



PROPOSED PLAN CHANGE 31 T4 RESIDENTIAL GROWTH CELL TE AWAMUTU

FINAL –26 November 2025

**MITCHELL
DAYSH**

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REPORT INFORMATION

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PART A

Proposed Plan Change

1. PROPOSED PLAN CHANGE

1.1 INTRODUCTION

Lyn Cudby and LY&NZ Investment Limited, the owners of the land comprising the T4 Growth Cell in Te Awamutu, are applying to the Waipā District Council (“**WDC**”) for a private plan change (the “**proposed plan change**”) to the Waipā District Plan (“**District Plan**”).

The proposed plan change seeks to rezone the T4 Growth Cell in Te Awamutu from Deferred Residential Zone to Medium Density Residential Zone and to insert a new T4 Growth Cell Structure Plan (the “**T4 Structure Plan**”) into the District Plan.

The amendments to the District Plan, and the proposed new provisions comprising the proposed plan change are documented in Part A of this report.

An evaluation in accordance with section 32 of the Resource Management Act 1991 (“**RMA**”) has been undertaken, presented in Part B of this document, and concludes that the proposal will provide for land use that more effectively and efficiently achieves the objectives of the higher order statutory planning documents and District Plan than the existing utilisation of the T4 Growth Cell.

1.2 PURPOSE AND REASONS FOR THE PROPOSED PLAN CHANGE

The T4 Growth Cell in Te Awamutu is identified as a future (beyond 2035) residential area in the District Plan and is currently zoned Deferred Residential Zone.

The purpose of the proposed plan change is to bring forward the ability to develop this land (before 2035), to assist with residential development capacity in the medium term.

1.3 PROPOSED AMENDMENTS TO THE WAIPA DISTRICT PLAN

1.3.1 Overview

The proposed plan change seeks to amend the following Sections of the District Plan:

- > Section 2A Medium Density Residential Zone;
- > Section 15 Infrastructure, Hazards, Development and Subdivision;
- > Section 21 Assessment Criteria;
- > Appendix S1 Future Growth Cells;
- > New Appendix S27 – T4 Structure Plan Area; and
- > The Planning Maps.

The proposed amendments are summarised in the Sections below.

1.3.2 Section 2A –Medium Density Residential Zone

The proposed plan change seeks to rezone the T4 Growth Cell from Deferred Residential Zone to Medium Density Residential Zone. In effect, this would result in the adoption of the Medium Density Residential Zone provisions in Section 2A of the District Plan with minor amendments specific to the T4 Growth Cell.

The proposed plan change is not seeking any amendments to Section 2A (Medium Density Residential Zone) of the District Plan in respect of residential activities. The only changes proposed to Section 2A of the District Plan are amendments to include the land within the T4 Growth Cell and additional provisions with respect to the following:

- > To provide for commercial land use activities within the proposed Commercial Overlay (Neighbourhood Centre) Areas within the T4 Growth Cell;
- > To stipulate an average dwelling density for residential development within the T4 Growth Cell;
- > To address potential reverse sensitivity effects in relation to the North Island Main Truck Railway Line corridor; and
- > To require the signing of a Development Agreement for the T4 Growth Cell.

In that regard, the following amendments to Section 2A of the District Plan are sought as part of the proposed plan change:

1.3.2.1 Amend Paragraph 2A.1.8 in the Introduction

Amendments are proposed to paragraph 2A.1.8 in the Introduction, to specifically refer to the T4 Structure Plan area as follows (insertions in red underline):

2A.1.8 There are specific provisions that apply to structure plan areas, including Cambridge Park, C1 and C2/C3, T4 and T11 structure plan areas. These areas have design outcomes that were developed through a structure planning processes and are integral to the overall development of the area.

1.3.2.2 Insert New Policy 2A.3.2.3A

A new policy is proposed in Section 2A.3 Objectives and Policies to refer to the minimum dwelling densities that apply in structure plan areas as follows (insertions in red underline):

2A.3.2.3A To ensure achievement of minimum dwelling densities within structure plan areas through identification of residential intensification areas on structure plans and the use of performance standards.

1.3.2.3 Insert New Permitted Activity Rule 2A.4.1.1(t)

A new Permitted Activity Rule is proposed in the Activity Status Tables in Rule 2A.4.1.1 Permitted Activities (Rule 2A.4.1.1(t)) to specifically refer to the Commercial Overlay (Neighbourhood Centre) in the T4 Structure Plan as follows (insertions in red underline):

2A.4.1 Activity Status Tables

2A.4.1.1	Permitted activities <i>The following activities shall comply with the performance standards of this zone</i>
a.	<i>Residential activities.</i>
b.	<i>The Independent Hearings Panel on Plan Change 26 recommended inserting rule 2A.4.1.1(b) which has been rejected by the Council and referred to the Minister under clause 101(2) of Schedule 1 to the Resource Management Act 1991. The rejected recommendation can be viewed on the Plan Change 26 webpage of the Council's website.</i>
c.	<i>Up to two dwellings per site within the:</i> <i>i. Infrastructure Constraint Qualifying Matter Overlay;</i> <i>ii. Regionally Significant Industry Qualifying Matter Overlay.</i>
d.	<i>One dwelling and one secondary dwelling within the Character Cluster Qualifying Matter Overlay.</i>
e.	<i>Home occupations.</i>
f.	<i>Accessory buildings to any permitted activity.</i>
g.	<i>Demolition and removal of buildings, except those listed in Appendix N1 - Heritage Items and those identified as 'Character Defining' in a character cluster.</i>
h.	<i>Relocated buildings, except where located in a character cluster or listed in Appendix N1 — Heritage Items.</i>
The Independent Hearings Panel on Plan Change 26 recommended deletion of the policies, performance standards and assessment criteria for relocated buildings which has been rejected by the Council and referred to the Minister under clause 101(2) of Schedule 1 to the Resource Management Act 1991. The rejected recommendation can be reviewed on	

