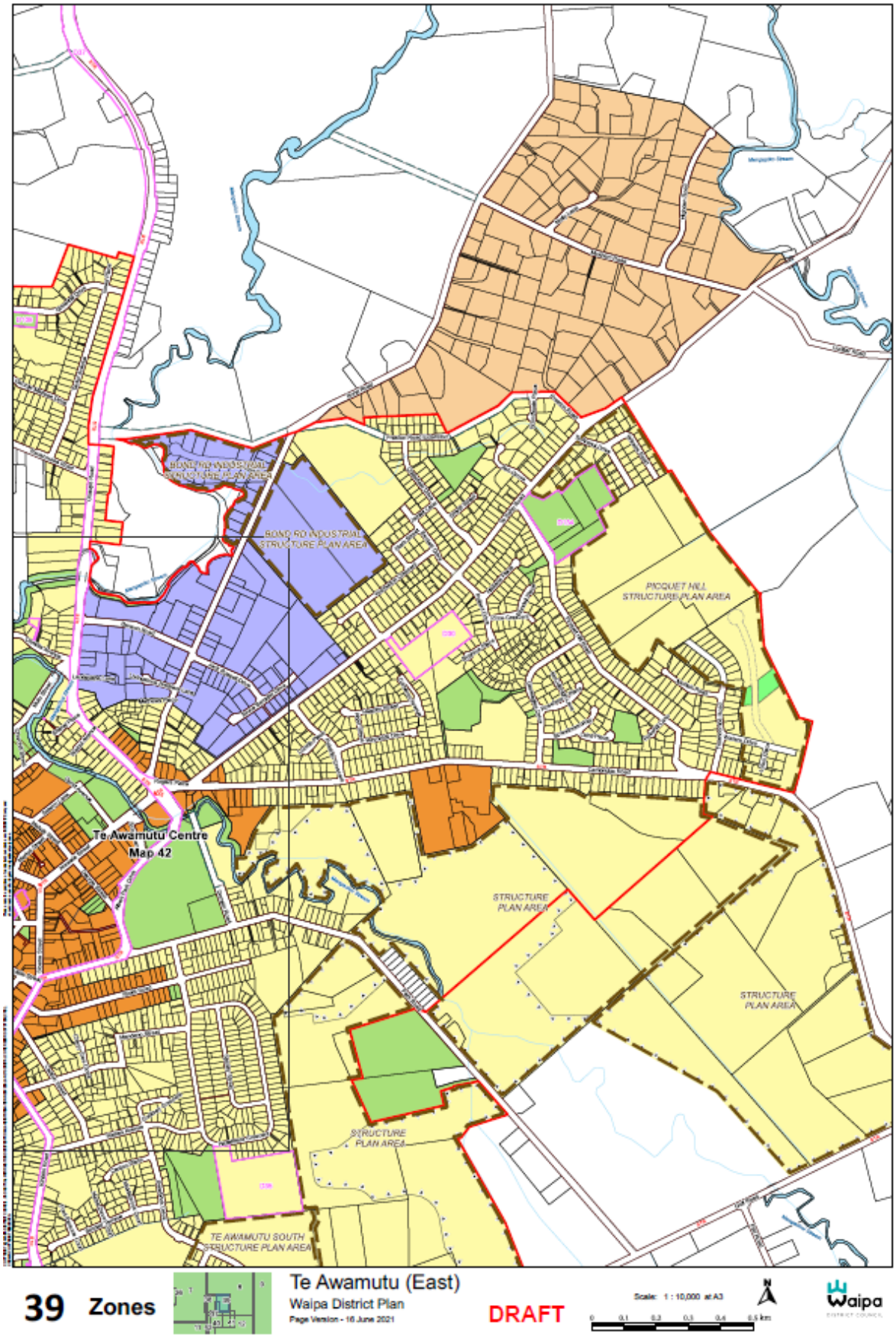
DRAFT

Scale: 1 : 10,000 at A3

[19/3]


STRUCTURE PLAN AREA
SPECIALISED DAIRY INDUSTRIAL AREA
Te Awamutu Centre
Map 42
38 Zones
Te Awamutu (West)
Waipa District Plan
As proposed by Plan Change 13
DRAFT
Scale: 1 : 10,000 at A3
Waipa


BOND RD INDUSTRIAL STRUCTURE PLAN AREA
BOND RD INDUSTRIAL STRUCTURE PLAN AREA
PICQUET HILL STRUCTURE PLAN AREA
Te Awamutu Centre
Map 42
STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
TE AWAMUTU SOUTH STRUCTURE PLAN AREA
39 Zones
Te Awamutu (East)
Waipa District Plan
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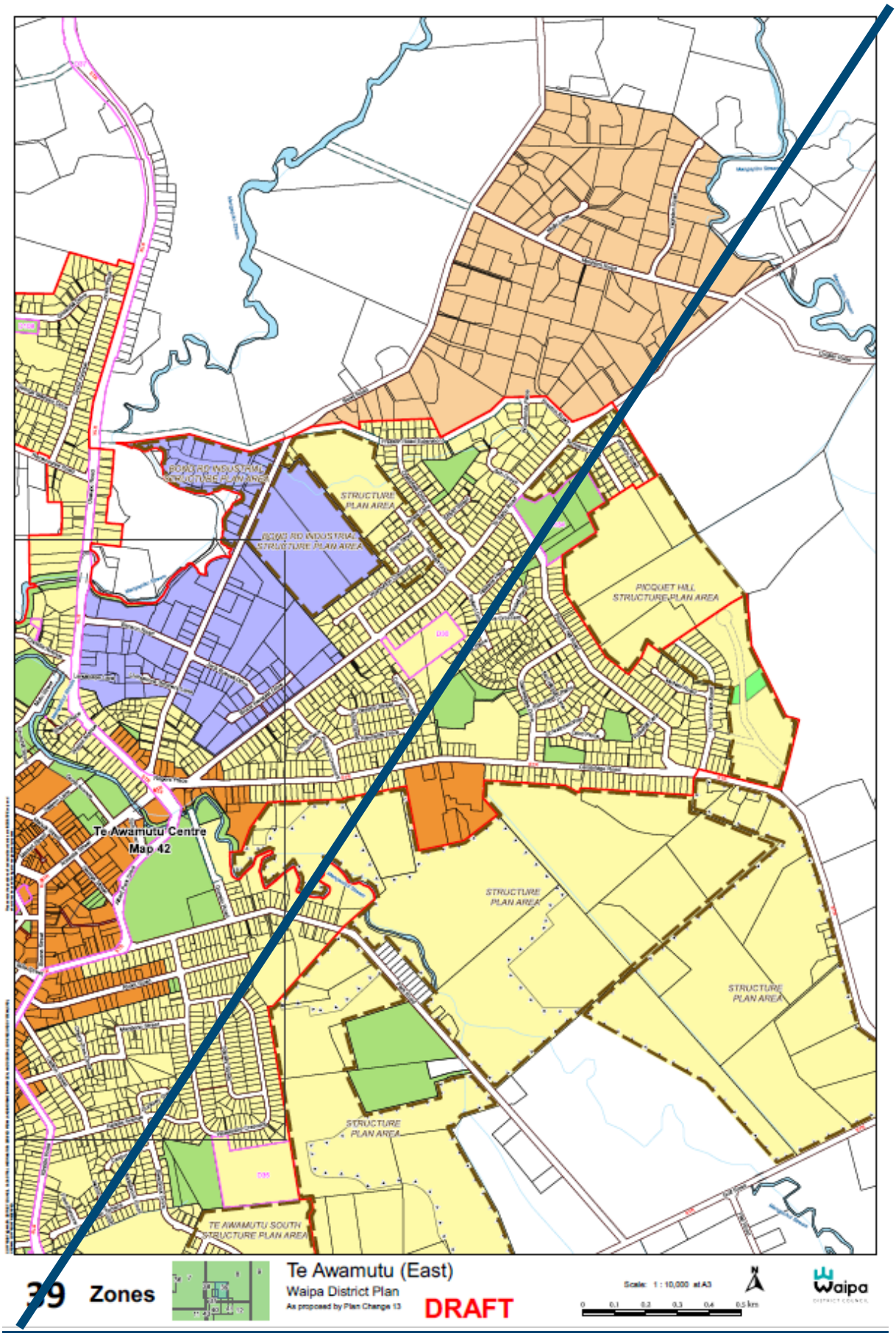
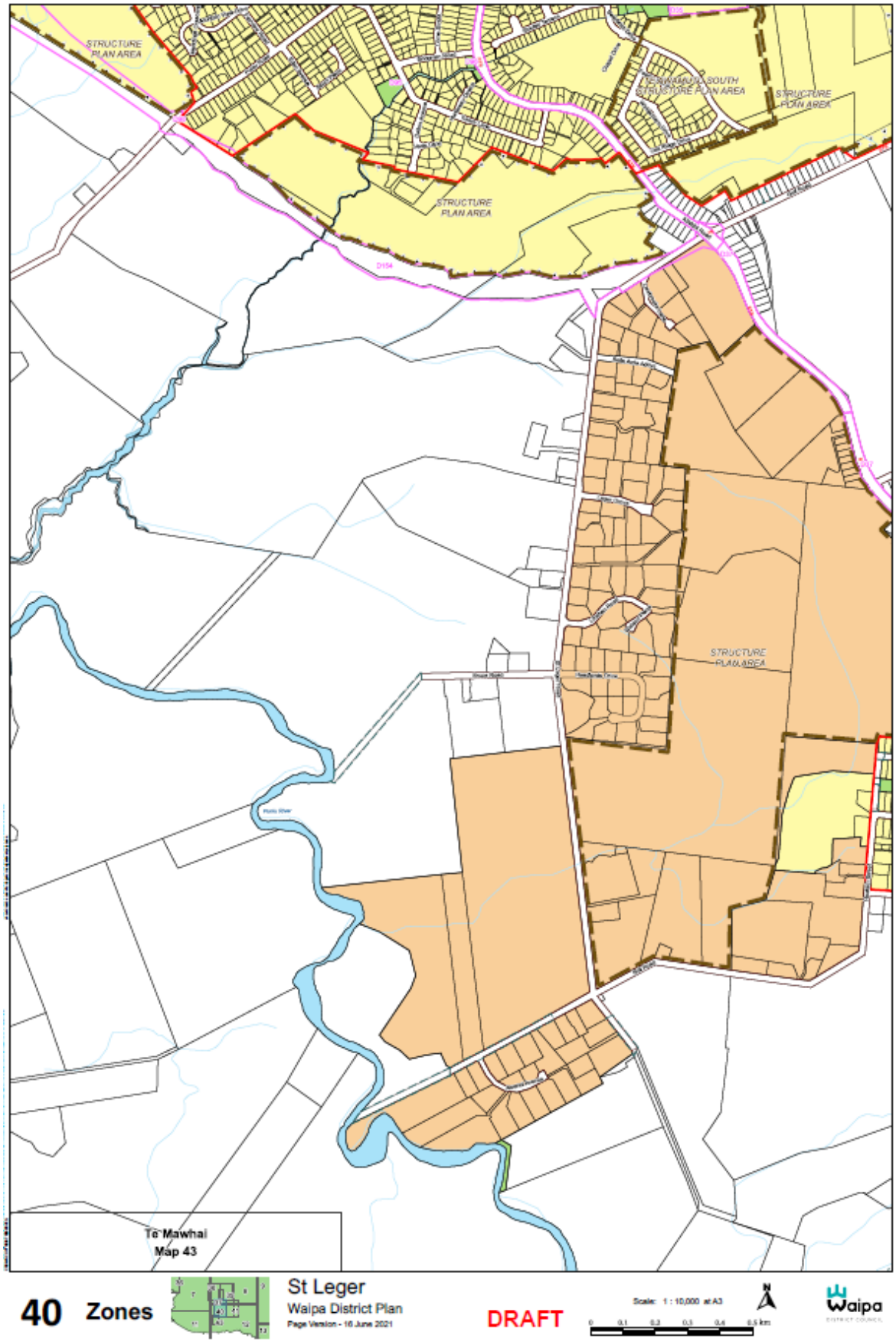
DRAFT
Scale: 1 : 10,000 at A3
Waipa

