

## **Appendix 2**

### Amendments to Subdivision Scheme Plans

10 March 2021

Waipa District Council  
Private Bag 2402  
Te Awamutu 3840

Attention: Wayne Allan

Sent via email: [Wayne.Allan@waipadc.govt.nz](mailto:Wayne.Allan@waipadc.govt.nz)

Dear Wayne

**RE: 3Ms of Cambridge GP Limited – Addendum to Application SP/0179/20**

Firstly, 3Ms of Cambridge GP Limited (“3Ms”) wishes to thank the Waipa District Council for providing the draft notification report for 3Ms to review and the opportunity to respond to the issues raised. 3Ms acknowledges that concerns have been raised in the report in respect of the 3Ms development not showing a local road connection into the Kelly Road area. In that regard, 3Ms has worked to find a solution to address Council’s desire to have a local road connection, and also not compromise the lots within the 3Ms development itself.

In that respect, 3Ms is proposing to include a local road connection through to Kelly Road (off Road 10) in the same location as the east-west swale that runs through the 3Ms site into 44A Kelly Road. The application therefore needs to be amended.

It is understood that Waipa District Council was planning on acquiring land with a width of 12 metres for the east/west swale through 44A Kelly Road. 3Ms is proposing that this corridor include the local road; therefore, the corridor would need to be extended by around eight (8) metres in width to 20 metres in width. 3Ms considers that this solution represents an efficient use of land as that corridor was going to be acquired in any event. This solution also does not reduce the number of lots within the 3Ms development (and therefore remove any future potential lots from the Cambridge residential market).

The Waipa District Council has asked 3Ms to formally amend the subdivision application (SP/0179/20) to include the local road connection through to Kelly Road. In that regard, please find enclosed a series of plans that supersede the plans within the resource consent application and assessment of

environmental where there is any inconsistency of conflict between these plans in respect of the local road in question. The key amendments are:

- (a) The eastern stormwater connection reserve will also encompass a road reserve (i.e. future local road link to Kelly Road by others):
- (b) The sizes of the lots on the eastern boundary have been adjusted to accommodate the above update.

The following plans are attached to this letter:

- **3Ms Property Layout Alternative Development** 17001-SK-094-REVK replaces drawing 17001-SK-094-REVJ which is shown as Figure 1 and Figure 7 in the application.
- **Structure Plan Integration General Arrangement** 17001-SK-100-REVH replaces drawing 17001-SK-100-REVG in Appendix D of the application (and Figure 31 of the application).
- **Structure Plan Integration Stormwater Network** 17001-SK-102-REVD replaces drawing 17001-SK-102-REVC in Appendix D of the application.
- **Structure Plan Integration Transport Network** 17001-SK-103-REVD replaces drawing 17001-SK-103-REVC in Appendix D of the application (and Figure 15 in respect of the local road).
- **Structure Plan Integration Walking & Cycling** 17001-SK-104-REVD replaces drawing 17001-SK-104-REVC in Appendix D of the application (and Figure 16 of the application in respect of the local road).
- **Structure Plan Integration Open Space Network** 17001-SK-105-REVD replaces drawing 17001-SK-105-REVC in Appendix D of the application.
- **Structure Plan Integration Staging Plan** 17001-SK-106-REVD replaces drawing 17001-SK-106-REVC in Appendix D of the application.
- **WDC Land Acquisition Updated 3Ms Layout** 17001-SK-117-REVC. A plan of this nature is not shown in the application currently.
- **Structure Plan Integration Revised Land Requirement Plan** 17001-SK-109-REVB replaces drawing 17001-SK-109-REVA which is shown as Figure 43 in the application.
- **44A Kelly Road Updated 3Ms Layout** 17001-SK-129-REVA (new plan).
- **Scheme Plan** drawings 4297-SP-1-REVK, 4297-SP-2-REVK, 4297-SP-3-REVK, 4297-SP-4-REVK, 4297-SP-5-REVK, 4297-SP-6-REVK and 4297-SP-7-REVK replace drawings 4297-SP-1-REVH, 4297-SP-2-REVH, 4297-SP-3-REVH, 4297-SP-4-REVH, 4297-SP-5-REVH, 4297-SP-6-REVH and 4297-SP-7-REVH which are contained in Appendix F of the application and are also shown as Figures 8 – 14. These plans show the area as “Local Purpose Reserve – Stormwater” (Lot 500) as this was the intended function of the reserve; However, as the other plans attached to this letter show, it is proposed that this reserve also encompass a local road.

A full set of master plan engineering drawings set (which are shown in Appendix D of the application) will be provided in due course.

3Ms reiterates that Waipa District Council will need to purchase the land off 3Ms and pay for the construction costs of this local road as the road is not servicing the 3Ms development; future Kelly Road developments will largely benefit from this road. The costs of this could be recovered via development contributions.

One final matter that needs a brief comment is the status of the “Structure Plan Integration” or “Updated Structure Plan” drawings in the resource consent application and assessment of environmental effects, which is a matter that has been discussed with the Waipa District Council. These terms which are used throughout the application are references to the illustrations of how, once the 3Ms subdivision is granted, the existing C1 and C2/C3 Structure Plan features could be given effect to under a slightly different spatial alignment. 3Ms is not seeking an amendment to the Structure Plan that is part of the Waipa District Plan. The subdivision application cannot, and does not, encompass a change to the Structure Plan, and a change of that nature can only occur through a plan change process. It is also noted that no changes need to be made to the operative Structure Plan to encompass the changes shown in the illustration 3Ms plans. Progressive developments can occur within the growth cell under the existing Structure Plan, so long as each is assessed to the extent that any departures from the structure plan are evaluated and accounted for. Ultimately, development will not necessarily follow the existing structure plan identically.

3Ms considers that these “alternative structure plans” are relevant to the current application only to the extent that they illustrate how and why the proposed 3Ms subdivision does not frustrate the delivery of the Structure Plan in the long term. Again, they illustrate how it can be delivered in a slightly different way. This is relevant because the subdivision must be evaluated to the extent that it is consistent with the Structure Plan. To the extent that it is different, those differences need to be evaluated, and the effects of the differences examined. The alternative structure plans prepared by 3Ms (including those that have been updated and attached to list letter) illustrate that the effects of the differences are minimal and easily addressed.

I trust that the information contained in this letter addresses the concerns raised by the Waipa District Council in its notification assessment. Please do not hesitate to contact me directly if any matters in this letter require further clarification.

Yours sincerely,



Abbie Fowler  
Associate  
Mitchell Daysh Ltd

Cc: Helen Aitkens ([helen.atkins@ahmlaw.nz](mailto:helen.atkins@ahmlaw.nz)); Tony Quickfall ([Tony.Quickfall@waipadc.govt.nz](mailto:Tony.Quickfall@waipadc.govt.nz)) and Mark Batchelor ([Mark.Batchelor@ckl.co.nz](mailto:Mark.Batchelor@ckl.co.nz)).



