

Decision Report on Plan Change 19 to the Waipā District Plan

Cambridge Commercial Zone: Carter's Flat

December 2022

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Report Information

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Approved by:	 Wayne Allan Group Manager District Growth and Regulatory Services	5 December 2022
Date publicly notified	25 August 2022	

1. Cambridge Commercial Zone Carter's Flat

1.1 Introduction

This decision report contains Waipā District Council's ('the Council') decision under Part 1 of the First Schedule of the Resource Management Act 1991 ('the Act') on Plan Change 19 to the Waipā District Plan.

The purpose of Plan Change 19 is to provide certainty as to the future use of the area, to implement the Cambridge Town Concept Plan, to give effect to Section 6.1.7 of the District Plan (being triggers for uplifting the deferred zoning), and to draw on concepts from the Draft Carter's Flat Local Area Plan that has been prepared in conjunction with this plan change.

2.1 Decision and reasons

The development of Plan Change 19 has been carried out over several months during 2021 and 2022. Council staff identified key stakeholders, including adjoining territorial authorities, Waikato Regional Council and Ministry for the Environment. These key stakeholders were consulted with prior to public notification of Plan Change 19 and had the opportunity to provide feedback on the proposed options. In addition, a full copy of the Plan Change 19 document and accompanying draft Section 32 Report was provided to Waikato-Tainui, Raukawa, Ngati Hauā, and Ngāti Koroki Kahukura on 8 June 2022 for comment. This was both to fulfil Council's obligations under Clause 4A of the First Schedule of the RMA and under the various Joint Management Agreements that Council has with Tangata Whenua in the District. No formal feedback was received from key stakeholders and iwi.

Plan Change 19 was publicly notified on 25 August 2022 in accordance with the First Schedule of the Act. No submissions being received either in support or opposing, therefore a hearing was not required.

Council considered Plan Change 19 and noted that no submissions were received. Council notes that the amendments proposed in Plan Change 19 are generally small changes to the Waipā District Plan and do not constitute fundamental changes to the significance and functioning of the Plan but rather improve its intent. Council decided to adopt Plan Change 19 under Clause 10 of the First Schedule to the Act as notified.

In considering section 32AA of the Act, Council consider that there is no need to alter the original evaluation undertaken pursuant to section 32 as a result of this decision as no amendments have been made to the variations as originally notified. Council re-affirms that the provisions proposed in the Plan Change 19 are the most appropriate way to achieve the purpose of the Act.

The amendments to the District Plan are shown in Appendix 1.

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

The following sets out the recommended changes for Plan Change 19. The changes are shown with new additions underlined, and deletions shown as ~~strikeouts~~. Consequential renumbering may occur throughout amended Sections.

Definitions

'Large format retail' means any retail or wholesale outlet with a GFA greater than 3400m².

Section 6 - Commercial Zone

6.1.7 ~~The Carter's Flat location is currently zoned Industrial, adjoins the central business district of Cambridge, and has a range of industrial and commercial activities located within it. The area is identified as a Deferred Commercial Zone in the Plan. It is intended that this area be developed for larger scale commercial activities that supports, and does not compete with, the Cambridge Central Business Area. Activities with larger gross floor area tenancies are enabled, avoiding smaller commercial activities that would typically be found in a central business area and avoiding malls, and enabling residential activities above ground floor. A Local Area Plan has been developed to guide future development and investment in Carter's Flat, providing a spatial framework as the area changes. that are vehicle oriented, provided that alternative locations for industrial development are provided within Cambridge and the Cambridge Bypass is constructed. It is intended that Carters Flat will be rezoned to the Commercial Zone once these matters have been addressed.~~

Policies

- Insert policy 6.3.1.7 - To enable commercial activities in the Carter's Flat Commercial Zone, where they do not undermine the function of the Cambridge Central Business Area.
- Insert policy 6.3.2.7 - To provide for activities and buildings in Carter's Flat where building design and layout results in an improved public interface with the road frontage and the Karāpiro Stream, and meets the principles of quality urban design (that responds to the form, scale and character of Cambridge).
- Insert policy 6.3.2.8 - Any new activities or buildings in Carter's Flat should, as far as practicable, give effect to the design guidelines in the Carter's Flat Local Area Plan.

For the avoidance of doubt Policy 6.3.2.8 incorporates by reference the Carter's Flat Local Area Plan 2022 (Waipā District Council).