[19/3, 30/5]


STRUCTURE PLAN AREA
PICQUET HILL STRUCTURE PLAN AREA
Te Awamutu Centre
Map 42
STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
TE AWAMUTU SOUTH STRUCTURE PLAN AREA
39 Zones
Te Awamutu (East)
Waipa District Plan
As proposed by Plan Change 13
DRAFT
Scale: 1 : 10,000 at A3
0 0.1 0.2 0.3 0.4 0.5 km
Waipa


STRUCTURE PLAN AREA
TE WAMUA SOUTH STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
Te Mawhai
Map 43
40 Zones
St Leger
Waipa District Plan
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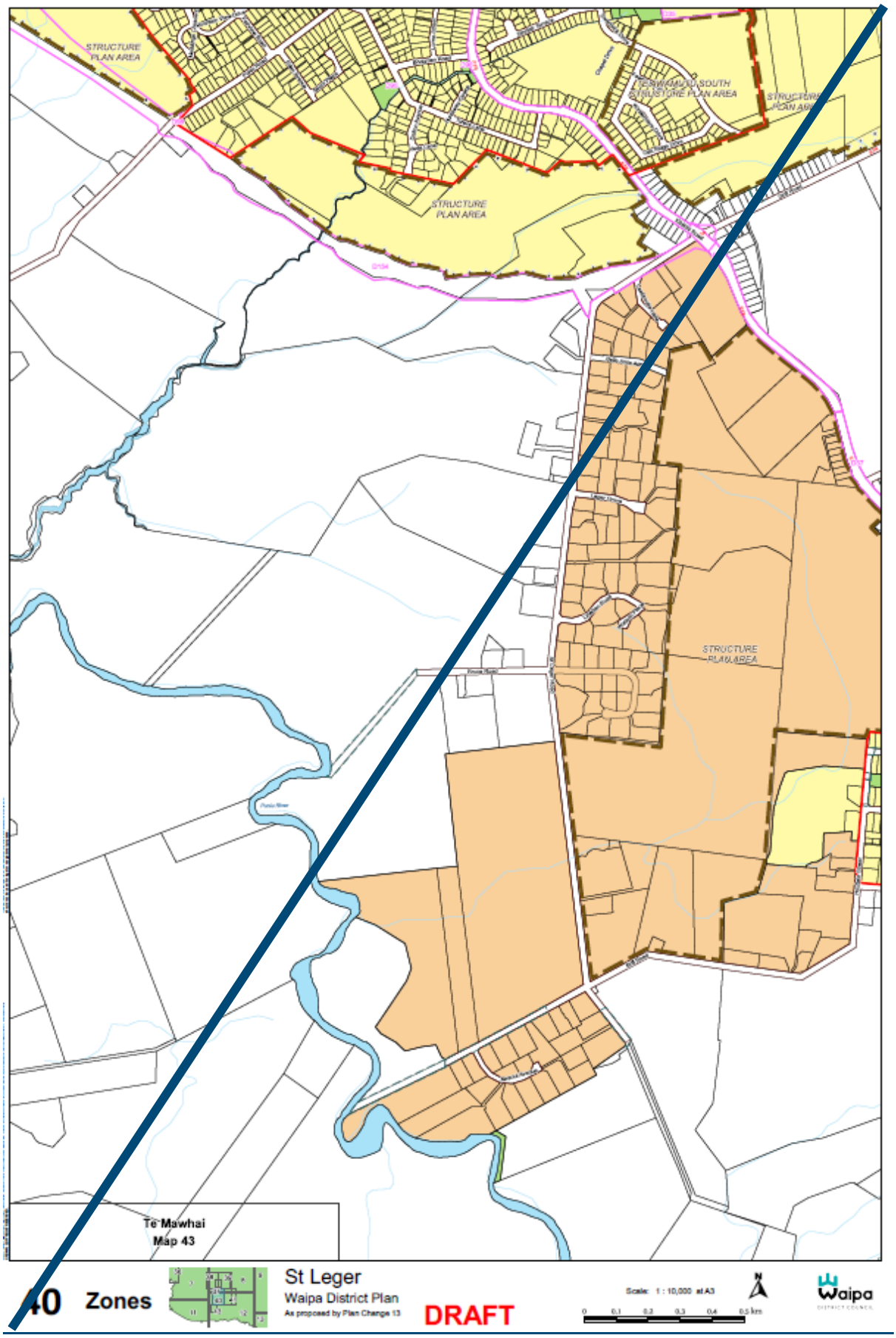
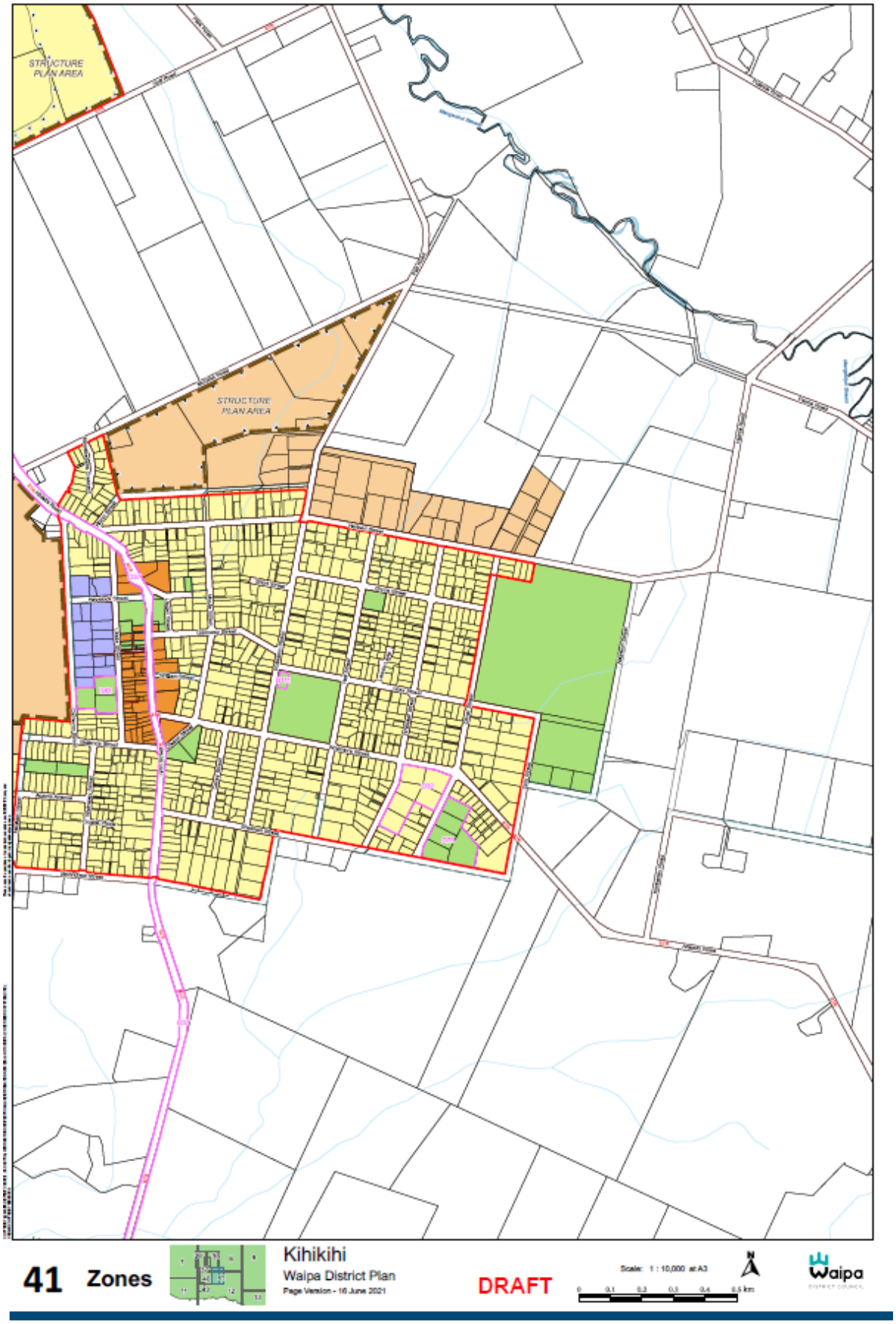
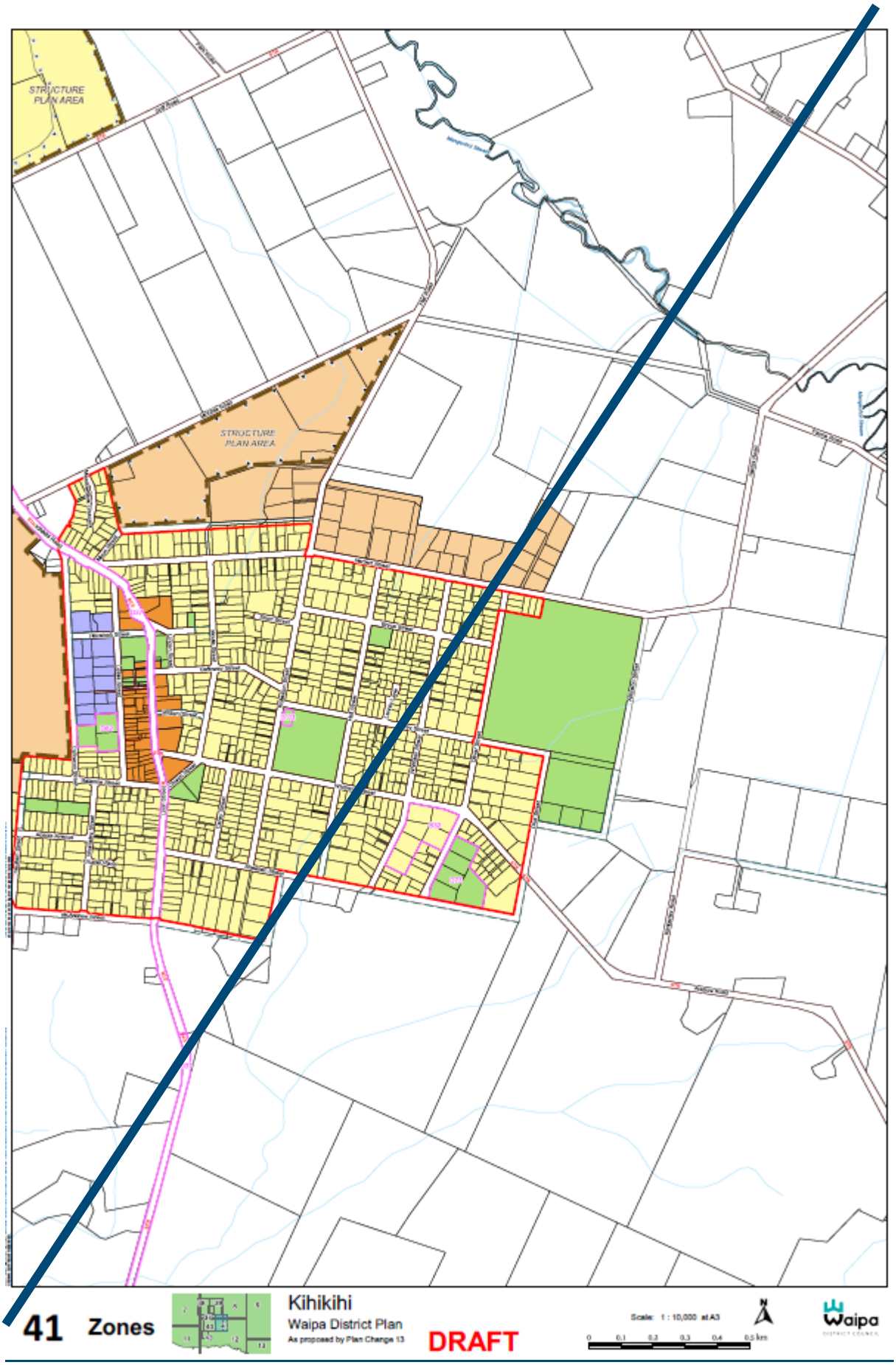
DRAFT
Scale: 1 : 10,000 at A3
Waipa