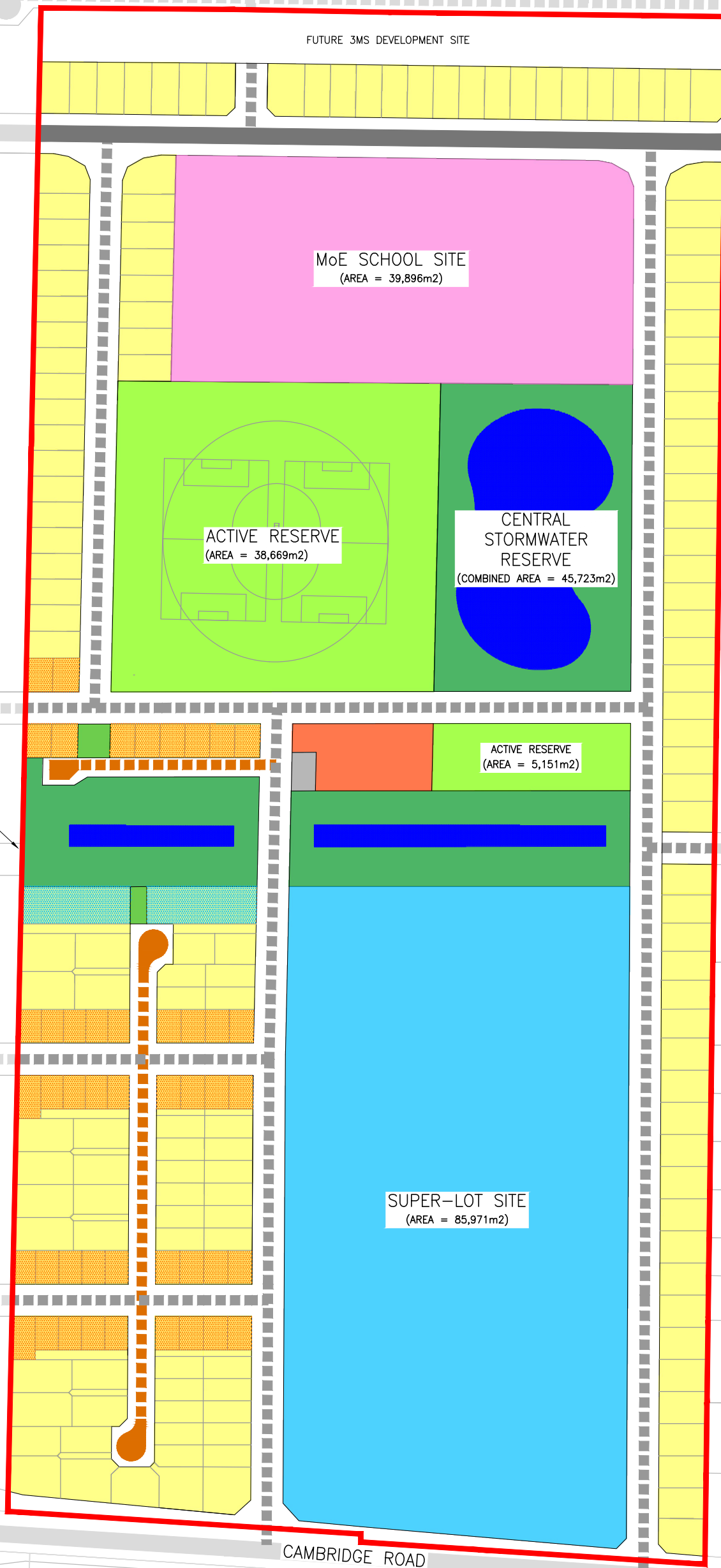
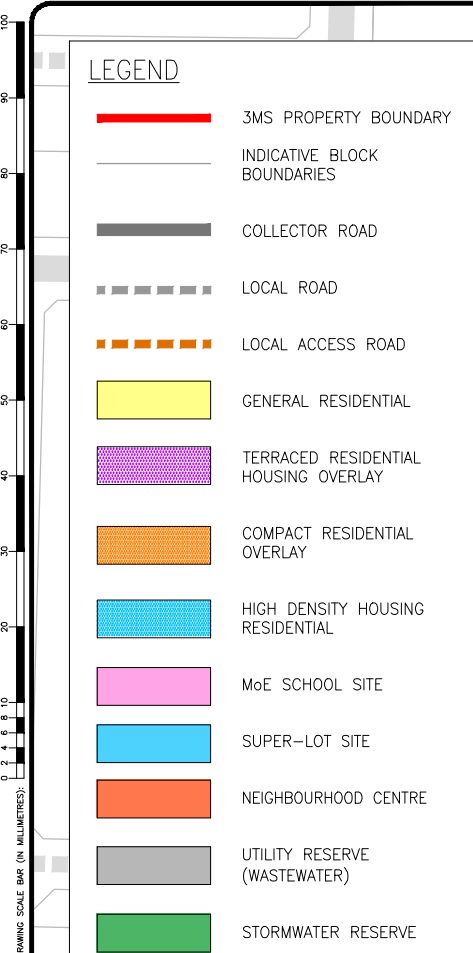


## 3MS DEVELOPMENT LAYOUT



**LEGEND**

- 3MS PROPERTY BOUNDARY
- INDICATIVE BLOCK BOUNDARIES
- COLLECTOR ROAD
- LOCAL ROAD
- LOCAL ACCESS ROAD
- GENERAL RESIDENTIAL
- TERRACED RESIDENTIAL HOUSING OVERLAY
- COMPACT RESIDENTIAL OVERLAY
- HIGH DENSITY HOUSING RESIDENTIAL
- MoE SCHOOL SITE
- SUPER-LOT SITE
- NEIGHBOURHOOD CENTRE
- UTILITY RESERVE (WASTEWATER)
- STORMWATER RESERVE
- STORMWATER DEVICE (SOAKAGE BASIN)
- LOCAL OPEN SPACE (RESERVE)
- ACTIVE RECREATION (RESERVE)



3Ms PROPERTY BOUNDARY

FUTURE 3MS DEVELOPMENT SITE

MoE SCHOOL SITE  
(AREA = 39,896m<sup>2</sup>)

ACTIVE RESERVE  
(AREA = 38,669m<sup>2</sup>)

CENTRAL  
STORMWATER  
RESERVE  
(COMBINED AREA = 45,723m<sup>2</sup>)

ACTIVE RESERVE  
(AREA = 5,151m<sup>2</sup>)

SUPER-LOT SITE  
(AREA = 85,971m<sup>2</sup>)

CAMBRIDGE ROAD

KELLY ROAD

TE AWA LIFECARE  
DEVELOPMENT

DESIGNED BY L. MCCAFFREY	DATE 02.03.21	DRAWN BY L. MCCAFFREY	DATE 02.03.21	APPROVED BY -	DATE -	APPROVAL STATUS <b>FOR INFORMATION</b>	PROJECT NAME 3M RESIDENTIAL DEVELOPMENT PROJECT
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REV	DESCRIPTION	BY	DATE
E	FOR INFORMATION	LPM	19.04.21
D	FOR INFORMATION	LPM	24.03.21
C	FOR INFORMATION	LPM	16.03.21
B	FOR INFORMATION	LPM	16.03.21
























DRAWING TITLE  
3Ms PROPERTY LAYOUT  
ALTERNATIVE ACTIVE RESERVE  
LAYOUT OPTION

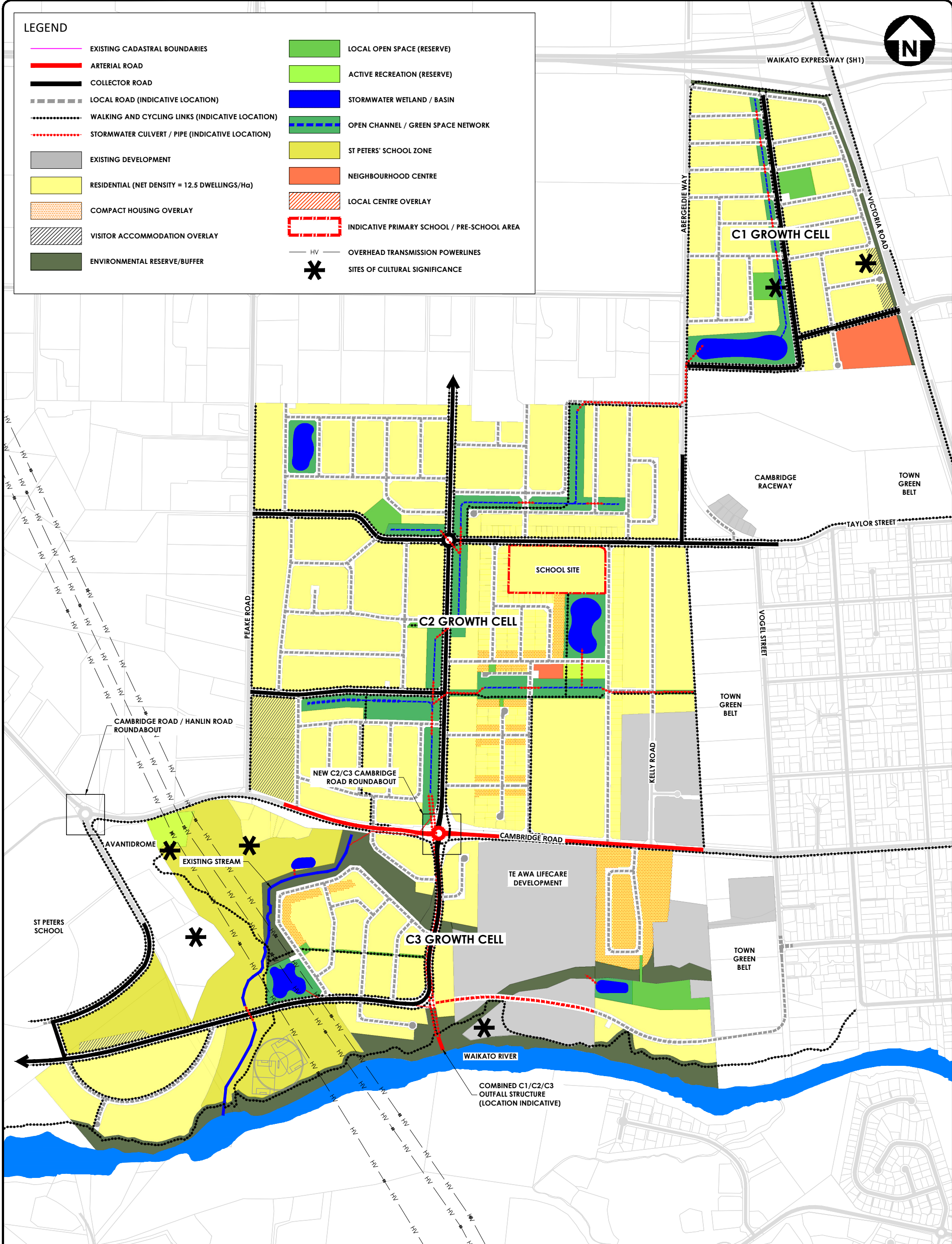


DRAWING SCALE 1:3000	REVISION No. E
DISCIPLINE CIVIL ENGINEERING	
DRAWING No. 17001-SK-126	

**STRUCTURE PLAN INTEGRATION  
DRAWINGS**

LEGEND

-  EXISTING CADASTRAL BOUNDARIES
-  ARTERIAL ROAD
-  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
-  HV OVERHEAD TRANSMISSION POWERLINES
-  SITES OF CULTURAL SIGNIFICANCE



