

Appendix 4

Submissions in Opposition

SUBMISSION ON AN APPLICATION FOR RESOURCE CONSENT THAT IS
SUBJECT TO LIMITED NOTIFICATION

3MS OF CAMBRIDGE PARTNERSHIP LIMITED

Document ref: SP/0179/20

To: **Waipa District Council**
Private Bag 2402
Te Awamutu 3840

And to: 3MS of Cambridge Partnership Limited

c/- Mitchell Daysh Limited
PO Box 1307
Hamilton 3240
Attention: abbie.fowler@mitchelldaysh.co.nz

Name of submitter: Xiaofeng Jiang & Liping Yang

1. This is a submission on an application from 3MS of Cambridge Partnership Limited (the **Applicant**) for subdivision consent for to enable the creation of 242 residential lots within the C2 Growth Cell in Cambridge and associated lots for public assets.
2. The Submitter owns the property at 1835 Cambridge Road, Cambridge, being one property to the west of the Application site. The Submitter was found to be an affected person in terms of section 95E(1) of the Resource Management Act 1991 (**RMA**) and was notified of the Application on 9 March 2020.
3. The Submitter is not a trade competitor for the purposes of section 308B of the RMA.
4. This submission relates to the entire Application.
5. The Submitter **OPPOSES** the Application on the basis that it:
 - (a) Does not promote sustainable management of natural and physical resources and is not the most appropriate way to achieve the purpose of the RMA;

- (b) Results in significant actual and potential adverse effects; and
- (c) Is inconsistent with the relevant provisions of the Waipa District Plan (**WDP**).

6. Without limiting the generality of the above, the specific reasons for the Submitter's opposition to the Application are as follows:

- (a) The Submitter understands that subdivision and development of some form is expected within the application site, and that the WDP anticipates a certain degree of change to the existing environment, as detailed within the Cambridge C2 Structure Plan. The Submitter supports subdivision and development of the application site in accordance with the Cambridge C2 Structure Plan, including the coordinated and integrated provision of stormwater and roading infrastructure.
- (b) The Submitter has significant concerns relating to the number and magnitude of departures from the Cambridge C2 Structure Plan that are contained in the Application. Of particular concern to the Submitter are:
 - (i) The proposed departures relating to the design and location of infrastructure within the C2 Growth Cell, including:
 - the proposed relocation of the primary north-south stormwater infrastructure from within Stage 1 to Stages 2 and 3
 - the main north-south Collector Road through the C2 Growth Cell, including the proposed relocation of this infrastructure from within Stage 1 to Stages 2 and 3
 - (ii) Significant adverse amenity effects from the urban block structure throughout the C2 Growth Cell resulting from the proposed departures referred to in (i) and (ii) above; and
 - (iii) The requisite triggers for uplift within the Deferred Zone as detailed within the Cambridge C2 Structure Plan are not met by the Application (or otherwise).

7. These issues are addressed further below.

Proposed departure relating to the design and location infrastructure

8. The Applicant notes that while an earlier project design included the creation of an allotment within which the public assets (including the north-south collector road and core stormwater infrastructure) would ultimately be built, this was abandoned, and the proposed layout formed following the non-receipt of an offer from Waipa District Council (WDC) to purchase that land. While described as being small changes in the context of the Structure Plan, the Submitter considers that these changes simply push the burden onto others, to the detriment of the overall Structure Plan outcomes.
9. Clearly this infrastructure needs to be accommodated somewhere within the C2 Growth Cell and to integrate with other development areas. It is also acknowledged that through the Structure Plan, the precise design and location of this infrastructure remains somewhat flexible. However, the Submitter considers it to be disingenuous for the Applicant to seek to accelerate works within the Deferred Zone only to then move significant infrastructure elements off the Applicant's site because the WDC is not ready / able to purchase land at the accelerated pace.
10. There are likely other means of ensuring the infrastructural outcomes required through the existing Structure Plan are able to be delivered, other than immediate purchase of land by WDC. The Applicant could presumably retain the requisite land in a single title until such time as WDC is able to commit to the purchase (which may be separate from the delivery of the road and stormwater infrastructure itself). In this way, the 'spine' through the C2 Growth Cell could be used in the interim to achieve stormwater outcomes not divorced from the preferred Structure Plan arrangement.
11. The Submitter also holds concern over the ultimate delivery of the north-south Collector Road and stormwater infrastructure in its 'proposed' alignment (i.e. to the west of the Application site). This area comprises a number of comparatively small landholdings, with landowners severely limited in their ability to accommodate the loss of significant portions of their developable land for public purposes. The result of this is likely to make any land acquisition process a more complex task and may result in a piecemeal construction / delivery process. In the Submitter's view, the Applicant has provided no compelling reason for the relocation of the north-south infrastructure 'spine' through C2

