



**APPENDIX J**

**Letter from Te Awa Lifecare**

8 December 2020  
**Sent by Email**

3MS of Cambridge GP Limited

For: Aaron Ingoe, Project Manager

E-mail: aaron@aticonsulting.co.nz

Dear Mr Ingoe,

Ellis Gould  
Level 17 Vero Centre  
48 Shortland Street  
Auckland 1010  
New Zealand

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Auckland 1140  
DX CP 22003  
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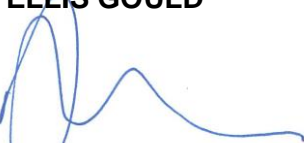
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### **Application for Resource Consent by 3MS - Cambridge Rd**

1. We have been instructed by Te Awa Lifecare Village Limited (“**Te Awa**”) to advise in relation to the proposed changes to the road network in the vicinity of its Cambridge Road site.
2. We write further to your discussions with Mr Pratley regarding your request for Te Awa to provide written approval under s 95E(3) RMA for a resource consent application which 3MS intends to shortly lodge. Our understanding is that, as part of this application, 3MS is pursuing a revised roading layout which would no longer require any land take from Te Awa for the C2/C3 Cambridge Road Roundabout. In summary, we understand that 3MS is no longer pursuing the roading and activity arrangement shown on **Annexure A** to this letter and is instead promoting the arrangement shown on **Annexure B**.
3. Te Awa generally supports the layout shown in **Annexure B**, on the assumption that it will:
  - (a) Resolve Te Awa’s concerns regarding the placement of an intersection on that part of Te Awa’s land that has been consented for a childcare centre;
  - (b) Avoid any land take on the Te Awa land; and
  - (c) Incorporate a roading pattern that in principle looks workable.
4. Te Awa reserves its position with respect to the details of the application because of the potential for the design and layout to change and/or issues to arise through the consenting process. Te Awa looks forward to receiving a copy of the application in due course.

Yours faithfully  
**ELLIS GOULD**



**Douglas Allan / Alex Devine**  
Partner / Senior Solicitor

Email: [dallan@ellisgould.co.nz](mailto:dallan@ellisgould.co.nz) / [adevine@ellisgould.co.nz](mailto:adevine@ellisgould.co.nz)

The offices of Ellis Gould will be closed over the Christmas / New Year period from 5pm on Wednesday 23 December 2020 and will reopen on Wednesday, 13 January 2021.

The Partners and Staff at Ellis Gould wish you a very Merry Christmas and a Happy New Year

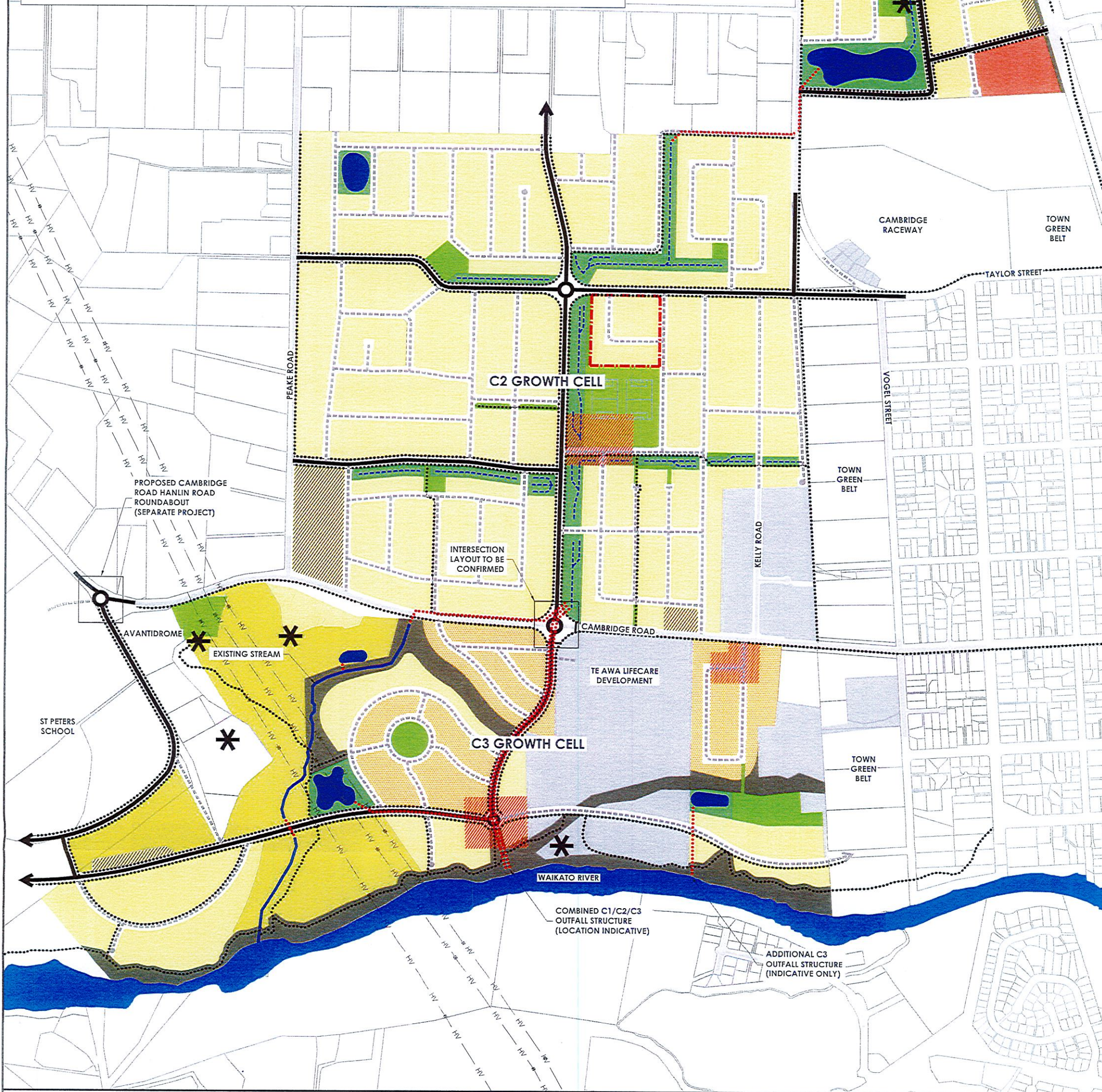
**Annexure A – Structure Plan Arrangement (no longer being pursued by 3MS)**