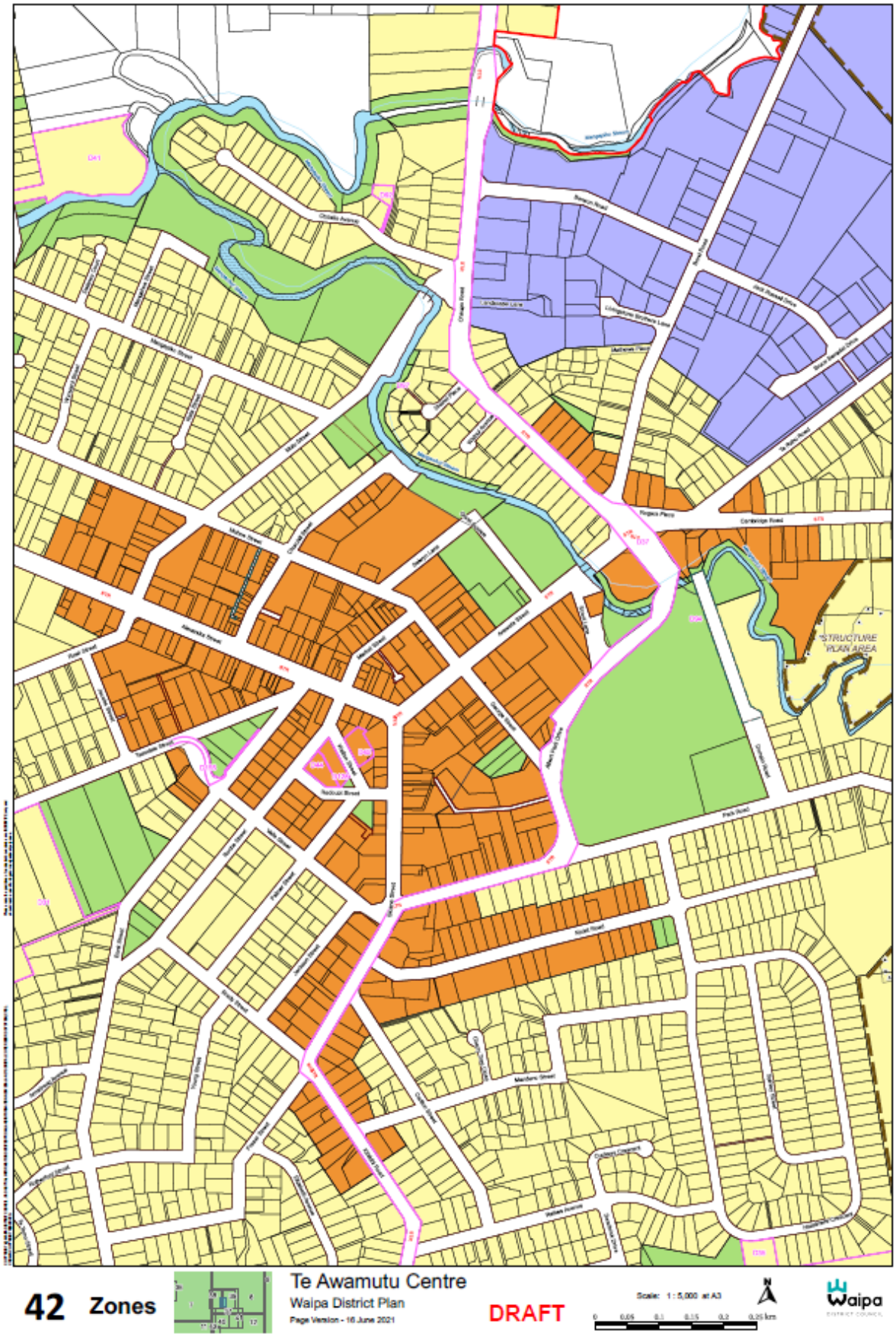
[19/3]


STRUCTURE PLAN AREA
TE MAWHAI SOUTH STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
Te Mawhai
Map 43
40 Zones
St Leger
Waipa District Plan
As proposed by Plan Change 13
DRAFT
Scale: 1 : 10,000 at A3
0 0.1 0.2 0.3 0.4 0.5 km
Waipa

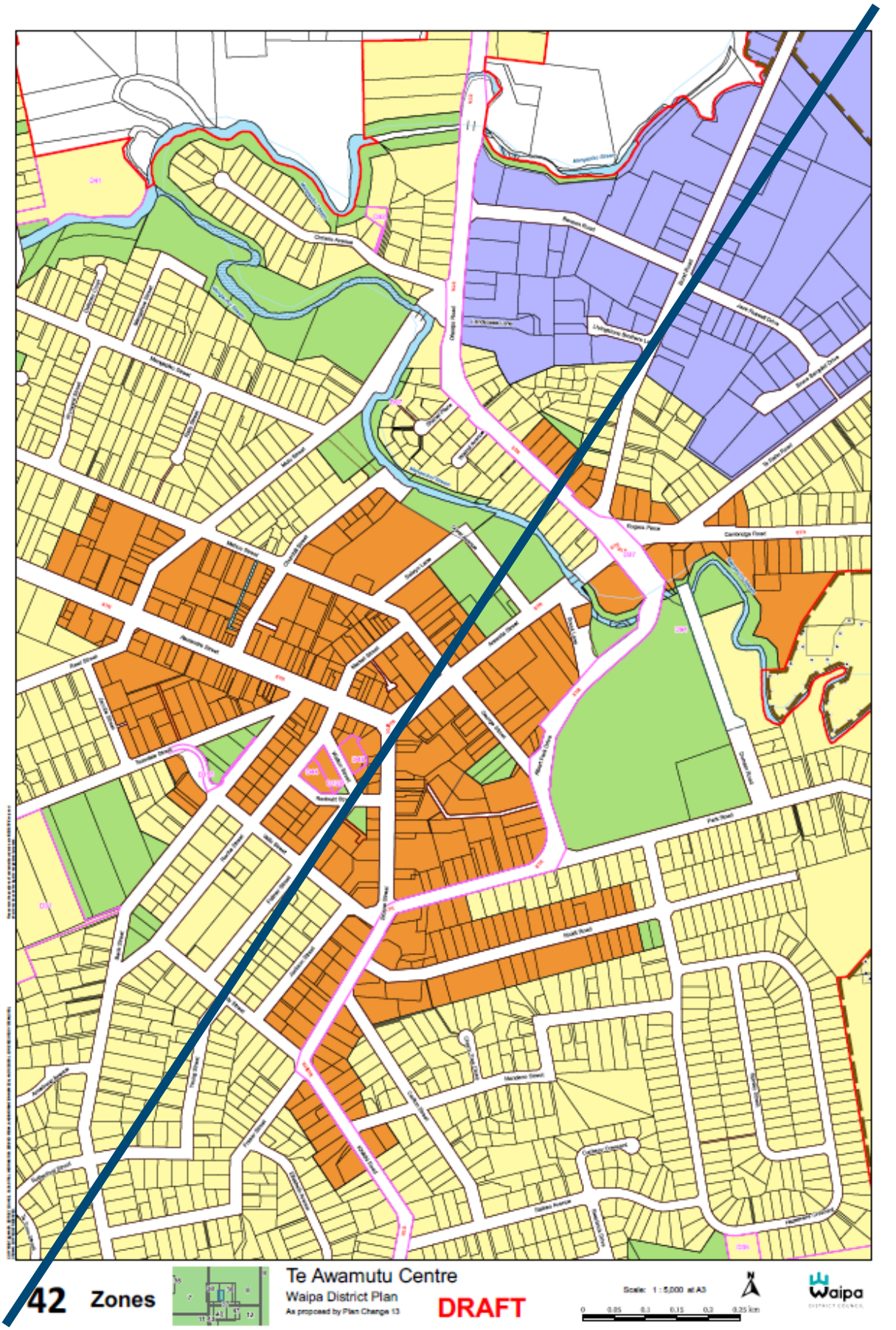

STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
41 Zones
Kihikihi
Waipa District Plan
Page Version - 16 June 2021
DRAFT
Scale: 1 : 10,000 at A3
Waipa

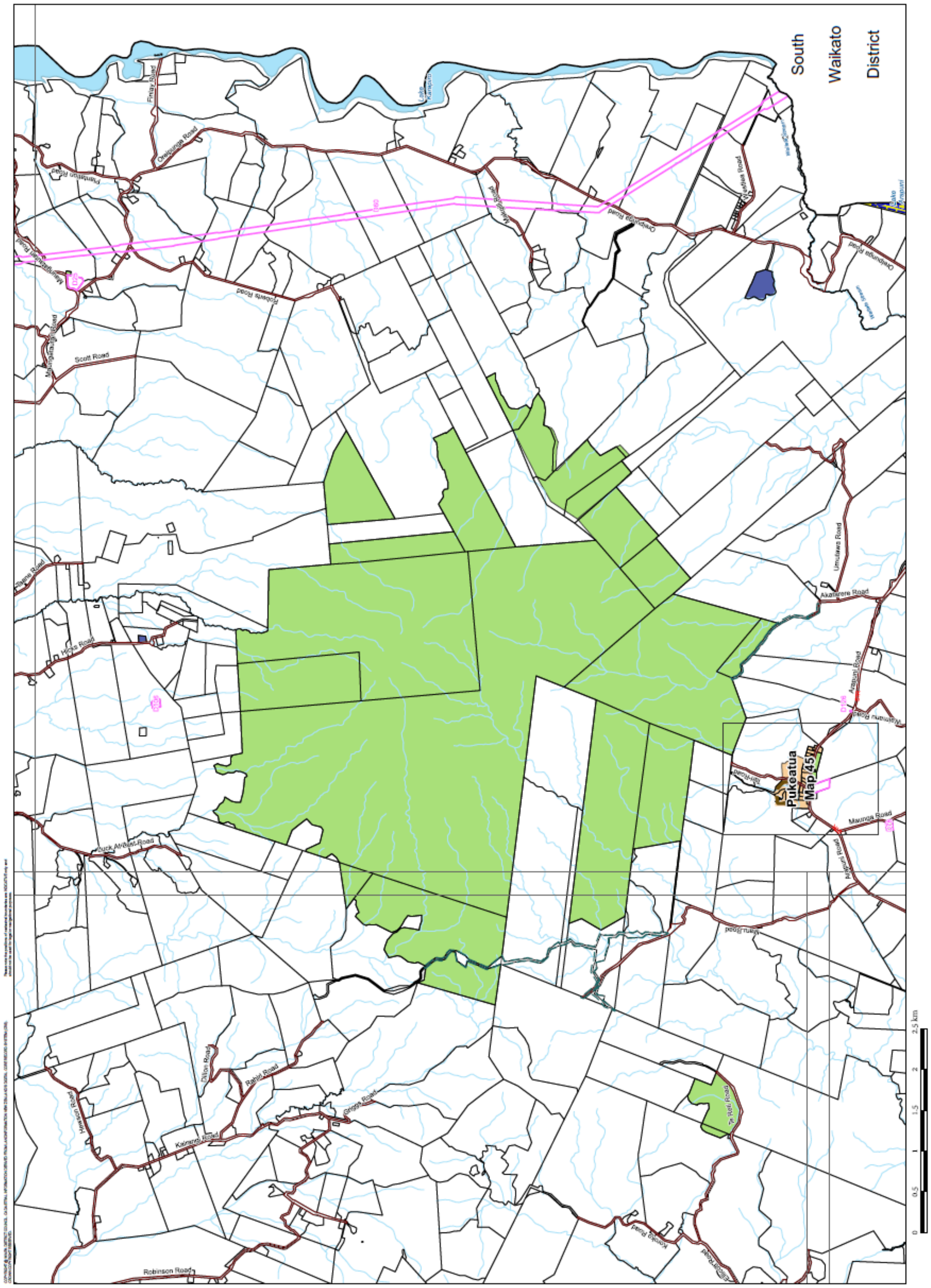
[19/3]