Rules

- Insert - **Rules - Carter's Flat Commercial Zone**

6.4.2.41 Any new building and/or tenancy in Carter's Flat shall have a minimum gross floor area of 400m².

6.4.2.42 Any new building, and additions/alterations to the front façade of existing buildings,

shall;

- (a) Provide and maintain transparent display windows extending over at least 50% of the area of the ground floor façade, comprising clear glass; and
- (b) Except on rear sites, there shall be no vehicle parking within the site's frontage.

Advice Note: Alterations to existing buildings are not subject to the above rule provided the alterations are not visible from any public space, and shall not result in more than 25m² of additional gross floor area to the existing building.

Activities that fail Rule 6.4.2.41 and Rule 6.4.2.42 will require a resource consent for a discretionary activity.

These matters will be considered in accordance with the relevant assessment criteria in Section 21.

Section 7 – Industrial Zone

7.1.1 The Industrial Zone is mainly located within the two towns of Te Awamutu and Cambridge. In Cambridge it is located at Hautapu, ~~Carters Flat~~ and Matos Segedin Drive. In Te Awamutu it is located at Paterangi Road and off Bond Road. In addition zoning for industrial activities is provided on the Airport periphery, appropriate to the Airport activity. These areas have developed over time with a range of manufacturing and process industries. While most industries within these areas serve local needs there are also other industries that serve wider needs.

Section 14 – Deferred Zones

14.1.2 ... 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.~~

14.4.1 Activity Status Tables

14.4.1.1	Permitted activities The following activities shall comply with the rules of this zone
(a)	Within a Deferred Residential Zone, 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, Deferred Large Lot Residential Zone, Deferred Commercial Zone, Deferred Industrial Zone, Deferred Reserves Zone except for the Deferred Commercial Zone at Carters Flat , any activity listed as a permitted activity within the Rural Zone except for woodlots and commercial forestry refer Rule 14.4.1.4(a).
(b)	In the Deferred Commercial Zone in Carters Flat, any activity listed as a permitted activity in the Industrial Zone

14.4.1.2	Controlled activities The following activities shall comply with the rules of this zone
(a)	Within a Deferred Residential Zone, 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, Deferred Large Lot Residential Zone, Deferred Commercial Zone, Deferred Industrial Zone, Deferred Reserves Zone excluding the Deferred Commercial Zone in Carters Flat , any activity listed as a controlled activity within the Rural Zone.
(b)	In the Deferred Commercial Zone in Carters Flat, any activity listed as a controlled activity in the Industrial Zone.

14.4.1.3	Restricted discretionary activities The following activities shall comply with the rules of this zone
(a)	Within a Deferred Residential Zone, 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, Deferred Large Lot Residential Zone, Deferred Commercial Zone, Deferred Industrial Zone, Deferred Reserves Zone excluding the Deferred Commercial Zone at Carters Flat) any activity assessed as a restricted discretionary activity in the Rural Zone.
(b)	In the Deferred Commercial Zone in Carters Flat any activity assessed as a restricted discretionary activity in the Industrial Zone.

14.4.1.4	Discretionary activities The following activities shall comply with the rules of this zone
(a)	Commercial forestry and woodlots within a Deferred Residential Zone, 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, Deferred Large Lot Residential Zone, Deferred Commercial Zone, Deferred Industrial Zone, Deferred Reserves Zone excluding the Deferred Commercial Zone at Carters Flat.

14.4.1.5	Non-complying activities The following activities shall comply with the rules of this zone
(a)	Within a Deferred Residential Zone, 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, Deferred Large Lot Residential Zone, Deferred Commercial Zone, Deferred Industrial Zone, Deferred Reserves Zone excluding the Deferred Commercial Zone at Carters Flat , any activity listed as a discretionary activity or non-complying activity within the Rural Zone.
(b)	In the Deferred Commercial Zone in Carters Flat any activity listed as a discretionary activity or non-complying activity in the Industrial Zone.