**3MS** 3MS RESIDENTIAL DEVELOPMENT

# STRUCTURE PLAN INTEGRATION GENERAL ARRANGEMENT

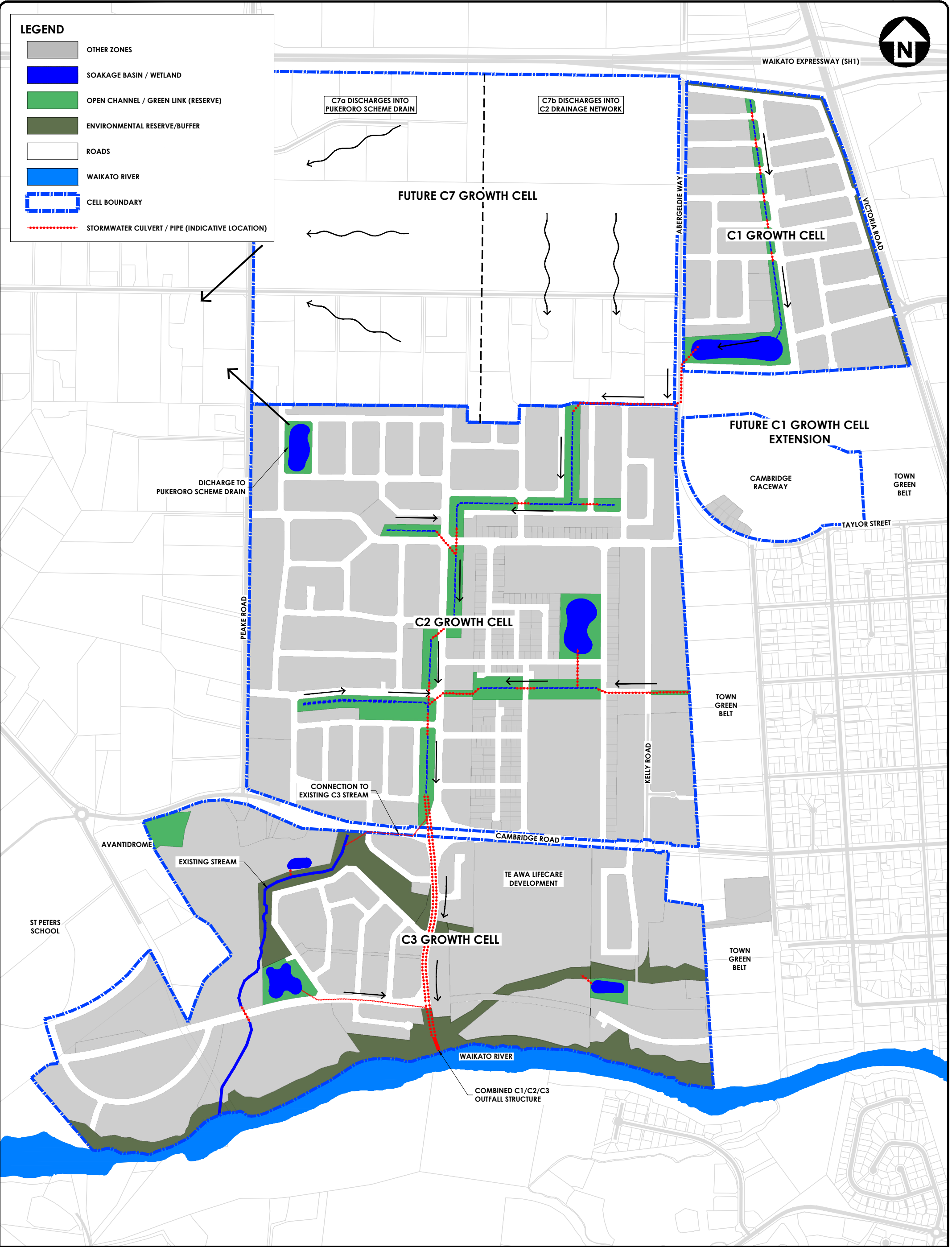
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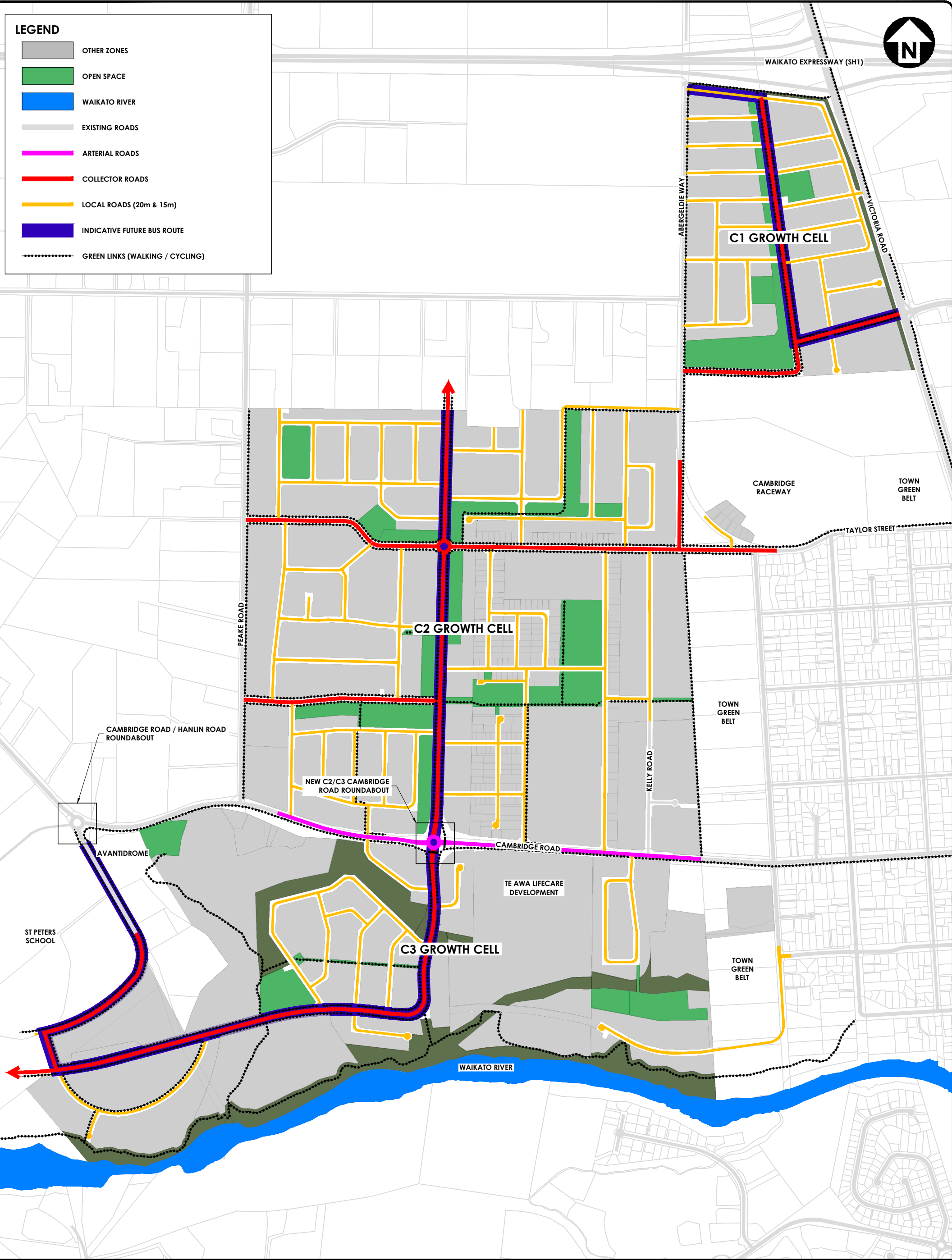
**LEGEND**

- OTHER ZONES
- SOAKAGE BASIN / WETLAND
- OPEN CHANNEL / GREEN LINK (RESERVE)
- ENVIRONMENTAL RESERVE/BUFFER
- ROADS
- WAIKATO RIVER
- CELL BOUNDARY
- STORMWATER CULVERT / PIPE (INDICATIVE LOCATION)



