

Mixed-use Development

Proposed retail, offices & apartments, including parking, infrastructure & NES-CS

32-42 Victoria Street, Cambridge

Assessment of Environmental Effects and Statutory Analysis

17 July 2025

B&A
Urban & Environmental

Prepared for:
Grovic Property Ltd

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Final Revision

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17 July 2025

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1.0 Applicant and Property Details

To:	Waipā District Council
Site Address:	32-42 Victoria Street
Applicant Name:	Grovic Property Ltd
Address for Service:	Barker & Associates Ltd 5/47 Alpha Street, Cambridge Attention: Marne Cole
Legal Description (address order):	• Lot 7 Deposited Plan 4011 (SA62B/985) • Lot 8 Deposited Plan 4011 and Lot 3 Deposited Plan 364495 (262012) • Lot 9 Deposited Plan 4011 (SA15D/159) • Lot 1 Deposited Plan South Auckland 77837 (SA61D/622) • Lot 1 and Lot 4 Deposited Plan South Auckland 13401 (SA19D/1133) • Lot 2 Deposited Plan South Auckland 13401 (SA19D/1134) (refer to Records of Title as **Appendix 1**)
Site Area:	2145m^2 (total)
Site Owner:	S & K Rowe Limited (32 & 34 Victoria Street) Edmund Ronald Geck, Wilhelmina Albertina Hendrika Geck & Lewislegal Trustees 2015 Limited (36 – 42 Victoria Street)
District Plan:	Waipā District Plan (ODP)
ODP Zoning:	Commercial Zone
ODP Overlays & Controls:	• Commercial Zone Height Overlay (18m) • Policy Overlay - Pedestrian Frontage • Character Area - Character Precinct Cambridge A
Locality Diagram:	Refer to **Figure 4**
Brief Description of Proposal:	Proposed commercial development (six retail tenancies, two office tenancies, 11 apartments) in the Commercial Zone.

Summary of Reasons for Consent:

- 6.4.1.3(b) – Erection of new buildings in the Cambridge A Character Precinct Area
- 6.4.2.13 – Pedestrian frontages: maximum floor space
- 6.4.2.20 – Outdoor living areas orientation and privacy
- 6.4.2.21 – Identified pedestrian frontages – glazing and verandas
- 6.4.2.27 – Construction noise
- 6.4.2.30 – Earthworks
- 16.4.1.1(i) – Provision of 25 or more car parks

As a **Discretionary activity** under the Waipā District Plan, and;

As only a Preliminary Site Inspection (PSI), not a Detailed Site Inspection, has been prepared, consent is sought for a **Discretionary activity** under Section 11 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).

2.0 Executive Summary

This Assessment of Environmental Effects (AEE) has been prepared in support of a resource consent application by Grovic Property Ltd to redevelop 32–42 Victoria Street, Cambridge (hereafter called 'the site'). The proposal involves the demolition of existing buildings and the construction of a new four-storey mixed-use development comprising six ground-floor retail tenancies, two first-floor office tenancies, 11 residential apartments across the upper levels, and a basement car park. The architect's impression of the proposal is identified in Figures 1 to 3, below.



Figure 1: Southeast Facing Render (view from Victoria Street)



Figure 2: Eastern Facing Render (view from Victoria Street)



Figure 3: Aerial Render

The site is zoned Commercial under the Waipā District Plan and is located within the Cambridge A Character Precinct (Character Precinct). The proposal automatically triggers resource consent requirements for construction of new buildings within the Character Precinct, but also generates consent due to temporary construction effects associated with noise, plus building and earthworks standards specified in later sections of this report.

Consent is also required under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS) due to the site's historical land uses.

A comprehensive assessment has been undertaken in relation to the effects on character, streetscape, amenity, traffic, servicing, infrastructure, and temporary construction-related effects on the environment and adjoining properties. The building has been designed to respond to the architectural character of central Cambridge while delivering a high-quality, modern and functional built form. Technical assessments confirm that the development can be appropriately serviced, that temporary construction effects can be managed through best practice methods, and that all potential adverse effects are less than minor or can be appropriately mitigated.

The proposal is consistent with the outcomes sought in the Waipā District Plan, the Waikato Regional Policy Statement, and the National Policy Statement on Urban Development. It supports the revitalisation and intensification of the town centre, contributes to housing supply, and enhances the quality of the built environment in a strategic location in Cambridge.

Overall, the application meets the relevant statutory tests and is considered appropriate for approval, subject to consent conditions.

3.0 Consultation

3.1 Waipā District Council

The applicant has undertaken early and ongoing engagement with Waipā District Council regarding the proposed redevelopment of the site. Two pre-application meetings were held to discuss the overall development intent, planning framework, and anticipated consenting matters. A summary of those meetings is provided below.

Meeting 1 – Early Pre-application Discussion

Date: 5 December 2024

Purpose: Preliminary discussion on the initial concept and infrastructure considerations.

Attendees:

- Waipā District Council: Wendy Robinson (Manager District Plan & Growth), Quentin Budd (Team Leader Consents), Tony Coutts (Principal Engineer)
- Applicant and Project Team: Layton Rowe, Ron Geck, Gareth Moran (Barker & Associates), Boon Architecture

Summary of Discussion:

- Communication: The parties agreed that clear and proactive communication would be essential throughout the consent process. The applicant intends to engage with both the Council's Planning and Communications teams to support this.
- Urban Design: It was confirmed that a Design Statement will be required to accompany the resource consent application. Preliminary feedback highlighted concern about the visual bulk of the upper levels, which will be addressed through ongoing design refinement.
- Infrastructure: Council officers confirmed the existing infrastructure network is likely to accommodate the proposed development. Waste collection logistics will need to be addressed in the final design. A requirement for an Integrated Transport Assessment may arise, subject to further review.
- Next Steps: The applicant committed to maintaining close contact with Council. A further pre-application meeting was suggested for early 2025 to review more developed plans.

Meeting 2 – Concept Design and Consent Matters

Date: 6 March 2025

Purpose: Review of preliminary architectural plans and planning pathway considerations.

Attendees:

- Waipā District Council: Susan O'Regan (Mayor), Steph O'Sullivan (CEO), Wayne Allan (Group Manager – District Growth & Regulatory Services), Quentin Budd (Manager District Plan & Growth), Eva Cucvarova (Senior Engineer – Growth)
- Applicant and Project Team: Layton Rowe, Ron Geck, Gareth Moran (Barker & Associates), Boon Architecture

Summary of Discussion:

- Development Overview: The concept involves ground-level commercial/retail tenancies and upper-level residential units. The site is located within the Cambridge A Character Precinct, and resource consent is required.
- Design Feedback: Council expressed support for the design direction and noted the positive contribution the development could make to the town centre. Suggestions were made to consider design elements that reflect local heritage and cultural values.
- Public Engagement: Council emphasised the importance of clear public communication and recommended engaging a communications advisor to assist with messaging.
- Consent Considerations: Preliminary effects identified included construction-related noise and vibration impacts on adjoining properties, and the temporary loss of public car parking during construction. These effects will need to be addressed in the application documentation.

Correspondence Summary:

Council staff confirmed the accuracy of the meeting records. It was noted that detailed infrastructure design has not yet been undertaken. However, given the likely timeframe for development, the Waikato Water Done Well CCO is expected to be operational by the time consent is given effect to. Council recommended a further pre-application meeting once draft infrastructure plans are prepared, to ensure the relevant approval pathways are identified.

3.2 Cambridge Chamber of Commerce

The applicant has received written support from the Cambridge Chamber of Commerce, representing a wide membership of local businesses and enterprises within the town centre and wider Cambridge area. The Chamber has reviewed the proposed development and considers it to be strongly aligned with its objectives to foster sustainable economic growth, enhance commercial vibrancy, and promote investment and employment opportunities in the Cambridge township.

The Chamber notes that the redevelopment of this prominent central site presents a strategic opportunity to revitalise a key block within the commercial core. In particular, the introduction of modern retail tenancies at ground level and contemporary office spaces on the first floor is seen as a positive contribution to local business capacity and economic resilience. These outcomes are consistent with the Chamber's focus on retaining a competitive and adaptable commercial environment in Cambridge.

The Chamber also recognises the inclusion of upper-level residential apartments within the development as a valuable feature. This mixed-use typology is expected to support the long-term viability of town centre businesses by increasing foot traffic, enhancing the local customer base, and strengthening the relationship between where people live, work, and shop. Such a design approach reflects modern planning and commercial trends that contribute to a well-functioning and vibrant urban environment.

The Chamber has acknowledged the enduring benefits of an investment of this scale, not only in terms of construction-related activity and employment generation but also through the lasting value provided by new tenancy opportunities, expanded commercial diversity, and improved land use efficiency in the heart of the township.

In summary, the Cambridge Chamber of Commerce supports the proposed development and considers it to be a positive and future-focused initiative that will help ensure the continued vitality and attractiveness of Cambridge's town centre as a destination for business, community life, and economic activity.

Please refer to their letter of support contained in **Appendix 2.**

4.0 Site Context

4.1 Site Description

The site is located along the eastern side of Victoria Street, Cambridge, from 32 Victoria Street to 42 Victoria Street, containing existing commercial buildings **(Figure 4**). The site is bordered by a council-owned 'service lane' to the rear and has legal street frontage to Victoria Street.

The site is comprised of six Record of Titles, as contained in **Appendix 1**:

- 32 Victoria Street: Lot 7 Deposited Plan 4011 (SA62B/985) – 304m^2
- 34 Victoria Street: Lot 8 Deposited Plan 4011 and Lot 3 Deposited Plan 364495 (262012) – 354m^2
- 36 Victoria Street: Lot 9 Deposited Plan 4011 (SA15D/159) – 232m^2
- 38 Victoria Street: Lot 1 Deposited Plan South Auckland 77837 (SA61D/622) – 81m^2
- 40 Victoria Street: Lot 1 and Lot 4 Deposited Plan South Auckland 13401 (SA19D/1133) – 844m^2
- 42 Victoria Street: Lot 2 Deposited Plan South Auckland 13401 (SA19D/1134) – 75m^2

The total site area is 2145m^2.

Photos taken from various vantage points surrounding the site are identified in **Figures 5-7** (below).



Figure 4: Locality plan (source: Emaps)



Figure 5: Frontage from Victoria Street (source: Google Maps March 2025)



Figure 6: Service lane access from Commerce Street (source: Google Maps March 2025)

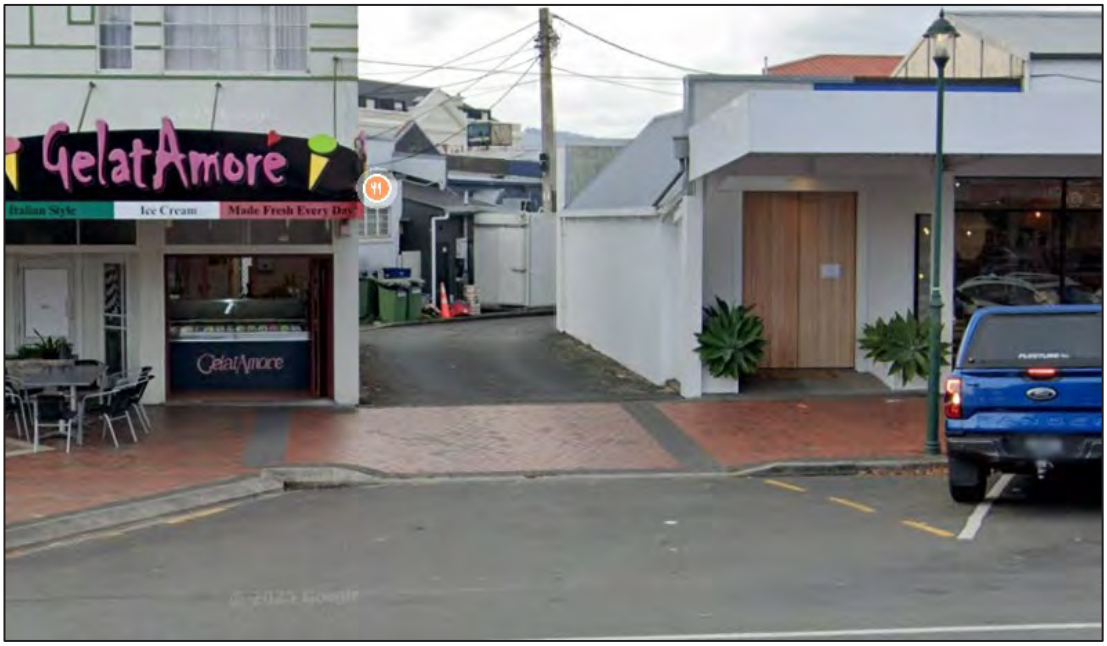


Figure 7: Service lane access from Victoria Street (source: Google Maps March 2025)

The site is zoned Commercial under the Waipā District Plan, and is also contained in the following overlays:

- Commercial Zone Height Overlay - 18m Maximum.
- Policy Overlay - Pedestrian Frontage.
- Character Area - Character Precinct Cambridge A.

Refer to Figures 8 & 9 below.