	the Plan Change 26 webpage of the Council's website.
i.	<i>Earthworks</i>
j.	<i>Signs</i>
k.	<i>Temporary construction buildings.</i>
l.	<i>Passive recreational use.</i>
m.	<i>The following activities located within the Commercial Hub Overlay of the St Kilda Residential Area identified in Appendix S4:</i> <i>i. Retail activities;</i> <i>ii. Cafés;</i> <i>iii. Takeaway food outlets;</i> <i>iv. An information centre for the Maungatautari Ecological Island Trust;</i> <i>v. Meeting and conference facilities;</i> <i>vi. Childcare and pre-school facilities; and</i> <i>vii. Playground equipment.</i>
n.	<i>The following activities within Character Area 4 of the Cambridge Park Residential Zone:</i> <i>i. Food and beverages and convenience goods; and</i> <i>ii. Cafés</i> <i>Providing that the gross floor area does not exceed 150m².</i>
o.	<i>Conservation blocks.</i>
p.	<i>Earthworks within the National Grid Yard that comply with Rule 2A.4.2.51.</i>
q.	<i>Residential Based Visitor Accommodation.</i>
r.	<i>Within Character Clusters and the Character Cluster Qualifying Matter Overlay on sites identified as 'Character Defining', the construction of new buildings and alterations or additions to existing buildings, where the work undertaken is single storey and located at the rear of the site.</i>
s.	<i>Within Character Clusters and the Character Cluster Qualifying Matter Overlay on sites identified as 'Non-Character Defining', the construction of new buildings and alterations or additions to existing buildings, where the work undertaken is single storey and set back a minimum of 6m from road boundaries.</i>

t	<u>The following activities within the Commercial Overlay (Neighbourhood Centre) identified on the T4 Structure Plan in Appendix S27 that comply with Rule 2A.4.2.69:</u> (a) <u>General Store or Dairy</u> (b) <u>Cafe</u> (c) <u>Takeaway Food Outlet</u> (d) <u>Childcare and Pre-School Facility</u> (e) <u>Laundromat</u> (f) <u>Residential Activities above ground floor level</u>
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1.3.2.4 Amend Discretionary Activity Rule 2A.4.1.4(a)

Amendments are proposed to Discretionary Activity Rule 2A.4.1.4(a) to include two new Rules in the Activity Status Tables for the T4 Structure Plan Area as follows (insertions in red underline):

(Separate amendments are also proposed to Rule 2A.4.1.4(a)(viii) relating to noise insulation for noise sensitive activities – as detailed in Sections 1.4.5 and 1.4.6 below).

2A.4.1.4	Discretionary activities
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- a. Any permitted, controlled or restricted discretionary activity that fails to comply with:
- i. Rules 2A.4.2.11 and 2A.4.2.12 - Maximum site coverage and permeable surfaces: St Kilda Structure Plan Area
 - ii. Rule 2A.4.2.30 - Dwellings adjoining marae
 - iii. Rule 2A.4.2.31 - Cambridge Park Structure Plan – building setback from escarpment
 - iv. Rule 2A.4.2.32 and 2A.4.2.33 - Cambridge North and C1 and C2 Structure Plan Area: on-site soakage
 - v. Rule 2A.4.2.34 - Cambridge North Structure Plan Area: flood risk
 - vi. Rule 2A.4.2.40 - Design and layout of development adjoining water bodies and reserves
 - vii. Rule 2A.4.2.41 - Noise
 - viii. Rule 2A.4.2.44 to 2A.4.2.46 - Noise insulation: noise sensitive activities
 - ix. Rules 2A.4.2.48 and 2A.4.2.49 - Signs

2A.4.1.4**Discretionary activities**

- x. Rule 2A.4.2.50 - Earthworks
- xi. Rules 2A.4.2.54 to 2A.4.2.56 - Housing and keeping of animals
- xii. Rule 2A.4.2.58 - Secondary dwelling in the Character Cluster Qualifying Matter Overlay
- xiii. Rule 2A.4.2.59.d. to g. - Home occupation
- xiv. Rule 2A.4.2.60 - Show homes
- xv. Rule 2A.4.2.61 - St Kilda Structure Plan Area: commercial hub overlay
- xvi. Rule 2A.4.2.63 - Neighbourhood Centre within T11 Growth Cell Structure Plan Area
- xvii. Rules 2A.4.2.64 and 2A.4.2.65 - Temporary construction buildings
- xviii. Rules 2A.4.2.66 to 2A.4.2.68 - Residential Based Visitor Accommodation
- xix. Rule 2A.4.2.69 – T4 Structure Plan: Activities in the Commercial Overlay (Neighbourhood Centre)
- xx. Rule 2A.4.2.70 – T4 Structure Plan: Residential Density – Intensification Areas

1.3.2.5 Amend the Performance Standards for Noise insulation: Noise Sensitive Activities in Rule 2A.4.2.44

Amendments are proposed to the Performance Standards for Noise Insulation: Noise Sensitive Activities in Rule 2A.4.2.44 (to refer to a new rule that is proposed) as follows (insertions in red underline and deletions in ~~red strikethrough~~):

Rules - Noise insulation: noise sensitive activities

2A.4.2.44 Where a noise sensitive activity ~~or~~ is proposed to be located within 40m of a railway track (except where Rule 2A.4.2.44A applies), the building shall be insulated so that it achieves the following noise levels:

a. Inside bedrooms 35dBA LAeq (1hr)

b. Inside other habitable rooms 40dBA LAeq (1hr)

1.3.2.6 Insert new Performance Standard for Noise insulation: Noise Sensitive Activities within the T4 Structure Plan Area - Rule 2A.4.2.44A

A new Performance Standard for Noise Insulation: Noise Sensitive Activities within the T4 Structure Plan Area is proposed as Rule 2A.4.2.44A as follows (insertions in red underline):

Rules - Noise insulation: noise sensitive activities

2A.4.2.44A Where a noise sensitive activity within the T4 Structure Plan Area is proposed to be located within 100m of a railway track, the building shall be insulated so that it achieves the following noise levels:

a. Inside bedrooms 35dBA LAeq (1hr)

b. Inside other habitable rooms 40dBA LAeq (1hr)

1.3.2.7 Insert new Performance Standard for the T4 Structure Plan Area - Rule 2A.4.2.69

A new Performance Standard is proposed for commercial activities in the Commercial Overlay (Neighbourhood Centre) Areas in the T4 Structure Plan Area as Rule 2A.4.2.69 as follows (insertions in red underline):

Rule – Commercial Activities in the T4 Structure Plan Commercial Overlay (Neighbourhood Centre)

2A.4.2.69 Activities listed in Rule 2A.4.1.1(t) within the Commercial Overlay (Neighbourhood Centre) Areas identified on the T4 Structure Plan shall comply with the following:

- a. The size of each Neighbourhood Centre shall not exceed 1,500m²;
- b. The maximum hours of operation shall be 7.00am to 10.00pm, seven days a week;
- c. There shall be no minimum building setback from road boundaries;
- d. All building elevations facing a road shall have an active frontage, that:
 - i. Provides transparent display windows extending over at least 50% of the area of the ground floor façade, comprising clear glass; and
 - ii. Includes double doorways to allow for easy pedestrian access;
- e. Every activity listed in Rule 2A.4.1.1(u) (excluding Childcare and Pre-School Facility and residential activities) shall have a maximum gross floor area (GFA) of not more than 250m²;



- f. Any storage or service area (including mechanical, electrical and utility equipment, refuse, and recycling activities) not enclosed within a building that is being used for storage, shall:
 - i. not be located adjacent to any road boundary; and
 - ii. be fully screened by landscaping or solid walls or fences not less than 1.8m in height;
- g. All residential activities shall be located above ground floor level;

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

1.3.2.8 Insert a new Performance Standard for the T4 Structure Plan Residential Density – Intensification Areas as Rule 2A.4.2.70

A new Performance Standard (Rule 2A.4.2.70) is proposed for the T4 Structure Plan Residential Density – Intensification Areas as follows (insertions in red underline):

Rule – T4 Structure Plan Residential Density – Intensification Areas

2A.4.2.70 Residential Activities within the intensification areas identified on the T4 Structure Plan shall comply with the following:

- (a) Average Dwelling Density: no less than one dwelling per 350m² site area.

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

1.3.2.9 Insert a new Performance Standard for the T4 Structure Plan Area Development Agreement as Rule 2A.4.2.71

A new Performance Standard (Rule 2A.4.2.71) is proposed for the T4 Structure Plan Area requiring a Development Agreement to be signed before any development within the T4 Structure Plan Area is approved as follows (insertions in red underline):

Rule – Structure Plan Area – Development Agreement

2A.4.2.71 No development within the structure plan areas listed below shall be approved until such time as a development agreement is signed between Council and the developer. The development agreement shall:

- (a) Specify all those items of infrastructure that are required to be upgraded at full or partial cost to the developer; and
- (b) Specify agreements reached as to the provision and development of land for public reserves within the structure plan; and

(c) Specify the land to which the agreement relates to

This rule shall apply to:

- T4 Structure Plan Area

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

1.3.3 Section 15 – Infrastructure, Hazards, Development and Subdivision

Consequential amendments are required to Section 15 of the District Plan to ensure that all development within the T4 Growth Cell occurs in “general accordance” with the T4 Structure Plan.

1.3.3.1 Amend the Performance Standards in Part A: All development and subdivision – Design & Layout – Rule - Medium Density Residential Zone subdivision around existing or proposed dwellings – Rule 15.4.2.1A

Amendments are proposed to the Performance Standards in Part A: All development and subdivision- Design & Layout – Rule Medium Density Residential Zone subdivision around existing or proposed dwellings– Rule 15.4.2.1(A) to refer to the Medium Density Residential Zone Intensification Areas within the T4 Structure Plan as follows (insertions in red underline):

Part A: All development and subdivision

Design & Layout

Rule – Medium Density Residential Zone subdivision around existing or proposed dwellings

15.4.2.1A Subdivision within the Medium Density Residential Zone is not required to comply with the lot area rules in Rule 15.4.2.1 or the lot frontage or lot shape factor rules in Rule 15.4.2.3 provided that:

- a. Subdivision around an existing dwelling (including a dwelling for which land use consent has been granted but not yet implemented) must not result in any new non-compliance or increase the degree of any existing non-compliance with the performance standards in Section 2A – Medium Density Residential Zone. There must be no vacant lots created as part of the subdivision.
- b. Subdivision around a proposed dwelling must be accompanied by a land use application that is to be determined concurrently with the subdivision application and which demonstrates that it is practicable to construct a dwelling on every allotment within the proposed subdivision as a permitted activity, and each dwelling complies

with the performance standards in Section 2A – Medium Density Residential Zone.
There must be no vacant lots created as part of the subdivision.

- c. In the T4 Structure Plan - Residential Intensification Areas, Rule 15.4.2.1.c shall apply.

1.3.3.2 Amend the Performance Standards in Part A: All development and subdivision- Design & Layout – Net lot area rules - Rule 15.4.2.1.c

Amendments are proposed to the Performance Standards in Part A: All development and subdivision- Design & Layout – Net lot area– Rule 15.4.2.1(c) to refer to the Medium Density Residential Zone Intensification Areas within the T4 Structure Plan as follows (insertions in red underline and deletions in ~~red strikethrough~~):

Part A: All development and subdivision

Design & Layout

Net lot area rules

15.4.2.1	Zone or Area	Minimum Net Lot Area	Average Net Lot Area	Maximum Net Lot Area of Maximum Number of Lots
c.	~~Residential Zone Infill Housing~~ <u>Medium Density Residential Zone (Intensification Areas within T4 Structure Plan Area)</u>	NA	~~Deleted by PC26~~ <u>350m² (excluding any balance lot)</u>	<u>1,500m² GFA (for any commercial overlay area)</u>

1.3.3.3 Amend the Performance Standards in Part D: Development and subdivision in a Structure Plan Area - Rule 15.4.2.69

Amendments are proposed to the Performance Standards in Part D: Development and subdivision in a Structure Plan Area – Rule – All development and subdivision in areas subject to a Structure Plan, Development Plan or Concept Plan - Rule 15.4.2.69 to include a new provision that refers to the T4 Structure Plan Area as follows (insertions in red underline and deletions in ~~red strikethrough~~):

Part D: Development and subdivision in a Structure Plan Area

Advice Note: These performance standards are additional to Rules 15.4.2.1 to 15.4.2.68 which must also be complied with.

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

15.4.2.69 All development and subdivision within an area subject to an approved structure plan, development plan or concept plan shall be designed in general accordance with the requirements of that structure plan, concept plan or development plan. For the avoidance of doubt, the following areas are subject to concept plans, development plans and/or structure plans:

(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) DELETED (Ohaupo South Structure Plan)	Appendix S8
(h) DELETED (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.

(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
(v) T2 Structure Plan	Appendix S23



(w) C4 Structure Plan	Appendix S24
(x) T6 Structure Plan	Appendix S25
(y) T11 Structure Plan	Appendix S26
<u>(z) T4 Structure Plan</u>	<u>Appendix S27</u>

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

Advice Note: From time to time structure plans or development plans may be approved by way of resource consent under the provisions of Section 14 – Deferred Zones. A copy of these Plans are available at Council offices or on Council’s website.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity, except where these structure plans indicate that non-compliance with the rules of the structure plan, development plan or concept plan will result in the activity being a noncomplying activity.

