

PUBLIC NOTICE

Proposed Plan Change 19 to the Operative Waipā District Plan Clause 5 of the First Schedule of the Resource Management Act

Proposed Plan Change 19 – Cambridge Commercial Zone: Carters Flat 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.

Plan Change 19 proposes to:

- Change the zoning of Carter's Flat from Deferred Commercial (currently operating under Industrial Zone rules) to a Commercial Zone. This will change the type and scale of activities that are permitted (not requiring resource consent) in this area, while also permitting residential activities above ground floor.
- Add new policies and rules to improve amenity, particularly for new activities, and existing activities that want to expand. The new policies and rules encourage greater public interface of buildings and seeks general amenity improvements, while avoiding direct competition with the Cambridge Central Business District by having minimum gross floor areas for tenancies.
- Consequential amendments, including but not limited to, increasing the size of large format retail across all commercial zones, through changes to the definitions.

The Carter's Flat Local Area Plan is also open for public feedback. This Local Area Plan is non-statutory and does not form part of Proposed Plan Change 19. No formal submissions may be made on the Carters Flat Local Area Plan under the Resource Management Act, but Council is accepting public feedback.

For more information on the Proposed Plan Change including the full public notice, Section 32 Evaluation Report and submission form, visit waipadc.govt.nz/planchanges or pick up hardcopies from Council offices and libraries in Te Awamutu and Cambridge.

MAKING A SUBMISSION

Anyone can make a submission on the plan change. Note, if your submission enables gaining an advantage in trade competition, then a submission is only permitted if:

- you are directly affected by an effect of the plan change that adversely affects the environment; and
- does not relate to trade competition or the effects of trade competition.

SUBMISSIONS

You may make a submission by sending an electronic or written submission to Waipā District Council by one of the following methods:

- Online: Complete Submission Form 5 at waipadc.govt.nz/our-council/haveyoursay
Please identify "Plan Change 19" on your submission
- Online: Download Form 5 on the Waipā District Council website at waipadc.govt.nz/planchanges
- Send to: Freepost 167662, Waipā District Council, Private Bag 2402, Te Awamutu 3840
- Email: districtplan@waipadc.govt.nz
- Deliver to: Waipā District Council, 101 Bank Street, Te Awamutu OR 23 Wilson Street, Cambridge

The submission must be in accordance with Form 5 as set out in Schedule 1 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003 and must state whether you wish to be heard on the submission. Copies of the form are available from Council offices and libraries or are available to download at waipadc.govt.nz/planchanges.

Submissions close at 5pm Thursday, 6 October 2022.

PROCESS FOR FURTHER PUBLIC PARTICIPATION

After submissions have closed, Waipā District Council will prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where both the summary and submissions can be viewed.

- There will be an opportunity for the following people to make a further submission in support of, or opposition to, the submissions already made:
 - anyone representing a relevant aspect of the public interest;
 - any person who has an interest in the proposal greater than the general public has; and
 - Waipā District Council.
- If someone making a submissions requests to be heard in support of their submission, a hearing must be held and submissions heard by Hearings Commissioners.
- Following the hearing, the Commissioners will issue their decision on submissions.
- Anyone who lodged a submission has the right to lodge an appeal with the Environment Court on the decision, within 30 working days of the decision and following the prescribed process.
- For more information on the plan change, email districtplan@waipadc.govt.nz or phone 0800 924 723.

Garry Dyet
Chief Executive


DISTRICT COUNCIL