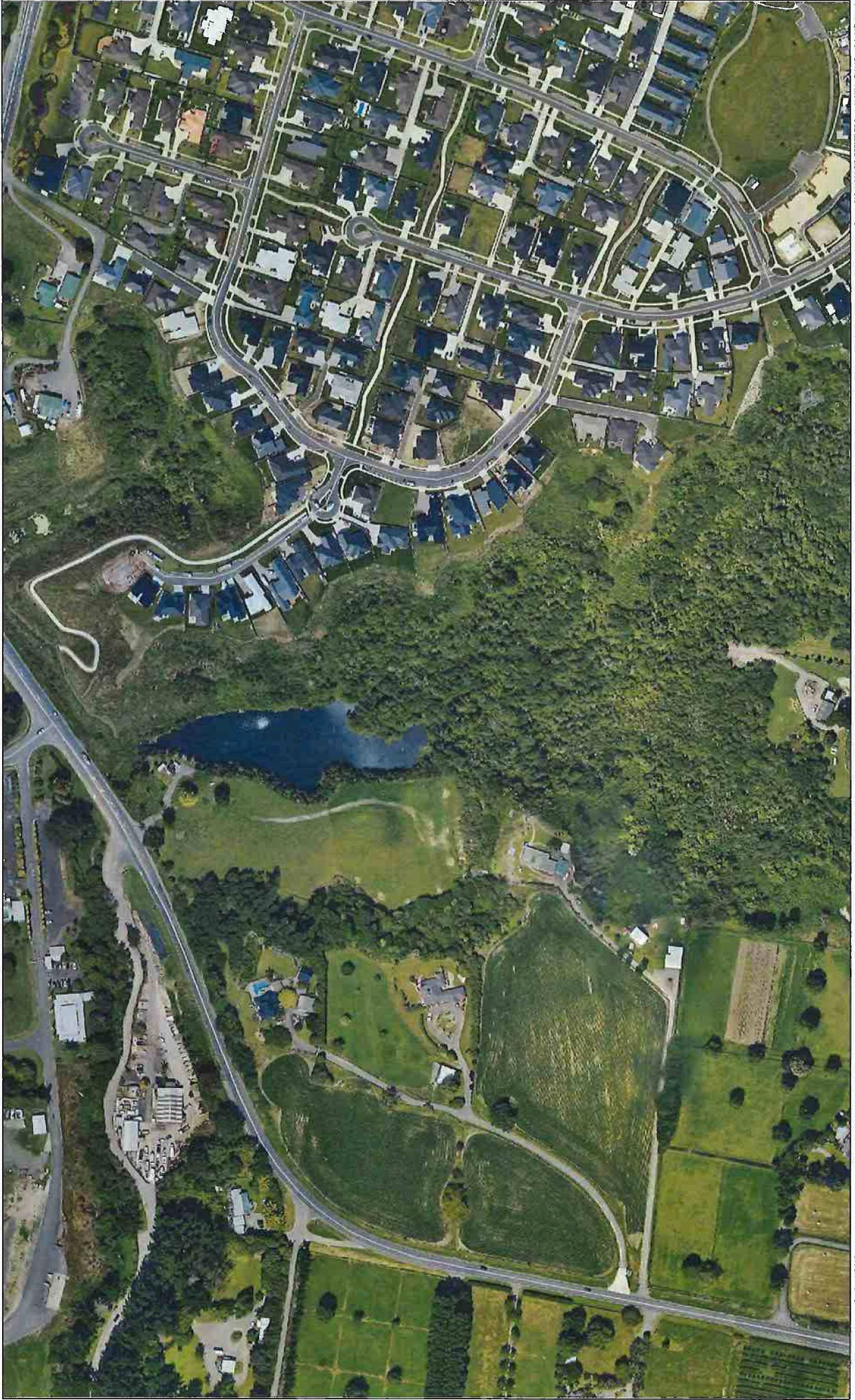




Waipa
DISTRICT COUNCIL

Print Date: 8/12/2020
Print Time: 10:16 AM



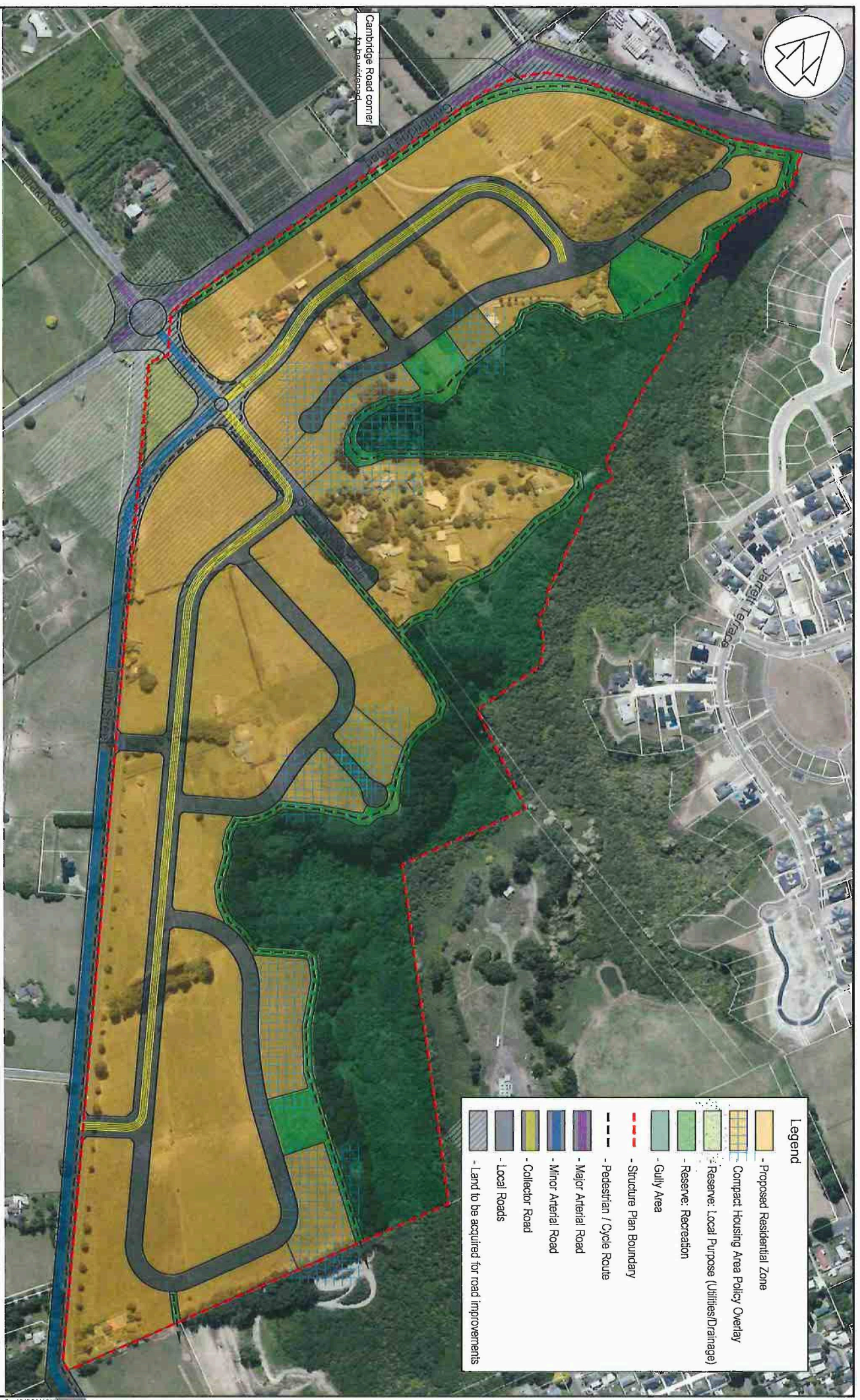
Digitally rectified aerial photography. The Waipa District Council is not responsible for any errors or omissions in the data. The information displayed has been taken from Waipa District Council's databases and maps. It is made available in good faith but its accuracy or completeness is not guaranteed and should be interpreted accordingly. The information is subject to a disclaimer of liability.

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
Source: 1816438.172716935802472.79218144