Impact on block structure

12. The design and location changes of stormwater / reserve and transport infrastructure within the Application site (including the non-provision of certain infrastructure within the

Applicant's site) undermines the stated outcomes of the C2 Structure Plan, including but not limited to:

- (i) A reduction in connectivity throughout the C2 Growth Cell, including through the introduction of cul-de-sacs within the proposed development, and the indicative east-west stormwater reserves to the west of the Application site which limit north-south connectivity through that area.
- (ii) While block structure within the remainder of the C2 Growth Cell it beyond the control of the Applicant, it is not beyond their influence. Their design decisions directly impact what may be achieved on those sites to the west in particular. The block structure within the Applicant's site and the resultant block structure imposed upon the western portion of the C2 Growth Cell through the provision / non-provision of infrastructure are not optimised for development in terms of dimension or orientation (for sun or relative to roads and public reserves).
- (iii) The combination of the above with the existing land ownership structure severely undermines the ability to achieve the stated outcomes of the Structure Plan to the west of the Application site.
- (iv) The proposed block structure would see the rear of dwellings facing onto portions of the Collector Roads, rather than the front of dwellings.

13. The adverse character and amenity effects resulting from the proposal are more than minor.

Triggers for uplifting of deferred zoning not met

14. Rule 14.4.1.9 of the WDP clearly sets out the order of staged delivery within the Cambridge C1 and C2 / C3 Structure Plans. With reference to Stage 1, which applies to the whole of the Application site, it is acknowledged that a Structure Plan has been approved, and that WDC is in possession of a stormwater discharge permit to ground and to the Waikato River. The Submitter questions whether trigger (c), being *"Development infrastructure required to service Stage 1 is either in place or Council is satisfied that there is a solution that can be delivered to provide the necessary infrastructure"* is satisfied.
15. The Applicant considers that it to satisfy criterion (c) would necessitate at least setting

aside land for the north-south Collector Road and stormwater reserve given the importance of that infrastructure as the spine of the C2 Growth Cell and the difficulties present in securing that infrastructure over the landholdings to the west of the Application site.

Decision Requested

16. The Submitter seeks the following decision from the Council:

(a) **DECLINE** the Application in its entirety.

17. The Submitter wishes to be heard in support of their submission.

18. The Submitter will consider presenting a joint case with others making a similar submission.

DATED

12 April 2021

SIGNED



Xiaofeng Jiang & Liping Yang

Electronic address for service of submitter: jimmy@urbanformdesign.co.nz

Urban Form Design

72 Remuera Road

Remuera

Auckland 1050

Attention: Jimmy Zhuang



Notified Resource Consent Submission Form

Form 13

Section 41D, 95A, 95B, 96, 127(3), 136(4), 137(5)(c) and 234(4) of the Resource Management Act 1991

Send to: Waipā District Council, Private Bag 2402, Te Awamutu 3840

Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | Email: submissions@waipadc.govt.nz

Please attach additional sheets if there is not enough space for your submissions. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

COUNCIL USE ONLY	
Date received	
Document ref:	SP/0179/20

1 Submitter details	
Full name of submitter:	Gareth Hawthorn
Contact name if different from above:	
Contact phone number(s)	
Email address:	gareth@iceinteriors.co.nz and p.lang@fka.co.nz
Postal address: <i>(required if no email address is provided)</i>	

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

2 This is a submission on an application from (name, address & activity) –	
3MS Of Cambridge Limited Partnership, 1865, 1863, 1871 & 1881 Cambridge Road, Cambridge 3434, 3Ms of Cambridge is seeking subdivision consent to subdivide four existing Records of Title into 242 residential lots and to provide sites for a school site, retirement village, community and commercial centre, recreation facilities, recreation reserves and stormwater network. The sites are located in the C2 Structure Plan area, the Deferred Residential zone and Rural zone. The application is a non-complying activity under the Waipā District Plan 2017.	