STRUCTURE PLAN AREA
STRUCTURE PLAN AREA
41 Zones
Kihikihi
Waipa District Plan
As proposed by Plan Change 13
DRAFT
Scale: 1 : 10,000 at A3
0 0.1 0.2 0.3 0.4 0.5 km
N
Waipa


STRUCTURE PLAN AREA
42 Zones
Te Awamutu Centre
Waipa District Plan
Page Version - 16 June 2021
DRAFT
Scale: 1 : 5,000 at A3
Waipa

[19/3]


42 Zones
Te Awamutu Centre
Waipa District Plan
As proposed by Plan Change 13
DRAFT
Scale: 1 : 5,000 at A3
Waipa



44 Zones

Maungatautari

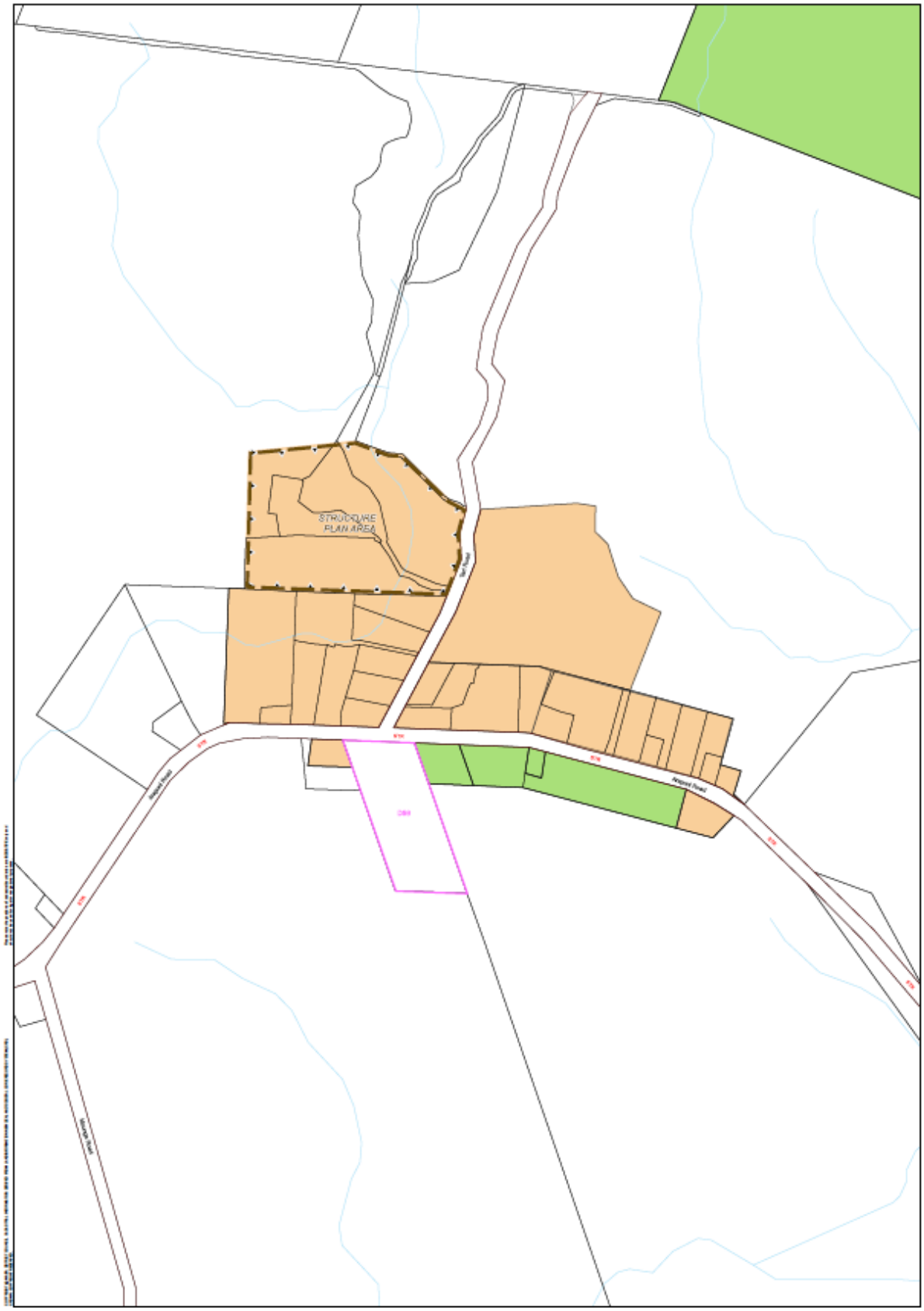
Waipa District Plan

As proposed by Plan Change 13

(Rotate right)

DRAFT

Scale: 1:40,000 at A3

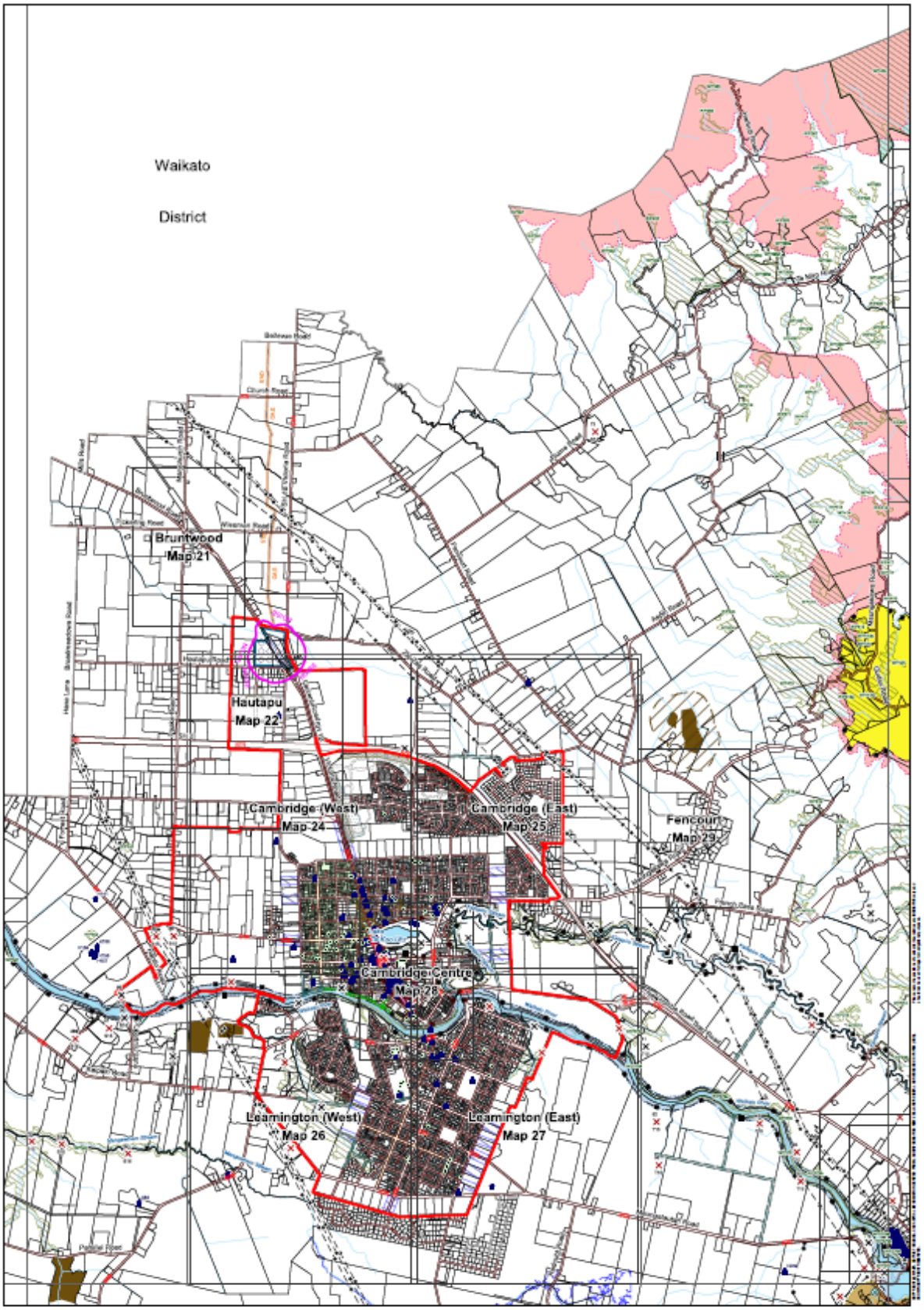


45 **Zones**

Pukeatua
Waipa District Plan
As proposed by Plan Change 13

DRAFT

Scale: 1 : 5,000 at A3



Waipā District Council

Cambridge Overview

Waipa District Plan

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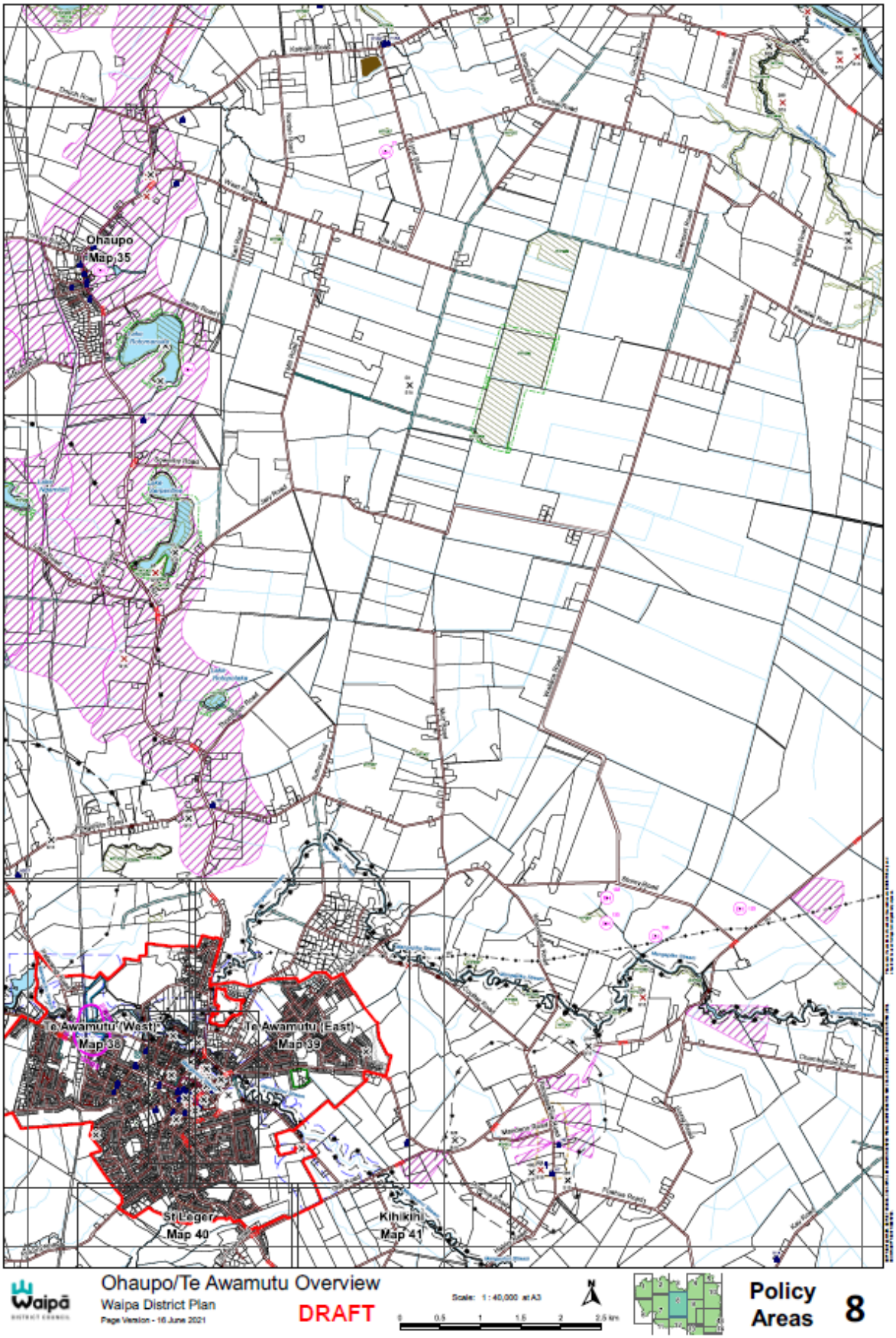
Scale: 1:40,000 at A3

