



APPENDIX I

**3Ms Responses to Waipa District
Council Feedback**



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WDC Preliminary Feedback – Proposed 3MS Subdivision Consent Submission

The following table summarises initial feedback and comments received from Waipa District Council (WDC) on the proposed 3MS 40Ha residential subdivision on Cambridge Road, located within the C2 growth cell¹. Feedback was provided based on preliminary information provided by 3MS at the pre-application meeting held at WDC Cambridge offices on Thursday 26th November 2020. The table also contains an initial response from 3MS on each of the items raised.

Item	WDC Feedback	3MS Response
General		
#1	The Broughs' who own 1835A have made contact with the Council on receipt of your letter to them asking how they should respond. Tony Quickfall is intending to call them tomorrow to explain the process. Their initial comments were indicating opposition to the proposal.	Noted A meeting is to be held between 3Ms and the Broughs on 9 December 2020.
#2	The Council is going through the early stages (I understand you've been told or this has been referred to possible to Mark Chris pina recent mtg [sic]), of getting ready to acquire land for the services corridors in accordance with the structure plan. This will comprise presenting a request to the Council for approval to do this. The reason behind this is to avoid delays in getting infrastructure required for residential development and to provide an alternative solution if progress on your proposal becomes slowed for some reason.	Noted
#3	Detail changes to roading and swale crossings to the properties north of 3Ms land shown (two local road swale crossings shown I guess to allow connectivity south because the NS collector will be delayed). Landowner at 1 Hunter Lane is at the early stages of development planning with Babbage and has had discussions with Tony C so potentially another effected [sic] property.	Noted
Earthworks		

¹ Some of the feedback has been paraphrased/re-worded for presentation purposes

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#4	Already conditioned under LU/0166/20, the scale of development is almost identical and is conditions/consent appropriately for this development they are suggesting. The MoE sites sub-catchment construction management plan has now been approved to allow site stripping and sediment erosion controls to be in place for that site. I believe this was to lock in their sales and purchase agreement.	Noted
#5	Earthworks conditions of the previous consent outlined Geotech requirements for this area of land. Previous conditions, in combination with the liquefaction assessment, likely mean their development will have a robust sound building pad that means 'good ground definition' of the NZBC.	A Geotechnical Technical Suitability Report providing an assessment of the development has been included in the resource consent application.
#6	Ground lateral spread / liquefaction assessment needed (there is one by Beca for the original layout but I note the new SW pond is close to the school boundary now which is outside the original assessment considerations).	Agreed – an additional assessment for liquefaction effects associated with the proposed stormwater basin to be provided as part of engineering design submission.
Transportation		
#7	I have concerns about the position of the roundabout moving. The collector road is now through multiple properties, making the land acquisition process a more strenuous task and creating a piecemeal approach to its construction. Many other developers could likely assess the new road as not economically viable to develop, given how much land yield is now required from their smaller sites. Will also see in future applications many ITA's saying the effects of their smaller development don't trigger its construction and use this area as a precedence not constructing.	3MS are applying for a subdivision consent that is in general accordance with the approved structure plan. Whilst we recognise that there may be impacts for other properties, that process sits with council and is outside the scope of this subdivision application
#8	Some good news is all the design works for this collector and North-eastern collector can be re-utilised but may not include the swale (discussed more below). This collector design has also be used as a template for the wider Abergeldie way road cross-sections with the roading design team working closely with Erik Van Der Wel, and his Projects.	Noted

Item	WDC Feedback	3MS Response
#9	As for their application, will need to see the ITA they stated for their development and undertake a review in conjunction with Transportation to assess the effects of the application on the existing/future network. Main things I'll be looking for is the number of significant intersection connections in close proximity to each other, C3 and Kelly road specifically. New Layout centralises the Commercial and reserve area. Expect to see a more low Speed environment designed in this area as a result.	Noted
#10	The proposed alignment of the North/south collector road and swale out of 3Ms property was stated to have been optimised so that effects on present buildings are minimised. I would like to see the proposed layout with an aerial underlay so the actual effects can be better understood and assessed.	An updated land requirement plan has been provided in the resource consent application showing the changes in properties affected by the updated 3MS proposal.
#11	I reiterate the point I made at the meeting that Cambridge road frontage to allow Waipa Networks to underground the present electrical cables is key to 3Ms development and also Councils aspirations to urbanise and install kerb & channel, road SW treatment and footpaths is very important.	Noted – the intention is to facilitate the undergrounding of these cables within the 3MS property as part of the proposed subdivision works.
#12	Is the assumption all school drop off an pick up parking is now in the school land area? Also until development occurs around the 3ms site / collector roads outside their land installed the school traffic flow reliant on local roads / intersections will the traffic assessment consider this short / medium term effect?	Discussions with the Ministry of Education for the proposed school have indicated the pick-up/drop-off area will be located within the school site (design by others). An assessment of the traffic demands associated with the school site has been included in the Integrated Transport Assessment completed as part of the consent submission.
#12	If variations from structure planned routes within your site are proposed, some similarity in location of the points of interconnection with the structure plan as it applies to the adjoining land might assist the Council to be happy with it.	Noted