Scale: 1:2,400
Original Sheet Size: A3



Cambridge Road corner to be widened



Legend	
	- Proposed Residential Zone
	- Compact Housing Area Policy Overlay
	- Reserve: Local Purpose (Utilities/Drainage)
	- Reserve: Recreation
	- Gully Area
	- Structure Plan Boundary
	- Pedestrian / Cycle Route
	- Major Arterial Road
	- Minor Arterial Road
	- Collector Road
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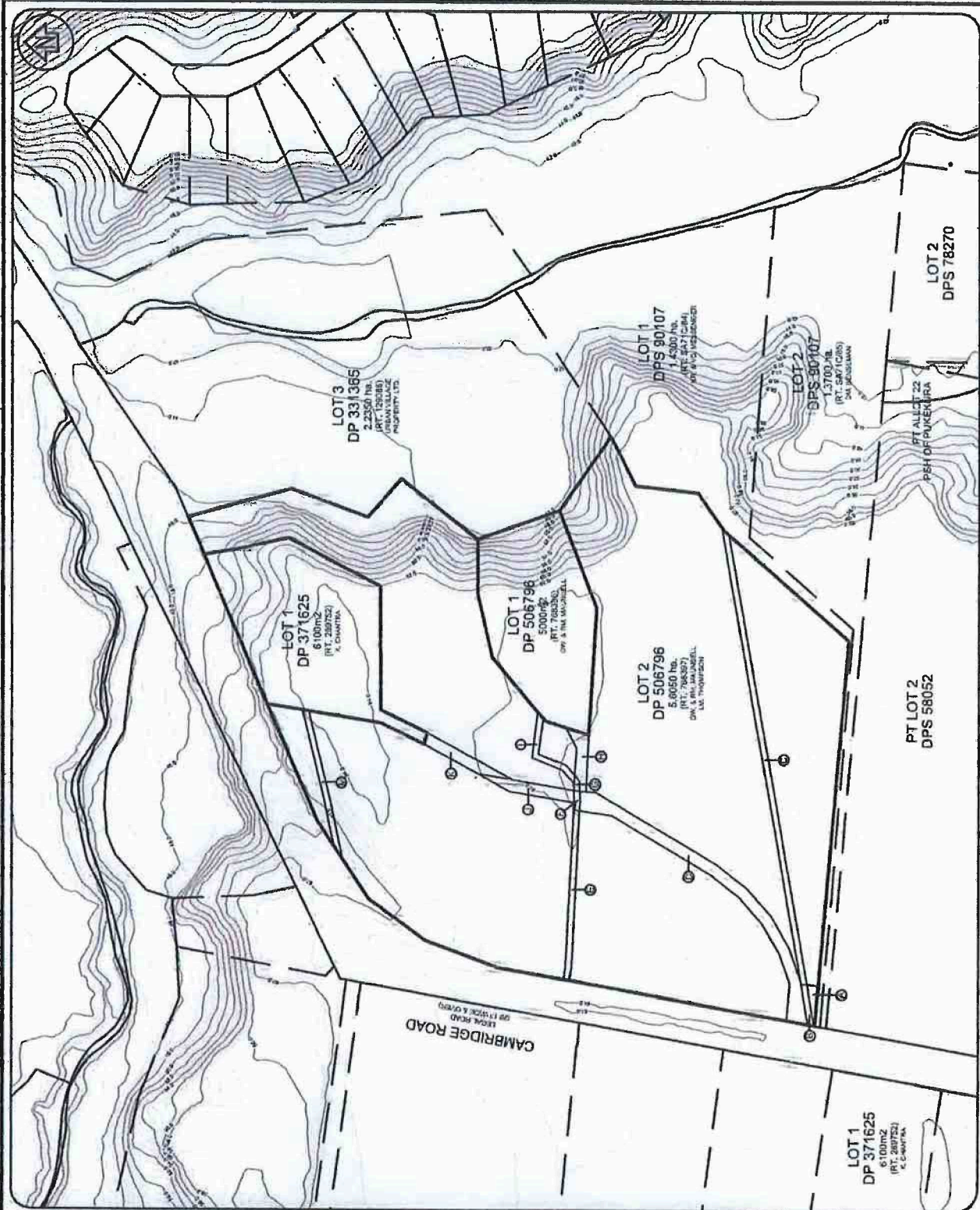
C4 STRUCTURE PLAN

CLIENT:

Waipā
 DISTRICT COUNCIL

COGSWELL SURVEYS
 SURVEYING | ENGINEERING | PLANNING
 5 MILICICH PLAGE, P.O. BOX 196,
 CAMBRIDGE, P. 0718275071, E.
 COGSWELL@COGSWELLSURVEYS.CO.NZ
 Version: 1, Version Date: 19/09/2020

SCALE: 1:4000	ORIGINAL PLAN SIZE: A3	DRAWN: AMW
DATE: Sept 2020	SHEET: 1 of 1	DESIGNED: PDC
REV: C	NOTE: REVISIONS AND DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO ACQUISITION BY APPROVAL OR SANCTION. (FIELD SHEET INTENT OF N/A)	CHECKED: PDC
	THIS DRAWING OR DESIGN REMAINS THE PROPERTY OF, AND MAY NOT BE REPRODUCED, WITHOUT THE WRITTEN PERMISSION OF COGSWELL SURVEYS LTD	



Date: **May 2020**
 Client: **M. Edin, 2000**
 Resource Consent Number: **19406-00-PL-100 D**
 Resource Consent Name: **Blue Wallace Surveyors Ltd.**
 By Ref: **SN, PUN, DWP, JF, BENSON**
 Phone: **07 539 7700** Fax: **07 539 4485**