3 Trade competition		
Select one	<input type="radio"/> I am	a trade competitor for the purposes of section 308B of the Resource Management Act 1991.
	<input checked="" type="radio"/> I am not	
Select one	<input checked="" type="radio"/> I am	directly affected by an effect of the subject matter that – (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition
	<input type="radio"/> I am not	



4 Attendance at Council hearing

Select one	<input checked="" type="radio"/>	I do	wish to be heard (attend and speak at the Council hearing) in support of my submission
	<input type="radio"/>	I do not	

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes
 No

5 The specific parts of the application that my submission relates to are:

The whole of the application

6 My submission is either in part or all: In support Opposed Neutral

The reasons for my submission are:

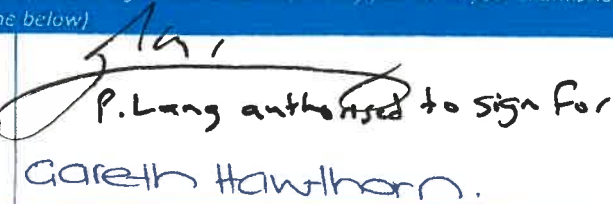
Set out in the attached pages.

7 I seek the following decision from the consent authority:

(Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought)

Decline the application.

8		Hearings Commissioners	
Select one	<input type="radio"/>	I request	that you delegate your functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the local authority.
	<input checked="" type="radio"/>	I do not request	

9		Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)	
Signature of submitter: (or person authorised to sign on behalf of submitter)	 P. Lang authorised to sign for Gareth Hawthorn.		Dated 12 April 2021

Notes to submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

You must serve a copy of your submission on the applicant as soon as reasonably practicable after you have served your submission on the consent authority.

If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.

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- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Personal information

The information requested on this form, including your contact details, is required by the Resource Management Act 1991. The information will be held by the Council, and you may ask to check and correct any personal information that we hold about you. Your submission, including your name and contact details, will be made available to the decision-maker and other parties involved in the application. It may also be made available on the Council's website. If requested, the Council is legally required to make all submissions available to the public (which can include the media), including the name and contact details of the submitter, subject to the provisions of the Local Government Official Information and Meetings Act 1987. If you believe there are compelling reasons why your contact details should be kept confidential please contact the Processing Planner for this application.

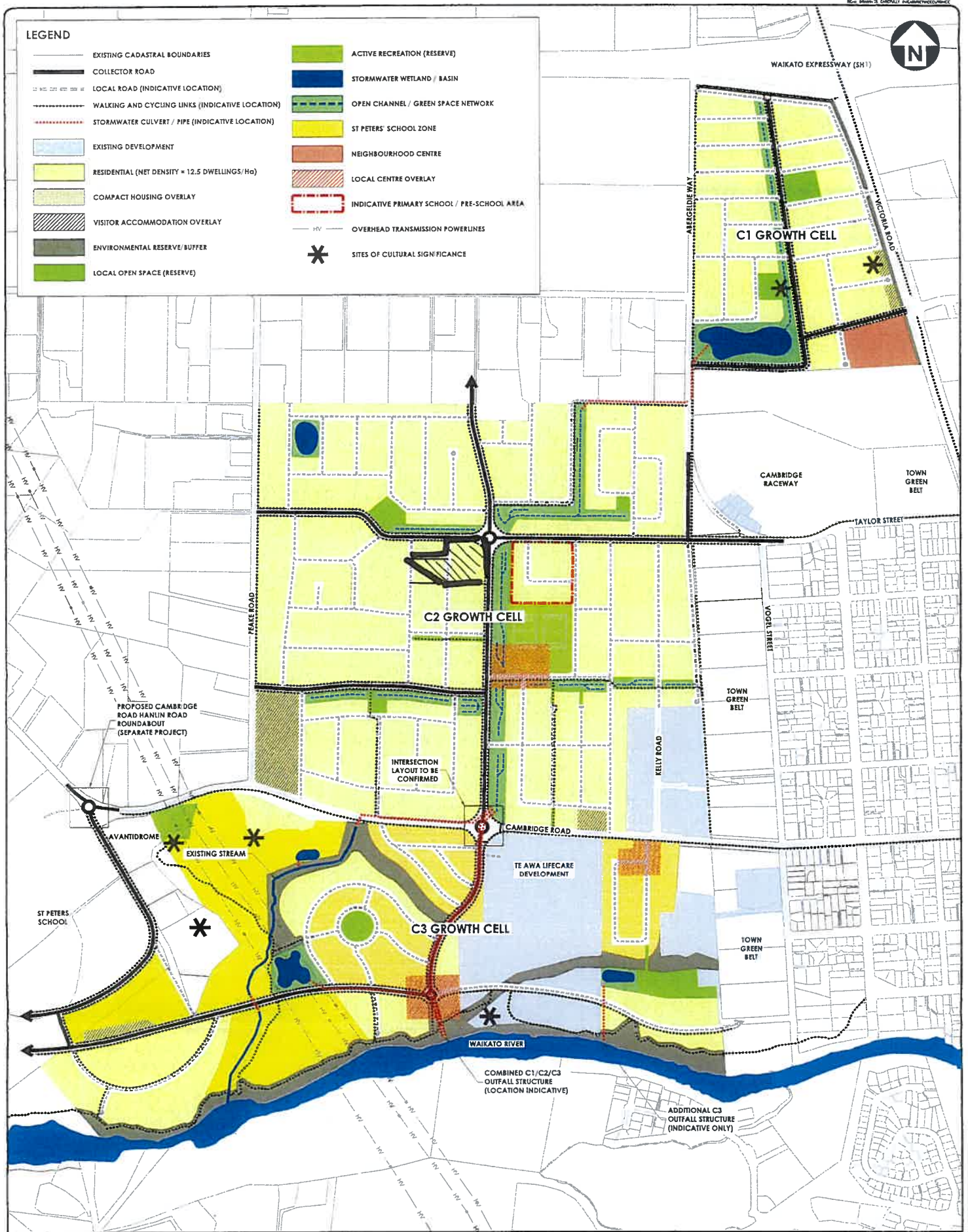
Hawthorn Submission Section 6 - Reasons for our submission