Item	WDC Feedback	3MS Response
#14	If there is a change in location or area of a particular area of reserve and the function of that area (e.g. the structure planned open space area proposed to become a stormwater swale) compensating areas that can be assured of occurring and that have the same or similar abilities to contain the functions they're planned to fulfil in the structure plan would be helpful.	<p>The 3MS proposal contains a significant amount of multifunctional active reserve, including a destination playground, integrated walking and cycling facilities, and significant landscaped areas.</p> <p>There is sufficient area within the C2 Growth Cell to provide other areas of reserve (i.e. the sport fields).</p>
#15	Alternatively to #14 above, assurance of alternative resource for that function in close proximity in order to preserve the distributive structure to such facilities, might assist.	The 3MS proposal contains a significant amount of multifunctional active reserve, including a destination playground, integrated walking and cycling facilities, and significant landscaped areas.
Water Supply		
#16	The bulk main design approach hasn't changed from the initial design. The design works in terms of sizing, connections and fittings all can largely remain the same, albeit the layout of the reticulation is slightly different. As part of the application, there will be design conditions to come as well as construct and as-built.	Noted
#17	In terms of connection to your mains infrastructure currently under contract, I imagine this approach may cause an issue connecting before practical completion is obtained, should be raised to them?	It is expected that any connection to WDC bulk water mains will be mid/late 2021 – well after practical completion of the current contract works on Cambridge Road has been completed
#18	Connection to present water and wastewater pipes in Cambridge Road should be okay as I assume development will not occur until mid 2021 (the construction of the mains and handover to Waipa operations is presently scheduled to occur circa February 2021).	Agreed
Wastewater		

Item	WDC Feedback	3MS Response
#19	<p>Only one pump station now feeds proposed in this area. Shifting the secondary pump station off their site is not necessarily an issue, as their development can also gravity provide conveyances to the central terminal pump station, which is currently 95% designed. I will check against their new design at the time of review to ensure the updated locations geotechnical information provides an IL3 foundation design. Richard will most likely comment on the DA that will involve the primary gravity servicing the broader development and split cost involved with that (assume 150 main costs of their development vs pipe size to service broader development).</p>	Noted
#20	<p>There should be a conversation around the terminal pump station storage cost. There should be costs associated with this, especially with the size of their new development.</p>	Noted
#21	<p>Same query #17 above as the water supply above in terms of connection to your contract works.</p>	<p>It is expected that any connection to WDC wastewater rising mains will be mid/late 2021 – well after practical completion of the current contract works on Cambridge Road has been completed.</p>
#22	<p>The pump station is now closer to the Swale/basin edge and is within the commercial area, something avoided we avoided in the initial design. Again IL3 foundation detailed design will be critical, and will have to factor the land stability of the swale/basin edge more than before. Screen planting of the pump station will likely occur but the previous design had the added benefit of being further away from such a space (~20m from memory).</p>	<p>The proposed location for the C3 terminal wastewater pump station beside the commercial area is the same configuration as the previous layout. The landscaping design of the final pump station (as noted) along with specific design with the commercial area will provide mitigation of any visual effects in this location.</p>
Stormwater		

Item	WDC Feedback	3MS Response
#23	<p>The proposed approach now means multiple landowners will need to provide for the wider catchment and become piecemeal in its design/construction and will mean that until all owners are developed, swale conveyance of all catchments can occur. This will lead to a lot of future works to retrofit piecemeal attenuation basins to swales as they will likely not have to be as deep to service the individual developments and developers in these areas losing yield on their land to provide for the other catchments. Moving this away from the proposed initial location could also mean potentially swale design previously done under the IWA won't work.</p>	<p>The new configuration will allow WDC to pursue this work over a number of years allowing more time for time for land acquisition associated with the required infrastructure.</p> <p>The adjustments to the stormwater system made will not comprise the design for the future stormwater swale network with the updated arrangement being in general accordance with the current Structure Plan. In addition, the reduction in sub-catchment areas will likely improve the capacity of the proposed system. This also provides an opportunity for further optimisation of this network in the future (i.e. reduced assets or increase density of future developments).</p>
#24	<p>Further liquefaction studies will also need to be done over individual properties to achieve the same outcome.</p>	<p>The location of the proposed forebay (future stormwater swales) are in approximately the same location as previously specified in the design produced by BTW Consultants. Based on this we expected the previous liquefaction assessment produced by Beca Ltd for this asset to be retained.</p> <p>Additional assessment for the proposed stormwater basin to be provided as part of engineering design submission.</p>