1.3.3.4 Insert new heading in the Performance Standards in Part D: Development and subdivision in a Structure Plan Area after Rule 15.4.2.91

A new heading is proposed after Rule 15.4.2.91 to read: (insertions in red underline):

T4 Structure Plan Area

1.3.3.5 Insert a new Rule in the Performance Standards in Part D: Development and subdivision in a Structure Plan Area relating to subdivision parameters in the T4 Structure Plan Area – as Rule 15.4.2.91A

A new Rule (Rule 15.4.2.91A) is proposed in the Performance Standards in Part D: Development and subdivision in a Structure Plan Area (after Rule 15.4.2.91) to refer to the subdivision parameters for the T4 Structure Plan as follows (insertions in red underline):

Rule – T4 Structure Plan Area – Subdivision Parameters

15.4.2.91A That subdivision for each staging area (as identified in the indicative staging plan provided as **Figure 2**) in the T4 Structure Plan Area shall ensure that:

- (a) All roads subject to Rule 15.4.2.91B and reserves shown on the T4 Structure Plan as relevant to the functioning of any proposed subdivision, shall be vested in the Waipā District Council in accordance with a Development Agreement required in accordance with Rule 2A.4.2.71; and
- (b) A landscaping plan shall be prepared at the time of the first subdivision application for each development stage for all reserve areas identified in the T4 Structure Plan and the roading network. At a minimum the landscaping plan shall include the following:
 - (i) Overall design approach



- (ii) Details of planting for each reserve area (including provision of recommendations from qualified ecologists for planting of wetland and stormwater areas for ecological purposes where relevant).
- (iii) Details of proposed street tree planting in accordance with Rules 15.4.2.27 and 15.4.2.28.
- (iv) Design and landscape treatment of cycleways and pedestrian networks within the road network and reserve areas where relevant.

Note: The value of any roads vested in Waipa District Council in accordance with Rule 15.4.2.91A(a) and associated works may be credited against applicable Development Contributions (DC credits), subject to Council's agreement under the Development Contributions Policy.

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

1.3.3.6 Insert a new Rule in the Performance Standards in Part D: Development and subdivision in a Structure Plan Area relating to transport upgrades and the vesting/construction of new roads in the T4 Structure Plan Area - as Rule 15.4.2.91B

A new Rule (Rule 15.4.2.91B) is proposed in the Performance Standards in Part D: Development and subdivision in a Structure Plan Area (after Rule 15.4.2.91) relating to transport upgrades and the vesting/construction of new roads in the T4 Structure Plan Area as follows (insertions in red underline):

Rule – T4 Structure Plan Area – Transport Upgrades and Vesting of Roads

15.4.2.91B Transport upgrades and the vesting / construction of new roads shall be completed to enable full development of the T4 Structure Plan area. These requirements are set out below:

	<u>Transport Upgrade</u>	<u>Implementation Requirement</u>
1	<u>Vesting of Collector Road over Northern Area identified in Structure Plan</u>	<u>To be completed as part of the first subdivision of the Northern Area (with financial arrangements in accordance with the Development Agreement required by Rule 2A.4.2.71).</u>
2	<u>Vesting of Collector Road over Southern Area identified in Structure Plan</u>	<u>To be completed as part of the first subdivision of the Southern Area (with financial arrangements in accordance with the Development Agreement required by Rule 2A.4.2.71).</u>



3	<u>Extension of Wallace Terrace</u>	<u>When the first subdivision of the Northern Area occurs.</u>
4	<u>Construction of Collector Road (part) and Intersection with Puniu Road.</u>	<u>When the first subdivision of the Southern Area occurs.</u>
5	<u>Construction of Full Extent of Collector Road within the Northern Area including intersection with Rewi Street</u>	<u>When either:</u> <u>the number of dwellings in the Northern Area exceeds 70; or</u> <u>the number of residential sites created as the result of vacant lot subdivision in the Northern Area exceeds 35 lots (including balance lots); or</u> <u>a combination of dwellings and lots, provided that the number of dwellings able to be lawfully established does not exceed 70.</u>
6	<u>Construction of Full Extent of Collector Road within the Southern Area including intersection with Rewi Street</u>	<u>When either:</u> <u>the number of dwellings in the Southern Area exceeds 150; or</u> <u>the number of residential sites created as the result of vacant lot subdivision in the Southern Area exceeds 75 lots (including balance lots); or</u> <u>a combination of dwellings and lots provided that the number of dwellings able to be lawfully established does not exceed 150.</u>
<u>For the avoidance of doubt lawfully established means the dwellings are authorised either:</u> <u>> as permitted activities; or</u> <u>> by the granting of land use or subdivision consent</u>		
<u>The development areas referred to are:</u> <u>> Northern Area = all land within Lot 2 DPS 18699 (RT: SA17D/1369)</u> <u>> Southern Area = all land within Part Lot 1 DPS 10432 (RT: SA19A/1317)</u>		
<u>For the avoidance of doubt:</u> <u>> Vesting of the Collector Road independent of construction is required due to the split ownership of the land within the Northern and Southern Areas.</u> <u>> Requiring the vesting of the Collector Road to be completed as part of the first subdivision in each Area will ensure the ability to construct the full extent of the Collector Road is not compromised.</u> <u>> Construction of the Collector Road can occur in stages, in accordance with the relevant transportation requirements of any stage of subdivision, and in accordance with the Development Agreement.</u>		



Activities which fail to comply with this rule will require resource consent for a restricted discretionary activity with discretion being restricted over:

- > Amenity effects; and
- > Road design and connectivity; and
- > Safety, capacity, and efficiency of the transport network; and
- > Provision of cycling and pedestrian networks.

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

1.3.4 Section 21 – Assessment Criteria

Consequential amendments are required to Section 21 of the District Plan to avoid rule duplication and have one rule which applies to all areas - including the T4 Structure Plan.