- (a) We have purchased our 2 hectare property in Grasslands Drive, Cambridge for our family home and to run a business of breeding and preparing thoroughbred horses for the sales. This property has been custom developed for these purposes. . We are currently building our long term home on the property.
- (b) We have no current plans to develop or subdivide our property in any way other than as our family home and for the business activities described above. When the zoning of this land is changed to Residential rather than Rural/Deferred Residential we have no reason to develop it quickly.
- (c) We are happy with the development layout and sequence that are currently signalled in the Waipa District Plan, particularly in the current C1 and C2/C3 Structure Plans.
- (d) If the 3MS land was to be developed in accordance with the C2/C3 Structure Plan, our land could be subdivided and developed independently of other land in our locality and could still be connected into the main roading and infrastructure that is shown in the current Structure Plan.
- (e) The ownership of much the eastern part of the C2 development block by 3MS provides Council with a good degree of certainty about the construction of the main roading and services early in the process of development of the C2 block. I understand it is 3MS's proposal that the primary collector road and trunk services will have to be provided by a number of different owners through the western part of the C2 block, including our land. If that happens there is no certainty about the timing or coordination of construction of that roading and installation of those services for the broader C2 block development.
- (f) We see that 3MS have suggested that their development proposal is in accordance with the C2/C3 Structure Plan. We disagree. The removal of the

primary roading and services from the 3MS land, to pass through the western blocks under scattered ownership is a major departure from the C2/C3 Structure Plan.

- (g) Our understanding is that the common approach to consenting for subdivision and development is to apply for all necessary consents at the outset, so all planning issues and effects management can be co-ordinated. 3MS should be required to do so in this case, in order to have this application properly considered.
- (h) The proposed subdivision is not appropriate for consideration in isolation from other necessary resource consents and is not an appropriate form of subdivision at this stage in the development of the C2/C3 Growth Cell.
- (i) Two plans showing the location of our property in the context of the current C2/C3 Structure Plan and the 3MS proposal are attached as Appendix 1 to this submission