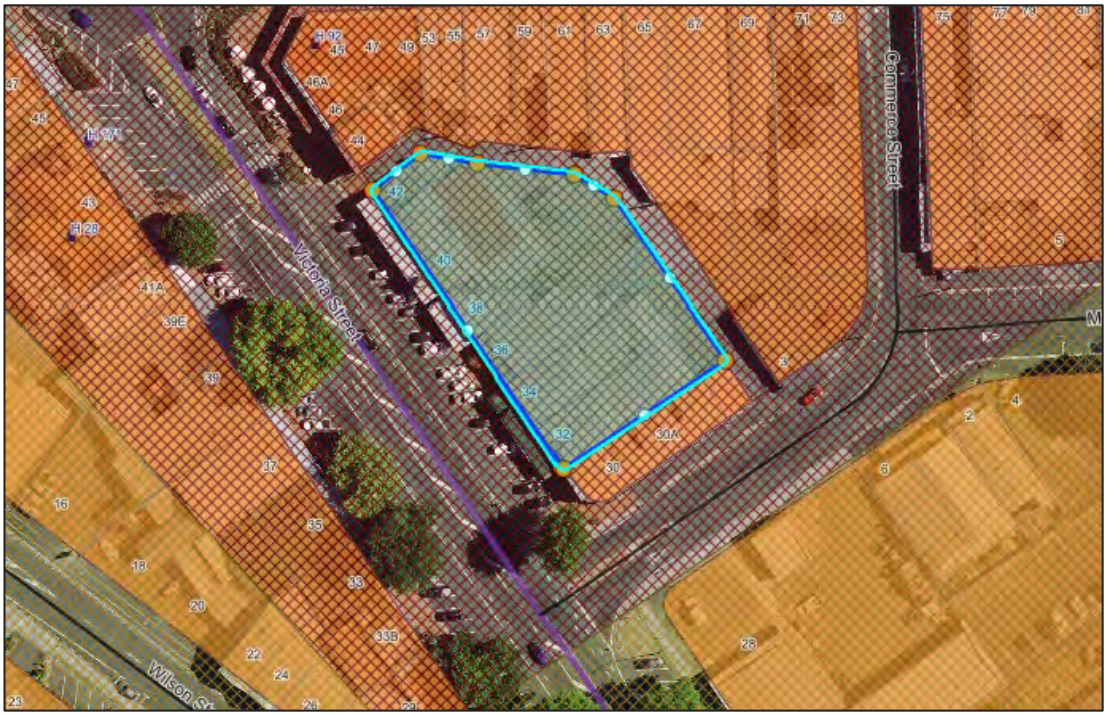


Figure 8: Commercial Zone (orange) & Cambridge Character Area A (crosshatch)

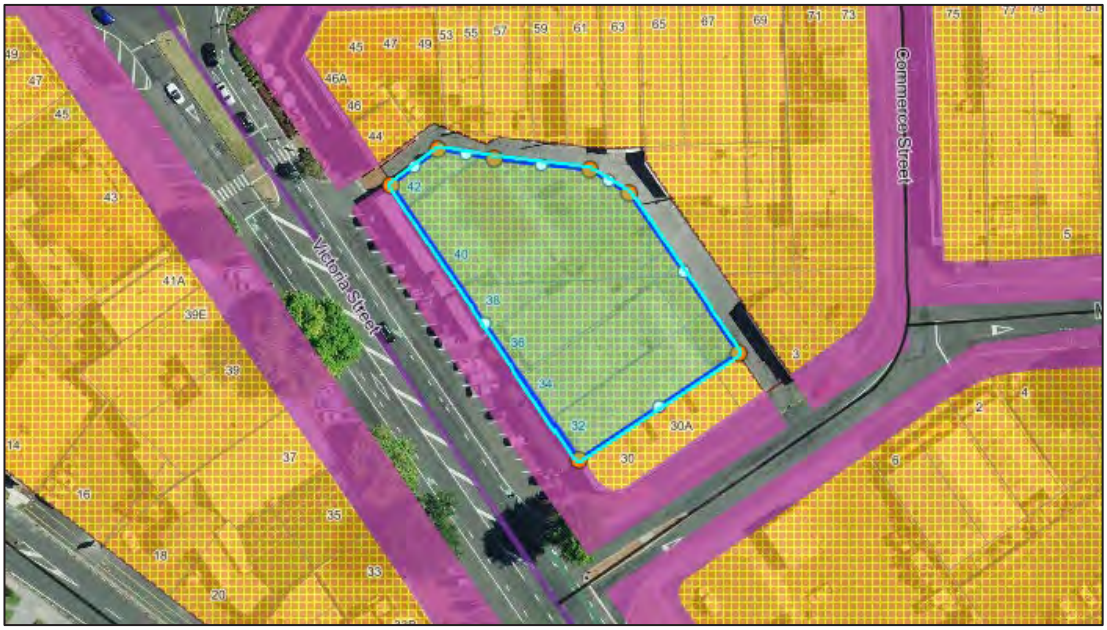


Figure 9: Commercial Height Overlay (yellow hatch) & Pedestrian Frontage Area (purple)

The site is currently occupied by a series of shops and restaurants, and street front parking is available along Victoria Street. The rear of the site is characterised by service areas and carparks, mainly gravel hardstand areas.

The service lane to the rear of the site is vested to the Council, but is not used as a public access road. Victoria Street is classified as a Minor Arterial Road, and there are no significant trees or other heritage items located on the site.

4.2 Surrounding Locality

The site is located in central Cambridge, which places the development within walking distance to all local amenities, including schools, supermarkets, and parks. Hamilton to Cambridge bus routes run nearby, with stops along Anzac Street and adjoining the Cambridge Information Centre. Refer to Figure 10 for the wider locality of the site.



Figure 10: Locality plan

The site is located within Character Area A – Victoria Street Retail, which forms part of the Cambridge Central Character Precinct. This area represents the primary commercial spine of Cambridge and is distinguished by its cohesive and historically significant streetscape (noting that the subject site is not identified as containing any historic reference). The character of this area is defined by its predominantly Edwardian and Art Deco architecture, complemented in places by earlier Victorian-era influences.

5.0 Proposal

The proposed development includes the demolition of the existing buildings and the construction of a new four-storey building, inclusive of a basement car park, servicing areas and a new veranda along Victoria Street. No corresponding subdivision is proposed as part of this application.

Please refer to **Figures 12-14** below and the architectural plans prepared by Boon Architecture in **Appendix 3**.



Figure 11: Existing site plan

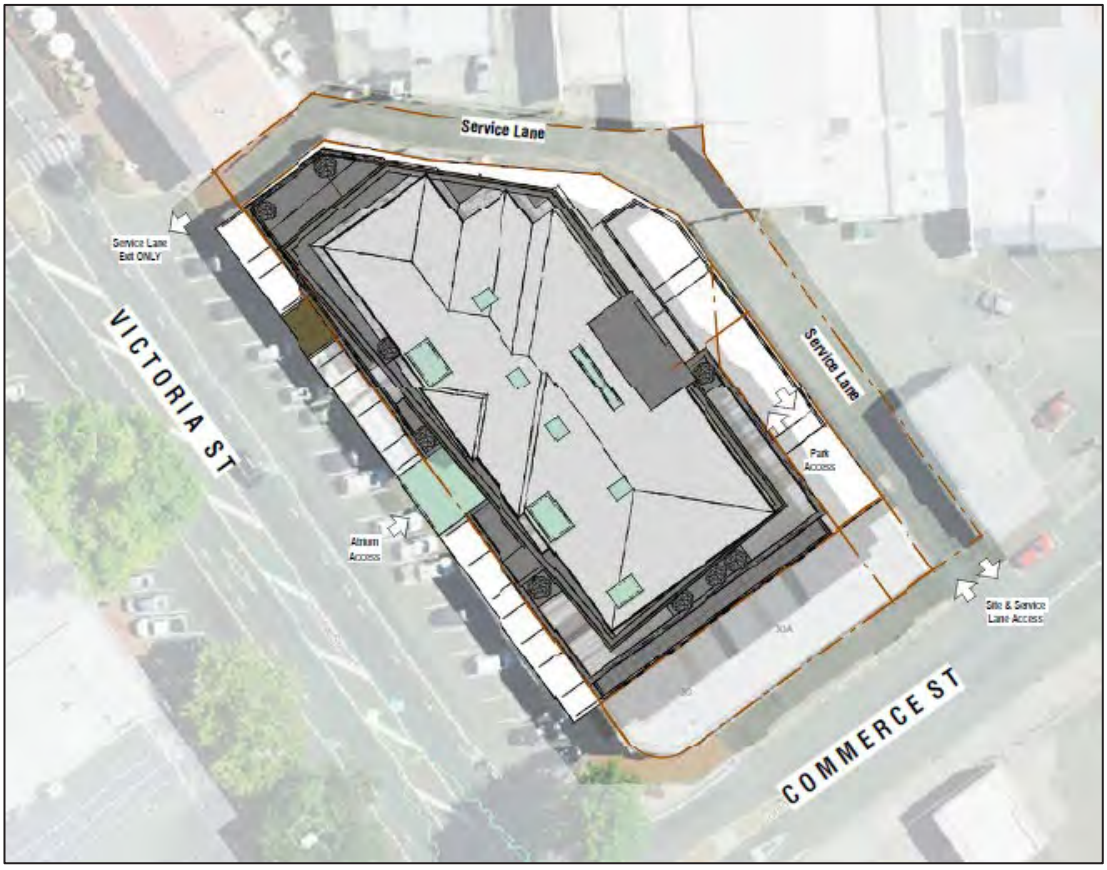


Figure 12: Sketched site plan

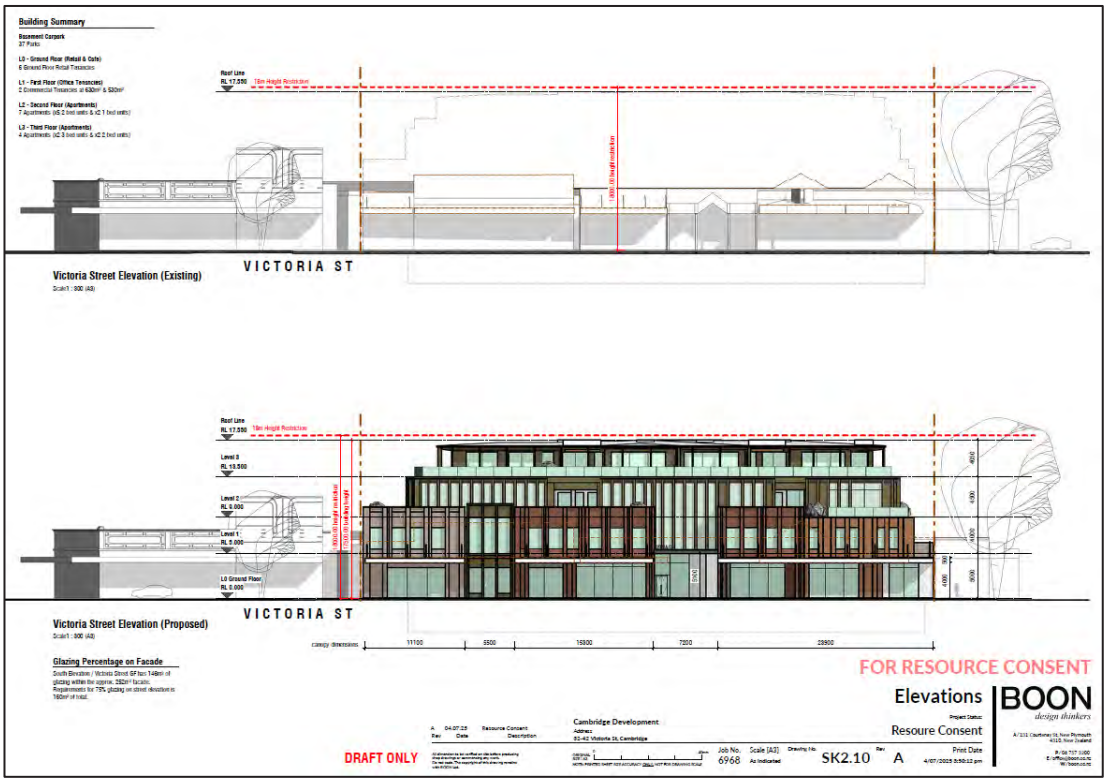


Figure 13: Existing and proposed Victoria Street elevations

In order to best articulate the proposal, we have broken it into several components, which we will expand on separately below, under the following headings:

- Commercial Retail – Ground Floor (refer **Figure 14**)
- Commercial Offices – First Floor (refer **Figure 15**)
- Residential – Second & Third Floors (refer **Figure 16 & 17**)

5.1.1 Commercial Retail – Ground Floor

The ground floor of the proposed development directly fronts Victoria Street and is the primary public interface of the development. The retail component has a total gross floor area of 1,387m² (excluding atrium space and loading bays). This includes 1,098m² of lettable retail space across six tenancies, ranging in size from 119m² to 290m². Other components at this level include 18.8m² of bathroom space, 110m² of core lobby and stair/lift access (gross), 167m² of gross service/loading area, and a 185m² net atrium space.

The central design feature of the development is the atrium, which provides the core access to the building. The atrium provides access to the stairs and lift access to upper and basement floors of the building, as well as access to bathrooms and service/loading areas, and a riser void which provides for servicing between the levels.

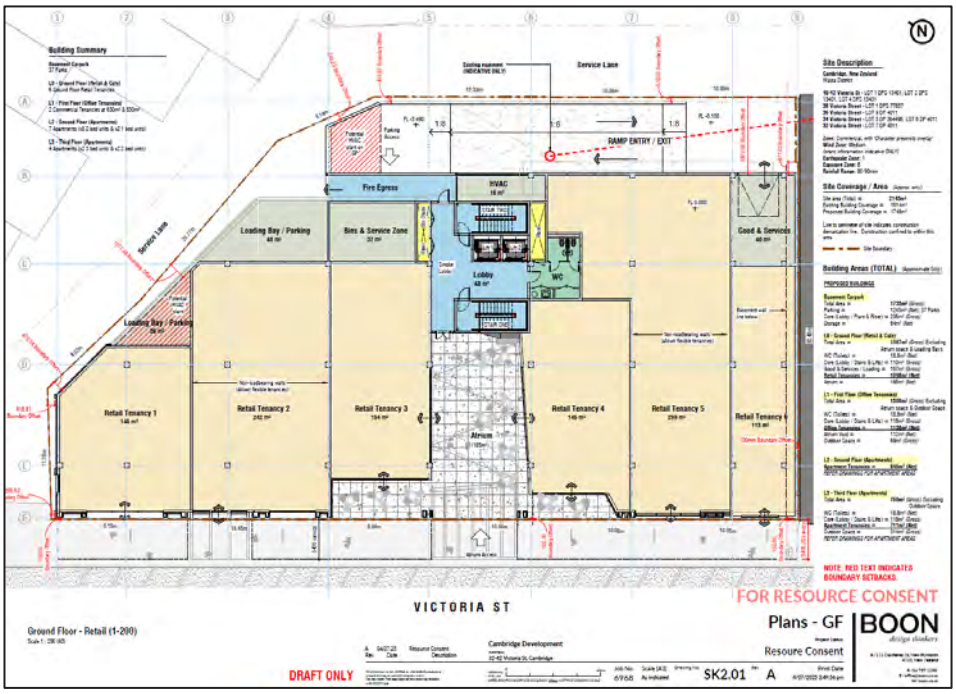


Figure 14: Ground floor plans

5.1.2 Commercial Office – First Floor

Two office tenancies are proposed on the first floor, accessed via the atrium with a lobby area connecting the two. The commercial office area has a gross floor area of 1,500 m² (excluding the atrium and outdoor space). This level contains 1,116 m² of office space, comprising two tenancies of 631 m² and 530 m² respectively. Each office tenancy has private bathroom spaces, as well as kitchens and a small balcony area for the southernmost tenancy. The offices overlook Victoria Street, and the atrium which dissects the two tenancies.



Figure 15: First floor plans

5.1.3 Residential – Second & Third Floors

The proposed residential component of the development comprises a total of 11 apartment units, which are located on Levels 2 and 3 of the building. These apartments are accessed via a centrally located lobby with two lifts and stairwells, providing access from the basement and lower levels. Each apartment includes a dedicated private outdoor area in the form of either a balcony or terrace. All units will be acoustically treated in accordance with applicable standards.

Details of the proposed apartments are listed in **Table 1,** below:

Table 1: Apartment Summary

Apartment	Bedrooms	Indoor Area (m²)	Outdoor Area (m²)
1	2	130	13.8
2	1	94	16.5
3	2	138	60
4	2	120	35.5
5	2	128	50
6	2	146	50
7	1	90	60
8	3	234	157
9	2	150	37
10	2	147	37
11	3	180	83

5.1.3.1 Level 2 – Second Floor Apartments

Level 2 accommodates seven apartment units with a combined net internal floor area of 846 m² and a total outdoor area of 285.8 m². The configuration consists of:

- Five two-bedroom units; and

- Two one-bedroom units.