0 0.5 1 1.5 2 2.5 km

Policy Areas 4

[19/3]


Ohaupo
Map 35
Te Awamutu (West)
Map 38
Te Awamutu (East)
Map 39
St Leger
Map 40
Kihikihi
Map 41
Waipā
District Council
Ohaupo/Te Awamutu Overview
Waipa District Plan
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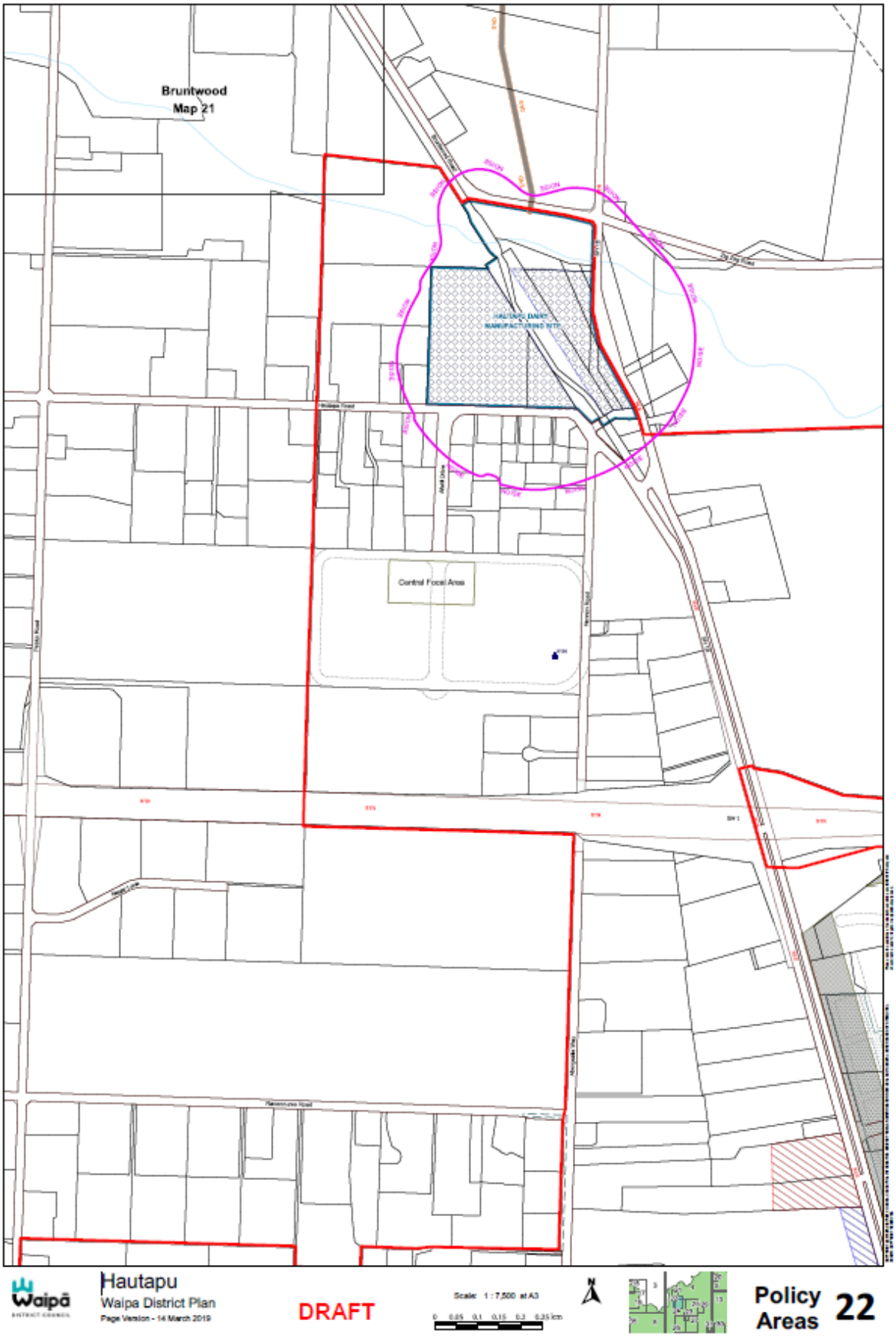
DRAFT
Scale: 1:40,000 at A3
0 0.5 1 1.5 2 2.5 km
N
Policy Areas
8

[19/3]


Bruntwood
Map 21
Central Focal Area
Waipa
Hautapu
Waipa District Plan
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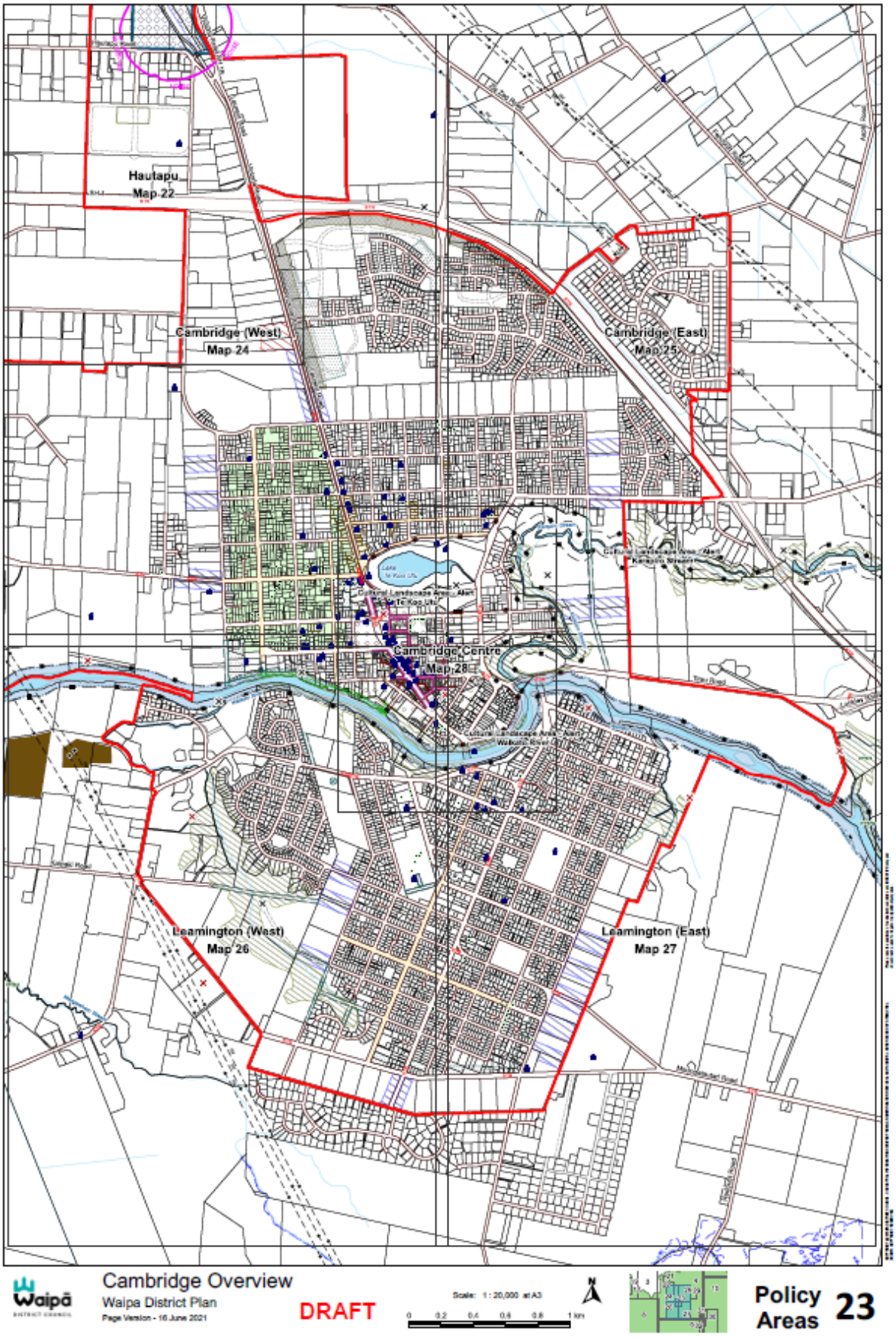
Policy
Areas
22

[19/3]


Hautapu
Map 22
Cambridge (West)
Map 24
Cambridge (East)
Map 25
Cambridge Centre
Map 28
Leamington (West)
Map 26
Leamington (East)
Map 27
Cambridge Overview
Waipa District Plan
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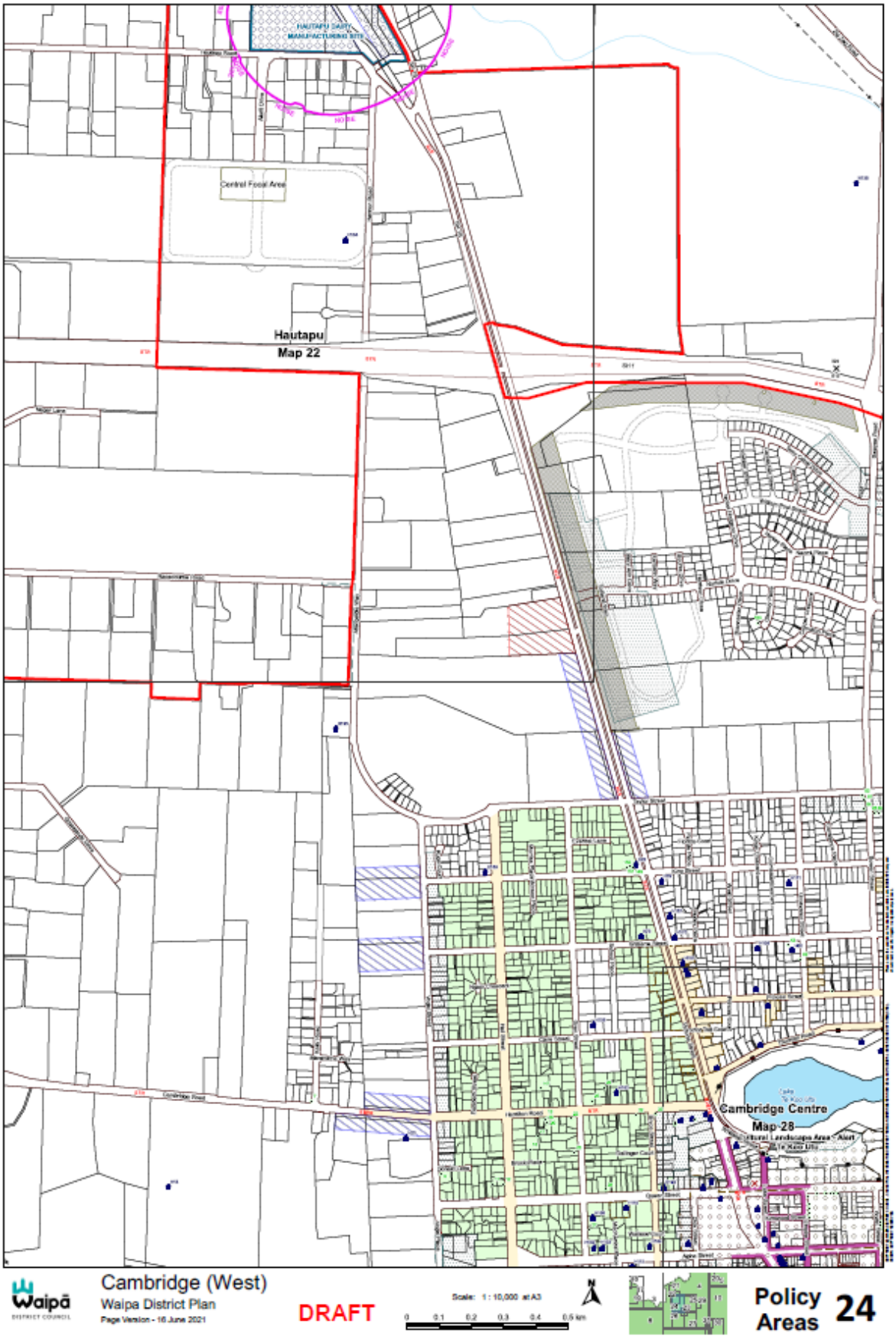
DRAFT
Scale: 1 : 20,000 at A3
0 0.2 0.4 0.6 0.8 1 km
Policy Areas
23