CONCEPT SCHEME PLAN BEING A PROPOSED SUBDIVISION OF LOTS 1 & 2 DP 506796 & LOT 1 DP 371625 3796 & 3798 CAMBRIDGE ROAD - CAMBRIDGE
 PREPARED FOR: **G. MAUNSELL**

Scale	1:2500	Date	MAY 2020
Author	WAB	Designed	WAB
Drawn	WAB	Checked	WAB
Approved	WAB	Approved	WAB



PURPOSE	SERV. TENE.	SHOWN	CREATED BY
RIGHT OF WAY	LOT2 HEREON	A B D F G H I	EL 10/2/18/5/4
RIGHT TO CONVEY ELECTRICITY	LOT2 HEREON	E F G I M	

PURPOSE	SERV. TENE.	SHOWN	GRANTEE
RIGHT TO CONVEY ELECTRICITY	LOT2 HEREON	B C	WAIPA NETWORKS LIMITED
RIGHT TO CONVEY TELECOMMUNICATIONS	LOT2 HEREON	E F G I	CHORUS NEW ZEALAND LIMITED

NOTE:
 1) ALL AREAS AND DIMENSIONS SUBJECT TO FINAL SURVEY AND APPROVAL FROM THE WAIPA DISTRICT COUNCIL
 2) LEGAL DESCRIPTION: LOT 1 DP 506796 DP 371625 (PT. 784396) (PT. 784397) (PT. 289752) & CORONA
 LOT 2 DP 506796 DP 371625 (PT. 784396) (PT. 784397) (PT. 289752) & CORONA
 3) TOTAL AREA: 6 7150 sq. m.
 4) ZONE: FUTURE RESIDENTIAL
 5) AERIAL PHOTO SUBJECT TO DISTORTION
 6) ALL LEVELS ARE IN TERMS OF MOTURIKI DATUM



NOTE:
 1) ALL AREAS AND DIMENSIONS SUBJECT TO FINAL SURVEY AND APPROVAL FROM THE TAMPA DISTRICT COUNCIL.
 2) LEGAL DESCRIPTION: LOT 1 DP 506796 5.0200 ha (RT, 15/04/17); LOT 2 DP 371625 6.1000 ha (RT, 15/04/17); LOT 3 DP 331365 2.2350 ha (RT, 12/08/06) URBAN VILLAGE PROPERTY LTD.
 3) TOTAL AREA: 6,7150 ha.
 4) ZONE: FUTURE RESIDENTIAL.
 5) AERIAL PHOTO SUBJECT TO DISTORTION.
 6) ALL LENGTHS ARE IN TERMS OF METRIC UNITS ONLY.

Size	A3	Date	1:1500
No.	1	Date	MAY 2020
Author	WAB	Designed	WAB
Checked	WAB	Drawn	WAB
Approved		Scale	1:1500



CONCEPT SCHEME PLAN BEING A PROPOSED SUBDIVISION OF LOTS 1 & 2 DP 506796 & LOT 1 DP 371625 3796 & 3798 CAMBRIDGE ROAD - CAMBRIDGE
 PREPARED FOR: G. MAUNSELL

Blue Wallace Surveyors Ltd.
 261 Waterford Quay, P.O. Box 26,
 Haywards Quay, 1444/170A,
 Phoenix (07) 425 7799 Fax (07) 425 4125

Project: Cambridge Subdivision
 Drawing: 19406-00-PL-101
 Date: 19/05/2020
 Scale: 1:1500
 Author: WAB
 Checked: WAB
 Approved: [Signature]

maunsell@outlook.co.nz

From: Vicki Messenger <cambridgecottagesnz@gmail.com>
Sent: Wednesday, 6 January 2021 11:32 a.m.
To: Geoff Maunsell
Subject: Re: Happy New Year

Hi Geoff & Raewyn,
Yes thank you, we really appreciate you keeping us in the loop.
As discussed prior to Xmas, we are fully supportive of retaining the Cambridge Road access and therefore are more than happy to give our permission for you to add our voice :-)
Good luck on the 13th, we are keen to hear how that goes, can't imagine the council could argue with a traffic report in hand!