1.3.4.1 Amend the Assessment Criteria for the Medium Density Residential Zone – Restricted Discretionary Activities in Rule 21.1.2A.24 – Local Centres within the C2 / C3 Structure Plan Area

Amendments are proposed to the Assessment Criteria for the Medium Density Residential Area relating to local centres within the C2/ C3 Structure Plan Area in Rule 21.1.2A.24 to also refer to the T11 and T4 Structure Plan Areas as follows (insertions in red underline and deletions in ~~red strikethrough~~):

21.1.2A Medium Density Residential Zone		
	Restricted Discretionary Activities	
21.1.2A.24	Local Centres within C2 / C3 Structure Plan Area <u>Neighbourhood Centre within T11 Growth Cell Structure Plan Area</u> <u>Commercial Overlay (Neighbourhood Centre) within T4 Structure Plan Area</u>	The extent to which the proposed ~~development~~ <u>Local Centres within the C2/C3 Structure Plan area</u>, including access, ~~parking~~ (if provided), outdoor dining and any ancillary activities: - Are compatible with the surrounding neighbourhood context. - Where provided, ~~parking~~ facilities that do not visually dominate the public realm or create obstructions in the pedestrian ~~environment~~. - Maximise outlook onto <u>adjacent</u> streets and/or public open spaces. - Include universal access design principles.



		e. Utilises <u>landscaping</u> to integrate the <u>development</u> into the surrounding open space context, and enhance the amenity of the <u>site</u>. f. Avoids <u>signs</u> that are overly dominant (including back lit and neon <u>signs</u>) and are of a colour, size and location that integrate with the proposed <u>building</u>. g. Will generate traffic or <u>parking</u> movements that can be adequately managed. h. Can be adequately serviced.
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1.3.4.2 Delete the Assessment Criteria for the Medium Density Residential Zone – Restricted Discretionary Activities in Rule 21.1.2A.25 – Neighbourhood Centre within the T11 Growth Cell Structure Plan Area

The Assessment Criteria in Rule 21.1.2A.25 for the Medium Density Residential Area relating to a Neighbourhood Centre within the T11 Growth Cell Structure Plan Area require deleting because they are duplicated in Rule 21.1.2A.24 above (deletions in ~~red strikethrough~~):

21.1.2A Medium Density Residential Zone		
	Restricted Discretionary Activities	
~~21.1.2A.25~~	~~Neighbourhood Centre within T11 Growth Cell Structure Plan Area~~	~~The extent to which the proposed Local Centres within the G2/G3 Structure Plan area, including access, parking (if provided), outdoor dining and any ancillary activities:~~ ~~a.— Are compatible with the surrounding neighbourhood context:~~ ~~b.— Where provided, 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.~~
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1.3.4.3 Insert new Assessment Criteria for the Medium Density Residential Zone –Discretionary Activities as Rule 21.1.2A.36 – T4 Structure Plan Area Residential Density – Intensification Areas (Rule 2A.4.2.70)

New Assessment Criteria (Rule 21.1.2A.36) are proposed for the Medium Density Residential Zone - T4 Structure Plan Area – Residential Density – Intensification Areas (Rule 2A.4.2.70) as follows (insertions in red underline):

21.1.2A Medium Density Residential Zone		
	Restricted Discretionary Activities	
<u>21.1.2A.36</u>	<u>T4 Structure Plan - Residential Density – Intensification Areas – Rule 2A.4.2.70</u>	<u>Whether:</u> (a) <u>the achievement of target densities of 25 – 35 dwellings per hectare across the growth cell or staged development area could be compromised.</u> (b) <u>topographical or other environmental constraints make achievement of target densities impracticable.</u>

1.3.4.4 Insert new Assessment Criteria for Infrastructure, Hazards, Development and Subdivision – Restricted Discretionary Activities as Rule 21.1.15.13A – T4 Structure Plan Area – Transport Upgrade Triggers (Rule 15.4.2.91B)

New Assessment Criteria (Rule 21.1.15.13A) are proposed for Infrastructure, Hazards, Development and Subdivision –Restricted Discretionary Activities as Rule 21.1.15.13A – T4 Structure Plan Area– Transport Upgrade Triggers (Rule 15.4.2.91B) as follows (insertions in red underline):

Infrastructure, Hazards. Development and Subdivision		
	Restricted Discretionary Activities	
<u>21.1.15.13A</u>	<u>T4 Structure Plan – Transport Upgrade Triggers – Rule 15.4.2.91B</u>	(a) <u>whether the subdivision or development will enable the safe and efficient operation of the surrounding road network.</u>



		(b) <u>whether non-provision of the transport upgrades required by Rule 15.4.2.91B is supported by an integrated transport assessment that:</u> (i). <u>identifies the reasons why the upgrades are not required, deferred or varied; and</u> (ii). <u>Includes assessment of the transport effects of the proposal that support the subdivision or development proposed</u>
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1.3.4.5 Insert new Assessment Criteria for Infrastructure, Hazards, Development and Subdivision – Discretionary Activities – T4 Structure Plan Area– Subdivision Parameters (Rule 15.4.2.91A) as Rule 21.1.15.47

New Assessment Criteria (Rule 21.1.15.47) are proposed for Infrastructure, Hazards, Development and Subdivision – Discretionary Activities - relating to the T4 Structure Plan Area – Subdivision Parameters (Rule 15.4.2.91A) as follows (insertions in red underline):

Infrastructure, Hazards, Development and Subdivision		
	Discretionary Activities	
<u>21.1.15.47</u>	<u>T4 Structure Plan – Subdivision Parameters – Rule 15.4.2.91A</u>	The extent to which: (a) <u>any reserve proposed serves a public recreational need that goes beyond demand for reserve land generated by development of the growth cell.</u> (b) <u>any reserve proposed is needed to offset the loss of existing reserve land arising from development of the growth cell.</u> (c) <u>the nature and scale of the subdivision necessitate the provision of landscaping, cycleways and pedestrian networks.</u>

1.3.5 Appendix S1 – Future Growth Cells

Three amendments are required to Appendix S1, as follows:

- > Identify the T4 Growth Cell as a ‘Development Area – now to 2023’ on the Te Awamutu Growth Map;
- > Insert a new line into the ‘Te Awamutu Residential Growth Cells – anticipated now to 2035’ table; and



- > Delete reference to the T4 Growth Cell in the 'Te Awamutu Residential Growth Cells – anticipated beyond 2035' table.

These changes are shown as follows (insertions in red underline and deletions in ~~red strikethrough~~):



Te Awamutu Residential Growth Cells – anticipated now to 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
T1	37ha	> This is identified for residential development, has a structure plan in place and is actively being developed. > The growth cell has a dwelling capacity of approximately 444 dwellings.
T3	10ha	> This growth cell has been identified for residential development. > The growth cell has a dwelling capacity of approximately 120 dwellings.
T4	28ha	> This growth cell is zoned for residential development. > The growth cell has a dwelling capacity of approximately 348 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. > 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 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 and 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.