[19/3]


Hautapu
Map 22
Cambridge Centre
Map 28
Cambridge (West)
Waipa District Plan
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Policy Areas
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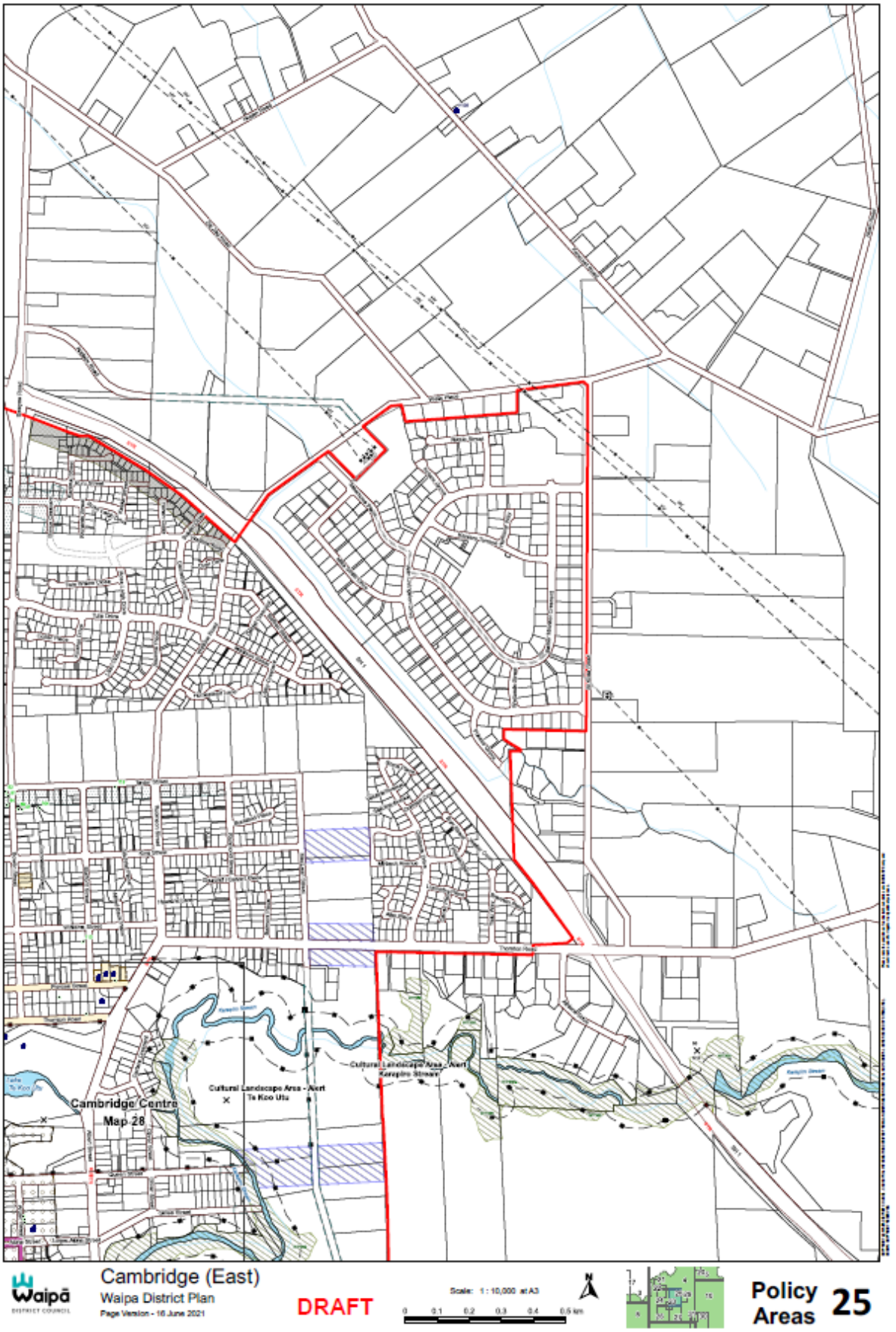
[19/3]


Cambridge Centre
Map 28
Cultural Landscape Area - Alert
Te Koo Utu
Cultural Landscape Area - Alert
Karapiro Stream
Waipā
DISTRICT COUNCIL
Cambridge (East)
Waipa District Plan
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DRAFT
Scale: 1 : 10,000 at A3
0 0.1 0.2 0.3 0.4 0.5 km
N
Policy Areas
25

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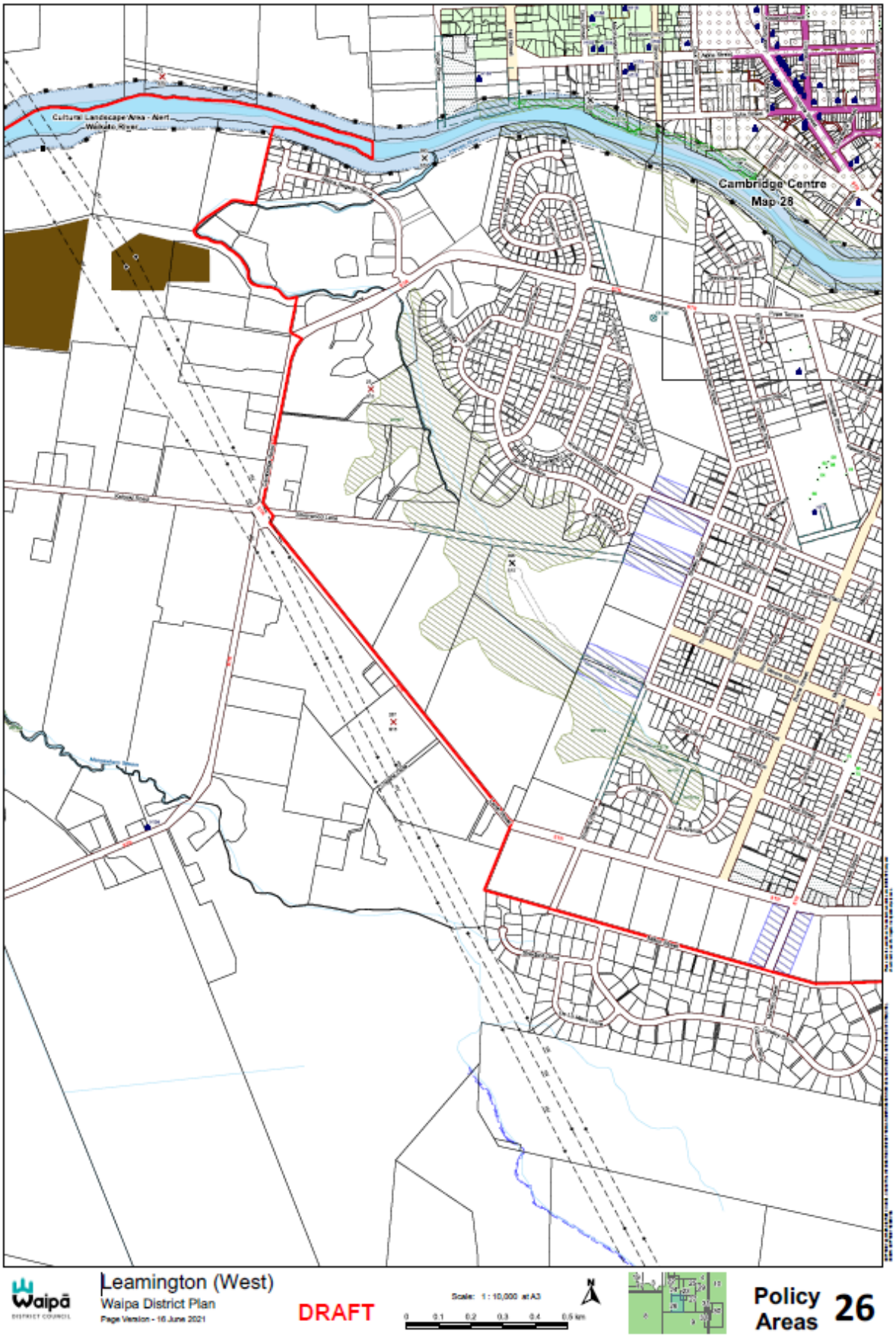
Cambridge Centre
Map 28
Leamington (West)
Waipa District Plan
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Policy Areas
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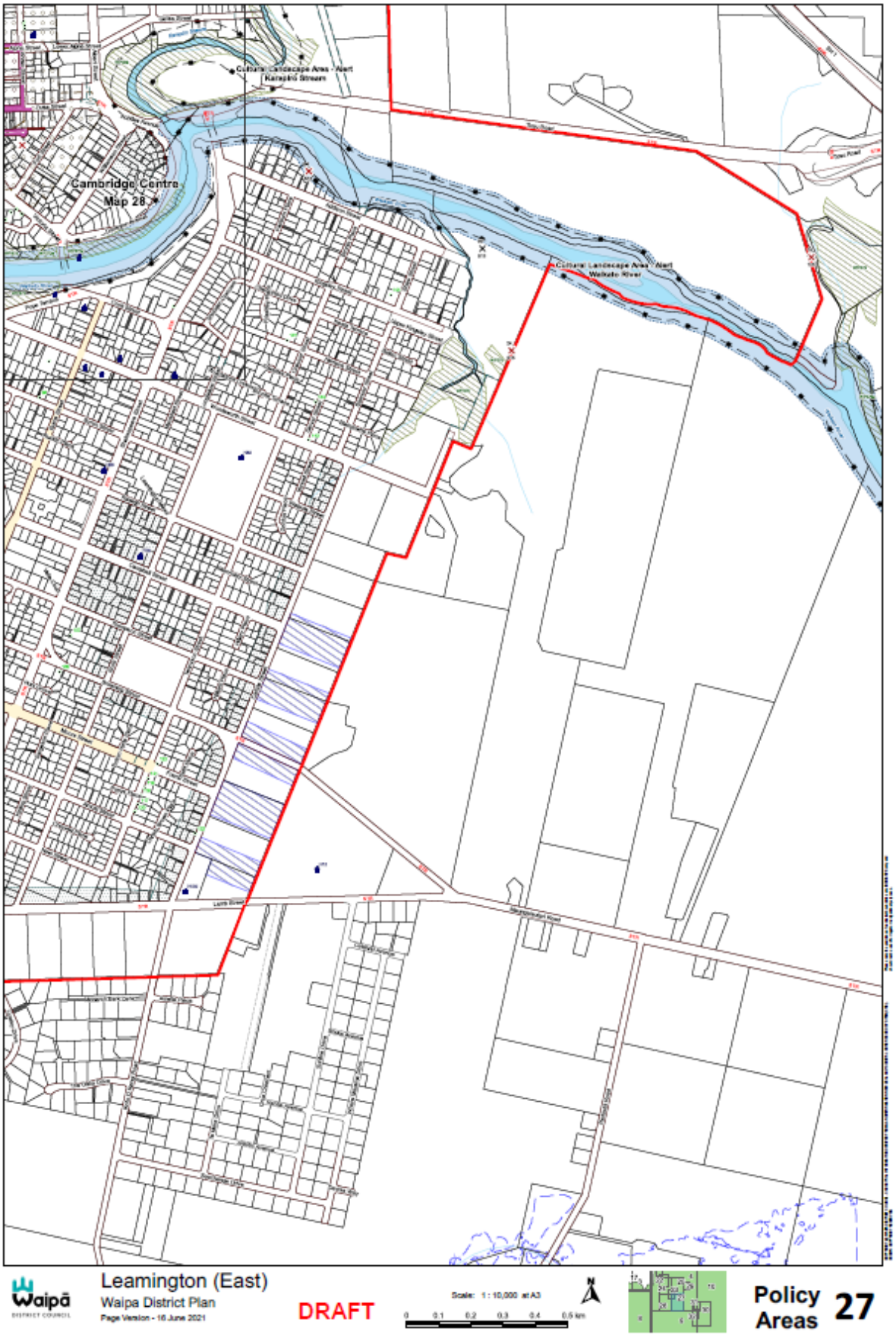
Cambridge Centre
Map 28
Leamington (East)
Waipa District Plan
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Policy Areas
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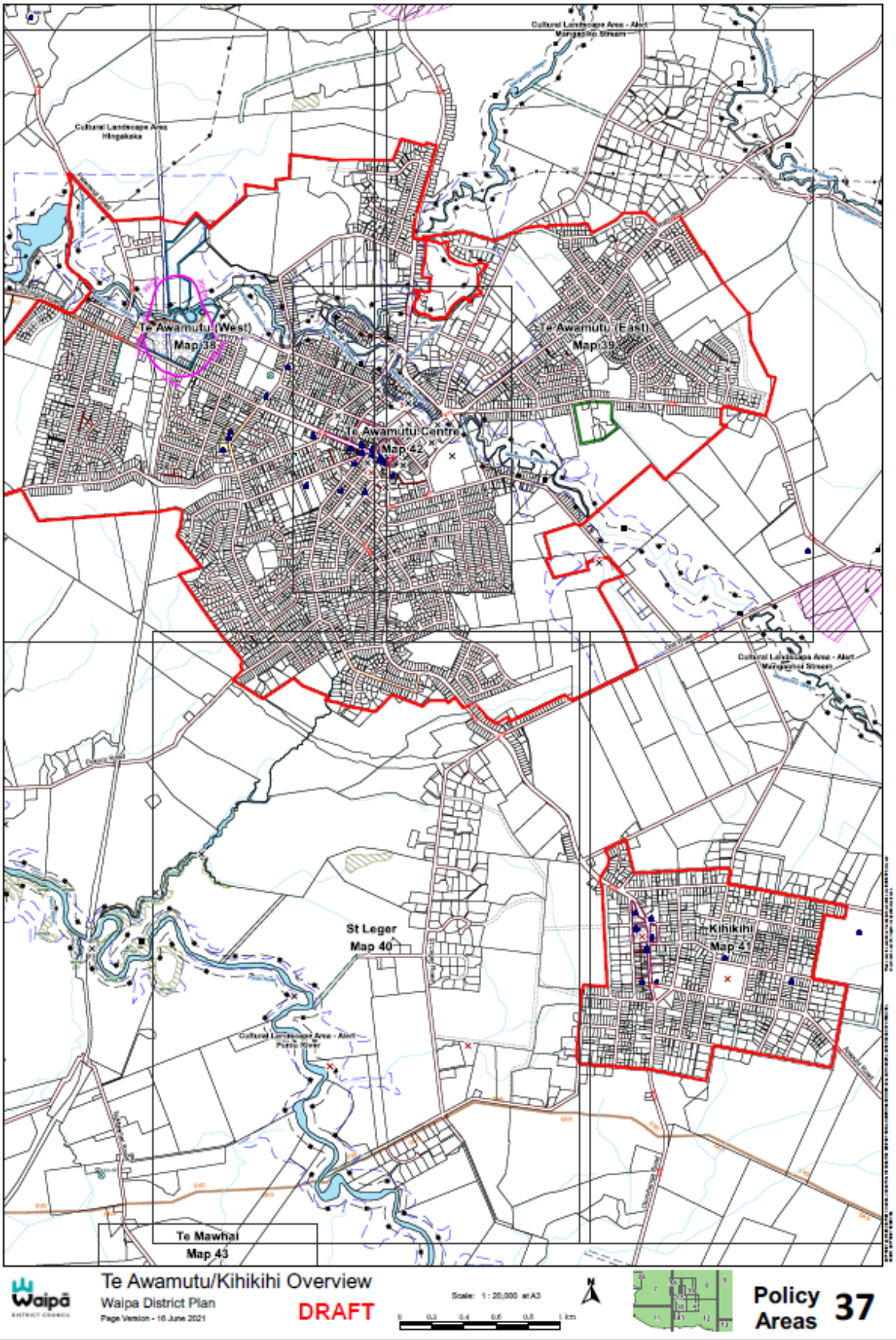
[19/3]



