

BEFORE WAIPA DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the hearing of submissions on Plan Change 13 under the First Schedule to the Act

**JOINT MEMORANDUM ON BEHALF OF WAIPA DISTRICT COUNCIL AND
3MS OF CAMBRIDGE GP LTD**

27 AUGUST 2021



ATKINS | HOLM | MAJUREY

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Introduction

1. This joint memorandum is filed on behalf of Waipa District Council (**Council**) and 3MS of Cambridge GP Ltd (**3MS**) and is in response to the submitter comments on our Joint Memorandum dated 12 August 2021.
2. In accordance with the Commissioner's minute of 16 August responses have been received from, Xiaofeng Jiang & Liping Yang, and Hayden Woods. Ms Susanne Dargaville was also a submitter asked to comment but due to her work commitments during the current Level 4 lockdown she has not been able to respond. Ms Dargaville did not seek an extension of time to respond and appears to be content to abide the decision of the Commissioner.
3. Our specific reply to the responses is set out below.

Xiaofeng Jiang & Yang

4. The submitters are represented by Mr Russell Baikie who confirms their agreement with the relief sought by 3MS that the Council's section 42A report recommended be allowed.
5. Mr Baikie confirms that the submitters support is within scope of their submission and further submission on Plan Change 13.

Hayden Woods

6. Mr Woods objects to the relief sought essentially on the basis that the provision of a reserve on the 3MS land is essential. Mr Woods further states that reserves serving the C2 growth cell must be provided by the Council.
7. Mr Woods also refers to the infrastructure corridor and the decision of the Commissioners in relation to the 3MS subdivision application. These matters are not the subject of the earlier joint memorandum or the Commissioners' minute so they are out of the scope of the current issue, and therefore not responded to here.
8. In relation to the provision of reserves in the C2 growth cell Mr Woods misunderstands the position. It is not correct that the removal of the reserve from the 3MS land will result in no reserves provision. As stated in the earlier joint memorandum the Council's reserve management strategy can accommodate the community's requirements in other areas


within its existing reserves network or in other locations within the C2 growth cell (paragraph 13). Mr Woods' concerns regarding supply of reserves is misplaced. To clarify this matter further Council is actively looking to provide a reserve within C2 growth cell or in a nearby location.

9. As noted in the earlier memorandum Mr Woods' submission was on the reserves issue generally, he took no position on the 3MS relief and he did not lodge a further submission. This does raise the issue of scope with regards to the detailed comments that Mr Woods has now made on the 3MS relief.

Conclusion

10. The submitters raise no valid issues which warrant the Commissioner rejecting the outcome sought by Council and 3MS, and the parties respectfully request the Commissioner to grant the relief sought.
11. The Council and 3MS thank the Commissioner for the opportunity to reply to the submitter responses. We have nothing further to add and respectfully request that the Commissioner now expedite the issuing of the decision on PC13.

Dated: 27 August 2021



Helen Atkins
Counsel for Council



Lachlan Muldowney
Counsel for 3MS