14.4.1.6	<p>Prohibited activities</p> <p>The following activities shall comply with the rules of this zone</p>
(a)	<p>Within a Deferred Residential Zone, 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, Deferred Large Lot Residential Zone, Deferred Commercial Zone, Deferred Industrial Zone, Deferred Reserves Zone excluding the Deferred Commercial Zone at Carters Flat, any activity listed as a prohibited activity within the Rural Zone.</p>
(b)	<p>In the Deferred Commercial Zone in Carters Flat, any activity listed as a prohibited activity in the Industrial Zone or Commercial Zone.</p>

Additional rule that applies to Deferred Zones

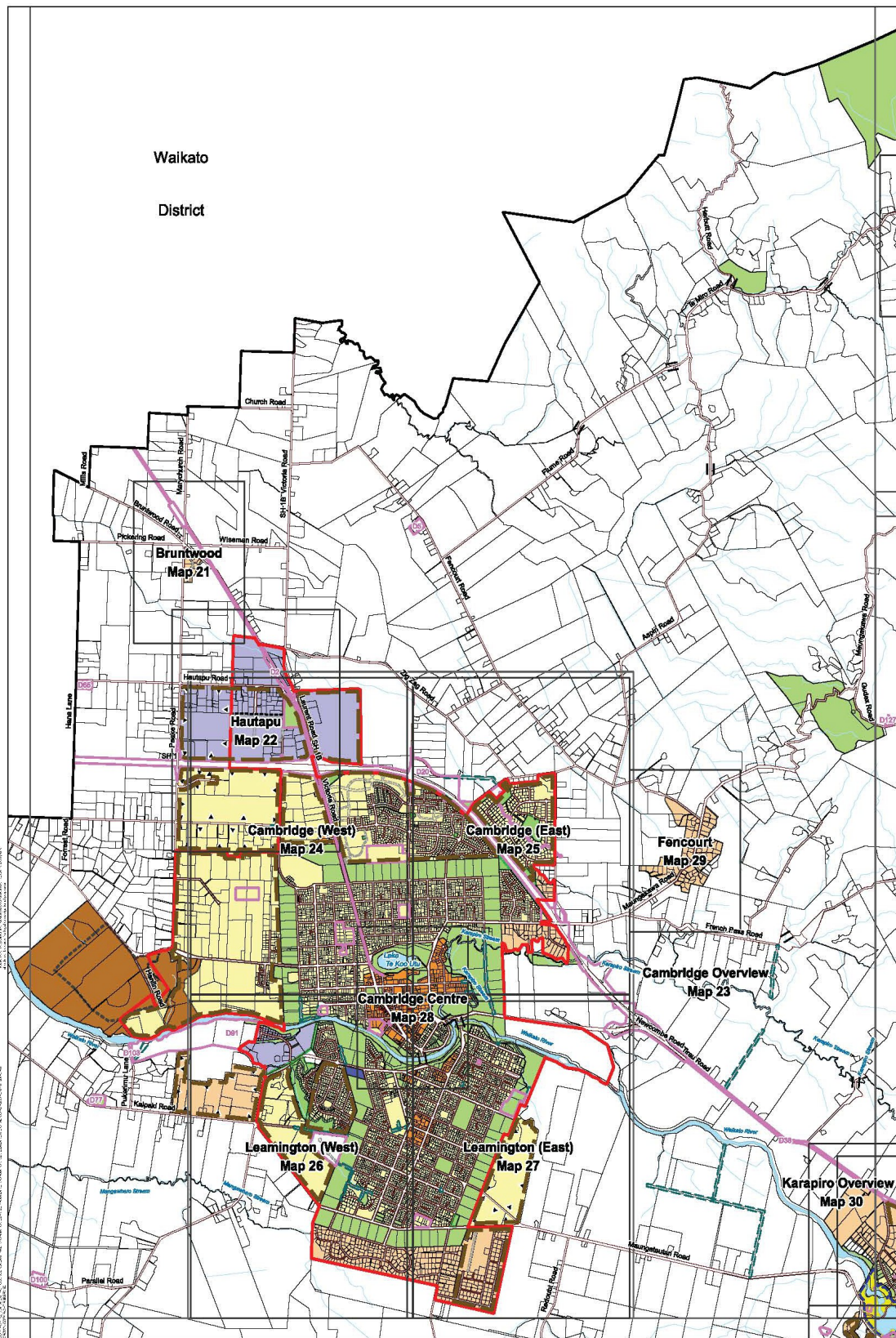
- 14.4.1.7 The relevant performance standards in Section 4 - Rural Zone apply as if the land was zoned rural, ~~except for land located within the Deferred Commercial Zone in Carter's Flat, where the rules of Section 7 - Industrial Zone will apply.~~ In addition the relevant rules in Part E District Wide Provisions and Part F District Wide Natural and Cultural Heritage also apply.