Thanks again for your efforts Geoff.
Warmest Regards
Vicki & Karl

On Thu, Dec 31, 2020 at 5:24 PM Geoff Maunsell <maunsell@outlook.co.nz> wrote:
Hi Vicki and Karl,

Thanks for the email.
We just wanted to keep you up to date with the main Rd access medium to long term

The Council have confirmed our meeting and have been informed on the matters (Murray and myself and our planner) for the 13th Jan . I have a traffic report that supports the fact that the access should be retained so we will press the Council on this issue and several others that need to be resolved.
With Yakin , Murray, and ourselves we have 3 landowners in agreement and your voice would add to the numbers. However if you prefer we will not mention how you feel about the issue unless you give us your approval.
Enjoy your evening , we will chat in 2021
G&R

Sent from my iPhone

Cambridge Coach House

Thai Chilli Ltd GST : 082 095 616

3796 Cambridge Rd, RD3, Cambridge 3495

Ph : 07 8237922 Mb : 021866416

Email : cambridgecoachhouse@gmail.com

11/01/2021

To Whom It May Concern

We the undersigned are the legal owners of Lot 1, DP 371625,

3796A Cambridge Road, RD3 Cambridge 3495 and trading as Cambridge Coach House providing accommodation service.

We support the need to retain Cambridge Road access in any future development in the proposed C4 Structure Plan.

The proposed plan released in September 2020 indicated the removal of our access to Cambridge Rd.

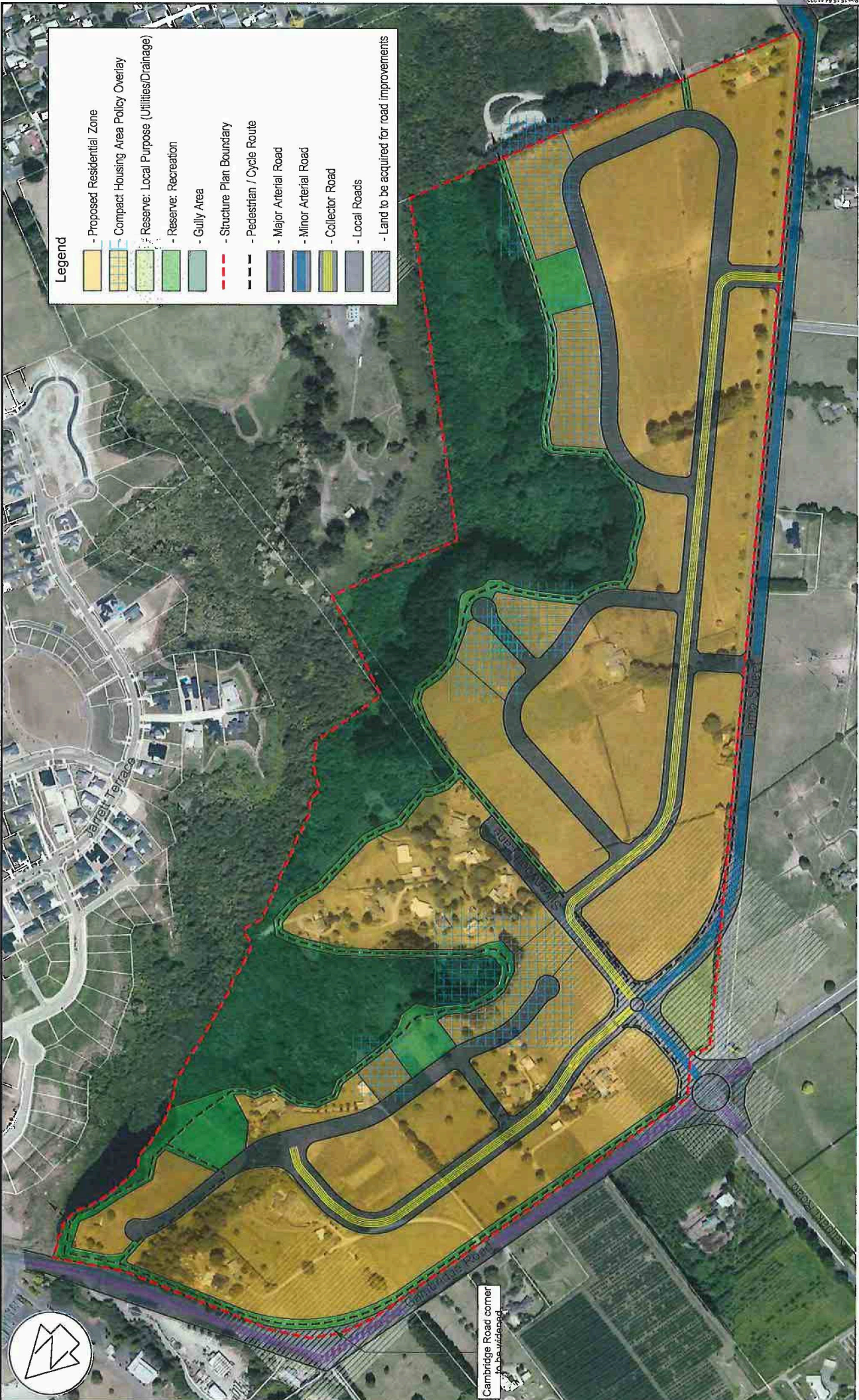
Connectivity is of high importance for this accommodation activity/service therefore we kindly request this is reconsidered and reinstated before the master plan is released.