**3MS** 3MS RESIDENTIAL DEVELOPMENT

# STRUCTURE PLAN INTEGRATION STORMWATER NETWORK



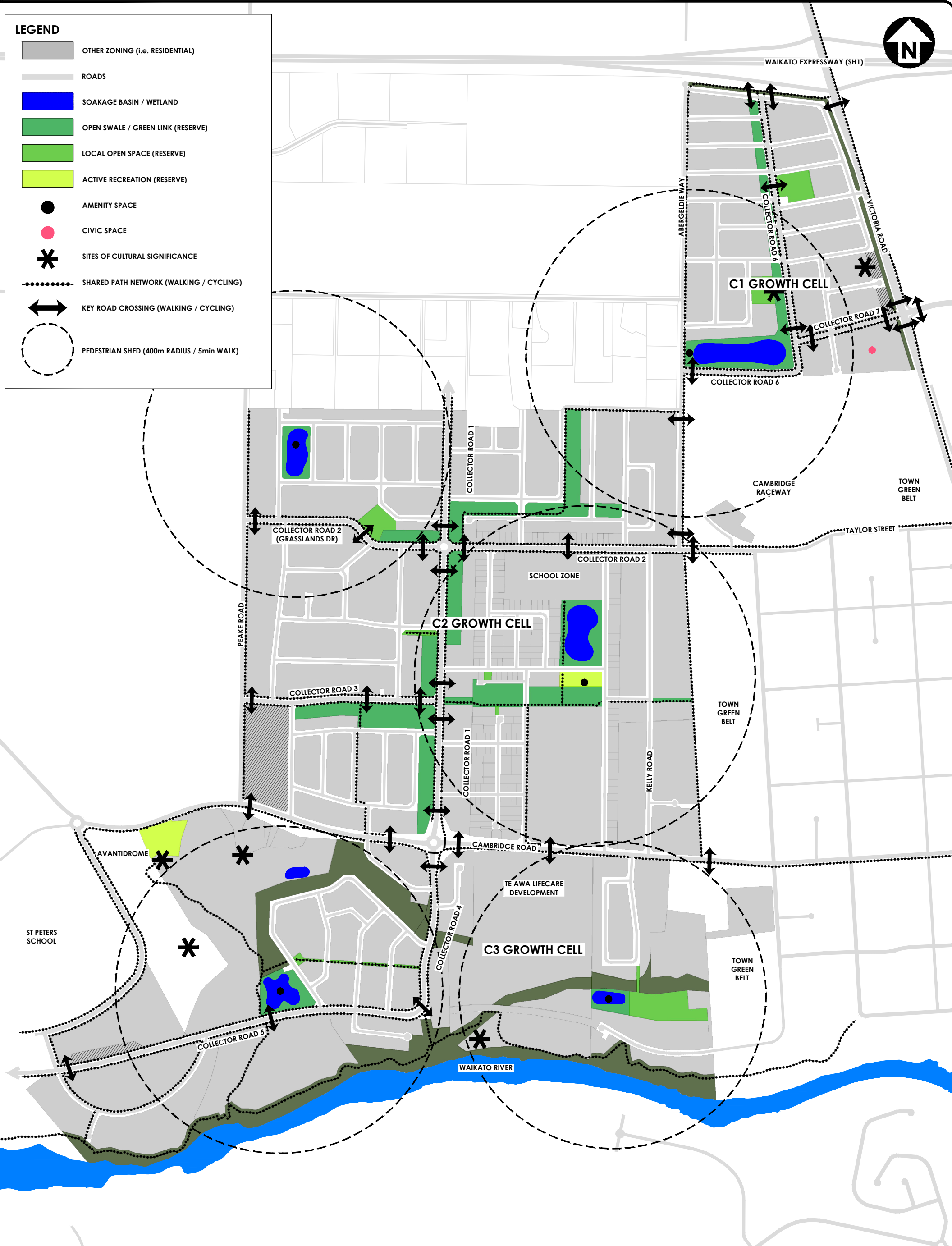
**LEGEND**

- OTHER ZONES
- OPEN SPACE
- WAIKATO RIVER
- EXISTING ROADS
- ARTERIAL ROADS
- COLLECTOR ROADS
- LOCAL ROADS (20m & 15m)
- INDICATIVE FUTURE BUS ROUTE
- GREEN LINKS (WALKING / CYCLING)


