

**LOCAL AREA PLAN AND
DRAFT PLAN CHANGE 19
Cambridge Commercial Zones –
Carters Flat**



CARTERS FLAT

Carters Stables – circa 1870s



29
Carters Stables - Cambridge - Robinson Road

CARTERS FLAT

Circa 2016



CARTERS FLAT



Scale: 1:5739
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
Bounds: 1816978, 15110005, 5803044, 37362399
1818534, 65127475, 5803909, 93957481

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GROWTH

Cambridge has a fast-growing population – expected to reach 30,000 by 2050

An additional 27ha of commercial land is required to meet the demand

Industrial land at Hautapu and the opening of the Cambridge Bypass provides an opportunity to confirm Carters Flat as a commercial area

Challenge to retain distinctive and compact character

PURPOSE OF THE WORKSHOP

Cambridge Town Concept Plan



Local Area Plan



Waipā District Plan



CAMBRIDGE TOWN CONCEPT PLAN REFRESH

Objectives

The town centre is a family-friendly place and the lively, social heart of the community

Cambridge is a safe, diverse, and welcoming community

Cambridge's unique culture and heritage are clearly expressed

Transportation is convenient, with walking and cycling a pleasure for all ages



Natural features are healthy, and accessible for all

CAMBRIDGE TOWN CONCEPT PLAN REFRESH

Outcome

Carters Flat becomes a commercial area focused on large format retail that supports the town centre

BUT...

CAMBRIDGE TOWN CONCEPT PLAN REFRESH

Outcome

... we need to decide what “large format retail” looks like for Cambridge

LOCAL AREA PLAN - ISSUES

Soil contamination - previous and existing land uses, built form and activities

Location next to Karapiro Stream - prone to subsidence

Topography – Carters Flat sits below the CBD and surrounding residential areas. This presents challenges for solar access and walking and cycling

LOCAL AREA PLAN - ISSUES

Transport connection – Albert Street is a significant barrier to pedestrians and cyclists in terms of access to Carters Flat

Potential risk of “retail flight” from the Cambridge CBD and creation of a second CBD area that directly competes with the Victoria St CBD

OTHER CONSIDERATIONS

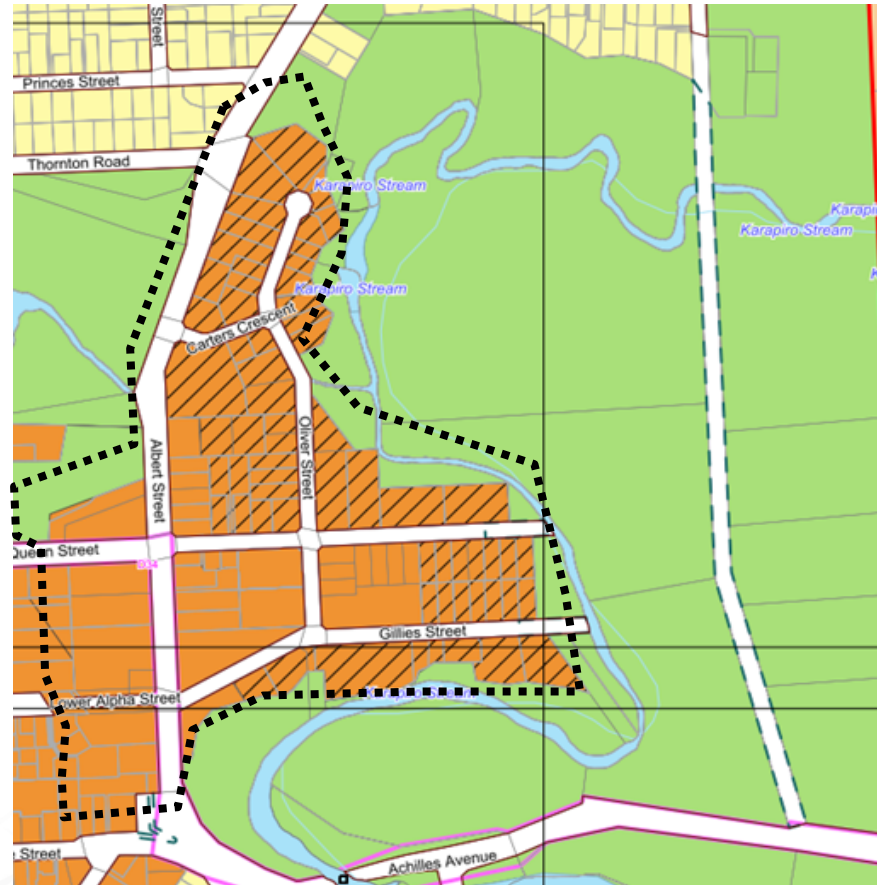
Archaeological and cultural sites

Three waters

Urban design

DISTRICT PLAN

Commercial Zone and Deferred Commercial Zone



COMMERCIAL ZONE

Permitted activities

- Offices
- Retail activities
- Wholesale shops
- Cafes/restaurants/bars/takeaways
- Supermarkets
- Medical centres
- Visitor accommodation
- Places of assembly
- Service stations
- Emergency service facilities
- Trade supplies/yard based suppliers/building improvement
- Dwellings above ground level
- Tourism facilities
- Educational facilities
- Residential based visitor accommodation
- Laboratories/research establishments
- Department stores

DEFERRED COMMERCIAL ZONE

Permitted activities

Any activity listed as a permitted activity in the Industrial Zone

- Industrial activities
- Warehousing/storage units/storage yards
- Trade suppliers/yard based suppliers/building improvement
- Service stations
- Cafes/takeaway outlets
- Ancillary retail/office activities
- Emergency service facilities
- Laboratories/research establishments
- Vet clinics/animal boarding

ISSUES AND OPTIONS

Preferred Option

Commercial Zone with specific provisions for
Carters Flat

Local Area Plan will determine the types/mix of
activities

NEXT STEPS

Local Area Plan

Prepare a Local Area Plan (big picture)

- Draft – February 2022
- Final – June 2022

NEXT STEPS

Plan Change 19

Prepare the plan change (detailed provisions to go in the District Plan)

- February 2022

Follow statutory process – allow one year for submissions, further submissions, hearings and decision