Item	WDC Feedback	3MS Response
#25	<p>3MS have stated the approach they have taken allows for their development to be completely compliant with the C1/2/3 stormwater discharge consent and associated Stormwater management Plan. The combination of Wetlands and attenuation basin/future swale means the development can manage stormwater to a 100 event within their development boundaries. As mentioned in the meeting, they will need to break through the iron pan layer. 3Ms will need to look into how this new concentration of water effects the wider soil strata as its intrinsic impermeability conveys towards the river. We want to ensure we are not affecting the downstream river banks slope stability with this approach. Will need to have an in-depth look at consent stage to see this is discussed.</p>	<p>An initial hydrogeological assessment has been completed by Beca Ltd to assess the impact of the propose stormwater network and this indicates the effects on the underlying groundwater regime. This document, while not forming part of the subdivision consent application, can be supplied on request.</p> <p>Further assessment of this aspect with be undertaken as part of engineering design submission.</p>
#26	<p>Likely that conditions will be around submitting design/ construction plans, and operation/ maintenance plans specifically highlighting If/when the attenuation basin was to become a swale, what construction works will need to be undertaken.</p>	<p>Noted</p>
#27	<p>Smaller swale/basin size than previous given its no park reserve space? unclear with at this high level point, but will aim to review under same approach as previous rendition with their catchment analysis.</p>	<p>Noted – initial catchment analysis provided within the Three-Waters Assessment demonstrating the sizing of the proposed stormwater system (produced by Harrison Grierson Consultants)</p>
#28	<p>Detail comments in regard to Tony’s point of stormwater compliance with the C1/2/3 stormwater discharge consent and associated Stormwater management Plan, there is now also a swale and pond treatment plan which informs planting which has been submitted and certified by WRC as one of the consent conditions.</p>	<p>Noted – Swale and basin will be designed in accordance with the approved swale and pond treatment plan with final details to be provided as part of engineering design submission.</p>
#29	<p>The present 3Ms swale system design has also been certified by WRC therefore WDC would need to discuss and agree the changes to the SW system proposed by 3Ms would also receive technical certification.</p>	<p>Noted – 3MS intend to work with WDC through the development of the engineering design submission to submit the proposed design for WRC technical certification in accordance with the approved resource consent.</p>

Item	WDC Feedback	3MS Response
#30	Detail change to stormwater network to properties on eastern side of 3Ms property (indicates stormwater culvert / pipe when the original had open swale in part to ensure there is sufficient stormwater retention volume. A detail SW modelling check will need to occur to ensure holistic system performance not compromised before this could be accepted. Secondly just checking allowed stormwater connection from the east is the present SW path which is through 32/32A Kelly road but does not preclude future routing along the boundary of 44 and 44A Kelly Road. Thirdly the east/west local road from 3Ms to Kelly road / the green belt seems to have been lost also	3MS proposal seeks to reduce the catchment within the future WDC C1 and C2/C3 stormwater network through providing additional storage and discharge to ground. This outcome is expected to benefit the future WDC C1 and C2/C3 stormwater network. A detailed technical assessment of storage to be provided as part of engineering design submission.
#31	3Ms talked of grading the SW swales initially to the pond and then in the future regarding the other way to the swale along the collector road, I'm not convinced how this could be cost effectively done with minimal community impact assuming there will be development around the swale at that point.	Specific details of works required to 're-purpose' forebays into stormwater swales to be confirmed with WDC and outlined in engineering design submission. Alternative options are available to achieve to same outcome (i.e. grade in accordance with future design and provide localised soakage)
#32	At a detail level access for maintenance of the SW pond and swales needs to demonstrated, typical activities variously requiring Ute and / or tuck and digger access.	Noted – specific maintenance access requirements to be confirmed with WDC and outlined in engineering design submission.
Reserves		
#33	Observation the 3Ms pond with associated recreational path / exercise areas discussed at the meeting is very similar to the one Council has designed and intends to install in the southern area of C1. We need to consider at a holistic level the variety, location and connectivity of these areas.	Noted