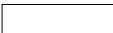










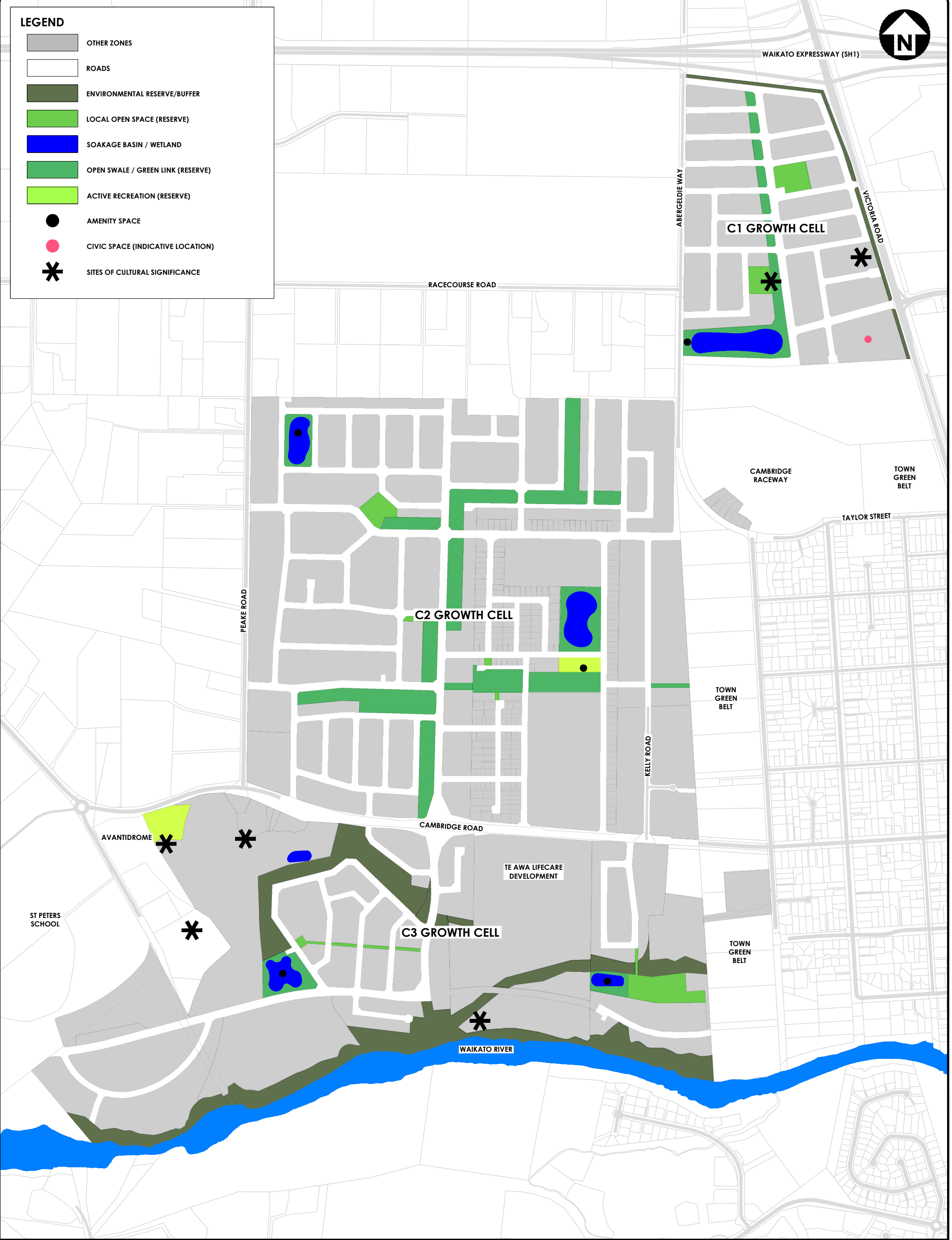
# STRUCTURE PLAN INTEGRATION TRANSPORT NETWORK





**LEGEND**

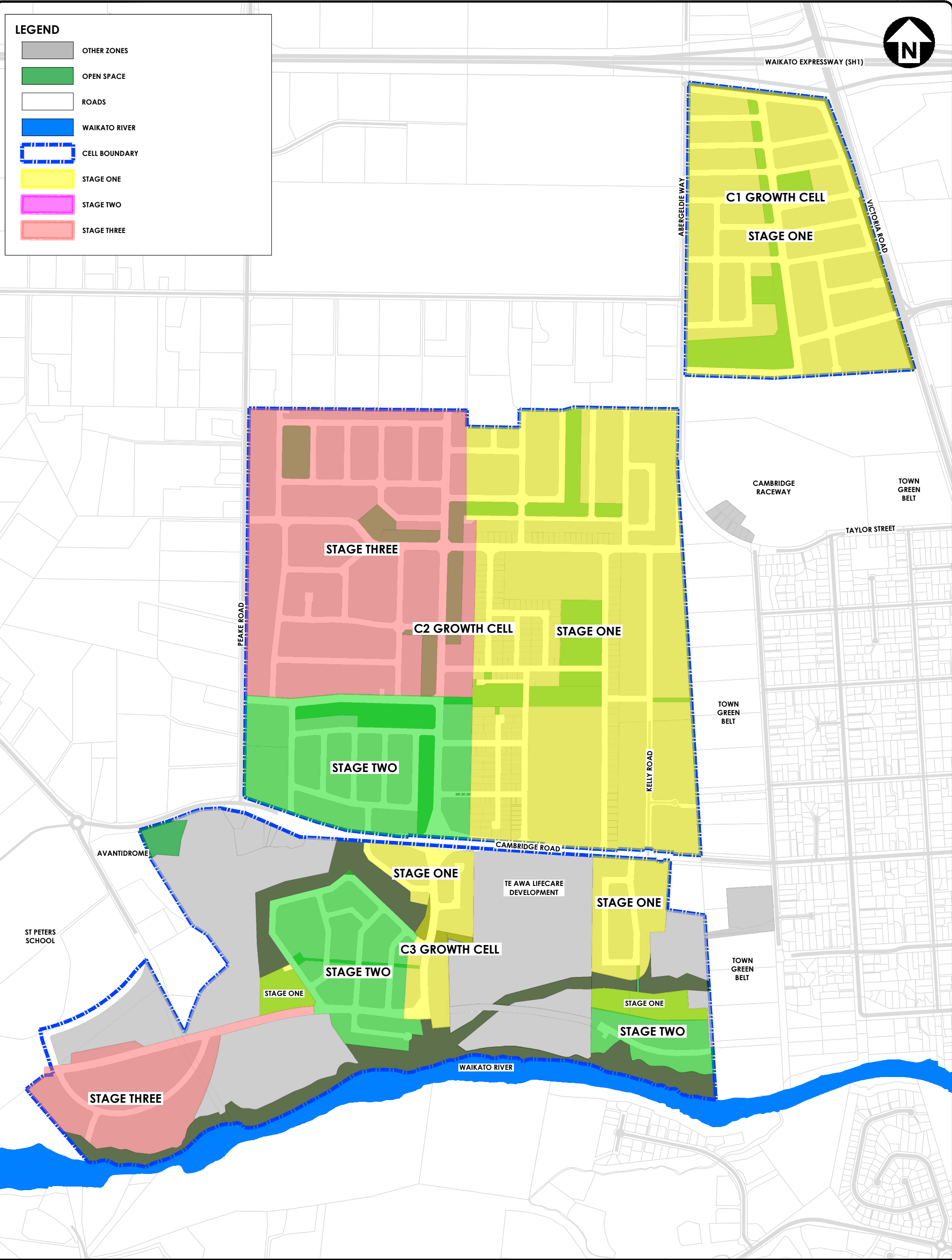
-  OTHER ZONES
-  ROADS
-  ENVIRONMENTAL RESERVE/BUFFER
-  LOCAL OPEN SPACE (RESERVE)
-  SOAKAGE BASIN / WETLAND
-  OPEN SWALE / GREEN LINK (RESERVE)
-  ACTIVE RECREATION (RESERVE)
-  AMENITY SPACE
-  CIVIC SPACE (INDICATIVE LOCATION)
-  SITES OF CULTURAL SIGNIFICANCE



**3MS** 3MS RESIDENTIAL DEVELOPMENT

# STRUCTURE PLAN INTEGRATION OPEN SPACE NETWORK





**LEGEND**

- OTHER ZONES
- OPEN SPACE
- ROADS
- WAIKATO RIVER
- CELL BOUNDARY
- STAGE ONE
- STAGE TWO
- STAGE THREE








## LAND REQUIREMENT PLANS










**LEGEND**

-  EXISTING CADASTRAL BOUNDARY
-  PROPOSED DEVELOPMENT LAYOUT (INDICATIVE ONLY)
-  WDC LAND ACQUISITION AREAS (INDICATIVE ONLY)

REF	AREA	DESCRIPTION
1	3,325m <sup>2</sup>	CAMBRIDGE ROAD WIDENING (FLAT LAND)
2	360m <sup>2</sup>	WASTEWATER PUMP STATION (FLAT LAND)
3	649m <sup>2</sup>	STORMWATER EASTERN CONNECTION / WDC LOCAL ROAD LINK (FLAT LAND)
4	9,328m <sup>2</sup>	NORTH EASTERN COLLECTOR (FLAT LAND)
5	21,261m <sup>2</sup>	STORMWATER SOUTH-EASTERN SWALE (FLAT LAND)

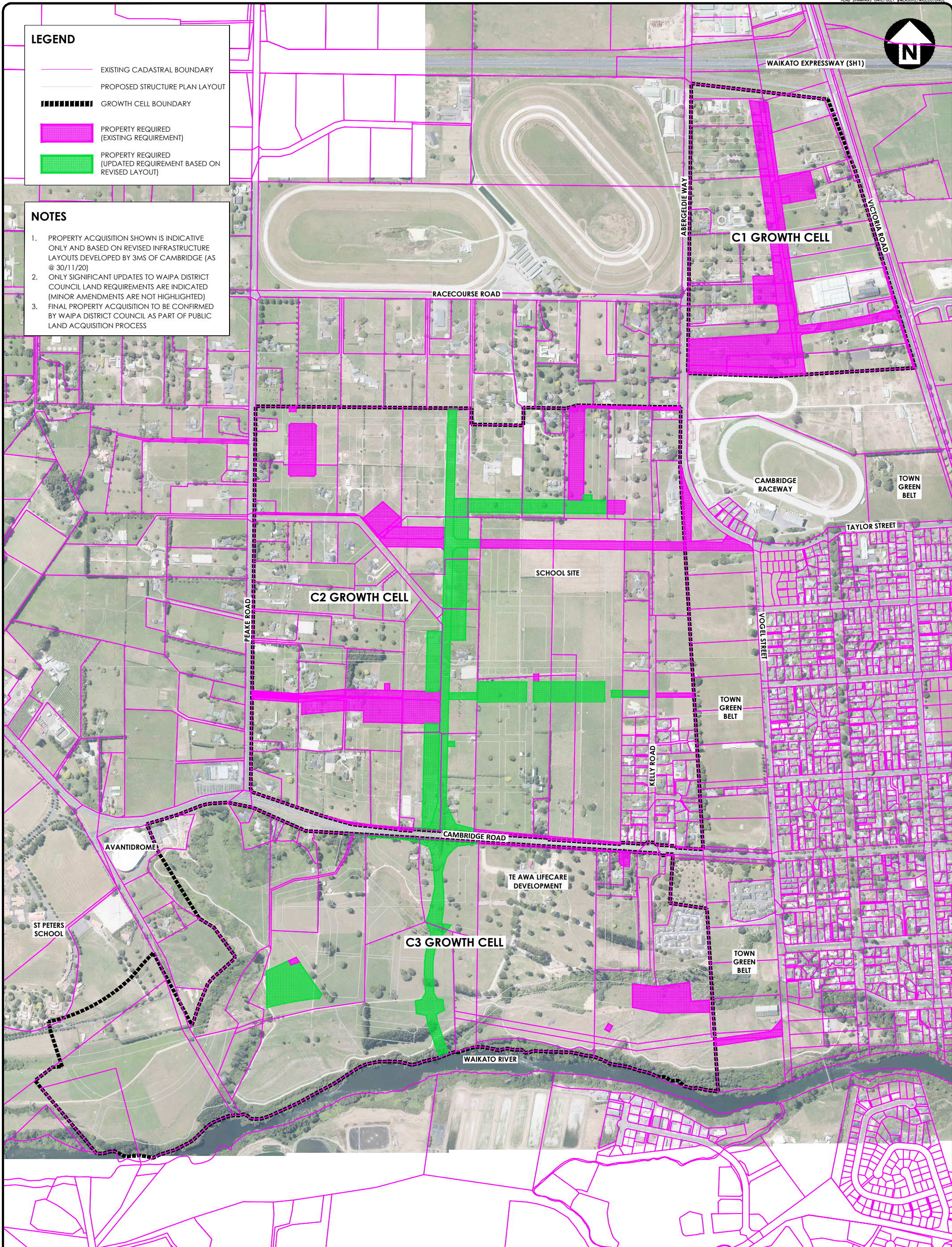


**LEGEND**

-  EXISTING CADASTRAL BOUNDARY
-  PROPOSED STRUCTURE PLAN LAYOUT
-  GROWTH CELL BOUNDARY
-  PROPERTY REQUIRED (EXISTING REQUIREMENT)
-  PROPERTY REQUIRED (UPDATED REQUIREMENT BASED ON REVISED LAYOUT)

**NOTES**

1. PROPERTY ACQUISITION SHOWN IS INDICATIVE ONLY AND BASED ON REVISED INFRASTRUCTURE LAYOUTS DEVELOPED BY 3MS OF CAMBRIDGE (AS @ 30/11/20)
2. ONLY SIGNIFICANT UPDATES TO WAIPA DISTRICT COUNCIL LAND REQUIREMENTS ARE INDICATED (MINOR AMENDMENTS ARE NOT HIGHLIGHTED)
3. FINAL PROPERTY ACQUISITION TO BE CONFIRMED BY WAIPA DISTRICT COUNCIL AS PART OF PUBLIC LAND ACQUISITION PROCESS