Each apartment features an open-plan living and dining area, a kitchen, bedrooms, bathrooms, and laundry facilities. The layout promotes efficient use of space and maintains privacy between units, with generous natural light and ventilation provided by large windows and glazed doors opening onto the balconies.

The units are designed to maximise solar access and outlook, particularly to the northern and eastern elevations. Sliding doors connect the living areas to the outdoor spaces, encouraging a strong indoor-outdoor flow.

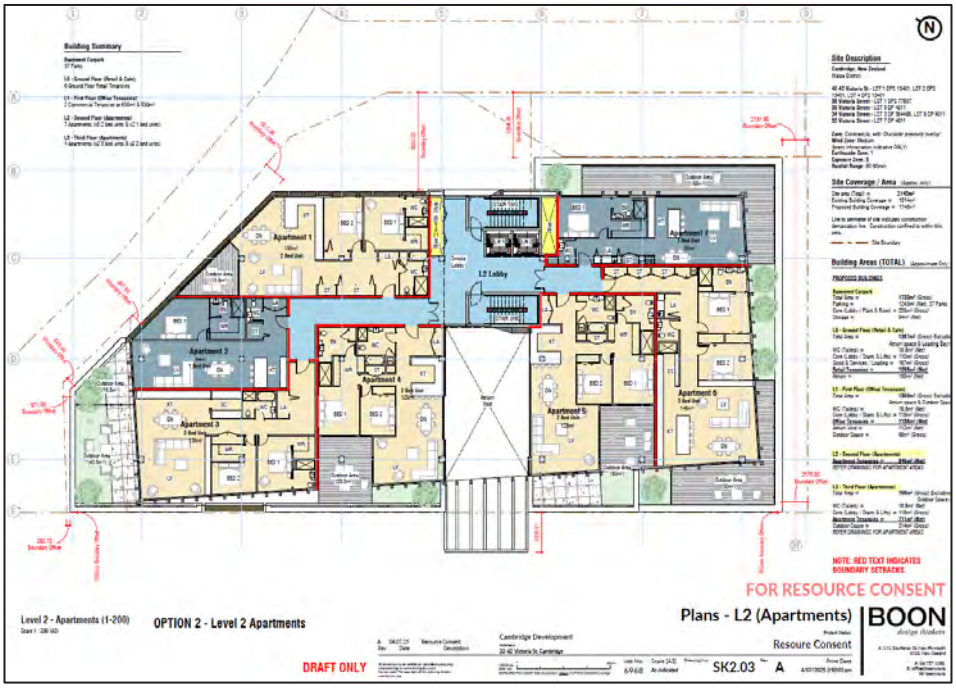


Figure 16: Second floor plans

5.1.3.2 Level 3 – Third Floor Apartments

Level 3 comprises four larger apartment units, providing a total internal area of 711m² and a total outdoor area of 314m². The mix includes:

- Two three-bedroom units; and
- Two two-bedroom units.

The upper-level apartments are designed for enhanced residential amenity, offering larger internal areas and expansive terraces or balconies compared to those on Level 2.

Apartments 8 and 11 (three-bedroom units) are located at the outer corners of the floor. They are designed with dual aspects, allowing for increased privacy and large outdoor areas suited to entertaining or extended family use.

Apartments 9 and 10 (two-bedroom units) are located centrally, with direct access to generous balconies overlooking Victoria Street.

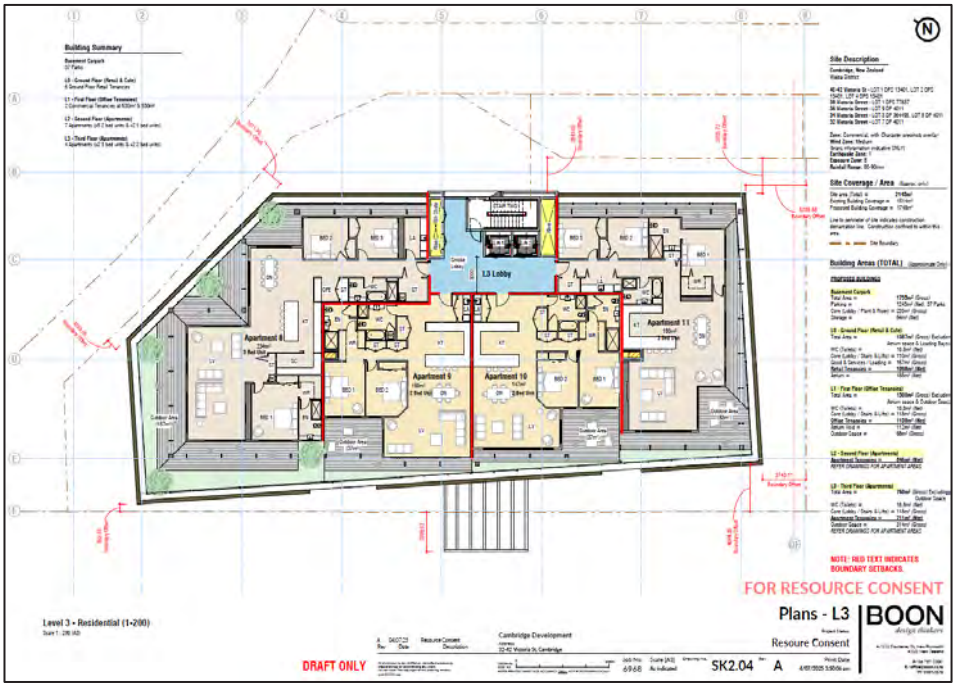


Figure 17: Third floor plans

5.1.4 Building Services & Management

Servicing for waste management includes a dedicated bin storage and service area located on the ground floor, directly accessible from the service lane. Bin chutes are provided on each residential level, allowing residents to dispose of refuse conveniently. The chutes connect to the central waste area at ground level, allowing it to be collected by private collection. This arrangement supports both the residential and commercial components of the development.

Loading and delivery functions are managed through two designated loading bay areas located at the rear of the ground floor, with a combined area of approximately 74m^2. A dedicated goods and services zone of approximately 40m^2 is also provided in close proximity to the loading bays to facilitate commercial servicing and logistics. These loading spaces are accessed via the service lane and are situated to avoid conflicts with retail frontage or pedestrian activity along Victoria Street.

The building includes two centrally located passenger lifts and two stairwells that provide vertical access between the basement and all upper levels. Core service areas, including lobbies and vertical risers (for services), are integrated into the design on each level to ensure accessible and efficient circulation. A 25m^2 plant room and dedicated riser space are located in the basement. Provision has also been made for the HVAC plant on the ground floor and upper levels.

Electricity and telecommunications will be provided by extending existing underground services within Victoria Street to the development. All utility services will be installed underground in accordance with Waipā District Council and utility provider requirements. Coordination with the respective providers will ensure capacity availability and compliance with network standards.

5.1.5 Transportation

A total of 37 car parks is provided within the basement, including two accessible spaces and 12 spaces allocated for residential parking. The general parking area occupies approximately 1,243m^2 and includes a 6.2-metre-wide internal accessway to enable safe vehicle manoeuvring. Vehicle

access is gained via a 5.9-metre-wide ramp located on the eastern boundary. Vehicle access to the development is proposed via the existing service lane at the rear of the site.

The parking layout has been designed in accordance with AS/NZS 2890.1:2004 for User Class 3 (short-term city and town parking), which includes minimum park dimensions of 2.6 metres by 5.4 metres and aisle widths of at least 5.8 metres. Blind aisle design criteria are also met, with appropriate turning space provided.

5.1.6 Infrastructure

Please refer to the Infrastructure Capacity Assessment (ICA) prepared by Above Water, contained in **Appendix 5** for further details relating to servicing. In summary, the report concludes that there is sufficient capacity within the existing infrastructure to service the development. The ICA provides the following information with regard to the proposed servicing of the development.

5.1.6.3 Wastewater

The proposed development will connect to the existing gravity wastewater system in Victoria Street, which ultimately conveys flows to the Albert Street Wastewater Pump Station and on to the Cambridge Wastewater Treatment Plant. Wastewater from the development will be collected via a new internal gravity network and conveyed to a proposed new connection point within the site. Downstream modelling confirms the existing pipe network has sufficient residual capacity to accommodate the proposed flows, with a residual capacity of approximately 34.49 L/s in the receiving pipe. All wastewater infrastructure will be designed in accordance with RITS and Council standards.

At the detailed design phase, we will finalise the preferred approach in terms of the connection to reticulated services and whether the existing easement needs to be removed. We would be accepting of a consent condition requiring the said easement to be removed or modified via Section 243 prior to the commencement of construction works.

5.1.6.4 Water Supply

Potable water will be supplied via new connections to the existing 150 mm diameter water main within Victoria Street. Water demand for the entire development is calculated at a peak daily demand of 20.14 m^3/day, based on estimated usage across residential apartments, offices, and retail tenancies. Flow calculations confirm that the system head loss is compliant with NZS 4404:2010 Clause 6.3.5.4; however, the residual pressure available at the site is approximately 117.6 kPa, which is below the 200 kPa required for a typical two-storey building. As such, a private pressure-boosting system will be required to meet pressure requirements. Fire hydrant coverage meets RITS requirements, with hydrants located within 135 m of all proposed dwellings and tenancies.

5.1.6.5 Stormwater

Stormwater from the proposed development will be managed through a combination of on-site detention and reuse. Roof runoff will be captured and directed to detention tanks, with the potential for reuse in non-potable applications. Runoff from hardstand areas will be treated via proprietary treatment devices before discharge. Treated stormwater will be discharged to the existing public network in Victoria Street, which ultimately drains to the Waikato River via a 1200 mm diameter concrete main. The maximum allowable discharge rate has been set at 40 L/s, as agreed with Council. Modelling confirms that stormwater runoff can be managed to pre-

development levels for up to the 10% AEP (10-year ARI) event, in accordance with RITS. Due to site constraints, a sump pump is proposed within the basement to manage any surface water ingress, with final sizing and design to be confirmed during detailed design.

5.1.7 Temporary Construction Works

The existing building(s) will be demolished to make way for the new development. According to the Preliminary Geotechnical Report (PGR), prepared by HDGeo (contained in **Appendix 6**, and discussed in more detail below), excavation will reach depths of approximately 3.6 to 4.0 metres across most of the site. This will result in approximately 6072.5m^3 of earthworks across the whole site (2145m^2). Temporary support may be required to stabilise the surrounding ground during excavation, particularly where existing structures or neighbouring boundaries are located close to excavation edges. Excavated material will need to be removed from the site, and appropriate erosion and sediment control measures will be implemented during this phase.

Permanent retaining structures will be required along site boundaries to support the basement walls and prevent ground movement post-excavation. The PGR recommends anchored or cantilevered retaining walls in some areas, particularly where the excavation depth exceeds 2.5 metres or where surcharge loads from adjoining properties or roads may apply.

The development will require installation and/or upgrading of water supply, power, telecommunications, and gas services. New infrastructure will be laid during the initial site works phase. The proposed vehicle entry/exit ramp, loading bay interfaces, and pedestrian pathways will also require surfacing, kerbing, and level adjustments to align with the surrounding footpath and service lane levels. Finer details of the proposed servicing will be provided at the detailed design stage, demonstrating accordance with RITS.

5.1.8 Geotechnical

The PGR was prepared to inform the proposed mixed-use development. Site investigations included three flight augers with strength testing and three cone penetration tests (CPTs), completed to depths of 5m and 20m below ground level. Ground conditions were consistent with the Hinuera Formation, comprising medium dense to dense interbedded sand and silt underlain by sand to depth. Uncontrolled fill, comprising clay, silt, topsoil, and organics, was encountered to a maximum depth of 1.5m. No groundwater was encountered to 20m depth.

Due to the presence of uncontrolled fill, this material will need to be removed and replaced with engineered fill beneath any foundations. Shallow foundations are expected to be suitable on certified fill or natural ground. Given the proposed basement construction directly adjacent to site boundaries, a top-down approach with contiguous piled walls is recommended to mitigate cross-boundary effects and protect adjacent structures. Further investigation is required at the building consent stage to confirm foundation design, bearing capacity, and settlement behaviour.

Please report to the Preliminary Geotechnical Report prepared by HDGeo in **Appendix 6**, for a full assessment of the site relating to geotechnical matters.

5.1.9 Contamination

A Preliminary Site Investigation (PSI) was prepared by HDGeo to determine the potential for soil contamination under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS). The investigation identified several potentially Hazardous Activities and Industries List (HAIL) activities, including a former engineering

workshop (D.5), a former motor vehicle workshop (F.4), the presence of uncontrolled fill (G.3), and the historic use of asbestos and lead-based paint (I). Figure 18 below shows the findings:

SOURCE		PATHWAY		RECEPTOR	ASSESSMENT
HAIL	COPC	Pathways	Routes of entry	Potential receptors	Assessment
D.5 – Engineering workshop	Heavy metals, TPH, SVOC	Soil disturbance, dust/vapour generation, hydraulic movement	Dermal contact, inhalation of dust or vapours, ingestion of dust or soil	Construction/ maintenance workers, soil biota, future site users (vapour pathway only)	These areas remain uncharacterised. These areas are confirmed HAIL which requires further investigation.
F.4 – Motor vehicle workshop	Heavy metals, TPH, VOC				
G.3 – Uncontrolled fill	Heavy metals	Soil disturbance, dust generation	Dermal contact, inhalation of dust, ingestion of dust or soil		All COPC are below the guidelines. This area is a confirmed HAIL, with the extent requiring refinement.
I – Asbestos building material and lead-based paint	No COPC exceeds the guidelines, so there is no source	Pathways and receptors are not relevant, as there is no source			All COPC are below the guidelines. There is no risk to human health/the environment and no HAIL.

Figure 18: Revised Conceptual Site Model

Three distinct 'pieces of land' under the NESCS were identified based on the historical land uses and presence of fill. A Detailed Site Investigation (DSI) is recommended post-demolition to better characterise the extent of contamination and inform NESCS consent pathways. Further works may also require the preparation of a Site Management Plan (SMP), Remedial Action Plan (RAP), and subsequent Site Validation Report (SVR), depending on DSI outcomes.

Please refer to the PSI prepared by HDGeo in Appendix 7 for full technical details relating to contamination.

5.1.10 Acoustic & Vibration

In order to assess the potential noise and vibration effects, Earcon Acoustics Limited have prepared a Construction Noise and Vibration Assessment (CNVA) and an associated Construction Noise and Management Vibration Plan (CNVMP), contained in Appendix 8.

The CNVA outlines the potential noise and vibration levels applicable to this development, whereas the CNVMP provides a suite of mitigation measures (to be imposed as consent conditions) to ensure all noise and vibration-related effects are avoided and appropriately mitigated as much as realistically possible.