Item	WDC Feedback	3MS Response
#34	<p>We have just completed work with Sport Waikato to look at playing field requirements for summer and winter codes in Waipa and this has confirmed that we need 2 new full-sized multi use playing fields as provided for within the approved version within the short term to meet future demands.</p>	<p>Noted. Based on this statement, it appears as if the requirement for two new fields is across the Waipa District, rather than being specific to Cambridge or the C2 Growth Cell. These requirements are therefore not directly relevant to this application.</p> <p>3Ms has requested the outputs of this work, however it has not been provided as yet.</p> <p>Notwithstanding this, there is likely to be suitable land within the wider C2 Growth Cell to accommodate additional reserve area if needed.</p> <p>It is understood that the new school site will have provision within its footprint for sports fields; WDC will have an opportunity to work with the MOE in this respect.</p>
#35	<p>As worked through with Harrison Grierson on the active reserve development plan for the approved version, the playing fields need to be orientated North to South with sufficient surrounding area to meet dead ball and side pitch and cricket boundaries requirements. They will need to be developed to the specifications outlined in the draft development plan, will in time have flood lighting and be highly utilised. This needs to be noted on the LIMs of adjoining properties so that it is clearly understood by future owners that this is the intent. Housing should be orientated to face the reserves to provide casual surveillance and there will need to be fencing covenants on all boundaries to reserves. The fields will need changing rooms and a public toilet block.</p>	<p>The 3MS subdivision application does not include playing fields. However, it does include a destination playground which was a matter that formed part of the IWA work with the Waipa District Council.</p>

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#36	We need a destination playground to cater for C1-C3 and this should ideally be within 600m of the majority of C2 properties and be collocated with the sportfields.	3MS is proposing a destination playground within its development as indicated in the drawing sets. Please note that WDC 10 Year Plan only allocated \$3.1 million across the C2 growth cells for reserve land purchases and a further \$272k for playgrounds. The current work undertaken by Harrison Grierson showed that over \$12 million was required just for the C2 area based on the plans produced and reflected upon within the feedback by WDC staff.
#37	Access and parking are important considerations. There should be strong pedestrian and cyclist connections to these facilities and there must be good vehicle access and parking. It would be ideal to share a parking facility with the school as generally the peak times for parking for the fields will be outside of school hours. This will mean less reserve land will be required to be developed for parking.	The 3MS subdivision application does not include playing fields.
#38	We strongly support a neighbourhood centre with a café and/or diary adjoining the open space	3MS is proposing a local centre, likely to be a café that will be directly adjacent to the destination playground and will connect into a walking and cycling network that connects with the 3MS subdivision and the wider Cambridge Community.
#39	We strongly support an integrated development utilising water sensitive design that connects recreation spaces with stormwater swales and reserves and results in an accessible open space network that has high amenity and biodiversity values.	Noted
#40	We believe that this open space network is critical to developing a connected, vibrant and active community and that it will support strong house sales for the developer.	Noted, and 3Ms agrees hence the emphasis placed on the open space network within the development.

Item	WDC Feedback	3MS Response
#41	<p>We have serious concerns about both versions of the plans recently submitted.</p> <p>The most recent version shows no sportsfields which we strongly oppose as the recent modelling work shows we need 2 additional fields.</p> <p>The previous version, while presenting some benefits in terms of connection to the existing fields on the townbelt raised concerns for us about walking distance to the playground from the proposed properties on the western side of C2 and C3, access (which may be able to be addressed if it was moved North to Taylor Road and directly adjoining the school with some roading changes) and more significantly how we could actually secure this land if we have an unwilling seller and when these fields and the destination playground would actually come on stream. It is likely that even if we were able to secure the land that the facilities wouldn't be developed in line with the majority of housing which is likely to put pressure on our existing infrastructure and be unsatisfactory for new residents.</p> <p>Our preference is the original approved version that we have worked closely with the developer and their contractor HG to prepare a development plan for.</p>	<p>The 3MS subdivision application does not include playing fields. However, that does not preclude sports fields being provided within any of the other majority of the area in C1-C3.</p> <p>As indicated in response to item #34, the feedback states that the sports fields are required for the Waipa District, rather than being for the C2 Growth Cell.</p> <p>3Ms has requested a copy of the modelling undertaken which confirmed the need for the additional sports fields.</p>
#42	<p>In addition to this I thought it may also be useful to note that it is proposed to further develop the fields on the town belt and it is likely that in time there will be additional floodlighting and greater activation of this area for evening trainings and weekend play. I see that one version of the most recent plans shows compact housing along the length of the townbelt. While we don't oppose this per se, we would want to ensure that the future development of these fields is noted on the LIMs of adjoining properties so that it is clearly understood by future owners that this is the intent. We would also want to see housing and private open space orientation and design that supports an active reserve edge and casual surveillance of the town belt fields.</p>	<p>The 3MS subdivision application does not include playing fields.</p>