**LEGEND**

- EXISTING CADASTRAL BOUNDARIES
- COLLECTOR ROAD
- LOCAL ROAD (INDICATIVE LOCATION)
- WALKING AND CYCLING LINKS (INDICATIVE LOCATION)
- STORMWATER CULVERT / PIPE (INDICATIVE LOCATION)
- EXISTING DEVELOPMENT
- RESIDENTIAL (NET DENSITY = 12.5 DWELLINGS/Ha)
- COMPACT HOUSING OVERLAY
- VISITOR ACCOMMODATION OVERLAY
- ENVIRONMENTAL RESERVE/BUFFER
- LOCAL OPEN SPACE (RESERVE)
- ACTIVE RECREATION (RESERVE)
- STORMWATER WETLAND / BASIN
- OPEN CHANNEL / GREEN SPACE NETWORK
- ST PETERS' SCHOOL ZONE
- NEIGHBOURHOOD CENTRE
- LOCAL CENTRE OVERLAY
- INDICATIVE PRIMARY SCHOOL / PRE-SCHOOL AREA
- OVERHEAD TRANSMISSION POWERLINES
- SITES OF CULTURAL SIGNIFICANCE



PROPOSED PLAN CHANGE 7  
 TO THE WAIPA DISTRICT PLAN  
**C1 & C2/C3 GROWTH CELL AREAS**

**STRUCTURE PLAN  
 GENERAL ARRANGEMENT**



**Annexure B – Proposed New Arrangement**



**LEGEND**

|  |   |  |   |
|--|---|--|---|
|  | EXISTING CADASTRAL BOUNDARIES                   |  | LOCAL OPEN SPACE (RESERVE)                  |
|  | ARTERIAL ROAD                                   |  | ACTIVE RECREATION (RESERVE)                 |
|  | COLLECTOR ROAD                                  |  | STORMWATER WETLAND / BASIN                  |
|  | LOCAL ROAD (INDICATIVE LOCATION)                |  | OPEN CHANNEL / GREEN SPACE NETWORK          |
|  | WALKING AND CYCLING LINKS (INDICATIVE LOCATION) |  | ST PETERS' SCHOOL ZONE                      |
|  | STORMWATER CULVERT / PIPE (INDICATIVE LOCATION) |  | NEIGHBOURHOOD CENTRE                        |
|  | EXISTING DEVELOPMENT                            |  | LOCAL CENTRE OVERLAY                        |
|  | RESIDENTIAL (NET DENSITY = 12.5 DWELLINGS/Ha)   |  | INDICATIVE PRIMARY SCHOOL / PRE-SCHOOL AREA |
|  | COMPACT HOUSING OVERLAY                         |  | OVERHEAD TRANSMISSION POWERLINES            |
|  | VISITOR ACCOMMODATION OVERLAY                   |  | SITES OF CULTURAL SIGNIFICANCE              |
|  | ENVIRONMENTAL RESERVE/BUFFER                    |  |   |