Yours faithfully,

Yakin
Yakin & Kanogphan Archvarin



SHOT ON POCO X3 NFC



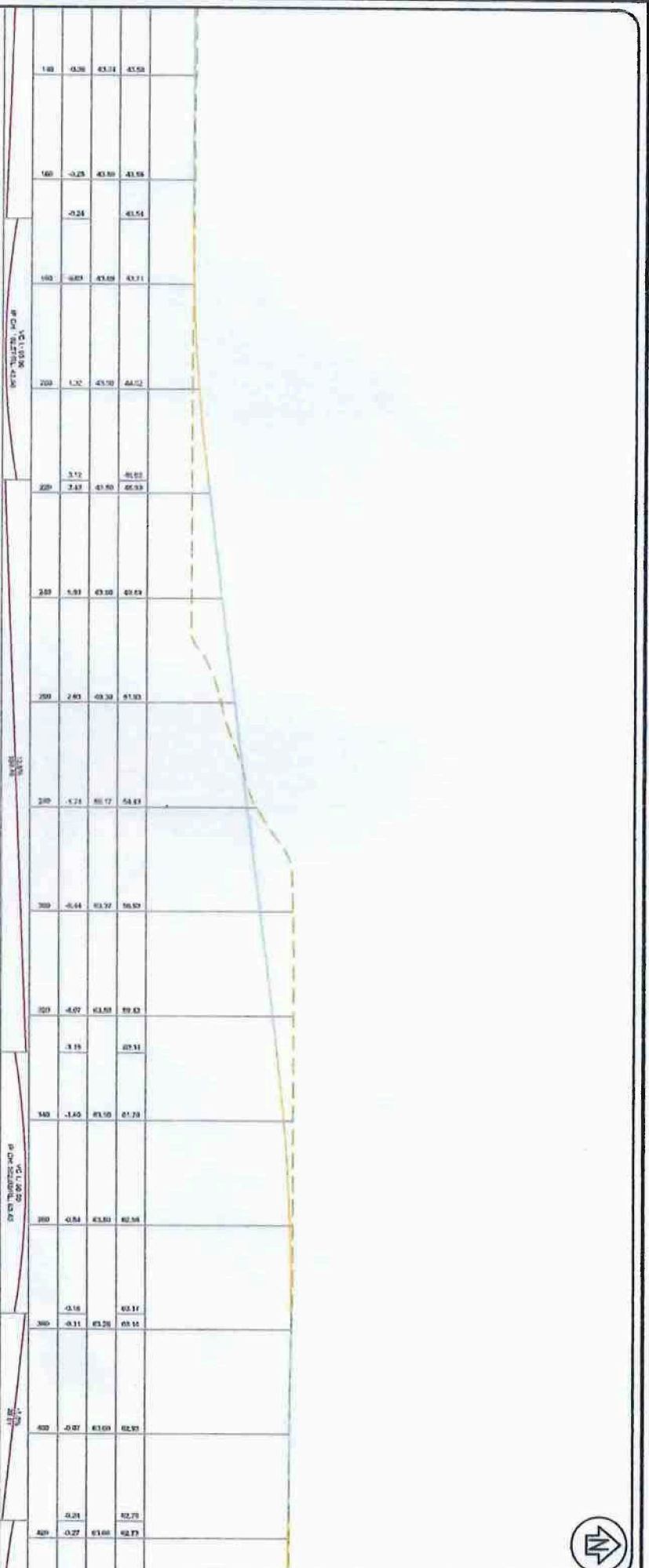
Legend

	- Proposed Residential Zone
	- Compact Housing Area Policy Overlay
	- Reserve: Local Purpose (Utilities/Drainage)
	- Reserve: Recreation
	- Gully Area
	- Structure Plan Boundary
	- Pedestrian / Cycle Route
	- Major Arterial Road
	- Minor Arterial Road
	- Collector Road
	- Local Roads
	- Land to be acquired for road improvements

Cambridge Road corner to be widened.