T4 Growth Cell

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GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
T10	21ha	> This residential growth cell and 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.
T12	11ha	> This growth cell is zoned for residential development. > The growth cell has a dwelling capacity of approximately 132 dwellings.
T13	35ha	> The current Te Awamutu Racecourse is identified as a potential future residential growth cell if no longer needed for its current purpose. > The growth cell has a dwelling capacity of approximately 420 dwellings.
The above growth cells make provision for 375 hectares of residential land, with a dwelling capacity of approximately 2,988 dwellings		

T4 Growth Cell

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Te Awamutu Residential Growth Cells – anticipated beyond 2035

GROWTH CELL	LAND AREA	OVERVIEW AND CAPACITY
T2	41ha	> This growth cell has been identified for future residential development. > The growth cell has a dwelling capacity of approximately 492 dwellings.
~~T4~~	~~29ha~~	~~> This growth cell has been identified for future residential development and is only considered appropriate for development if the Western Arterial proceeds.~~ ~~> The growth cell has a dwelling capacity of approximately 348 dwellings.~~
T5	41ha	> This growth cell has been identified for future residential development and is only considered appropriate for development if the Western Arterial proceeds. > The growth cell has a dwelling capacity of approximately 492 dwellings.
T14	121ha	> This growth cell has been identified as a future residential growth cell. > The growth cell has a dwelling capacity of approximately 1452 dwellings.
T15	21ha	> 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. > The growth cell has a dwelling capacity of approximately 252 dwellings.
The above growth cells make provision for 253 hectares of residential land to be developed after 2035, with a dwelling capacity of approximately 3036 dwellings.		

T4 Growth Cell

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1.3.6 New Appendix S27 – T4 Growth Cell Structure Plan

The following T4 Structure Plan (being a combination of explanatory / guiding text and plans) is proposed to be inserted into the District Plan (as a new Appendix S27) to manage the growth and development of the T4 Growth Cell:

“T4 Growth Cell Structure Plan

The T4 Growth Cell comprises approximately 28 ha of land on the south-western edge of the Te Awamutu urban area. This structure plan is intended to guide the development of the T4 Growth Cell for residential purposes.

The T4 Growth Cell is zoned Medium Density Residential Zone whereby a minimum target density of 25 dwellings per hectare is expected to be achieved.

The proposed target density is based on a Total Developable Area (less roads, reserves and commercial overlay) of 11.5 hectares that will be developed ultimately providing a total of approximately 285 dwellings.

In order to achieve this level of density, the following areas are proposed within the Structure Plan:

- > A medium density residential zone intensification area applies to the areas identified as solid orange shading in **Figure 1**. An average lot size of 350 m² applies to vacant residential lot subdivision in this area; and
- > The medium density residential zone standards apply to the areas identified as solid grey shading in **Figure 1**. A minimum lot size of 500 m² and maximum lot size of 1,000 m² applies to vacant residential lot subdivision in this area.

Due to existing roading capacity constraints, it is expected that the T4 Growth Cell will be developed in stages.

An indicative staging plan is provided below as **Figure 2**.

In the absence of a new collector road link to Rewi Street (which is shown on the Structure Plan):

- > a maximum of 70 dwellings (or 35 vacant lots) can be developed in the northern part of the T4 Growth Cell in reliance on an extension to Wallace Terrace; and
- > a maximum of 150 dwellings (or 75 vacant lots) can be developed in the southern part of the T4 Growth Cell in reliance on a new intersection with Puniu Road and the first (southern) part of the proposed collector road being constructed.



When a new roading connection to Rewi Street has been constructed, along with the completion of the collector road between Puniu Road and Rewi Street, additional dwellings can be constructed to achieve the full development potential of the T4 Growth Cell.

The proposed new roading connection to Rewi Street passes through Centennial Park which will necessitate legal and consenting processes under the Reserves Act 1977 to be followed (including public participation) and physical modifications to existing activities on Centennial Park. A new reserve is proposed which offsets the loss of land from Centennial Park needed for this roading link.

The southern part of the proposed collector road shown on the Structure Plan utilises part of a designation for roading purposes (D154) that is already contained in the District Plan and which includes a strip of land along and just beyond the southern boundary of the T4 Growth Cell.

Upgrades will be required in order to provide a water supply and wastewater reticulation (the latter including a new pump station within the T4 Growth Cell). In addition to on-lot stormwater management devices, areas have been identified on the Structure Plan for stormwater management purposes which will be constructed alongside existing natural wetlands within the growth cell.

The details of all necessary servicing requirements will need to be confirmed at the time of subdivision consent.

The Structure Plan includes two areas (referred to as Commercial Overlay Areas) that can be developed for small scale commercial purposes to support the residential activities in the T4 Growth Cell.

Community stormwater and wetland reserve areas have been identified on the Structure Plan, one of which is to provide playground equipment (the details of which will be confirmed as part of the subdivision consent application process).

The combination of the width on the proposed collector road and an Environmental Buffer are intended to manage the interface between the North Island Main Trunk Railway and residential activities within the T4 Growth Cell.

The T4 Growth Cell contains natural inland wetlands. An area of approximately 0.35 ha of wetlands is proposed to be removed as part of the implementation of the Structure Plan, and the provision of an additional 2.12 ha of wetland



areas elsewhere within the T4 Growth Cell will facilitate a net gain in the presence of wetlands (resulting in 102% increase) and associated indigenous biodiversity.

In accordance with Rule 15.4.2.69 in the District Plan, any subdivision and development within the T4 Growth Cell must be in general accordance with the requirements of this Structure Plan.

Because of the complexity of the issues facing the development of the T4 Growth Cell a Development Agreement will need to be entered into between Council and developers before any development or subdivision takes place.