**3MS RESIDENTIAL DEVELOPMENT**

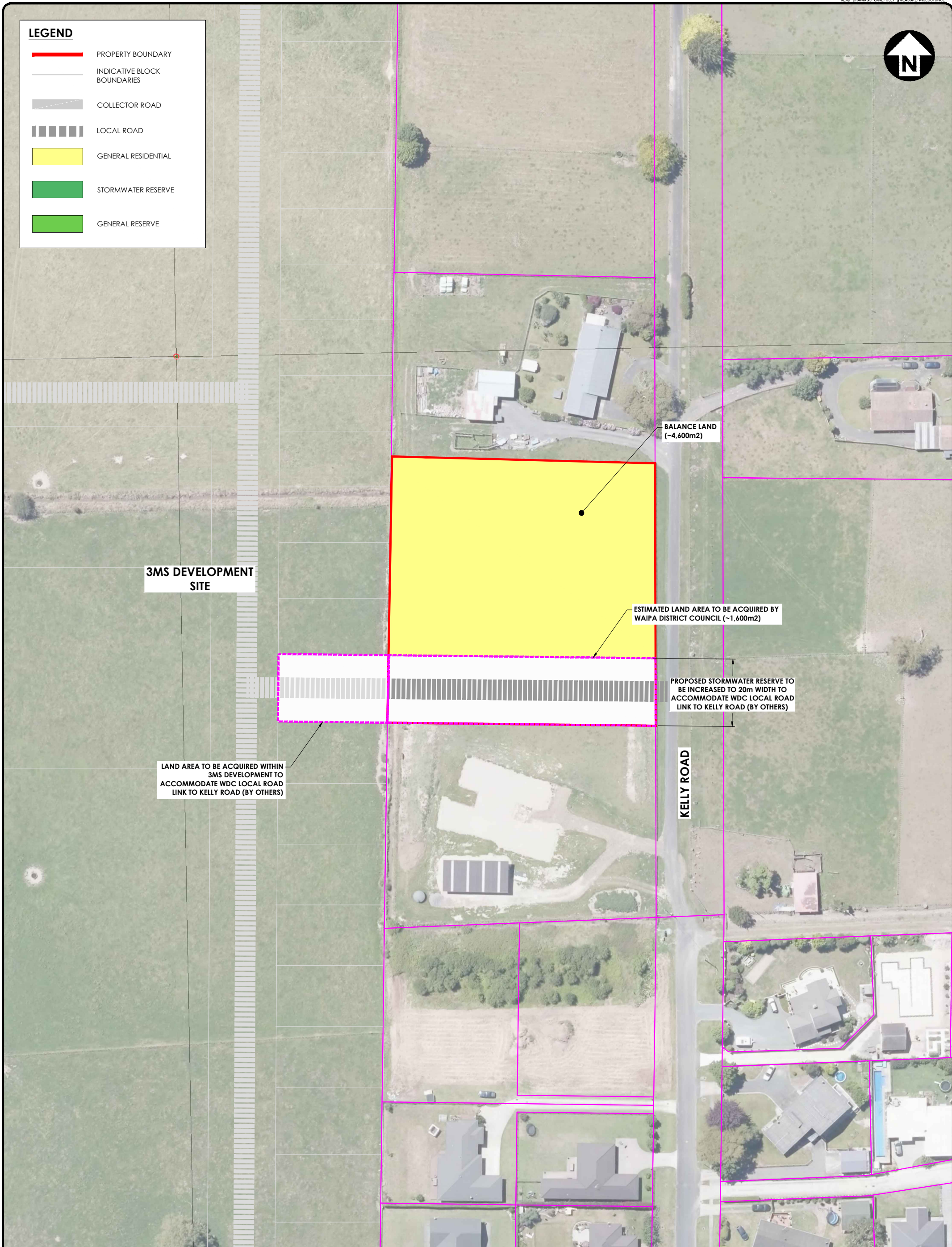
# STRUCTURE PLAN INTEGRATION REVISED LAND REQUIREMENT PLAN

DRAWING REVISION: 9



**LEGEND**

-  PROPERTY BOUNDARY
-  INDICATIVE BLOCK BOUNDARIES
-  COLLECTOR ROAD
-  LOCAL ROAD
-  GENERAL RESIDENTIAL
-  STORMWATER RESERVE
-  GENERAL RESERVE



**3MS** 3MS RESIDENTIAL DEVELOPMENT

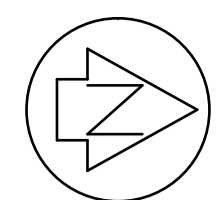
# 44A KELLY ROAD UPDATED 3MS LAYOUT

DRAWING REVISION: A





## SCHEME PLAN



- General Residential
- Compact Residential Overlay
- High Density Residential Overlay (Future Development)
- Terraced Residential Overlay (Future Development)
- Future Development Lot
- Neighbourhood Centre

Number of Lots:	242
Area of Sections:	122,560 m <sup>2</sup>
Area of Commercial:	3,294 m <sup>2</sup>
Area of High Density:	3,873 m <sup>2</sup>
Area of Future Dev.:	19,870 m <sup>2</sup>
Area of Retirement:	85,976 m <sup>2</sup>
Area of School:	39,907 m <sup>2</sup>
Area of ROW's:	1,879 m <sup>2</sup>
Area of Reserve:	52,541 m <sup>2</sup>
Area of Road:	78,458 m <sup>2</sup>
Avg. Lot Size:	508 m <sup>2</sup>
Max. Lot Size:	843 m <sup>2</sup>
Min. Lot Size:	284 m <sup>2</sup>
Yield / Ha:	13.6 households
<i>(Yield excludes Commercial &amp; School Site)</i>	

### Stage 1

Memorandum of Easements			
Purpose/Interest	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of Way; Right to convey Electricity; Right to convey Telecommunications; Right to convey Gas; Right to convey Water; Right to drain Water; Right to drain Sewage.	Lot 400	Lot 400	Lots 56 – 60
	Lot 403	Lot 403	Lots 102 – 105
	Lot 404	Lot 404	Lots 122 – 125

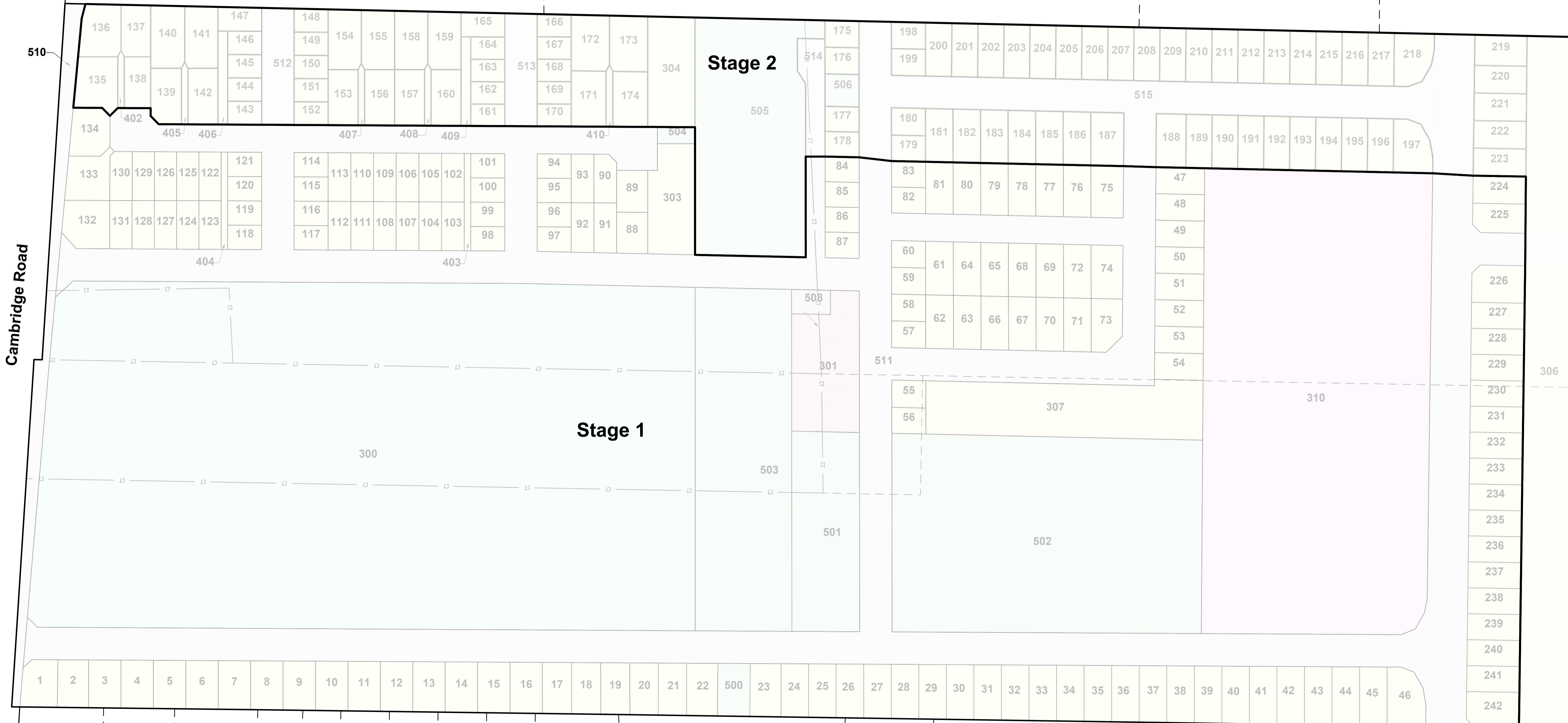
**AMALGAMATION CONDITIONS:**  
 That Lot 400 hereon (Legal Access) be held as to five undivided one-fifth shares by the owners of Lots 56, 57, 58, 59 and 60 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith;  
 That Lot 403 hereon (Legal Access) be held as to four undivided one-quarter shares by the owners of Lots 102, 103, 104 and 105 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith;  
 That Lot 404 hereon (Legal Access) be held as to four undivided one-quarter shares by the owners of Lots 122, 123, 124 and 125 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