As part of the temporary construction phase of the project, activities such as the demolition of the existing buildings, excavation, sheet piling, augering, and general building works will generate temporary elevated levels of noise and vibration. The site is located adjacent to commercial properties and in proximity to sensitive receivers, including a medical centre and heritage-listed buildings. Accordingly, a range of management measures have been proposed to mitigate effects

or ensure compliance with relevant standards where possible and to minimise and avoid adverse effects on neighbouring sites.

Construction noise will be managed in accordance with NZS 6803:1999, and construction vibration will be assessed and managed in accordance with DIN 4150-3:2016 and NZS 4403:1996. All works will adopt the best practicable options to reduce environmental effects and maintain amenity.

5.1.10.6 Acoustic Standards

Based on the Earcon Assessment, the following noise standards are applicable to the construction phase of the project.

Table 2: Applicable Construction Noise Limits Based on NZS 6803:1999 and the Waipā District Plan (permitted baseline):

Receiver Type	Time Period	Noise Limit
Commercial	7:30am – 6:00pm	LAeq 70 dB
	6:00pm – 8:00pm	LAeq 75 dB
Residential	Mon–Sat, 7:30am – 6:00pm	LAeq 70 dB / LAmax 85 dB
	Mon–Fri, 6:00pm – 8:00pm	LAeq 65 dB / LAmax 80 dB

5.1.10.7 Proposed Noise Generation

The Earcon assessment predicts that construction noise can be kept as low as reasonably practicable if the mitigation measures outlined in the CNVMP are followed. However, due to the close proximity and elevation of nearby buildings, it is expected that some receivers will experience noise levels above the permitted limits during the noisiest activities. External noise measurement is not feasible for some facades, such as the northern face of 30–30A Victoria Street, due to the location of the works being directly adjacent.

Work will place during daytime hours (7:30 am to 6:00 pm), with the higher evening limits (after 6:30 pm) reserved for activities requiring scheduling flexibility. Please refer to the CNVMP. Predicted noise exceedances are associated with the following activities, outlined in Table 3 below:

Table 3: Noise Standards & Predictions

Activity	Receiver	Predicted Level	NZS6803 Limit		Exceedance		Duration
			7:30am–6pm	6pm–8pm	7:30am–6pm	6pm–8pm	
Sheet Piling	44 Victoria Street	80dB	70dB	75dB	10dB	5dB	2 days
	53–57 Duke Street	78dB	70dB	75dB	8dB	3dB	2 days
	61–67 Duke Street	78dB	70dB	75dB	8dB	3dB	2 days
	3 Commerce Street	78dB	70dB	75dB	8dB	3dB	2 days
	59 Duke Street	75dB	70dB	75dB	5dB	–	2 days
	65–69 Duke Street	75dB	70dB	75dB	5dB	–	2 days
	71–73 Duke Street	73dB	70dB	75dB	3dB	–	2 days
	30–30A Victoria Street	55dB*	50dB*	55dB*	5dB*	–	2 days
Augering	3 Commerce Street	76dB	70dB	75dB	6dB	1dB	3 days

	30–30A Victoria Street	56dB*	50dB*	55dB*	6dB*	1dB*	3 days
Earthworks	44 Victoria Street	75dB	70dB	75dB	5dB	–	1 week

** Noise levels and limits indoors. External assessment not practicable.*

All other construction works are expected to comply with the following noise limits.

5.1.10.8 Vibration Standards

As outlined in the Earcon report, the District Plan includes specific requirements relating to vibration effects, particularly those generated by the use of explosives such as blasting. The proposed construction works do not involve these types of activities and therefore are not expected to produce vibration on a scale or character outlined by the Plan's provisions. Nonetheless, reference is made to these standards to demonstrate awareness of potential effects and alignment with best practice expectations.

In accordance with NZS 4403:1996, vibration levels should be managed to avoid damage to engineering structures. The standard recommends that particle velocity should, wherever practicable, be kept below 0.05 metres per second (m/s).

5.1.10.9 Proposed Vibration Generation

Provided all mitigation procedures (outlined in Section 5.1.11.11) are implemented and the requirements of the CNVMP are adhered to, it is expected that vibration levels can be managed with the compliance limits at all receivers. In the context of vibration effects, provided prior warning and explanation is afforded in a timely manner to affected neighbours as per the requirements of the CNVMP, the predicted vibration levels for the durations required are noted to be tolerable in residential environments.

5.1.10.10 Proposed Acoustic & Vibration Mitigation

The CNVMP outlines a range of mitigation measures to reduce construction noise and vibration impacts on the environment, which will form the basis of consent conditions.

The mitigation measures are designed to ensure compliance with relevant District Plan standards (where possible) and to minimise adverse effects on nearby commercial, residential, and sensitive receivers. We encourage the reader to refer directly to the CNVMP outlined within Appendix 8 to obtain a robust understanding of the intricate details required to give effect to the following mitigation measures.

The mitigation measures outlined in the CNVMP are summarised as follows:

- Works limited to Monday–Friday 7:30am–8:00pm and Saturday 7:30am–6:00pm; not permitted on Sundays or public holidays.
- 2m high acoustic fence to be installed along the northern, western and eastern boundaries until foundations are complete.
- Sheet piling restricted to hydraulic or vibratory methods only (no hammer driving), not to occur within 3m of any building, with vibration monitoring required at commencement.
- Augering limited to excavator-mounted attachments (max 23T), with machinery positioned at least 4m from adjacent buildings.

- Excavators for demolition and earthworks limited to 15T; compactors limited to non-vibratory rollers up to 6T and handheld vibratory compactors up to 300kg.
- Alternative piling methods (e.g. CFA or cased augering) to be considered where ground stability or vibration risks exist.
- Pre- and post-construction building condition surveys to be offered to 30–30A Victoria Street.
- Affected neighbours must be notified in writing at least two weeks before works commence, and at least three days before any high noise or vibration activity.
- All complaints must be recorded, investigated, and responded to, with follow-up actions and monitoring as required.

The mitigation measures referenced above are designed to ensure noise and vibration levels remain within acceptable limits, or are as low as practicably achievable, during the construction phase of the project.

Please refer to the Earcon reporting contained in **Appendix 8**.

5.2 Section 75 Building Act 2004

This proposal involves building over the following record of title boundaries; Therefore, section 75 of the Building Act 2004 is relevant to the future building consent application associated with this activity32 Victoria Street: Lot 7 Deposited Plan 4011 (SA62B/985)

- 34 Victoria Street: Lot 8 Deposited Plan 4011 and Lot 3 Deposited Plan 364495 (262012)
- 36 Victoria Street: Lot 9 Deposited Plan 4011 (SA15D/159)
- 38 Victoria Street: Lot 1 Deposited Plan South Auckland 77837 (SA61D/622)
- 40 Victoria Street: Lot 1 and Lot 4 Deposited Plan South Auckland 13401 (SA19D/1133)
- 42 Victoria Street: Lot 2 Deposited Plan South Auckland 13401 (SA19D/1134)

The Applicant requests certification under s75 of the Building Act 2004 to enable the proposed building to be located over the above-referenced boundaries to ensure the titles cannot be transferred or leased, except in conjunction with any affected titles.

However, it is noted that the applicant intends to consolidate these titles as part of a future unit title subdivision.

6.0 Reasons for Consent

A rules assessment against the provisions of the Waipā District Plan ('ODP') is attached as **Appendix 9.** The site is located within the Commercial Zone and is subject to the Commercial Zone Height Overlay. It is also affected by a Policy Overlay identifying a Pedestrian Frontage and is situated within the Character Area – Character Precinct Cambridge A. The site has frontage to Victoria Street, which is classified as a Minor Arterial Route.

The proposal requires consent for the matters outlined below:

6.1 Waipā Operative District Plan

Commercial Zone

- **Rule 6.4.1.3(b)** – Erection of new buildings in the Cambridge A Character Precinct Area

  The proposed building is located within the Cambridge A Character Precinct Area. As such, any new building is considered a Restricted Discretionary Activity.

- **Rule 6.4.2.13** – Pedestrian frontages: maximum floor space

  The proposed ground floor area is 1,748 m², exceeding the 1,000 m² gross floor area limit. Although the space will be split into several tenancies and spans multiple titles, this is a Discretionary Activity.

- **Rule 6.4.2.20** – Outdoor living areas orientation and privacy

  Apartments 6 and 11 include south-facing outdoor living areas, which do not meet the orientation requirement. This is a Restricted Discretionary Activity.

- **Rule 6.4.2.21** – Identified pedestrian frontages – glazing and verandas

  66.4% of the ground floor façade includes clear glazing, below the required 75%. Other components of the rule (veranda dimensions and vehicle access) are compliant. This is a Discretionary Activity.

- **Rule 6.4.2.27** – Construction noise

  Predicted construction noise levels from activities such as sheet piling and augering exceed the permitted noise limits at various nearby receivers. This is a Restricted Discretionary Activity.

- **Rule 6.4.2.30** – Earthworks

  Approximately 6,072.5 m³ of excavation is required for the basement, which significantly exceeds the permitted volume of 25 m³. This is a Discretionary Activity.

Transportation

- **Rule 16.4.1.1(i)** – Provision of 25 or more car parks

  A total of 37 carparks are proposed on site, triggering this threshold, as a Restricted Discretionary Activity.

6.2 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

Resource consent is required under the provisions of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 ('NES-CS'), as described in the report by HDGeo (refer to **Appendix 7**):

- There are 3 'pieces of land' present on site, with their preliminary extents mapped in Appendix A. These 'pieces of land' are associated with:
  - A former engineering workshop
  - A former motor vehicle workshop

- The presence of uncontrolled fill within the site

- The human health risk for the engineering workshop and motor vehicle workshop 'pieces of land' has not been characterised
- If off-site disposal of the uncontrolled fill is needed, it must be taken to a Class 1 or 2 facility
- A DSI is needed to investigate, assess, and refine the:
  - 3 identified 'pieces of land'
  - The extent of the uncontrolled fill
  - Potential for a fuel UST associated with the motor vehicle workshop

As a PSI, (not a DSI), has been prepared, consent is sought for a **Discretionary activity** under Section 11 of NES-CS.

6.3 Activity Status

Overall, this application is for a Discretionary activity under the Waipā District Plan, and a Discretionary activity under the NES CS.

7.0 Public Notification Assessment (Sections 95A, 95C and 95D)

7.1 Assessment of Steps 1 to 4 (Sections 95A)

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These are addressed in statutory order below.

7.1.1 Step 1: Mandatory public notification is required in certain circumstances

Step 1 requires public notification where this is requested by the applicant; or the application is made jointly with an application to exchange of recreation reserved land under section 15AA of the Reserves Act 1977.

The above does not apply to the proposal.

7.1.2 Step 2: If not required by step 1, public notification precluded in certain circumstances

Step 2 describes that public notification is precluded where all applicable rules and national environmental standards preclude public notification; or where the application is for a controlled activity; or a restricted discretionary, discretionary or non-complying boundary activity.

In this case, the applicable rules do not preclude public notification, and the proposal is not a controlled activity or boundary activity. Therefore, public notification is not precluded.

7.1.3 Step 3: If not required by step 2, public notification required in certain circumstances

Step 3 describes that where public notification is not precluded by step 2, it is required if the applicable rules or national environmental standards require public notification, or if the activity is likely to have adverse effects on the environment that are more than minor.

As noted under step 2 above, public notification is not precluded, and an assessment in accordance with section 95A is required, which is set out in the sections below. As described below, it is considered that any adverse effects will be less than minor.

7.1.4 Step 4: Public notification in special circumstances

If an application is not required to be publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified.

Special circumstances are those that are:

- Exceptional or unusual, but something less than extraordinary; or
- Outside of the common run of applications of this nature; or
- Circumstances which make notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

Section 95A(4) of the Resource Management Act 1991 (RMA) requires that if an application is not publicly notified under steps 1–3, the consent authority must determine whether special circumstances exist that warrant public notification of the application. The Courts have interpreted "special circumstances" as those that are exceptional or unusual, but not necessarily extraordinary. Environment Guide New Zealand defines special circumstances as:

"'Special circumstances' are those that are unusual or exceptional, but they may be less than extraordinary or unique[1]. They will make notification desirable despite the general provisions excluding the need for notification. Public opinion may be a contributing factor but will not be determinative[2]. The 'special circumstances' exception is an enabling power which the consent authority must consider in cases which are out of the ordinary and may, but is not obliged to, exercise[3]."

Such circumstances may include proposals that are out of character for the area, raise novel or complex planning issues, or are likely to generate widespread public or media interest. Importantly, however, general public interest or media coverage alone is insufficient unless it reflects a broader concern about planning implications or a significant departure from the anticipated outcomes for the site or zone.

In this case, the proposal involves the demolition of existing buildings and the construction of a new four-storey mixed-use development comprising ground-floor retail, upper-level offices and apartments, and a basement car park, located within the Commercial Zone and the Cambridge A Character Precinct.

Although the proposal requires resource consent as a Discretionary Activity overall (due to multiple infringements, including outdoor living orientation, glazing requirements, earthworks volumes, and NES-CS matters), the overall components of the proposal are generally anticipated within the Commercial Zone and do not constitute a fundamentally unusual or unexpected form of development. Mixed-use developments of this nature are

[1] Peninsula Watchdog Group Inc v Minister of Energy [1996] 2 NZLR 529
[2] Murray v Whakatane District Council [1997] NZRMA 433
[3] Housiaux v Kapiti Coast District Council (HC Wellington CIV-2003-485-2678, 19 March 2004)

consistent with the zone's purpose and the strategic direction set out in the National Policy Statement on Urban Development.

It is acknowledged that the development's scale and location may generate some level of public interest, particularly given its visibility and departure from traditional two-storey character buildings in the Cambridge town centre. However, the proposed design has been developed through engagement with Council and Boon Architecture aligns with character area guidelines, and incorporates mitigation measures for construction-related effects, including a robust Construction Noise and Vibration Management Plan.

The proposal does not introduce unanticipated activities, raise unresolved planning issues, or conflict with the strategic planning framework for the town centre. The rule infringements triggering Discretionary status are minor in comparison to the wider development and are capable of being mitigated through standard consent conditions. They do not indicate a fundamental misalignment with the zone's expectations or signal a type of development that the plan seeks to avoid or constrain.

Although the discretionary status allows for full consideration of effects, the overall nature and design of the proposal fall within the spectrum of development anticipated in the Commercial Zone. The proposal is not of such a scale, nature, or effect that it would reasonably be considered outside the common run of applications for similar town centre intensification projects.

Based on our above assessment, it is concluded that no special circumstances exist in this case. There is no aspect of the proposal that is exceptional or unusual when considered against the planning context, character guidance, or policy framework. As such, there is no justification for public notification under section 95A(4) of the RMA.

7.2 Section 95D Statutory Matters

In determining whether to publicly notify an application, section 95D specifies a council must decide whether an activity will have, or is likely to have, adverse effects on the environment that are more than minor.