<p>COGSWELL SURVEYS SURVEYING ENGINEERING PLANNING</p> <p>5 MILICHA PLACE, P.O BOX 196, CAMBRIDGE P. 07462 74071 E. www.cogswellsurveys.co.nz</p> <p>Version: 1, Version Date: 16/09/2020</p>	<p>CLIENT:</p> <p>Waipā DISTRICT COUNCIL</p>	<p>SCALE: 1:4000</p> <p>DATE: Sept 2020</p> <p>REV: C</p>	<p>ORIGINAL PLAN SIZE: A3</p> <p>SHEET: 1 of 1</p> <p>NOTE: DIMENSIONS AND DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT BY APPROVAL OF SURVEY. THIS DRAWING OR DESIGN REMAINS THE PROPERTY OF, AND MAY NOT BE REPRODUCED, WITHOUT THE WRITTEN PERMISSION OF COGSWELL SURVEYS LTD</p>	<p>DRAWN: ALM</p> <p>DESIGNED: PBC</p> <p>CHECKED: PBC</p>	<p>PL017 FILE C4 Structure Plan, PLOTTED: 16/09/2020 15:54:11 (ZD)</p>
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C4 STRUCTURE PLAN



ROAD LONGSECTION

CONCEPT SCHEME PLAN BEING A PROPOSED SUBDIVISION

OF LOTS 1 & 2 DP 506796 & LOT 1 DP 371625
3796 & 3798 CAMBRIDGE ROAD - CAMBRIDGE

PREPARED FOR: G. MAUNSELL



Blue Wallace Surveyors Ltd.
25 Richmond Drive, P.O. Box 20,
Haverhill Centre, HAVR, T01A,
Phone: (877) 228-7796, Fax: (877) 859-4425

Drawn: Circuit: M1 Edm 2020
Checked: Haldie: Mounsell Drawn: 1963
19406-00-PL-101



Description

C4 Growth Cell is identified in the Waipa District Growth Strategy. Through Plan Change 5 to the Waipa District Plan it has been confirmed as a Residential Zone with the timeframe for development being 'now to 2035'. We understand that Growth Cell C4 could accommodate 1,020 lots.

3.2. Trip Generation

We understand that the Growth Cell could provide approximately 1,020 dwellings. The NZTA Research Report 453 (RR453) provides trip generation rates for various residential activities. The 85th percentile trip generation rates and trip generation for dwellings are summarised in Table 2 based on 1,020 lots.

Activity	Units	Peak hour		Daily	
		Rate	Trips (veh/hr)	Rate	Trips (veh/day)
Dwelling (inner suburban)	1,020	1.2/unit	1,224	10.9/unit	11,118

Table 2: 85th Percentile Trip Generation

We have based our assessment on trip generation rates for inner suburban dwellings. As the site is slightly remote from Learnington, the daily trip generation could be less. For the purposes of this assessment we have assessed trip generation as approximately 11,100 veh/day and 1,200 veh/hr.

Our assessment of trip generation is based on one dwelling per lot. There is a risk that trip generation could be higher if the lots were developed as duplexes. We understand that the estimate of 1,020 lots is a conservative estimate and likely to be less once other infrastructure such as stormwater treatment wetlands, parks and open spaces have been identified.

3.3. Trip Distribution

As the subdivision layout is not yet available, we have divided the proposed residential area into three broad catchments. However, all access will via two intersections on Lamb Street.

We have considered providing access to Area A directly to Cambridge Road via a new intersection (indicated by the blue star on Figure 6). Following consultation with Waipa DC this intersection has not been included. Council's preference is that the Lamb Street/ Kaipaki Road/ Cambridge Road intersection is developed to provide access to the C4 and C11 structure plan areas. Providing another intersection on Cambridge Road would minimise travel distance for trips to/from Area A. However, it would introduce a new intersection on the major arterial network which is inconsistent with good traffic engineering practice. The intersection would also increase delay and increase the risk of crashes for trips along Cambridge Road.

The catchments are summarised in the figure and table below.



Figure 6: Development Areas (yellow star = possible intersections)

Based on the areas shown in Figure 6 we have distributed the total vehicle trips at the intersection based on percentage of land area as shown in Table 3 below.

Area	% Land Area	Lots (% of 1020 lots)	Daily trips (to school)	Peak hour (12min)
Area A	42%	428	4,665	514
Area B	28%	286	3,117	343
Area C	30%	306	3,335	367
Total		1,020	11,117	1,224

Table 3: Anticipated trip generation at Intersections

We anticipate that most vehicles will be travelling towards Cambridge during the morning peak and returning via Cambridge during the afternoon peak. Some residents may commute to Hamilton via Kaipaki Road or to Te Awamutu via Cambridge Road.

The shortest route into Cambridge is north via Cambridge Road. This will require right turns out of the intersections including the Lamb St/Cambridge Rd/Kaipaki Rd intersection as well. Given that Leamington School is located south of the site we anticipate some trips to Cambridge will be via Shakespeare Street (left turn at the intersections).