### Stage 2

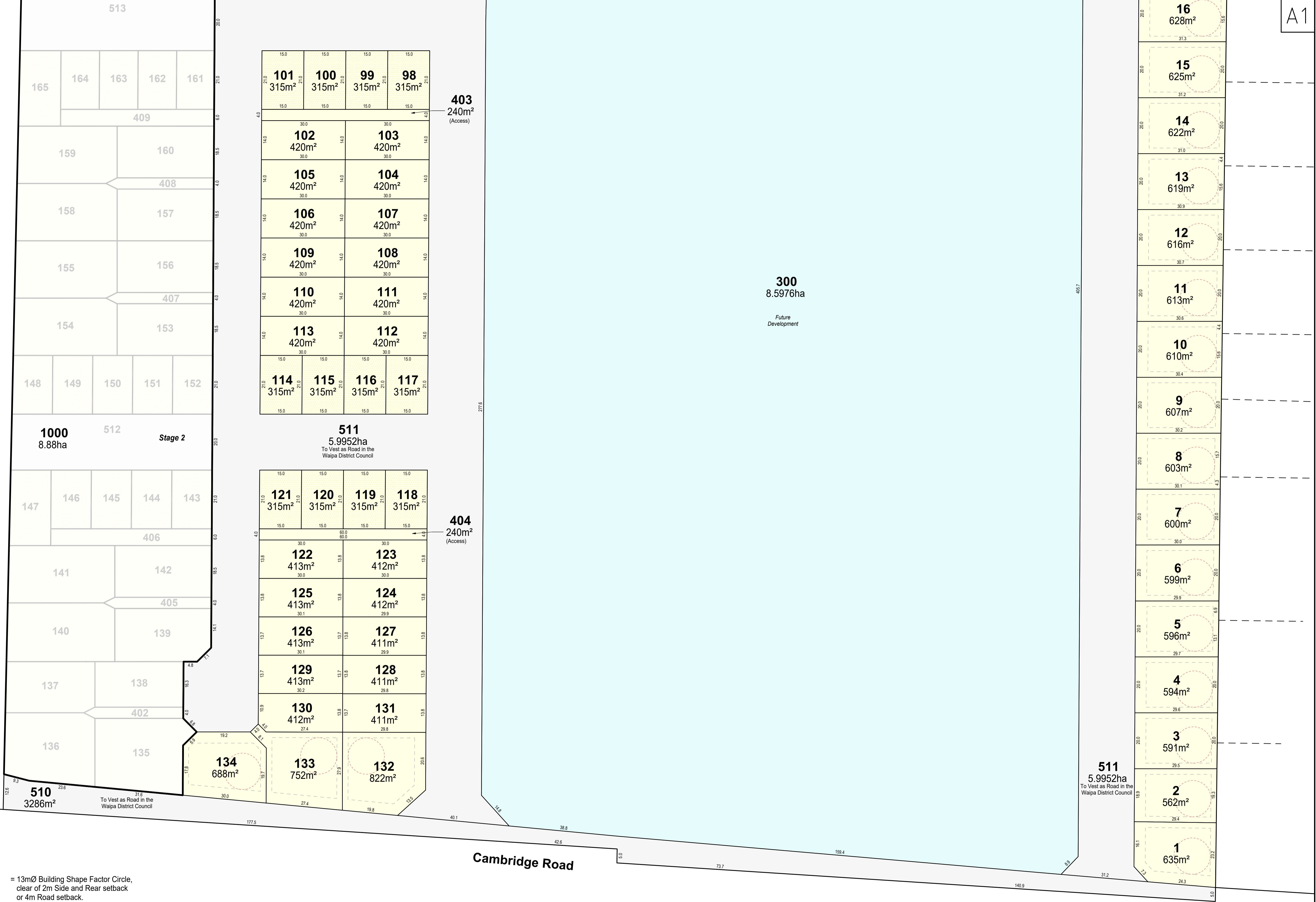
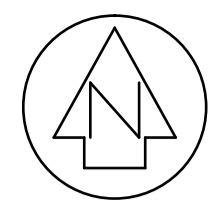
Memorandum of Easements			
Purpose/Interest	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of Way; Right to convey Electricity; Right to convey Telecommunications; Right to convey Gas; Right to convey Water; Right to drain Water; Right to drain Sewage.	Lot 402	Lot 402	Lots 140 – 142
	Lot 405	Lot 405	Lots 144 – 146
	Lot 406	Lot 406	Lots 147 – 151
	Lot 407	Lot 407	Lots 158 – 160
	Lot 408	Lot 408	Lots 162 – 164
	Lot 409	Lot 409	Lots 165 – 169
Lot 410	Lot 410	Lots 176 – 178	


#### AMALGAMATION CONDITIONS:

That Lot 402 hereon (Legal Access) be held as to three undivided one-third shares by the owners of Lots 140, 141 and 142 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith;  
 That Lot 405 hereon (Legal Access) be held as to three undivided one-third shares by the owners of Lots 144, 145 and 146 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith;  
 That Lot 406 hereon (Legal Access) be held as to five undivided one-fifth shares by the owners of Lots 147, 148, 149, 150 and 151 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith;  
 That Lot 407 hereon (Legal Access) be held as to three undivided one-third shares by the owners of Lots 158, 159 and 160 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith;  
 That Lot 408 hereon (Legal Access) be held as to three undivided one-third shares by the owners of Lots 162, 163 and 164 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith;  
 That Lot 409 hereon (Legal Access) be held as to five undivided one-fifth shares by the owners of Lots 165, 166, 167, 168 and 169 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith;  
 That Lot 410 hereon (Legal Access) be held as to three undivided one-third shares by the owners of Lots 176, 177 and 178 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

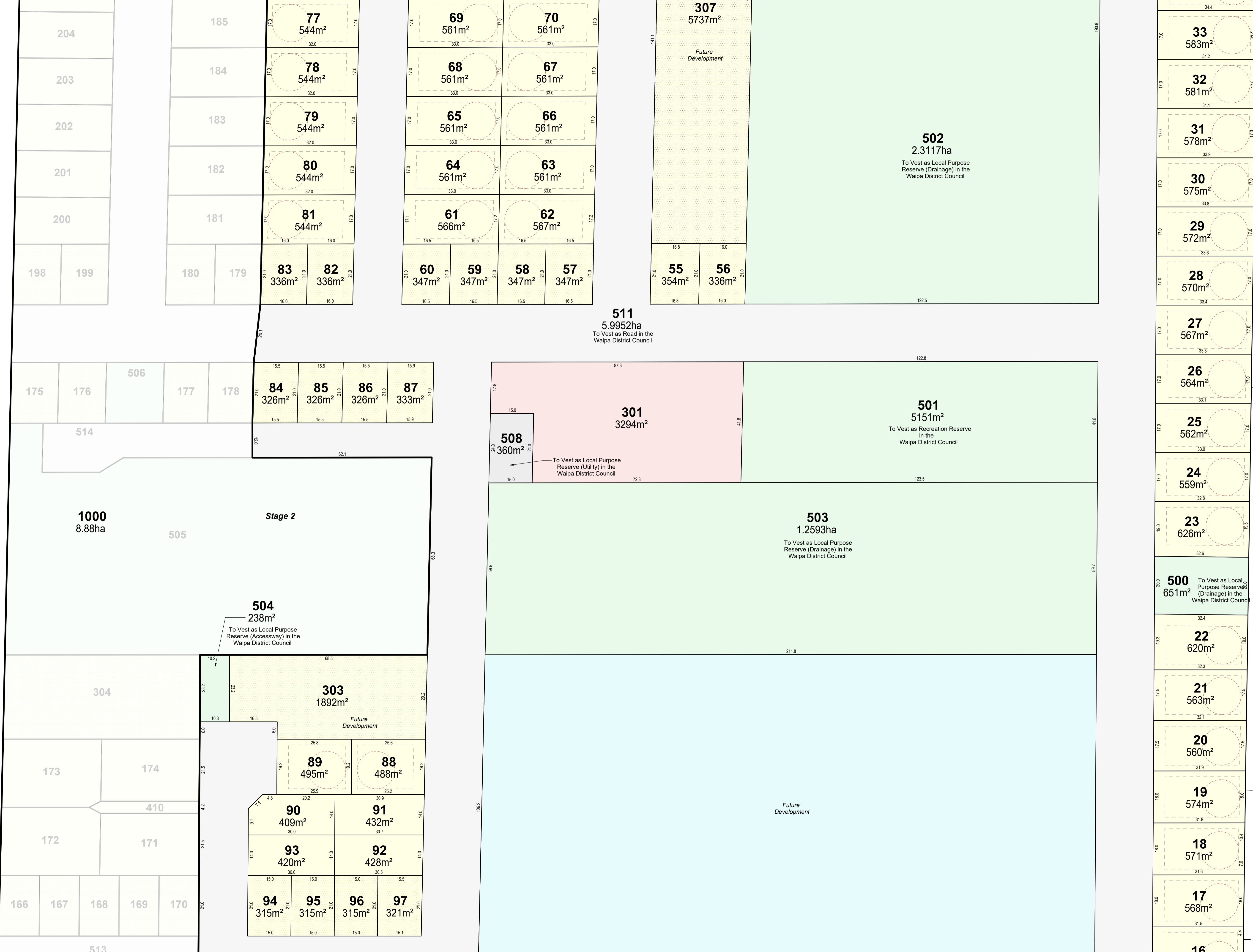
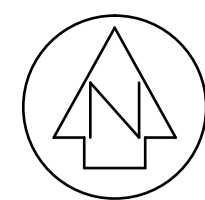