In determining whether adverse effects are more than minor:

- Adverse effects on persons who own or occupy the land within which the activity will occur, or any land adjacent to that land, must be disregarded.

  The land to be excluded from the assessment is listed in section 7.3 below.

- Adverse effects permitted by a rule in a plan or national environmental standard (the 'permitted baseline') may be disregarded.

  In this case, no new buildings in Cambridge Character A areas are permitted; however, the performance standards of the zone provide a permitted baseline with regard to the form and use of the building, which is relevant.

- Trade competition must be disregarded.

  This is not considered to be a relevant matter in this case.

- The adverse effects on those persons who have provided their written approval must be disregarded.

> No persons have provided their written approval for this proposal.

The sections below set out an assessment in accordance with section 95D, including identification of adjacent properties, matters of discretion, and an assessment of adverse effects.

7.3 Land Excluded from the Assessment

In terms of the tests for public notification (but not for the purposes of limited notification or service of notice), the adjacent properties to be excluded from the assessment are shown in **Figure 19** below, and include:

- 33 – 43 Victoria Street (opposite the site);
- 30 & 30A Victoria Street and 3 Commerce Street (south);
- 44 & 46 Victoria Street (north); and
- 45 – 61 Duke Street (north).



Figure 19: Adjacent properties in relation to subject site. Source: Emaps.

7.4 Assessment of Effects on the Wider Environment

The following sections set out an assessment of the wider effects of the proposal, and it is considered that effects in relation to the following matters are relevant:

- Character & Design;
- Amenity & Public Spaces;
- Transportation;
- Infrastructure;

- Temporary Construction & Site Works (including Noise & Vibration);
- Contamination.

These matters are set out and discussed below.

7.4.1 Character & Design

7.4.1.11 Cambridge Character Area A – District Plan Context

This section seeks to highlight the intention of the 'Cambridge Character A' Area and provide context to subsequent sections discussing the proposed design. The proposed building sits within the Cambridge central business area, where a series of established design guidelines inform the desired built form and streetscape character. These guidelines aim to maintain the historic and architectural integrity of the town centre while accommodating high-quality new development that respects and complements its surroundings.

A key principle is the creation of a strong and continuous building frontage along the street edge, with buildings constructed to the front boundary to reinforce the 'main street' character of Victoria Street. Consistency in height and scale is important, with most buildings in the area being single or double-storey. New buildings are expected to reflect these proportions to ensure cohesion within the streetscape. Architectural elements commonly found in Cambridge's character buildings, such as parapets, cornices, recessed entrances, sash windows, and large ground-floor display windows, are encouraged to be incorporated into new façades.

These guidelines provide a framework to support a sympathetic and context-responsive approach to building design within the Cambridge CBD. It's important to understand the guidelines given the built heritage experienced in Cambridge, and the context this provides in relation to new developments, particularly of this scale.

7.4.1.12 Proposed Design & Character Response

A Design Statement has been prepared by Boon Architects, providing context and overall explanation of the proposed building and its design intent. The statement is contained in **Appendix 4** and concludes the following:

> *"This design sees a vision for Victoria street to establish a mixed-used development that sets a precedent in Cambridge, fostering a large format, vibrant, modern facility & community space within the township centre. It seeks to do so with focus on the historic context, materials & scale of the town. Balancing the need for greater size & intensity of development, with the need to respect the predominantly low-rise built form. Being in a key pedestrian locale, there is a duty to promote the public interface along the street, creating inviting ground floor spaces, incorporating outdoor seating and landscaped areas, fostering community interaction. This development offers a significant opportunity to further enhance the town of Cambridge."*

The building has been designed with reference to the Central Cambridge Character Area design guides. The development maintains a continuous building line along the front boundaries, ensuring consistency with the established street edge and contributing to the 'main street' character of Victoria Street. A suspended veranda supported by metal stays provides an all-weather pedestrian shelter, reinforces the horizontal rhythm of the street, and reflects the established canopy typology found elsewhere along Victoria Street.

While the development introduces a departure from the traditional single and two-storey form of surrounding buildings, this departure is deliberate. The design acknowledges its context through sympathetic façade articulation, stepped upper floors, and vertical rhythm, while also introducing a strong contemporary aesthetic. As noted in the design statement, *"a key design intent is for the design of a significantly larger building to fit within its neighbouring context and maintain visual cohesion"*, achieved by breaking the façade into smaller vertical elements which reference the proportions of adjoining buildings.

The building is broken into defined vertical elements using a varied material palette, including brick veneer, precast concrete, and metal battens. These materials have been selected to reference those used in heritage buildings in the area, while also providing a fresh and modern interpretation. The design statement explains that *"materials reflect the Victoria Street and Cambridge context of brick, plaster, timber with relief and depth in the façade to emulate the relief in the historic facades*", which helps the development remain contextually appropriate while addressing modern needs.

Architectural elements such as cornices, parapets, vertical window repetition, recessed entries, and large ground-floor display windows have been incorporated to reflect key features of the Cambridge character. The upper floors include regularly spaced windows and recessed balconies. These elements reference the vertical proportions, rhythm, and detailing commonly found in Cambridge's heritage shopfronts, such as sash windows, parapets, and architectural mouldings. As further noted by Boon, *"the proportion and scale at ground level is focused on the human element, with protective canopies, large-glazed windows (shopfronts & cafes), and a sheltered central foyer/atrium that invites pedestrians' interaction into the complex".*

The third storey is recessed from the street edge to reduce perceived height and massing, with the upper levels stepped to transition towards the lower buildings to the north and south. According to the design statement, *"the second floor (level 3) is a singular mass with dark vertical glazing, set back from the lower two levels to reduce visual impact from the street", while "the third floor (level 4) is set back further and has a light aesthetic with overhanging eaves, balustrades, and timber soffits"*, helping to visually soften the upper extent of the building.

The comprehensive design statement prepared by Boon Architects supports the proposed architectural response and demonstrates how the development responds to and builds upon the Cambridge town centre character. It concludes that the design *"seeks to establish a mixed-use development that sets a precedent in Cambridge… fostering a large format, modern facility and community space within the township centre, while respecting the historic context, materials and scale of the town*".

In summary, we can conclude that the proposed development represents a well-considered architectural response that integrates contemporary built form within a built character context. The proposal strikes a deliberate balance between enabling intensification within the town centre and reinforcing the established character and pedestrian qualities of Victoria Street. Overall, the development will contribute positively to the evolving identity of Cambridge and deliver a high-quality built outcome that supports the town's ongoing growth and role as a regional centre. Conversely, any potential adverse effects are deemed to be less than minor.

7.4.2 Amenity & Public Spaces

The proposed development will make a positive contribution to the public realm and overall amenity of the Cambridge town centre. The ground floor has been designed to maximise pedestrian engagement along Victoria Street. The inclusion of large display windows, glazed shopfronts, and recessed entrances contributes to a highly transparent and legible building edge. These features allow for a clear visual connection between the internal retail tenancies and the public footpath, supporting informal surveillance and contributing to a safe and welcoming environment. The use of recessed entries also provides relief along the street frontage, similar to the existing individual buildings, allowing space for doors to open and for people to briefly stop without interrupting pedestrian flow. This design approach encourages browsing and informal gathering, enhancing the vibrancy of the street.

The proposal incorporates a central double-height atrium that creates an open and visually engaging internal space. This atrium serves as a public entrance and gathering area, enabling access to the upper levels and providing a sense of openness and connection through the depth of the development. It also introduces natural light into the centre of the building, enhancing internal amenity for occupants and visitors, which will spill onto Victoria Street. We consider that the interactive frontage, combined with the two-storey atrium, offsets any effects generated by the proposed dispensation with the glazing standards of the Zone.

The development will deliver a range of high-quality commercial and office tenancies across the ground and upper floors, upgrading the commercial real estate in this part of the town centre. The proposed mix of uses will attract new businesses, support increased employment, and reinforce the function of Victoria Street as the main commercial spine of Cambridge.

In terms of sense of place, the development will establish a strong visual presence at the southern end of Victoria Street, creating a cornerstone for the retail precinct and reinforcing Cambridge's identity as a growing and vibrant town. The more or less full-block scale of the development enables a cohesive architectural response, balanced by attention to scale, detailing and street interface.

Overall, the development enhances the amenity and vitality of the Cambridge town centre by delivering a high-quality mixed-use building that is both respectful of its character context and forward-looking in its design approach.

7.4.3 Transportation

For car parking, the proposal provides one car parking space per respective apartment, which is detailed in Appendix 3. While there is no minimum requirement for car parking, we consider that this parking is sufficient to cater for the anticipated car parking demand of each apartment and commercial tenancy proposed. In terms of commercial tenancies, likely, the type of businesses that would be attracted to these spaces include professional offices rather than retail.

It is acknowledged that the proposal will generate additional vehicle movements, which is an expected outcome of a commercial development within a commercial zone. As such, the associated increase in traffic movements will be absorbed into the existing roading network with no additional implications for the safety and or functionality of the network that has not already been anticipated within the District Plan.

The traffic movements generated are modest in the context of the local road network, and all relevant ODP transport standards are met or appropriately addressed. To mitigate any potential traffic effects during the construction phase of the project, the consent holder will be required to submit a Traffic Management Plan to Council for authorisation before commencing works.

Given that the ground level will be retained for retail/commercial purposes, the additional traffic generated from this proposal relates to the upper levels only, which will be used for a mixture of office and residential use.

We can conclude that the proposed development will not generate adverse traffic effects on the wider environment not already contemplated by the ODP.

7.4.4 Infrastructure Effects

How and where infrastructure occurs is critical to the suitability of development and subdivision and the resulting use of the area. The infrastructure required for the development in the Commercial Zone includes water supply, stormwater disposal, wastewater disposal, power and telecommunication connections.

The ICA in **Appendix 5** confirms the site can be appropriately serviced, stating the following:

- The site will connect to the existing public water main along Victoria Street. The water demand associated with the proposed residential and commercial uses can be met by the existing network, with no upgrades required.
- Wastewater from the development will discharge to the existing gravity wastewater network on Victoria Street. The assessment confirms that sufficient downstream capacity is available, and no surcharging or overflow risks are anticipated. A new private connection will be established, compliant with Council design standards.
- Stormwater runoff will be managed through on-site detention infrastructure to ensure post-development peak flows do not exceed pre-development levels. Discharge will occur to the public stormwater network in Victoria Street. Water quality treatment will be provided through proprietary filters or catchpit inserts, ensuring compliance with Council requirements and minimising the discharge of contaminants.

Overall, the development will be appropriately serviced and will not place undue demand on existing infrastructure. Based on the findings of the ICA the environmental effects associated with infrastructure and servicing are considered to be less than minor.

7.4.5 Temporary Construction & Site Works

Construction and earthworks activities are expected to generate temporary environmental effects, including dust, noise, vibration (noise and vibration are discussed in more detail below), vehicle movements, and general site disturbance. These effects will occur primarily during site establishment, demolition, excavation, and infrastructure installation. Temporary effects may also arise from service installation works such as trenching and pavement construction. However, such effects will be short-term and localised and can be appropriately managed through the implementation of standard construction management practices.

An integrated Earthworks Management Plan (EMP) and Construction Traffic Management Plan (CTMP) will guide the management of dust, sediment runoff, erosion, and construction traffic. Erosion and sediment control measures will be designed in accordance with Waikato Regional

Council's Sediment Control Guidelines and will be installed prior to earthworks commencing. These will be maintained throughout the construction phase. Dust suppression measures, such as surface stabilisation, application of water, and reduced vehicle speeds on internal tracks, will be implemented as required, particularly during dry and windy conditions. Sediment control devices will be monitored daily, and inspected following rainfall events to ensure performance. Routine maintenance of silt fences, bunds, and sediment traps will also be undertaken.

Construction traffic effects will be managed through the CTMP, which will outline haul routes, hours of operation, staging of works, and traffic control measures. Defined access points and managed staging will help minimise disruption to surrounding properties and road users.

Overall, with the implementation of best practice construction, erosion, dust, and sediment controls, as well as noise and traffic management measures, the temporary construction and earthworks effects are expected to be short-term, localised, and less than minor in scale.

7.4.5.13 Noise Effects

The first stages of construction will involve demolition of the existing buildings, earthworks, foundation works (including possible sheet piling), vertical construction, and external finishing. These activities will produce varying levels of noise and vibration over an estimated construction period of 15-18 months.

A detailed assessment of predicted construction noise and vibration effects has been undertaken by Earcon in Appendix 8, referencing the guidance and criteria in NZS 6803:1999 Acoustics – Construction Noise and DIN 4150-3:1999 Structural Vibration – Effects on Structures.

Based on the findings of the Earcon report, most construction activities are expected to comply with the NZS 6803 guidelines for typical daytime construction works (Leq 70 dB at 1 m from the façade of occupied buildings), particularly during standard weekday work hours. However, some activities, such as demolition and foundation works, may exceed these limits for short periods, particularly near sensitive receivers.

The following assessment is provided in the Earcon report, relating to noise levels, as summarised below:

- The compliance noise limit of 70 dBA, as set out in the Waipā District Plan, is considered appropriate for this mixed residential–commercial environment. This level is considered reasonable and would not interfere with normal conversations indoors.
- Minor Exceedance – 73 dBA: A 3 dBA increase is generally at the threshold of perceptibility, meaning most people would not notice a difference compared to 70 dBA. The overall effect is similar and remains tolerable.
- Moderate Exceedance – 75–78 dBA: Where exceedances reach 75–78 dBA, internal noise levels could reach 55–58 dBA in rooms directly facing the site. At this level, conversations would require slightly raised voices, and construction noise may be noticeable during phone calls. While perceptibly louder, these levels are not considered excessive and would be acceptable for short durations, provided prior notice and communication with affected neighbours is undertaken.
- As a general guideline, noise levels up to 80dBA range would be tolerable only for a few days, provided prior notification, explanation and scheduling are communicated to the neighbours.

The assessment provided by Earcon confirms that where temporary exceedances may occur in relation to noise, these are expected to be of short duration and can be effectively managed through the proposed mitigations outlined in the CNVMP. With these measures in place, construction noise and vibration effects are considered reasonable in the context of the surrounding environment and are not expected to generate effects that are no more than minor.

7.4.5.14 Vibration Effects

Vibration levels generated by typical machinery (e.g. excavators, compactors, trucks) are predicted to remain below the cosmetic damage criteria for buildings set by DIN 4150-3. Human response criteria are also expected to be met across most of the site boundary, though perceptibility may occur during specific activities near the site perimeter. Based on the highest levels predicted, the time of day this would occur, and as per the guidelines of BS5228-2:2009; provided prior consultation and explanation is afforded in a timely manner to affected neighbours as per the requirements of the CNVMP, the predicted vibration levels are concluded to be tolerable in commercial and residential environments.

Subject to the implementation of the CNVMP and consent conditions, any potential temporary noise and vibration effects are considered to have been avoided and/or mitigated to ensure any potential effects on the wider environment are no more than minor.