Section 21 – Assessment Criteria

Assessment criteria for ALL discretionary activities	
21.1.1.6	<p>Traffic</p> <p>(a)</p> <p>(e) The extent to which the location of the land use activity on the site has given regard to:</p> <p>(i) Visibility and sight distances particularly the extent to which vehicles entering or exiting the level crossing are able to see trains.</p> <p>(ii) The extent to which failure to provide adequate level crossing sightlines will give rise to level crossing safety risks.</p> <p><u>For activities in Carter's Flat, the extent to which the site layout has given regard to the activation of the streetscape, in particular the location of parking and use of landscaping, to promote passive surveillance and street engagement.</u></p>

Planning Maps

- Amend the planning maps (Maps 28) to uplift the Deferred Commercial Zone from part of Carters Flat and replace it with the Commercial Zone.
- Subsequential amendments to Maps 4, 23, 25, 27 to reflect the uplifted Deferred Zone.
- Amend Planning Maps 4, 23, 25, 27, 28 as follows.



4 Zones

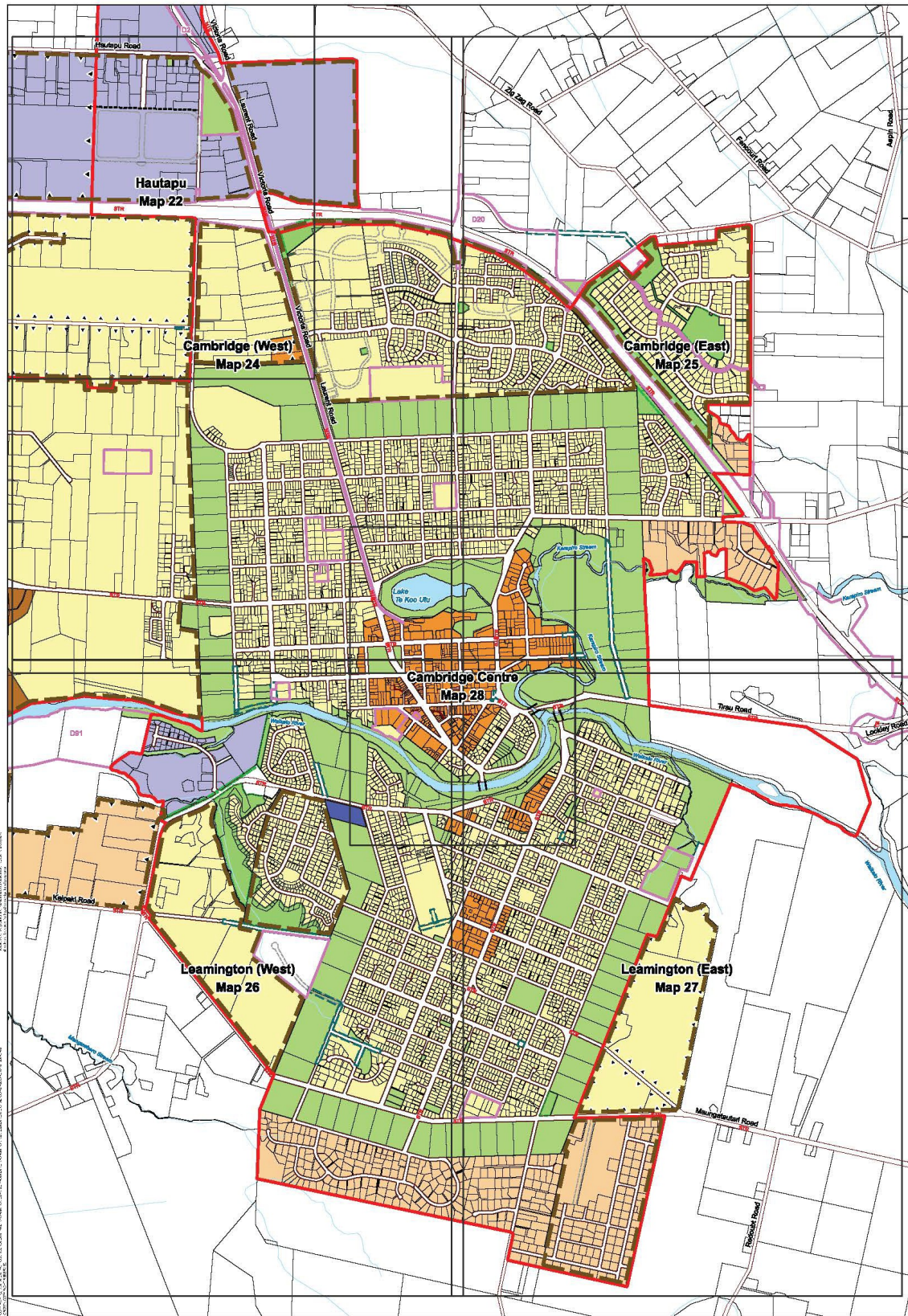


Cambridge Overview

Waipa District Plan
As proposed by Plan Change 19

Scale: 1:40,000 at A3





23 Zones



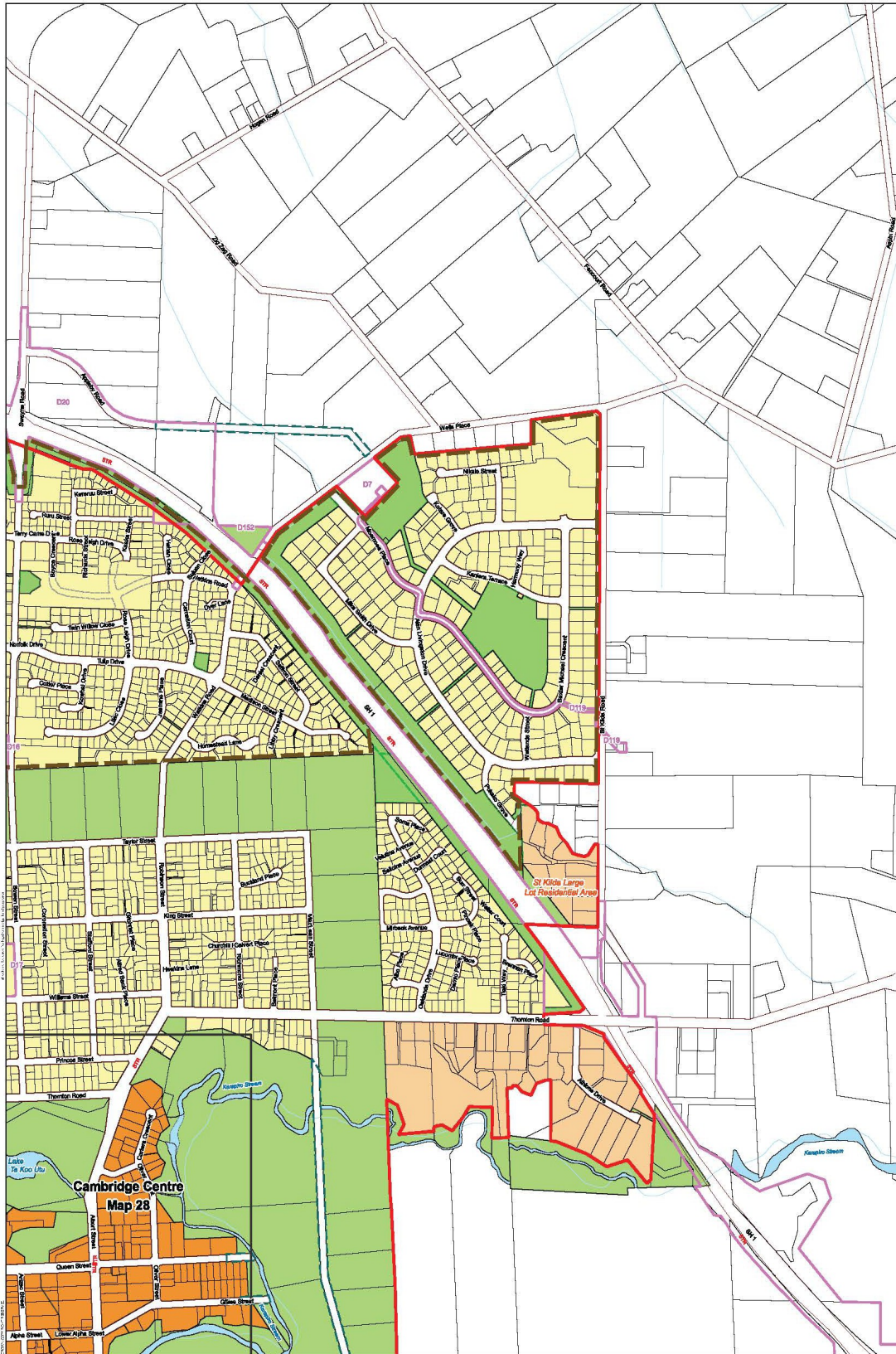
Cambridge Overview

Waipā District Plan

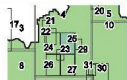
As proposed by Plan Change 19

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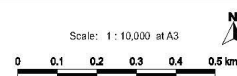