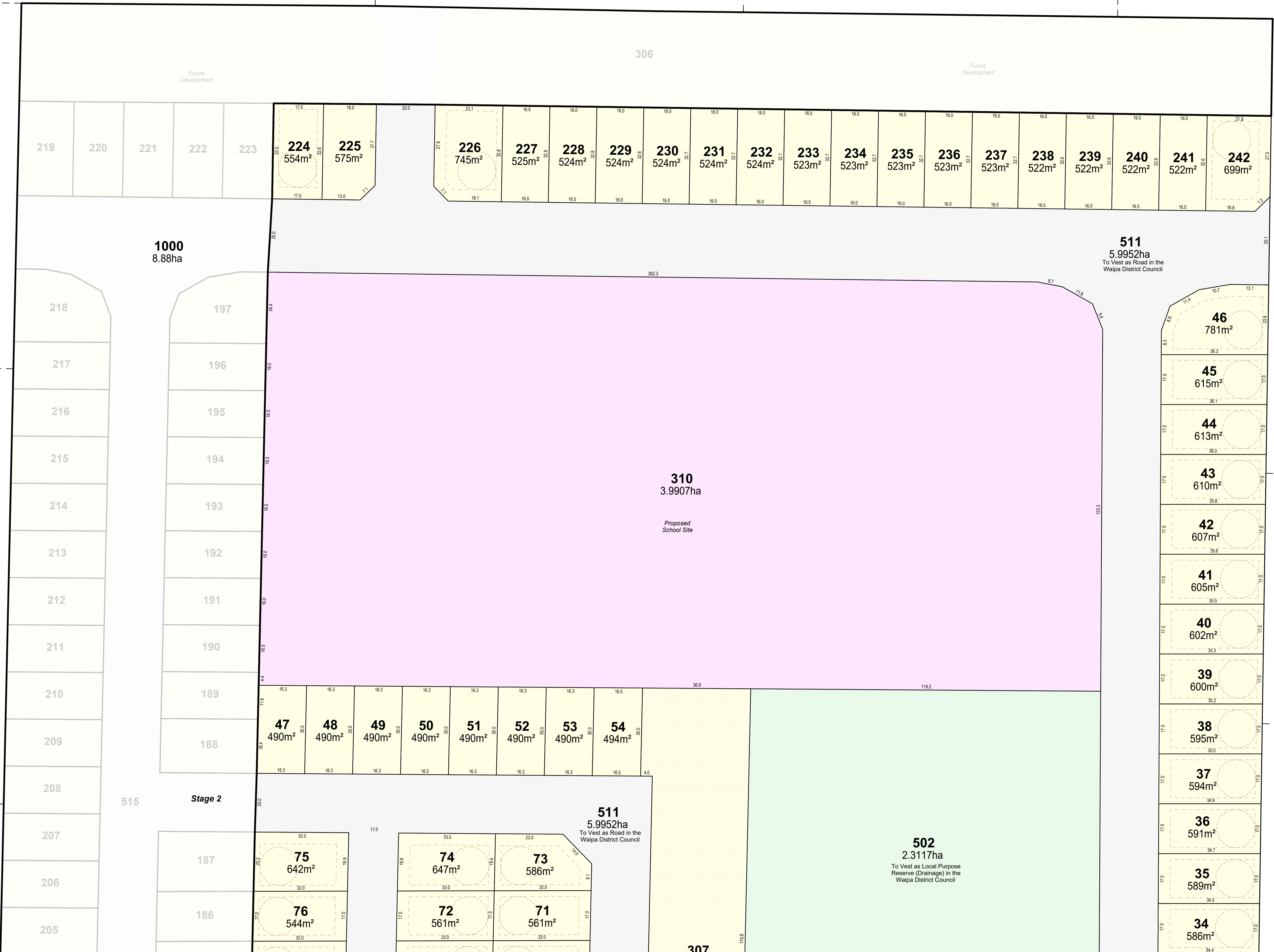
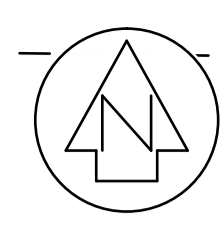




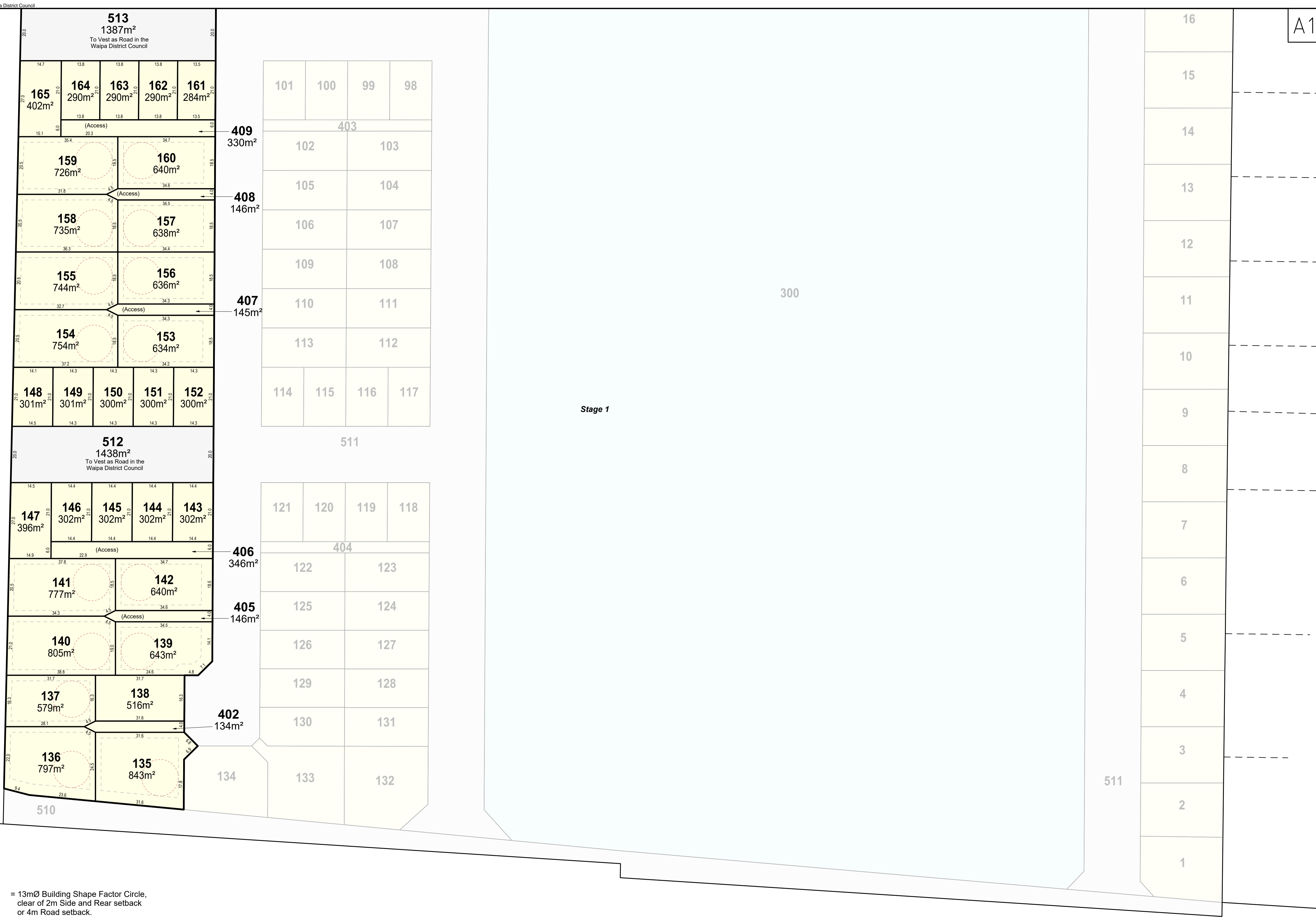
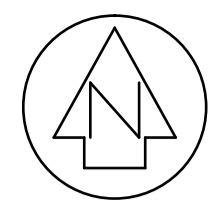
 = 13mØ Building Shape Factor Circle, clear of 2m Side and Rear setback or 4m Road setback.











= 13mØ Building Shape Factor Circle, clear of 2m Side and Rear setback or 4m Road setback.