7.4.6 Contamination Effects

The PSI confirms that parts of the site are listed on the Waikato Regional Council's Selected Land Use Register (SLUR) due to historical land uses with potential for contamination, including dry cleaning operations and vehicle-related activities.

Soil sampling and laboratory analysis were carried out in areas of potential concern, particularly within the former dry-cleaning site. The results indicated that contaminant concentrations, including volatile organic compounds (VOCs) and heavy metals, were either not detected or were well below the applicable human health soil contamination standards for commercial/industrial land use. As no contaminants of concern were found at levels requiring remediation, the site is considered to pose a low risk to human health or the environment. Any residual risks will be addressed through the implementation of standard site management procedures during earthworks, including appropriate handling and disposal of any unexpected contaminated materials.

Based on the findings of the PSI, the potential for adverse effects from land contamination is low. With appropriate site management during construction, including adherence to best practice earthworks protocols and unexpected contamination procedures, any contamination effects will be appropriately managed and are assessed as less than minor.

7.5 Summary of Effects

Overall, it is considered that any adverse effects on the environment relating to this proposal will be no more than minor.

7.6 Public Notification Conclusion

Having undertaken the section 95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory;

- Under step 2, public notification is not precluded;
- Under step 3, public notification is not required as it is considered that the activity will result in minor adverse effects; and
- Under step 4, there are no special circumstances.

Therefore, based on the conclusions reached under steps 3 and 4, it is recommended that this application be processed without public notification.

8.0 Limited Notification Assessment (Sections 95B, 95E to 95G)

8.1 Assessment of Steps 1 to 4 (Sections 95B)

If the application is not publicly notified under section 95A, the council must follow the steps set out in section 95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

8.1.1 Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups; or affected persons under a statutory acknowledgement affecting the land (being on land, or adjacent to land, that is subject to a statutory acknowledgement area).

The above does not apply to this proposal.

8.1.2 Step 2: If not required by step 1, limited notification precluded in certain circumstances

Step 2 describes that limited notification is precluded where all applicable rules and national environmental standards preclude limited notification; or the application is for a controlled activity (other than the subdivision of land).

In this case, the applicable rules do not preclude limited notification and the proposal is not a controlled activity. Therefore, limited notification is not precluded.

8.1.3 Step 3: If not precluded by step 2, certain other affected persons must be notified

Step 3 requires that, where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

- In the case of a boundary activity, an owner of an allotment with an infringed boundary;
- In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary activity, and therefore an assessment in accordance with section 95E is required and is set out below.

Overall, it is considered that any adverse effects on persons will be less than minor, and accordingly, that no persons are adversely affected.

8.1.4 Step 4: Further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

In this instance, having regard to the assessment in section 7.1.4 above, it is considered that special circumstances do not apply.

8.2 Section 95E Statutory Matters

If the application is not publicly notified, a council must decide if there are any affected persons and give limited notification to those persons. A person is affected if the effects of the activity on that person are minor or more than minor (but not less than minor).

In deciding who is an affected person under section 95E:

- Adverse effects permitted by a rule in a plan or national environmental standard (the 'permitted baseline') may be disregarded;
- Only those effects that relate to a matter of control or discretion can be considered (in the case of controlled or restricted discretionary activities); and
- The adverse effects on those persons who have provided their written approval must be disregarded.

These matters were addressed in section 7.2 above. Having regard to the above provisions, an assessment is provided below.

8.3 Assessment of Effects on Persons

Adverse effects in relation to site works and construction (noise & vibration), traffic, character and amenity, and reverse sensitivity on persons are considered below.

- 33 to 43 Victoria Street (west);
- 30 & 30A Victoria Street and 3 Commerce Street (south and east);
- 44 & 46 Victoria Street and 45 to 61 Duke Street (north).

8.3.1 Site Works & Construction

Construction activities, including site establishment, earthworks, and infrastructure installation, may generate temporary effects such as dust, sediment runoff, vehicle movements, and general site disturbance. These effects will be appropriately managed through an EMP and CTMP.

Earthworks will be required to excavate the basement parking and areas for servicing. All erosion and sediment control measures will be designed in accordance with Waikato Regional Council's Sediment Control Guidelines and be installed before earthworks commence and maintained throughout the works period.

Dust suppression measures will be implemented as required, particularly during dry and windy conditions. These include water application, stabilisation of exposed surfaces, and limiting vehicle speeds on internal tracks. Sediment control devices will be monitored daily, with additional

inspections following rainfall to ensure performance and undertake any corrective action. Regular maintenance of silt fences, bunds, and sediment traps is also scheduled as part of site management procedures.

Construction traffic and access effects will be managed through the CTMP, which will detail truck routes, hours of operation, and traffic control measures. The staging of works and clearly defined access points will minimise disruption to surrounding properties and road users.

Construction-related effects are anticipated to be temporary and localised. With the implementation of best practice erosion, dust, and sediment control measures, as well as adherence to standard construction and site management protocols, any adverse effects on neighbouring properties and the receiving environment are expected to be less than minor.

8.3.2 Noise Effects on Identified Affected Properties

Predicted noise exceedances are outlined in Table 4 below:

Table 4: Summary of Proposed Noise Exceedances

Activity	Receiver	Predicted Noise Level	Exceedance (7:30am–6pm)	Exceedance (6pm–8pm)	Duration
Sheet Piling	44 Victoria Street	80 dB	10 dB	5 dB	2 days
	53–57 Duke Street	78 dB	8 dB	3 dB	2 days
	61–67 Duke Street	78 dB	8 dB	3 dB	2 days
	3 Commerce Street	78 dB	8 dB	3 dB	2 days
	59 Duke Street	75 dB	5 dB	-	2 days
	65–69 Duke Street	75 dB	5 dB	-	2 days
	71–73 Duke Street	73 dB	3 dB	-	2 days
	30–30A Victoria Street*	55 dB	5 dB	-	2 days
Augering	3 Commerce Street	78 dB	8 dB	3 dB	3 days
	30–30A Victoria Street*	55 dB	5 dB	-	3 days
Earthworks	44 Victoria Street	75 dB	5 dB	-	1 week

** Noise levels and limits indoors. External assessment not practicable.*

Temporary construction noise is expected to result in short-lived exceedances of the District Plan construction noise limits at several surrounding properties, particularly during high-noise activities such as sheet piling, augering and general earthworks. These exceedances are limited to short-term durations and specific construction stages.

For example, 73 dB LAeq is only marginally above the 70 dB threshold and according to the Earcon assessment are generally not perceptible to most people. Noise levels in the range of 75–78 dB LAeq may be noticed but are considered tolerable for limited periods when appropriate notification has been undertaken. The exceedance of 80 dB LAeq at 44 Victoria Street is expected to be limited to a few days and considered to be tolerable within the urban construction context.

All other construction activities are expected to comply with the relevant noise limits, provided the mitigation measures outlined in the CNVMP are implemented.

The CNVA confirms that noise levels up to 80dBA range would be tolerable only for a few days, provided prior notification, explanation and scheduling are communicated to the neighbours., As

the exceedances would only be experienced for two or three days (or up to one week for 44 Victoria Street), and notification would be undertaken prior to works, any potential effects on adjoining properties will be less than minor.

Temporary construction effects are part and parcel of development and simply cannot be entirely prevented. However, given the temporary nature of the exceedances, coupled with the proposed mitigation and engagement measures outlined in the CNVMP, we consider that noise effects on all neighbouring properties are assessed as less than minor.

8.3.3 Assessment of Vibration Effects on Identified Affected Properties

Construction vibration will result primarily from sheet piling, augering, compacting, and earthworks. While vibration levels are predicted to comply with structural damage criteria under DIN 4150-3 and NZS 4403:1996 at all receivers, temporary exceedances of perception-based amenity thresholds (commonly around 1–2 mm/s PPV) are possible during the most intense works.

Properties where vibration risks have been identified and/or additional measures proposed:

- 30–30A Victoria Street: These buildings adjoin the site. As such, it is proposed that the contiguous bored pile wall extends at least 3m along the western and eastern boundaries to maintain a 3m separation from vibratory sheet piling. Pre- and post-construction condition surveys are recommended to ensure the construction related activities has not generated any effect on the structure integrity of the buildings.
- General surrounding properties: At distances of 10–20m, vibration levels from vibratory sheet piling and compacting are predicted to remain below 5 mm/s PPV, based on comparable monitored sites. For example, sheet piling is expected to generate around 4–5 mm/s at 10m and 2 mm/s at 20m.

With the implementation of these mitigation measures outlined in Section 8 of the CNVMP and adherence to the CNVMP protocols, vibration effects on nearby properties are concluded to be compliant with the necessary standards. Therefore, we consider that vibration effects on properties will be less than minor.

8.3.4 Traffic

All vehicular access is provided to the carpark located to the rear of the site, via the service lane traversing the north and eastern boundaries of the site. Entry and exit to the service line will be from Commerce Street, reducing vehicles pulling in/out to Victoria Street. Sight lines are compliant, manoeuvring is forward-facing, and access meets RITS standards for gradient, sight distance, and proximity to intersections. The proposal is fully compliant with the transport provisions of the Waipā District Plan.

All on-site car parking spaces are located within a basement. As such, headlight glare, noise, and visual impacts on neighbours are minimal. No visitor parking is provided on-site; however, off-street parking is available on Victoria and Commerce Street, both of which are roads that support kerbside parking in designated areas.

The vehicle tracking and manoeuvring identified on the site plan confirms safe and efficient movement throughout the site for all users. There is no reversing onto public roads, and pedestrian access is well-separated and appropriately designed.

The development has been designed to ensure safe and efficient access, circulation, and parking without compromising the amenity or safety of adjoining properties. Any adverse effects from increased vehicle activity, parking demand, or traffic-related noise on neighbouring properties are considered to be less than minor.

8.3.5 Character & Amenity

The proposed development is fully compliant with the permitted height, bulk, location, and the relevant provisions of Chapter 6 of the Waipā District Plan for the Commercial Zone. As such, the form, scale, and intensity of development are anticipated outcomes for this area and are consistent with the urban character objectives of the Central Cambridge Character Area. The building has been designed to align with the established streetscape and incorporates appropriate architectural responses that reinforce the town centre identity while mitigating potential adverse effects. The following site-specific assessments summarise the effects on character and amenity for directly adjoining or nearby properties:

- 33–43 Victoria Street (west of the site): These properties are located across Victoria Street, separated by a wide road corridor that includes angled parking, mature street trees, and a high level of pedestrian activity. The proposed building maintains a consistent building line and includes a suspended veranda, which reflects the prevailing canopy pattern along the street. Traditional architectural references, such as parapets and vertically aligned windows, ensure visual consistency with the surrounding built form. The width of the street mitigates any sense of dominance, and no shading or privacy effects are anticipated. Overall, the proposal positively contributes to the amenity and character of the western side of Victoria Street.
- 30 & 30A Victoria Street and 3 Commerce Street (south and east of the site): These properties directly adjoin the southern and eastern boundaries of the site and currently contain single-storey buildings. The proposal introduces a change in scale; however, this is moderated through vertical façade articulation and stepping of the upper floors. The design remains within the permitted building envelope, and the outlook change is consistent with the Commercial Zone's expectations. No loss of sunlight, privacy, or commercial amenity is anticipated. The development will enhance the active edge along Commerce Street and contribute to the vibrancy and coherence of the town centre streetscape.
- 44 & 46 Victoria Street and 45–61 Duke Street (north of the site): These properties are located at the rear of the site and are separated by a Council-owned service lane. The northern interface accommodates vehicle access, servicing, and loading areas, all of which are screened or internalised to avoid visual or acoustic impacts. Stepping and modulation of the upper levels reduce the perceived scale and ensure the development integrates with surrounding commercial buildings. The proposal does not give rise to dominance, shading, or privacy concerns, and there are no sensitive heritage interface issues. Given the commercial nature of these adjoining sites and the development's full compliance with applicable standards, effects on amenity and character are considered negligible.

The proposed development has been designed in accordance with the permitted standards of the Waipā District Plan and reflects the intended outcomes for the Commercial Zone and the Central Cambridge Character Area. The effects on character and amenity for adjoining and nearby properties are considered to be less than minor.

8.3.6 Reverse sensitivity

Reverse sensitivity effects may arise when new, more sensitive land uses, such as residential dwellings, are introduced into an established commercial environment. These effects typically relate to the potential for future residential occupants to experience or complain about amenity effects generated by lawful business activities, such as elevated ambient noise, vehicle movements, or late-night operations. If not appropriately managed, reverse sensitivity can result in pressure on existing businesses to constrain their activities.

In this instance, the subject site is located in the Commercial Zone and is directly surrounded by commercial land uses, including shops, offices, and restaurants. The potential for reverse sensitivity effects has been recognised and addressed through a deliberate design approach and the inclusion of appropriate acoustic mitigation.

Specifically, all apartments will be acoustically treated in accordance with the internal noise performance requirements of NZS 6803:1999. In addition, the apartments are elevated above ground-floor commercial tenancies and oriented inward toward the central atrium and private balconies or terraces. This layout reduces direct exposure to adjoining commercial operations and streetside activity.

The design and layout of the apartments, combined with robust acoustic mitigation, significantly reduce the likelihood of reverse sensitivity effects occurring. Residential amenity will be maintained within the development, while the ongoing operation of surrounding commercial activities will not be constrained.

In conclusion, the introduction of residential apartments into this commercial environment has been carefully managed through design and mitigation. The potential for reverse sensitivity effects is therefore considered to be low, and any residual effects are assessed as less than minor.

8.3.7 Summary of Effects

Taking the above into account, it is considered that any adverse effects on persons at the aforementioned properties will be less than minor in relation to character, amenity, noise, vibration, traffic and infrastructure effects. Wider effects were assessed in section 7 above and are considered to be less than minor.

It is considered, therefore, that there are no adversely affected persons in relation to this proposal.

8.4 Limited Notification Conclusion

Having undertaken the section 95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory;
- Under step 2, limited notification is not precluded;
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons; and
- Under step 4, there are no special circumstances.

Therefore, it is recommended that this application be processed without limited notification.

9.0 Consideration of Applications (Section 104)

9.1 Statutory Matters

Subject to Part 2 of the Act, when considering an application for resource consent and any submissions received, a council must, in accordance with section 104(1) of the Act have regard to:

- Any actual and potential effects on the environment of allowing the activity;
- Any relevant provisions of a national environmental standard, other regulations, national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement; a plan or proposed plan; and
- Any other matter a council considers relevant and reasonably necessary to determine the application.

As a discretionary activity, section 104B of the Act states that a council:

(1) may grant or refuse the application;

(2) if it grants the application, may impose conditions under section 108.

10.0 Effects on the Environment (Section 104(1)(A))

10.1 Positive Effects

Having assessed the actual and potential effects on the environment, it is concluded that any adverse effects associated with the proposal will be no more than minor and will not adversely affect any surrounding persons. More significantly, the proposal will deliver a wide range of positive outcomes that align strongly with the strategic planning framework and aspirations for the Cambridge town centre.