Based on the above assumptions we have summarised the peak hour movements for each intersection in Table 4 (AM peak) and Table 5 (PM peak).

maunsell@outlook.co.nz

From: Richard Bax <Richard.Bax@waipadc.govt.nz>
Sent: Wednesday, 20 January 2021 8:40 a.m.
To: Murray Fulcher; Geoff Maunsell; Christina Walker; Janine Broxton
Cc: Justine Kennedy
Subject: RE: External Sender: Meeting Wednesday

Hi everyone. I've reviewed the information supplied thanks Geoff, and considered the conversation we had. I've also shared the information with Justine Kennedy and Bryan Hudson, our Transportation Manager, and the view of staff is that the proposed additional intersection onto Cambridge Road is not supported. The offered reasons for it, do not out way the risks created and also the significant cost increase. This cost would include the full urbanisation of Cambridge Road to reduce the speed from 60 to 50km/hr plus the new intersection. These costs would be in addition to the collector road and roundabout costs. We believe that the Structure Plan design is the most efficient and as discussed is always able to be tweaked at the time of detailed design.

As also discussed your option can be presented, if you wish, in the next stage of the process.

Best regards Richard

Richard Bax Consultant Engineer WAIPA DISTRICT COUNCIL
richard.bax@waipadc.govt.nz | www.waipadc.govt.nz
 DDI: 07 823 3842 | MOB: 027 241 5359 | FAX: 07 872 0033

From: Murray Fulcher <murray@urban-village.co.nz>
Sent: Monday, 11 January 2021 10:33 AM
To: Richard Bax <Richard.Bax@waipadc.govt.nz>
Cc: Geoff Maunsell <maunsell@outlook.co.nz>; Christina Walker <christinaw@4sight.co.nz>; Janine Broxton <Janine@urban-village.co.nz>
Subject: RE: External Sender: Meeting Wednesday

Thanks Richards, appreciate that. Looking forward to seeing you Wednesday.

Regards,
 Murray

From: Richard Bax <Richard.Bax@waipadc.govt.nz>
Sent: Monday, 11 January 2021 10:30 AM
To: Murray Fulcher <murray@urban-village.co.nz>
Cc: Geoff Maunsell <maunsell@outlook.co.nz>; Christina Walker <christinaw@4sight.co.nz>; Janine Broxton <Janine@urban-village.co.nz>
Subject: RE: External Sender: Meeting Wednesday

Hi Murray, yes it was a good break thanks. I've now booked this for 2pm at our Cambridge office, thanks Richard

Richard Bax Consultant Engineer WAIPA DISTRICT COUNCIL
richard.bax@waipadc.govt.nz | www.waipadc.govt.nz
 DDI: 07 823 3842 | MOB: 027 241 5359 | FAX: 07 872 0033

From: Murray Fulcher <murray@urban-village.co.nz>
Sent: Monday, 11 January 2021 10:17 AM
To: Richard Bax <Richard.Bax@waipadc.govt.nz>

maunsell@outlook.co.nz

From: Justine Kennedy <Justine.Kennedy@waipadcc.govt.nz>
Sent: Tuesday, 22 September 2020 11:11 a.m.
To: Geoff Maunsell
Subject: C4 structure plan
Attachments: Cambridge Road.jpg

Good morning Geoff

I wanted to touch base with you prior to the draft C4 structure plan going to Council for endorsement at the end of the month, as there is a small widening of Cambridge Road shown on it which affects your property. The proposed widening of the corner of Cambridge Road is to address safety concerns. I have attached an image showing the draft structure plan overlaid on aerial imagery of the corner. The area for widening is shaded grey with white stripes, and has a black arrow pointing to it. This is for indicative purposes only as the exact amount of land required is unknown at this stage and will be looked at in greater detail in the future in association with the development of C4.

We are not sure when the proposed road widening will take place, but we don't think it will be for some time. At that time, Council's preferred land acquisition process will be to acquire the land on the basis of a mutually agreed independent market valuation of the land.

If you preferred you could hire your own independent land valuer to liaise with Council's independent land valuer to come up with an agreeable figure. Council will pay your costs for this process.

If you have any questions we're happy to meet with you to discuss.

Kind regards,
Justine

Justine Kennedy Strategic Projects Officer WAIPAPA DISTRICT COUNCIL
Justine.Kennedy@waipadcc.govt.nz | www.waipadcc.govt.nz
MOB: 027 256 9936 | PH: 07 984 7504

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Te Kaunihira ā Rohe o Waipā