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Te Awamutu/Kihikihi Overview

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Scale: 1 : 20,000 at A3

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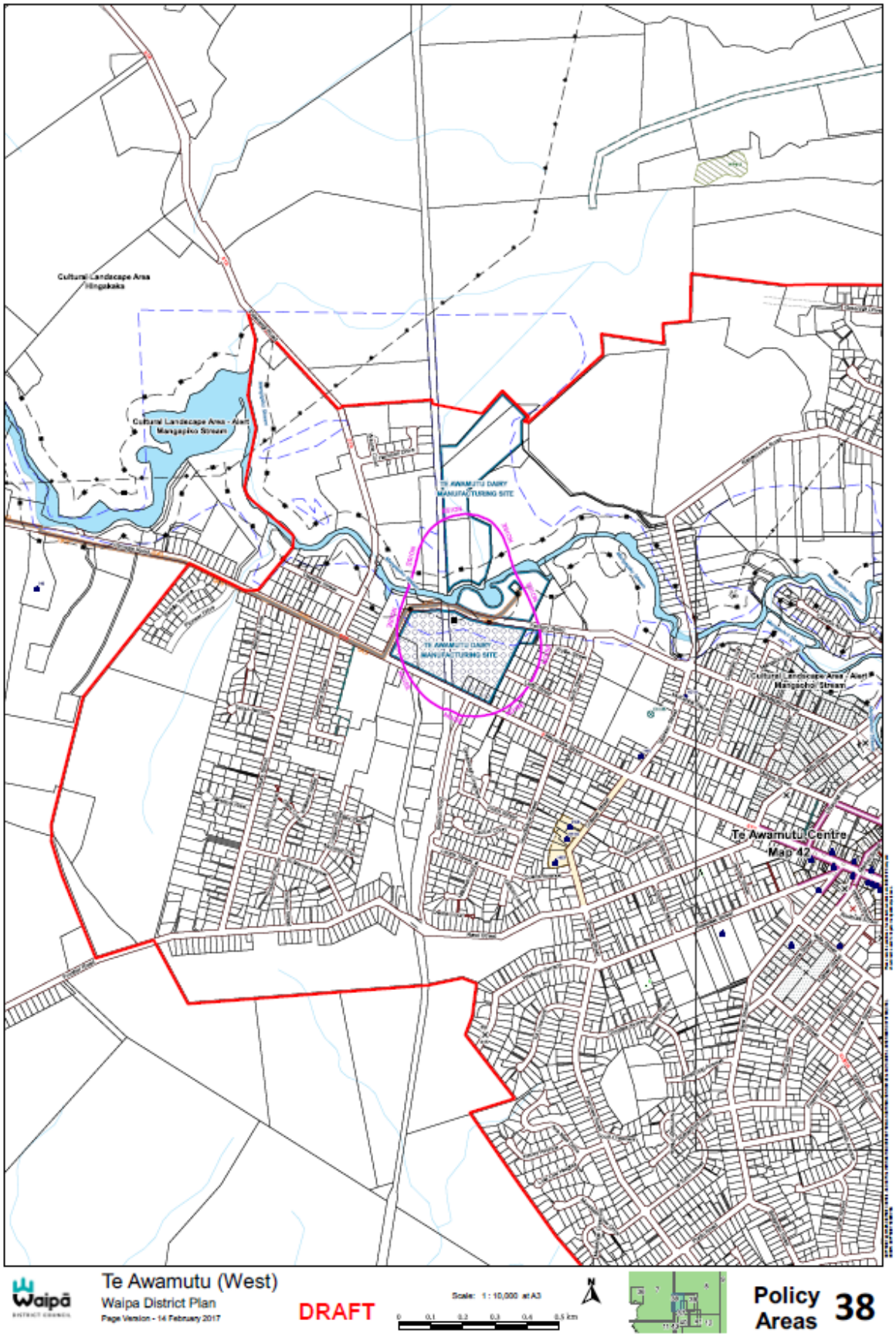

Waipā District Council

Te Awamutu (West)