The proposed development represents a highly efficient use of a well-located, fully serviced site. It introduces a high-density, mixed-use development that integrates residential, retail, and office activities in a walkable town centre location, supporting land use efficiency and urban sustainability goals. The inclusion of 11 new residential apartments makes a noticeable contribution to housing supply in Cambridge town centre and supports greater housing diversity in a location with strong access to services, transport, and employment opportunities.

From an economic perspective, the development will stimulate local employment during both the construction and operational phases. It provides new commercial floor space in the form of ground-level retail tenancies and first-floor office suites, which will attract a range of businesses to the area and enhance local economic opportunity. This, in turn, will support foot traffic and activity within the town centre, helping to maintain a vibrant and adaptable commercial core. We reiterate the letter of support provided in this application, from the Cambridge Chamber of Commerce **Appendix 2,** which highlights the positive effects this development will have for the business community of Cambridge.

Urban design outcomes have been carefully considered, with the building's architectural form referencing the established character of Cambridge while incorporating modern, high-quality materials and detailing. The development will uplift the visual appearance of this key block along

Victoria Street, contributing positively to streetscape amenity and reinforcing the built character of the Cambridge A Character Precinct.

Importantly, the building is designed to activate the public realm. The proposal includes a prominent double-height central atrium, which functions as both an architectural focal point and a communal circulation space. This atrium enhances the permeability of the site, draws natural light into the internal core, and provides a welcoming interface with the street. Combined with extensive glazing, recessed entries, and weather protection, the development offers a high degree of pedestrian amenity and a strong relationship with the surrounding public environment.

The scale and presence of the development will create a contemporary focal point at the southern end of Victoria Street, providing a sense of gateway and contributing to the legibility and identity of the town centre. Through its mixed-use composition, high-quality design, and integration with the surrounding commercial context, the proposal will act as a catalyst for continued investment and revitalisation in the heart of Cambridge.

In summary, the development is not only compatible with the planning framework and urban context, but it also actively enhances it. The proposal will deliver enduring benefits across housing, economic development, built form, and town centre vitality, and is considered to represent a positive and future-focused use of strategically located urban land.

10.2 On Site Amenity

Two of the proposed apartment units (6 and 11) within the development are oriented towards the southern boundary of the site. This results in a degree of non-compliance with the internal amenity expectations typically associated with residential design, particularly in relation to solar access. The orientation of these units means they will receive limited direct sunlight throughout the day.

In terms of residential amenity, the internal layout of the south-facing units has been designed to maximise natural light and liveability as far as practicable. These units benefit from generous window openings, open-plan living areas, and visual connection to the open air through balconies or large glazed openings. In addition, all apartments will be constructed to high acoustic and thermal performance standards, ensuring that they remain comfortable, quiet, and well-insulated regardless of orientation.

It is also noted that the overall quality of the development, including the provision of a central atrium, generous outdoor living space, and proximity to local amenities, significantly offsets the reduced solar access for the south-facing apartments. Residents will have immediate access to shops, services, public transport, and recreational areas, all of which contribute positively to urban residential amenity in a town centre setting.

In the context of a compact, walkable town centre environment, the benefits of location, proximity to amenities, and high-quality design offset the reduced solar access. Overall, the effects on residential amenity for these units are considered acceptable, and any associated impacts are assessed as less than minor.

11.0 District Plan and Statutory Documents (Section 104(1)(B))

11.1 Objectives and Policies of the Waipa District Plan

Below is a structured summary of the relevant objectives and policies while retaining the original wording and numbering. The assessment follows each section in paragraph format.

11.1.1 Section 1 – Strategic Policy Framework

Objective – Settlement Patterns

1.3.1 To achieve a consolidated settlement pattern that:

(a) Is focused in and around the existing settlements of the District; and

(b) Supports the continued operation, maintenance, upgrading and development of regionally important sites and regionally significant infrastructure and nationally significant infrastructure, and provides for on-going access to mineral resources.

Policy - Settlement pattern

1.3.1.1 To ensure that all future development and subdivision in the District contributes towards achieving the anticipated settlement pattern in the Future Proof Growth Strategy and Implementation Plan 2009 and the District Growth Strategy.

Policy - Towns 1.3.1.2

To provide for a consolidated settlement pattern by ensuring that new urban activities are focused within the urban limits of the towns of the District and in particular:

- *a) Residential developments and subdivision being located within the residential zones of Cambridge, Te Awamutu and Kihikihi, and also above ground floor level within the Commercial Zone; provided that this policy does not limit further development within the Residential Zone at Karāpiro identified on Planning Map 31.*
- *b) A range of accommodation facilities and services to support the long term accommodation and care requirements for the existing and future elderly population, some of which may need to occur on the periphery of towns outside of the current urban limits as well as within the Residential Zone.*
- *c) Retail activities, offices and commercial services being located within the Commercial Zones of the District, in a manner that ensures the vitality of the identified pedestrian frontage areas, and maintains Cambridge and Te Awamutu as the primary commercial centres of the District.*
- *d) To recognise the potential for the following new areas of commercial zoning:*
  - *I) The deferred Commercial Zone in Carter's Flat, Cambridge will be considered for rezoning to once a new Industrial Zone at Hautapu is in place, and the Cambridge bypass is complete; and*
  - *II) A possible motorway service centre at Hautapu; and*
  - *III) Local and neighbourhood centres within Deferred Zones and future growth areas.*
- *e) Industrial Zoned land being maintained for industrial activities and new Industrial Zoned land being provided for within the urban limits at Hautapu (96ha gross), Bond Road (21ha gross) and Paterangi Road (8.5ha).*
- *f) Developments within the Commercial Zone and Industrial Zone that increase the type and range of employment opportunities within the District and reduce the level of commuting traffic into Hamilton will be supported.*

Comment

The proposed development supports the strategic direction of the Waipā District Plan by contributing to a consolidated and efficient settlement pattern. Located within the established

urban limits of Cambridge, the development utilises a well-connected, fully serviced site in the town centre. This aligns with the broader growth management approach of the Future Proof Strategy and District Growth Strategy, which prioritise compact urban form and the efficient use of existing infrastructure. The mixed-use nature of the proposal (incorporating ground-floor retail, first-floor office space, and upper-level residential apartments) enables increased density within a key commercial area without encroaching on rural or greenfield land.

The development delivers on the intended land use outcomes for the Commercial Zone by reinforcing Cambridge's town centre as a primary commercial centre. It introduces a range of retail and business activities at street level that will enhance pedestrian engagement, support economic activity, and contribute to the vitality of the town centre. The residential apartments, located above the commercial floor space, are consistent with the intent of enabling urban living in central locations, particularly where they contribute to housing choice and support walkable neighbourhoods. This integrated design outcome reflects the type of mixed-use intensification sought for Waipā's main towns.

The proposal also supports economic resilience and employment growth by providing new commercial tenancies that will accommodate a range of small to medium enterprises. These opportunities, in turn, are likely to reduce the need for outward commuting by creating jobs within the District. Collectively, the development aligns with the strategic objective of reinforcing Cambridge's urban structure, accommodating growth in a sustainable manner, and enabling a vibrant, multifunctional town centre. Based on our above assessment, the proposal is concluded to be consistent with the overarching strategic objectives and policies of Section 1 of the Waipā District Plan.

11.1.2 Section 6 – Commercial Zone

Objective - Role and function of commercial centres

6.3.1 - To maintain the commercial hierarchy of the District while providing for increased levels of self-sufficiency.

Policy - Self-sufficiency

6.3.1.1 To promote developments within the Commercial Zone that increase the range of employment opportunities within the District, while maintaining the commercial hierarchy.

Policy - Commercial hierarchy: primary commercial centres

6.3.1.2 To strengthen the role of the central business districts of Cambridge and Te Awamutu as the primary retail, office, and commercial service areas of the district.

Comment

The proposed development supports the commercial hierarchy of the Waipā District by intensifying activity within the Cambridge town centre, which is identified as one of the District's primary commercial centres. The inclusion of ground-floor retail, first-floor office space, and upper-level residential units creates a vibrant mixed-use outcome that supports local self-sufficiency. The development enables new employment-generating tenancies and contributes to the economic vitality of the town centre, while aligning with the strategic focus of retaining retail and commercial functions within the Commercial Zone. As such, the proposal gives effect to the objective of maintaining a consolidated commercial structure while promoting local employment opportunities and service accessibility.

Objective - Vibrancy, design and character

6.3.2 - To achieve vibrant and active centres which have a distinctive character.

Policy - Pedestrian frontages: social heart

6.3.2.1 To maintain the identified pedestrian frontages of the Commercial Zone as vibrant active places that support social and community well-being through building designs and activities that reinforce a pedestrian oriented retail environment.

Policy - Pedestrian frontages: active street frontages

6.3.2.3 To ensure the incorporation of active street frontages in the design or redesign of buildings within the pedestrian frontage area by avoiding car parking and accessways, and through the provision of:

- *Passive surveillance; and*
- *Verandahs*

Policy - Residential activities and Residential Based Visitor Accommodation

6.3.2.4 To enable residential activities and Residential Based Visitor Accommodation within Commercial Zones provided they are not located at ground level (except for the Cook Street/Shakespeare Street area).

Policy - Character precincts

6.3.2.7 To maintain and where possible enhance the existing character of the character precinct areas in Cambridge, Te Awamutu, Kihikihi, Pirongia, and Ōhaupo, by ensuring that new buildings, additions, or alterations to existing buildings, and signs make a positive contribution to the identified character of these areas, including by having architecturally detailed building frontages that incorporate appropriate designs and architectural features.

Policy - Building height

6.3.2.9 To ensure buildings are of a height that is in character with existing buildings, particularly within the character precinct areas and where adjacent buildings are listed in Appendix N1 – Heritage Items.

Comment

The development contributes positively to the vibrancy, activity, and visual quality of the Cambridge town centre. The proposal replaces underutilised land with a high-quality mixed-use building that presents an active and engaging interface with Victoria Street. The ground floor frontage includes retail tenancies, large areas of glazing, and recessed entrances, all of which enhance pedestrian amenity and interaction. A key architectural feature is the central double-height atrium, which acts as a public entry point and circulation space. It introduces natural light into the building's core, visually connects the internal and external environments, and establishes a sense of openness and transparency within the streetscape. This design element supports the pedestrian frontage policy by activating the street edge and reinforcing a pedestrian-focused environment.

Located within the Cambridge A Character Precinct and the Increased Height Overlay, the proposal has been specifically designed to respect and enhance the built character of the surrounding area. The building adopts a cohesive architectural approach across the block, with attention given to scale, modulation, materiality, and façade detailing. The proposal maintains the human scale of the town centre and responds to nearby character buildings, including listed heritage items, through sympathetic height and setback transitions. While contemporary in appearance, the ground-floor reflects traditional shopfront rhythms and proportions, and incorporates architectural detailing that acknowledges the precinct's historic identity.

Overall, the proposal will strengthen the role of Victoria Street as Cambridge's primary commercial spine and create a visual anchor at the southern end of the town centre, reinforcing Cambridge's

sense of place and its identity as a growing, vibrant community. We consider the proposed to be consistent with this objective & policies.

Objective - Noise

6.3.3 - To manage adverse noise effects between activities and sites.

Policy - Commercial

6.3.3.1 To ensure that activities in the Commercial Zone do not result in adverse noise effects on adjoining properties.

Policy - Noise sensitive activities

6.3.3.2 To reduce the potential for reverse sensitive effects by requiring noise sensitive activities in Commercial Zones to provide sufficient acoustic treatment to ensure an acceptable internal noise environment is achieved.

Comment

The proposal manages potential adverse noise effects, particularly in relation to reverse sensitivity associated with introducing residential activities into a commercial environment. All apartments will be acoustically treated to meet the internal noise level recommendations of NZS 6803:1999. External noise levels have been assessed in Sections 7 & 8 of this report and conclude that effects will be less than minor. These design responses demonstrate that a suitable internal acoustic environment can be maintained during both construction and long-term occupation.

In addition, the development ensures that surrounding commercial activities are not constrained by the presence of new residential units. Building treatments have been applied specifically to protect internal amenity, while allowing the lawful operation of nearby businesses to continue without undue restriction. The apartments are located on the upper levels and are physically and functionally separated from the more intensive ground floor activities. The assessment concludes that, with the incorporation of proposed mitigation, noise effects will be appropriately managed, and any residual effects are considered less than minor.

We consider the proposed to be consistent with this objective & policy.

Objective - Earthworks

6.3.5 - To ensure that earthworks are carried out in a manner that avoids adverse effects between properties and on water bodies.

Policy - Avoid adverse effects

6.3.5.1 To ensure that when earthworks are carried out, there are no adverse effects on adjoining properties and water bodies, including from dust and stormwater run-off.

Comment

Earthworks associated with the proposal will be managed in accordance with best practice to avoid adverse effects on neighbouring properties or the surrounding environment. Temporary erosion and sediment control measures will be implemented to manage dust and stormwater run-off during the construction phase. Given the flat and urbanised nature of the site, no sensitive receiving environments are located nearby, and the risk of adverse off-site effects is considered to be low. All works will be undertaken in accordance with relevant standards and industry guidelines, ensuring compliance with the objective and policy framework relating to earthworks.

Conclusion

In conclusion, the proposed development aligns with the objectives and policies of the Commercial Zone by delivering a high-quality, mixed-use outcome that supports the strategic function of the Cambridge town centre. It contributes to the vitality, economic resilience, and pedestrian-focused character of Victoria Street, while incorporating residential activities in a manner that maintains active street frontages and manages internal amenity. The development respects the built character of the Cambridge A Character Precinct through an architectural design and reinforces the role of the town centre as a primary commercial, retail, and employment hub for the District. Adverse effects, including those relating to noise and interface management, have been appropriately mitigated through design and treatment, ensuring the development is compatible with both the existing environment and the strategic planning framework.

Overall, we consider the proposal to be consistent with the objectives and policies of the Commercial Zone.

11.1.3 Section 15 - Infrastructure, Hazards, Development and Subdivision

Objective - Integrated development: site design and layout

15.3.1 - To achieve integrated development within the District, that contributes to creating sustainable communities and enhances key elements of character and amenity.

Policy - Understanding the constraints and opportunities of a site by undertaking a site and surrounding area analysis

15.3.1.1 Development and subdivision should integrate with and acknowledge the constraints and opportunities of the site and surrounding area.

Policy - Sustainable design and layout development principles

15.3.1.2 Development and subdivision within the urban limits and the Large Lot Residential Zones should occur in accordance with the principles of sustainable design and enable energy efficiency.

Policy - Low-impact design

15.3.1.3 The design and layout of development and subdivision should recognise the landform and processes of the natural environment of the site and surrounding land, and avoid or minimise alterations to the landform and ecosystems.