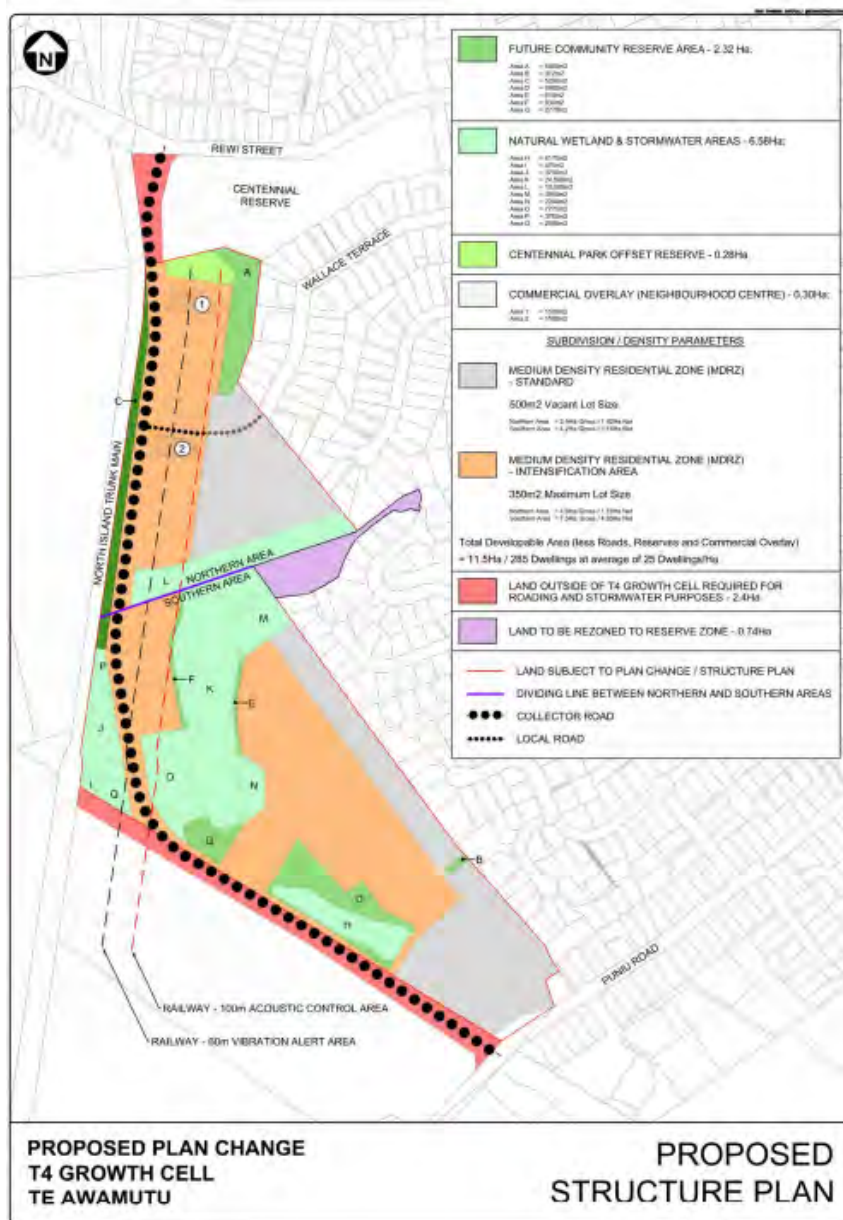


Figure 1: Proposed T4 Structure Plan



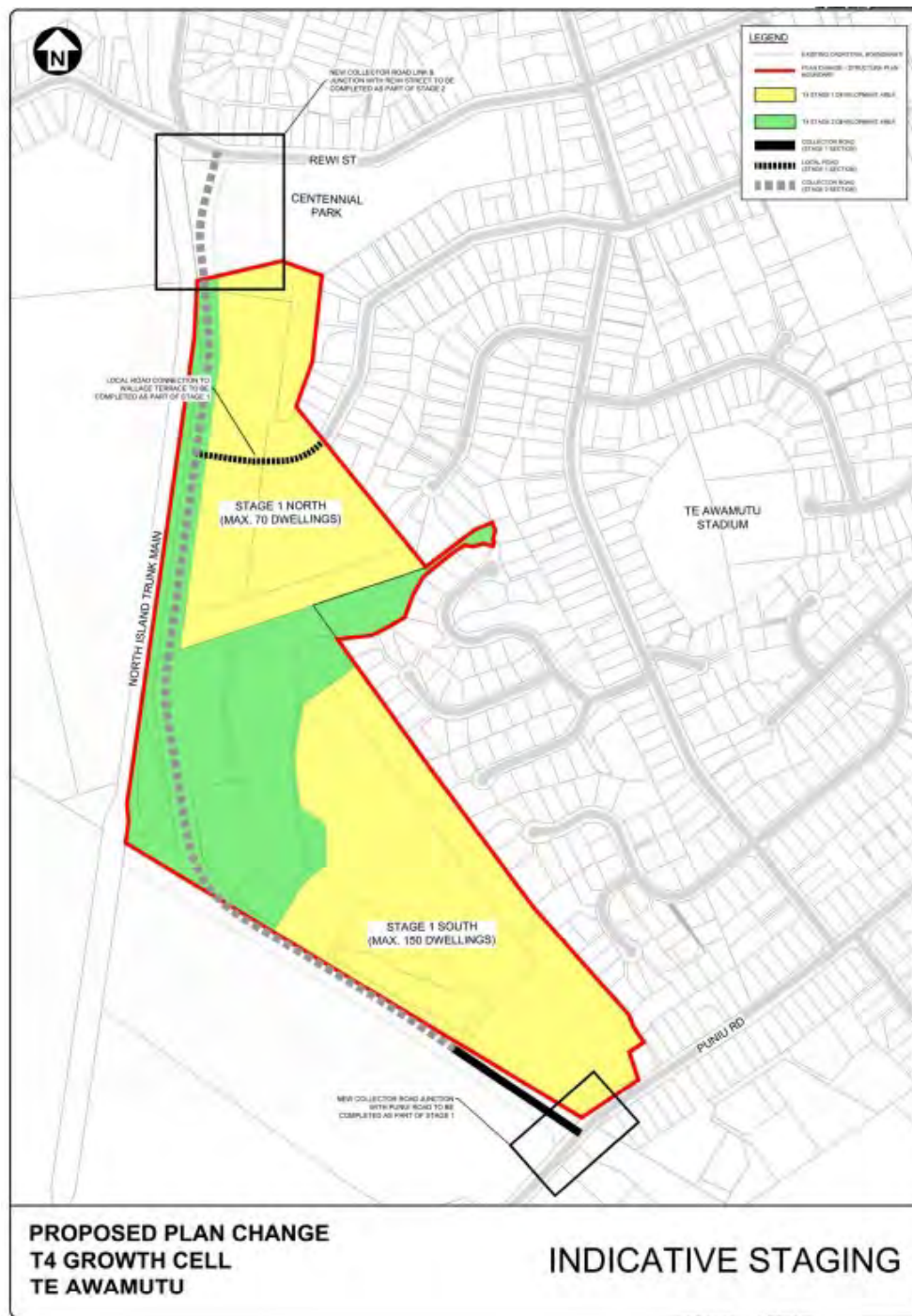


Figure 2: Indicative Staging Plan

1.3.7 Planning Maps

In respect of the planning maps, the proposed plan change seeks to:

- > Rezone the T4 Growth Cell from Deferred Residential Zone to Medium Density Residential Zone (required change to maps 8, 37 and 40);
- > Rezone part of Lot 59 DP 375611 to Reserve Zone;
- > Move the 'Urban Limits' boundary so that the T4 Growth Cell is located within the urban limits (required change to maps 8, 37 and 40);
- > Adopt the Medium Density Residential Zone Qualifying Matter – Stormwater Constraint and Qualifying Matter – Infrastructure Constraint across the T4 Growth Cell; and
- > Include a vibration alert area extending up to 60m of the rail corridor on the western edge of the plan change area.

The extent of the new Medium Density Residential Zone zoning sought as part of the proposed plan change for the T4 Growth Cell is shown in **Figure 3** (identified as solid orange shading).

Similarly, the extent of the new Reserve Zone zoning sought as part of the proposed plan change for the T4 Growth Cell is also shown in **Figure 3** (identified as solid green shading).



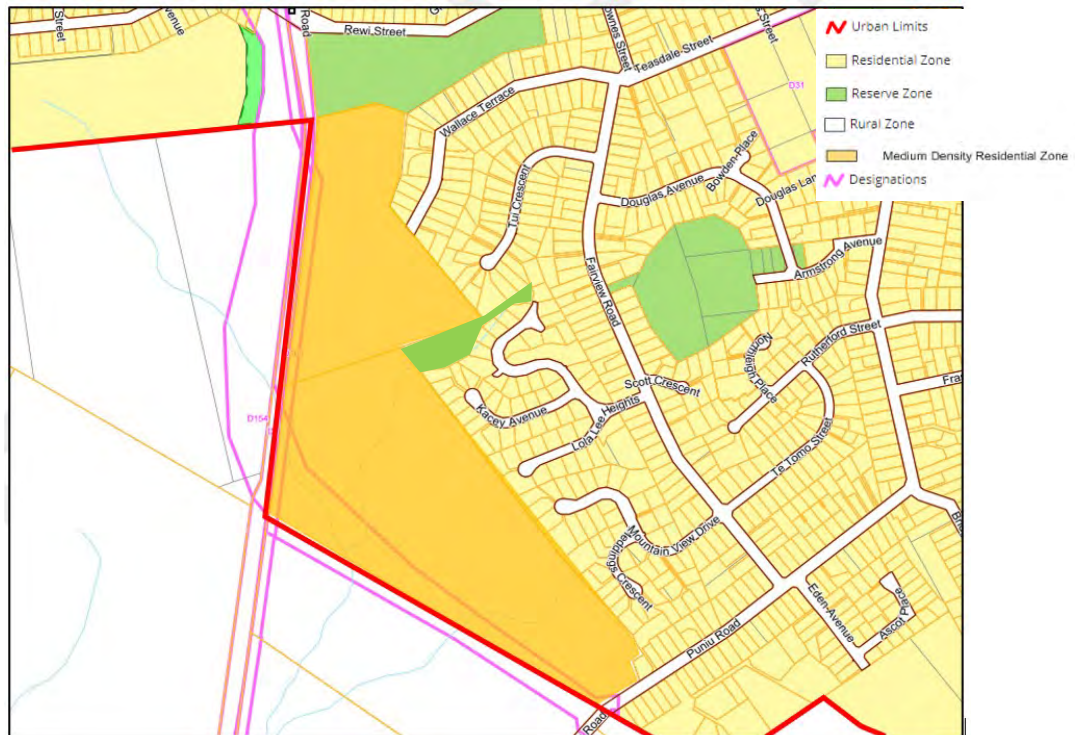


Figure 3: T4 Growth Cell Rezoning to Medium Density Residential Zone – Operative District Plan Framework.

Figure 4 shows the relevant Medium Density Residential Zone Qualifying Matters that apply to the T4 Growth Cell which this proposed plan change is seeking to adopt (with the growth cell shown in red outline):

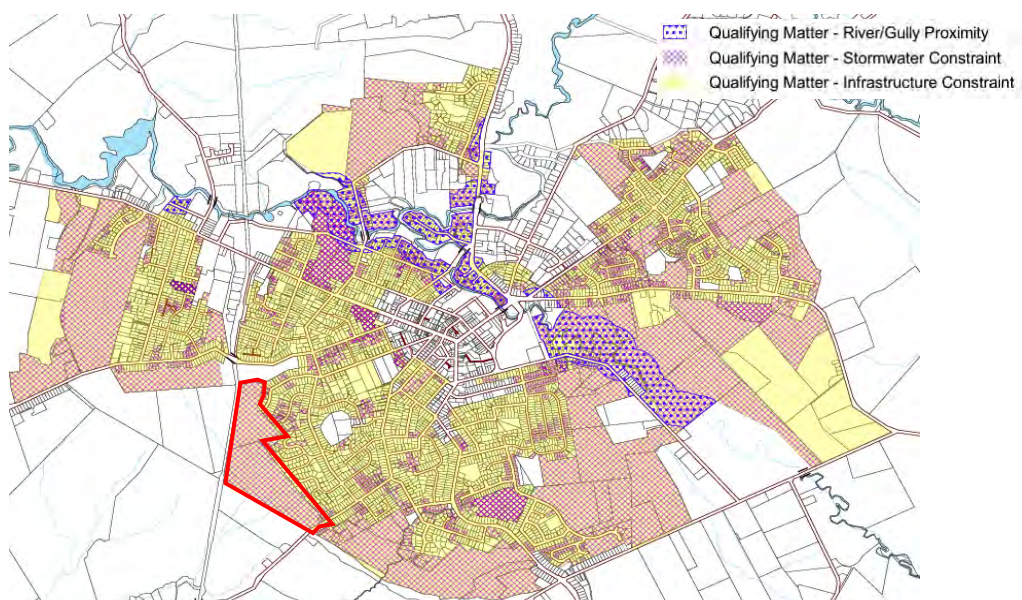


Figure 4: PC26 Qualifying Matters