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Scale: 1 : 10,000 at A3

0 0.1 0.2 0.3 0.4 0.5 km

N

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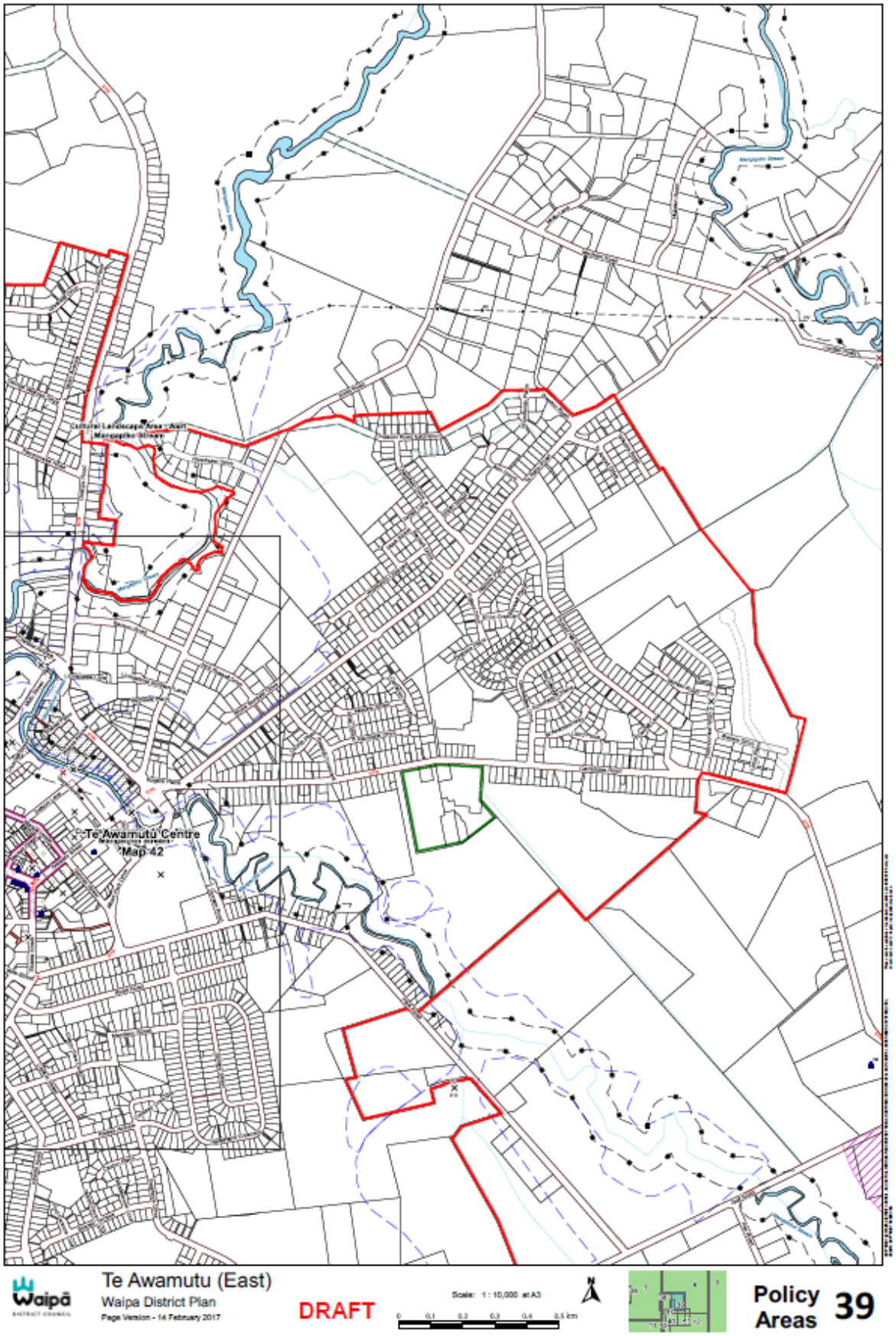
Te Awamutu Centre
Map 42
Te Awamutu (East)
Waipa District Plan
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Scale: 1 : 10,000 at A3
Policy Areas
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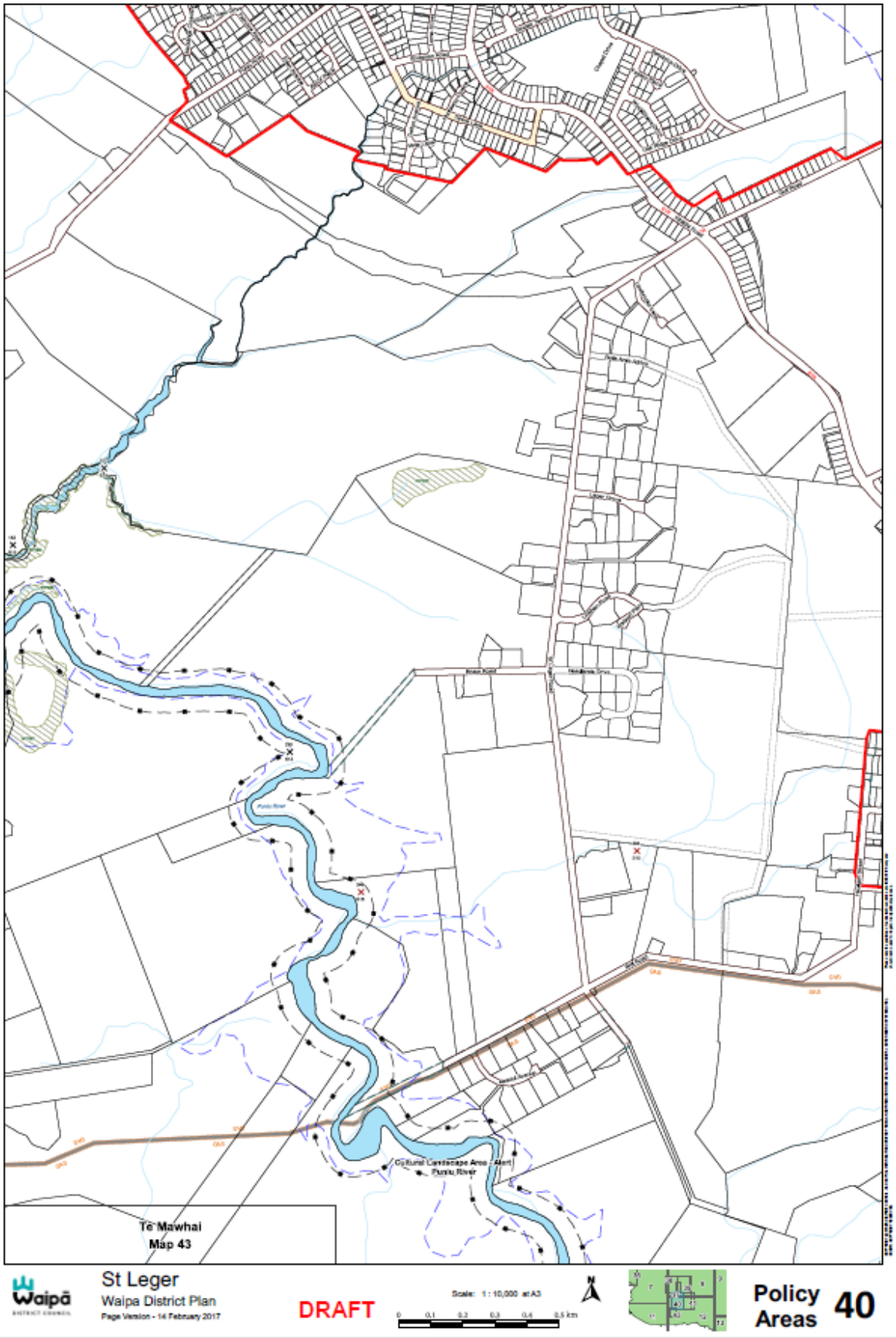
[19/3]


Te Mawhai
Map 43
Cultural Landscape Area - Alert
Punitu River
Waipā
St Leger
Waipa District Plan
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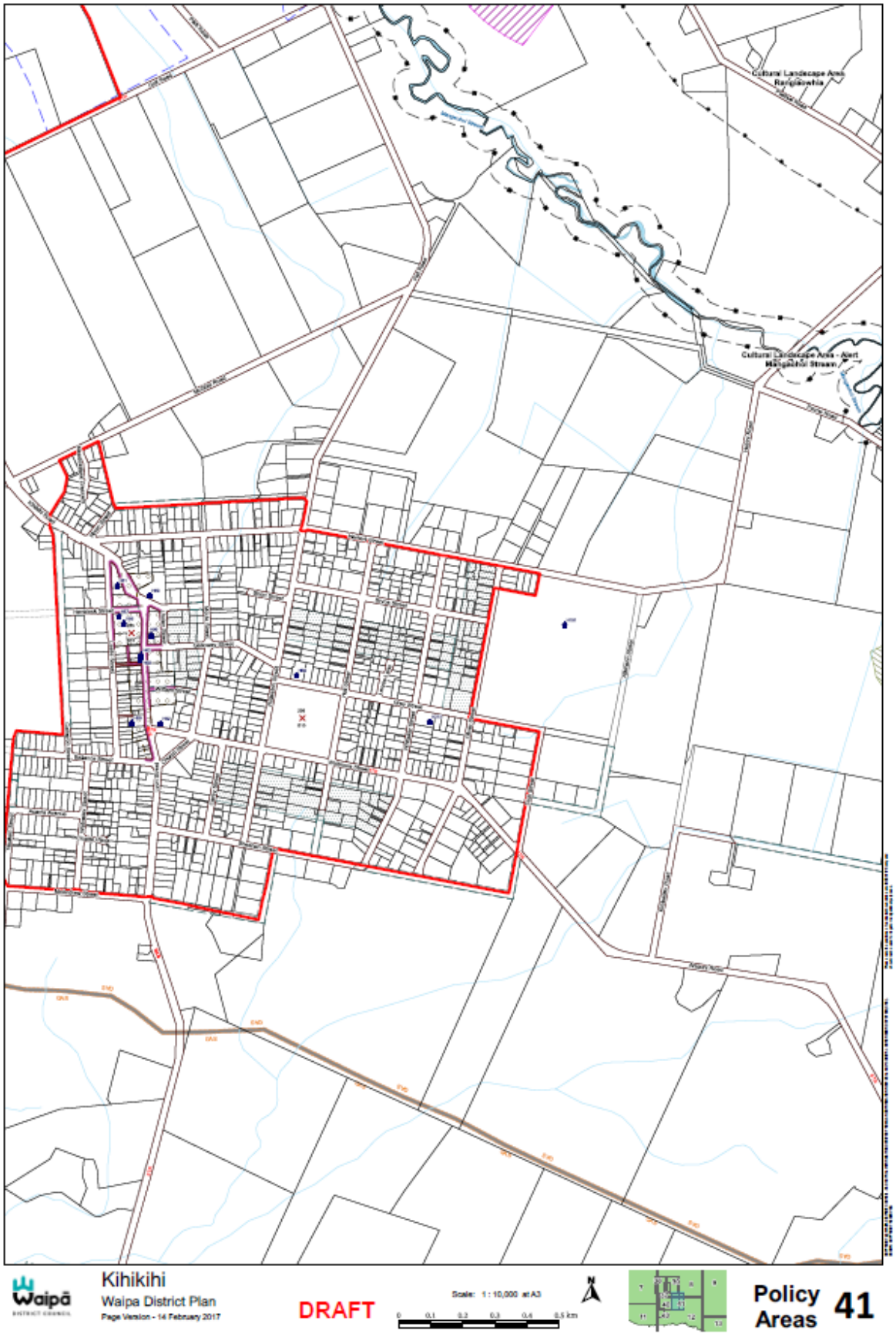
DRAFT
Scale: 1 : 10,000 at A3
Policy Areas
40

[19/3]


Kihikihi
Waipa District Plan
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Policy Areas
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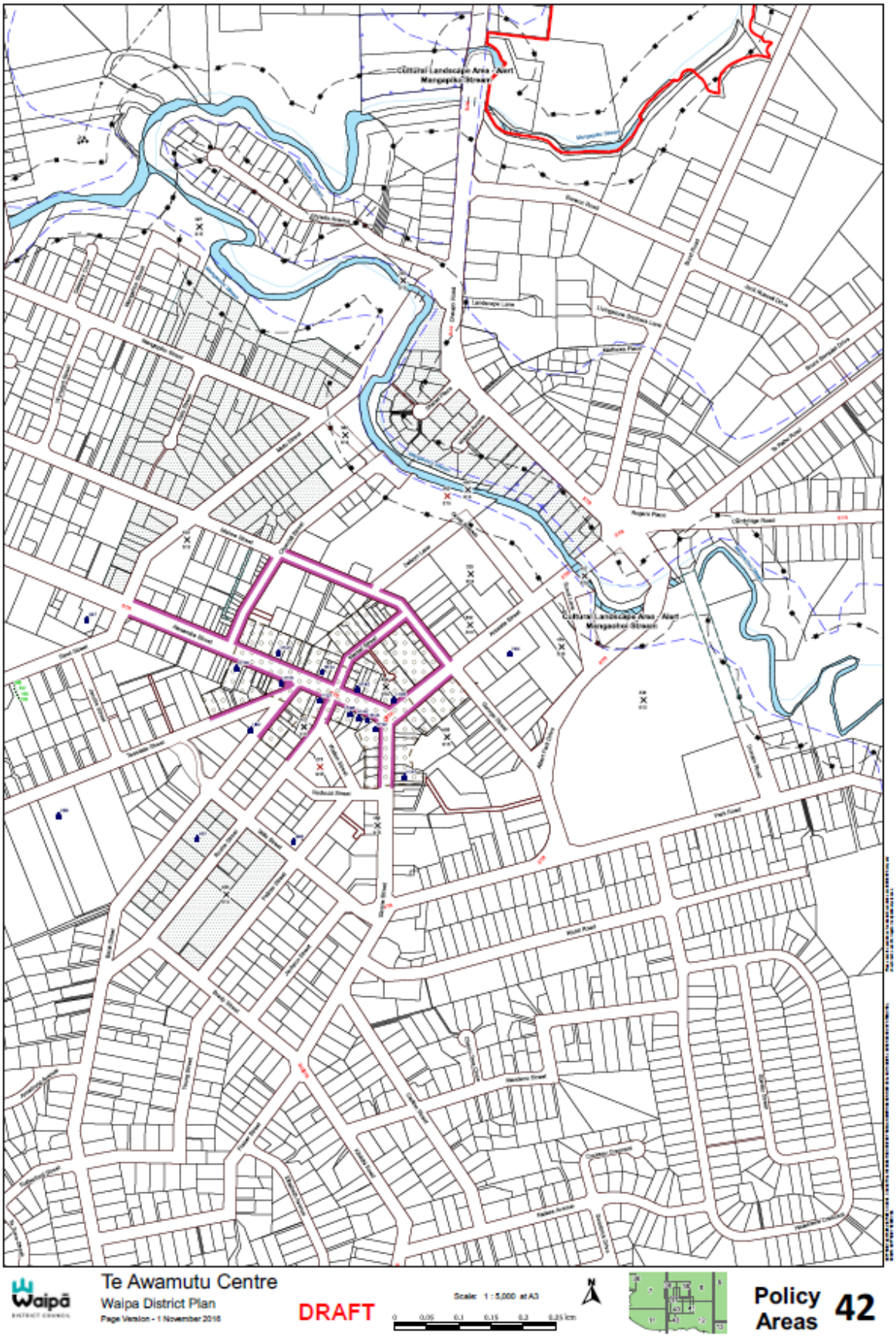
[19/3]



Te Awamutu Centre
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Scale: 1 : 5,000 at A3

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