Comment

The proposed development demonstrates a well-integrated design that responds effectively to the opportunities and constraints of the site. The location within the Cambridge town centre, flat topography, and dual access via Victoria Street and the rear service lane have enabled a layout that maximises site efficiency while minimising the need for extensive land modification. The building form responds to the limited shape of the block and integrates with the existing built fabric, maintaining the established alignment and rhythm of the surrounding commercial environment. The site layout also acknowledges the pedestrian-focused nature of Victoria Street by concentrating activity and entrances along the street frontage.

The development incorporates key principles of sustainable design through its compact, mixed-use configuration and efficient use of existing urban infrastructure. The proposal accommodates multiple uses on a single site, reducing reliance on vehicle travel and supporting walkability within the town centre. Building orientation and the inclusion of a double-height internal atrium help to maximise daylight penetration and support energy efficiency within the internal spaces. No significant reshaping of landforms is required, and the proposal avoids encroachment on any

natural features or sensitive environments. Accordingly, the design avoids adverse effects on natural processes and is consistent with the low-impact development approach promoted by the District Plan.

Objective - Urban consolidation

15.3.4 - To ensure urban consolidation will be achieved within the District, while also contributing to character and amenity outcomes.

Policy - Achieving density, design and character

15.3.4.1 The minimum and maximum lot size and dimension of lots have been established so that they achieve the character and density outcomes of each zone.

Policy - Achieving sufficient development density to support the provision of infrastructure services

15.3.4.2 Within the urban limits, where there is no structure plan, the maximum lot size for the zone shall be achieved in order to provide a development yield to support infrastructure provision. For some developments where there are proven geotechnical constraints, the maximum net lot area may be exceeded.

Policy - Commercial and Industrial Zones

15.3.4.9 To enable development that supports the maintenance or enhancement of commercial and industrial activities within the Commercial and Industrial Zones, while having regard to the opportunities and strategies in the Town Concept Plans 2010.

Comment

This proposal directly contributes to urban consolidation outcomes by delivering a higher-density, vertically integrated development within the Commercial Zone and inside the existing urban limits of Cambridge. While lot size controls are not specifically relevant to the development typology proposed (as no subdivision is proposed), the building achieves the underlying objective of increasing development yield in a manner that supports efficient use of infrastructure and contributes to the vibrancy of the town centre. The proposal leverages the site's full servicing and does not require any off-site upgrades, consistent with the intent to maximise infrastructure efficiency within urban areas where no structure plan applies.

The development reinforces the commercial role of the zone by providing new retail and business tenancies at ground and first floor levels, aligned with the strategies in the Cambridge Town Concept Plan 2010. It enhances economic activity and introduces a wider range of commercial services and employment opportunities within the town centre. Residential apartments are located above ground level in a format that is compatible with the surrounding commercial uses and complements the area's character and function. Overall, we consider the proposal to be consistent with the objectives and policies of Section 15 of the District Plan.

11.2 Summary

It is considered that the proposed development is generally in accordance with the objectives and policies of the Waipa Operative District Plan.

11.3 Objectives and Policies of the Waikato Regional Policy Statement

The Waikato Regional Policy Statement (RPS) provides strategic direction for the integrated and sustainable management of natural and physical resources across the region. It guides the development of regional and district planning instruments and is a key consideration in the assessment of resource consent applications.

One of the most relevant objectives for this proposal is Objective UFD-01 – Built Environment, which seeks to ensure that the development of the built environment and associated land use occurs in an integrated, sustainable, and planned manner. This includes enabling positive environmental, social, cultural, and economic outcomes through:

- Strategic planning for growth and development that creates responsive and well-functioning urban environments;
- Supporting reductions in greenhouse gas emissions and increasing resilience to climate change;
- Improving housing choice and affordability by enabling a variety of dwelling types;
- Providing sufficient development capacity for both housing and business needs, supported by integrated infrastructure;
- Enhancing connectivity, particularly through active and public transport options; and
- Recognising the values and aspirations of hapū and iwi in relation to urban development.

This proposal supports the outcomes of the Waikato Regional Policy Statement by intensifying development within an existing commercial centre, making efficient use of infrastructure, and integrating residential, retail, and office uses in a walkable location. The mix of apartment types enhances housing choice, while the commercial tenancies support local employment and economic activity.

The site is well connected to public transport and town centre amenities, aligning with the Waipā 2050 Growth Strategy and the District Plan, which promote intensification in strategic urban locations.

In line with Policy UFD-P12, the development contributes to a compact urban form that enables people to live, work, and access services locally. It also gives effect to Policy UFD-P13 by providing for commercial development that meets the social and economic needs of the community in an appropriate and accessible location.

Overall, the proposal is consistent with the RPS objectives and policies, and supports a well-functioning, sustainable, and resilient urban environment.

11.4 Waikato Regional Plan

No consents are required under the Waikato Regional Plan.

11.5 National Policy Statement for Urban Development

The National Policy Statement on Urban Development 2020 (NPS-UD), updated in May 2022, provides a nationally consistent policy framework to direct local authorities in enabling responsive, well-functioning urban environments. While commonly associated with housing intensification, the NPS-UD equally applies to business and commercial land.

The NPS-UD aims to ensure that sufficient development capacity is provided not only for housing but also for business activities. It seeks to enable more businesses and community services to be located in areas that are accessible, well-connected to infrastructure, and in high demand. The statement also promotes urban environments that are adaptable, economically productive, and resilient to long-term changes such as population growth and climate impacts.

As part of the Hamilton urban environment, Waipā District is identified as a tier 1 urban environment, which is subject to the most directive policies of the NPS-UD. This includes specific requirements to enable greater development intensity, support a competitive commercial land market, and remove barriers such as minimum parking requirements. In this context, commercial developments in strategic urban locations, such as town centres, are expected to be supported and enabled by planning decisions.

Objectives and Policies

The following objectives and policies of the NPS-UD are considered most relevant to this proposal:

Objective 1: Urban environments enable people and communities to provide for their social, economic, and cultural wellbeing.

Objective 3: Plans enable more businesses and community services to locate in areas near centre zones, with good accessibility or high demand.

Objective 4: Urban environments develop and change over time in response to people's diverse and changing needs.

Objective 6: Decision-making is integrated, strategic, and responsive to urban growth.

Policy 1: Urban environments must support a variety of business and housing sites, good accessibility, competitive land markets, and resilience.

Policy 2: Sufficient development capacity must be provided for business land.

Policy 3: Tier 1 authorities must enable building heights of at least six storeys in walkable catchments and greater intensity in accessible, high-demand areas.

Policy 5: Urban form must reflect accessibility and demand.

Policy 6: Regard must be given to anticipated built form, benefits of urban development, and that perceived adverse effects are not necessarily actual adverse effects.

Policy 11: Minimum car parking requirements must not be included in district plans, except for accessible parking.

Assessment

The proposal supports the intent of the NPS-UD by enabling mixed-use intensification within the Cambridge town centre, a strategic, accessible and high-demand location. The development introduces additional business land and residential units within walking distance of existing services, public amenities and transport routes. This outcome contributes to a well-functioning urban environment by improving the availability and diversity of commercial floor space, supporting employment, and providing housing choice in a compact and integrated format.

The proposal is located in a zone identified for growth and commercial activity, and aligns with the anticipated built form outcomes in the Waipā District Plan and associated Character Guidelines. It reflects changing urban amenity expectations and is consistent with the scale and density envisaged in accessible urban areas. While the proposed height and massing exceed some surrounding development, this is anticipated by the NPS-UD as a necessary and positive aspect of urban evolution.

By providing adaptable ground-floor retail, office space, and residential apartments, the proposal directly supports Policy 1 and Policy 2 by increasing the supply of business land and improving land use efficiency. The inclusion of basement parking meets functional needs without relying on minimum parking standards, in accordance with Policy 11.

Although the development exceeds the typical 1-2 storeys typically observed in Cambridge, it delivers increased intensity and capacity on a consolidated town centre site, in line with the Tier 1 requirements of Policy 3. The site's high accessibility and central location justify the proposed scale, and the form has been designed to integrate sensitively with the surrounding environment.

Perceived changes to local amenity, such as building height, shading or activity levels, are consistent with those expected under Policies 5 and 6. These changes are not inherently adverse in the context of the town centre and contribute to a more vibrant and economically resilient urban area.

Conclusion

The proposal is consistent with the National Policy Statement on Urban Development 2020. It responds to the directive policy framework for tier 1 urban environments by enabling more intensive commercial and residential development within an accessible, walkable town centre. The development supports economic growth, provides for employment and services, and contributes to a compact urban form.

The proposal gives effect to the relevant objectives and policies of the NPS-UD by enhancing the supply of business land, promoting integrated land use, and contributing to a well-functioning, future-focused urban environment. It aligns with both national direction and the strategic urban growth goals of the Waipā District and the NPS UD.

11.6 Summary

It is considered that the proposed development is generally in accordance with the objectives and policies of the District Plan, the WRPS, WRP, Future Proof, and the NPSUD.

12.0 Other Matters (Section 104(1)(C))

12.1 Record of Title Interests

The Records of Title for the properties referenced in this application are contained in **Appendix 1**, and summarised in **Table 5** below:

Table 5: Record of Title Summary

Title Reference	Legal Description	Registered Owner(s)	Interests / Notations
262012	Lot 8 DP 4011 and Lot 3 DP 364495	S & K Rowe Limited	Subject to s241(2) RMA 1991 (affects DP 364495) - Right (in gross) to drain sewage over part A on DP 364495 in favour of Waipā District Council (Easement Instrument 6804559.5) Easements under 6804559.5 subject to s243(a) RMA 1991 - Mortgage 13274179.4 to B J B Enterprises Ltd (17/04/2025)
SA62B/985	Lot 7 DP 4011	S & K Rowe Limited	Mortgage 13274179.4 to B J B Enterprises Ltd (17/04/2025)

SA15D/159	Lot 9 DP 4011	E R Geck, W A H Geck, and Lewislegal Trustees 2015 Ltd	None listed
SA19D/1133	Lot 1 and Lot 4 DPS 13401	E R Geck, W A H Geck, and Lewislegal Trustees 2015 Ltd	Appurtenant party wall rights (Transfers 218425, S11932, S109915)
SA19D/1134	Lot 2 DPS 13401	E R Geck, W A H Geck, and Lewislegal Trustees 2015 Ltd	Appurtenant party wall rights (Transfers 218425, S11932, S109915)
SA61D/622	Lot 1 DPS 77837	E R Geck, W A H Geck, and Lewislegal Trustees 2015 Ltd	None listed

The easement for a right to drain sewage relates to a wastewater pipe that traverses the eastern boundary of the site, adjacent to the service lane and Commerce Street. It is proposed to remove this pipe, subject to the approval of the Council, during detailed design stage. Consultation with the Council and relevant neighbouring will be undertaken during this process.

No other listed interests are of relevance to this application.

12.1.1 Waikato River Vision and Strategy

The Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 gives effect to the Deed of Settlement signed by the Crown and Waikato-Tainui on 17 December 2009. The Settlement Act has an overarching purpose to restore and protect the health and well-being of the Waikato River for future generations. Section 9(2) of the Settlement Act confirms that the vision and strategy for Waikato River (Te Ture Whaimana o Te Awa o Waikato) applies to the Waikato River and activities within its catchment affecting the Waikato River. As well as being deemed part of the RPS in its entirety pursuant to Section 11(1) of the Settlement Act, the vision and strategy prevail over any inconsistent provision in a national policy statement and Sections 11 to 15 of the Settlement Act prevail over Sections 59 to 77 of the RMA.

The proposal will be able to be efficiently serviced with three waters infrastructure, which will ensure that Waikato River and its catchments are not adversely affected. As a result, we can conclude that the proposal is not in conflict with the Waikato River Vision and Strategy.

12.1.2 Waikato-Tainui Environmental Plan

The Waikato-Tainui Environmental Plan (WTEP) provides a background to, and identifies key, resource-based issues for Waikato-Tainui. The plan sets out Waikato-Tainui's vision statement for environmental and heritage issues and key strategic objectives such as tribal identity and integrity, including "to grow our tribal estate and manage our natural resources." The plan is designed to enhance Waikato-Tainui participation in resource and environmental management.

Section 25 of the WTEP refers to land use planning and development activities and includes objectives and policies which accept that development activities will occur on the basis of achieving positive environmental outcomes and overall environmental enhancement initiatives. In this respect, the WTEP is considered to enable this type of development provided that the potential environmental effects are appropriately managed and the overall environmental management objectives of these documents are achieved.

Section 19.4 of the WTEP outlines water quality objectives to ensure that fresh waters within the rohe of Waikato-Tainui are drinkable, swimmable and fishable in all places. Based upon the methods proposed to address the potential water quality effects of the proposed activities, I consider that these objectives of the WTEP will be achieved for the proposed development and water quality values of the Waikato River receiving environment will not be compromised.

Having assessed this proposal against the objectives and outcomes within the WTEP, we have determined that provided that the activities are carried out in accordance with the application and the conditions are adhered to, the activities will be consistent with the WTEP.

13.0 Part 2 Matters

Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life-supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

Section 6 of the Act sets out a number of matters of national importance including (but not limited to) the protection of outstanding natural features and landscapes and historic heritage from inappropriate subdivision, use and development.

Section 7 identifies a number of “other matters” to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment.

Section 8 requires Council to take into account the principles of the Treaty of Waitangi.

Overall, as the effects of the proposal are considered to be less than minor, and the proposal accords with the relevant ODP objectives, policies and assessment criteria, it is considered that the proposal will not offend against the general resource management principles set out in Part 2 of the Act.

14.0 Conclusion

This Assessment of Environmental Effects has been prepared in support of an application for resource consent to enable the redevelopment of 32–42 Victoria Street, Cambridge for a mixed-use commercial and residential development. The proposal includes ground-floor retail and commercial tenancies, upper-level offices and apartments, and a basement car park, all located within the Commercial Zone of the Waipā District Plan. The design responds appropriately to the

character and amenity values of the Cambridge A Character Precinct, while also delivering on broader policy objectives relating to intensification, compact urban form, and town centre revitalisation.

The assessment has considered all relevant statutory matters under the Resource Management Act 1991, including the actual and potential effects on the environment, the relevant provisions of national and regional planning documents, and the matters of discretion identified in the Waipā District Plan. The proposal has been evaluated in accordance with sections 95A-95E and 104-104B of the RMA.

All actual and potential adverse effects of the proposal, including construction-related impacts, noise and vibration, traffic, servicing, and effects on character and amenity, have been assessed as being less than minor or able to be appropriately mitigated.

Technical assessments and consultation undertaken as part of the proposal confirm that infrastructure servicing can be adequately provided and that the development will not result in unacceptable environmental effects.

The proposed activity is consistent with the relevant objectives and policies of the Waipā District Plan, the Waikato Regional Policy Statement, the National Policy Statement on Urban Development 2020, and other statutory documents.

It supports the strategic direction for growth within the Cambridge town centre and delivers on outcomes sought in the Strategy. The development will contribute positively to the vitality, functionality and amenity of the Cambridge commercial centre.

Accordingly, it is concluded that the proposal represents an appropriate use of the site and warrants approval, non-notified, subject to conditions.