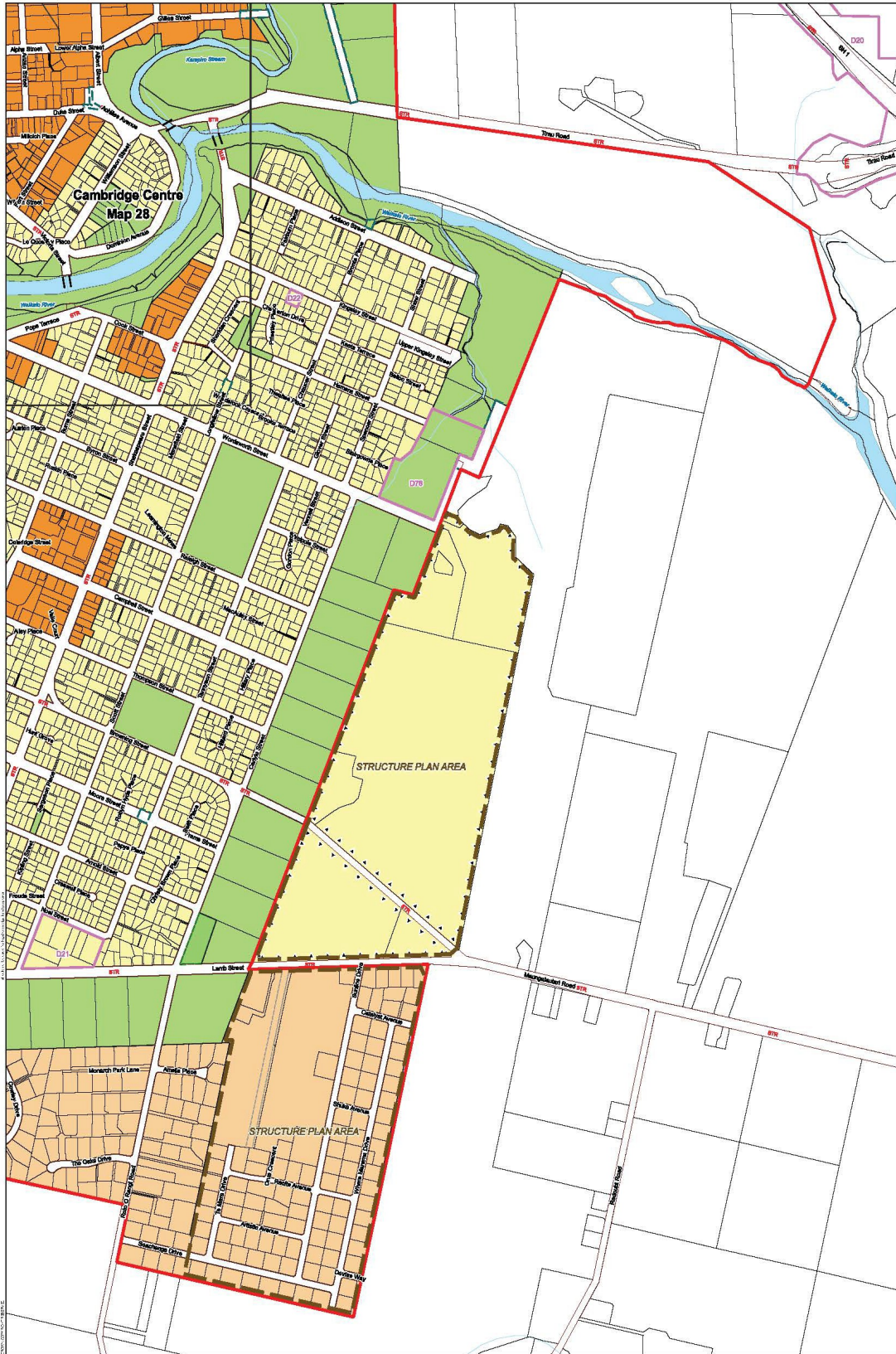


25 Zones

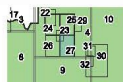


Cambridge (East)
 Waipa District Plan
 As proposed by Plan Change 19

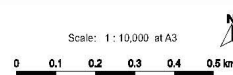




27 Zones



Leamington (East)
 Waipā District Plan
 As proposed by Plan Change 19





28 Zones



Cambridge Centre
 Waipā District Plan
 As proposed by Plan Change 19