Appendix 1



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

**STRUCTURE PLAN
GENERAL ARRANGEMENT**

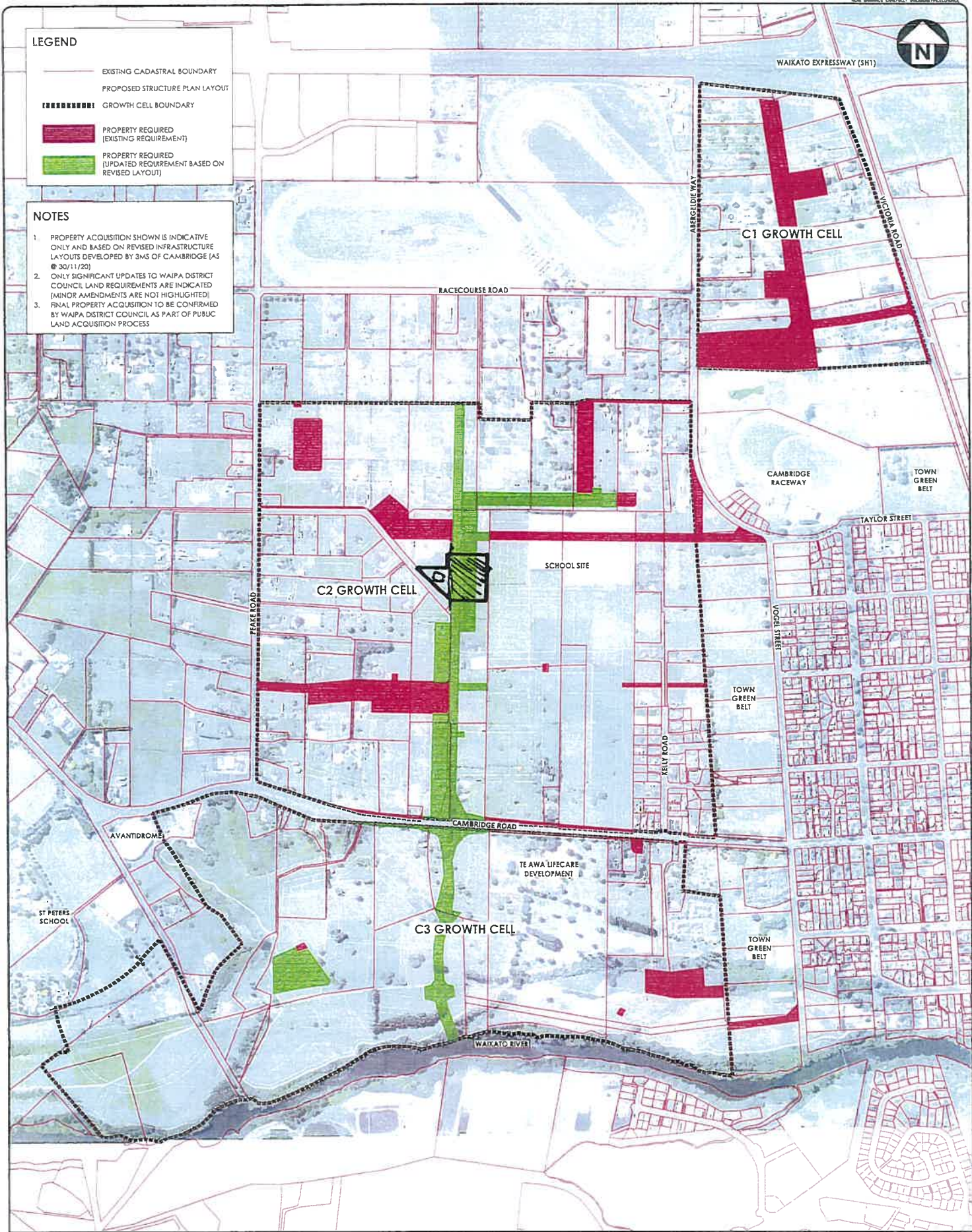
USE BRANDES CAREFULLY: ADDRESS/STREET/SECTION

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 3MS RESIDENTIAL DEVELOPMENT

**STRUCTURE PLAN INTEGRATION
REVISED LAND REQUIREMENT PLAN**

From: [Phil Lang](#)
To: [submissions](#)
Cc: ["Gary Alton"](#)
Subject: External Sender: 3MS resource consent application
Date: Tuesday, 13 April 2021 1:15:18 pm
Attachments: [3MS RC Application - G. Alton Submission.pdf](#)

CYBER SECURITY WARNING: This email is from an external source - be careful of attachments and links. Please follow the Cybersecurity Policy and report suspicious emails to Servicedesk

I have attached for filing a Submission by G. Alton.

Phil Lang
Barrister
PO Box 19-539
HAMILTON 3244
Ph. (07) 839-0090
email: p.lang@xtra.co.nz

This e-mail message and attachments may contain information that is confidential and may be subject to legal privilege. If you are not the intended recipient, you are hereby notified that you must not use, disseminate, distribute or copy this e-mail message or its attachments. If you received this message in error, please notify the above office by telephone (+64 7 839 0090) or return the original message to us by e-mail, and destroy any copies.
Thank you.



Notified Resource Consent Submission Form

Form 13
 Section 81D, 88A, 95B, 95C, 137(4), 137(4), 137(5)(a) and 231(4) of the Resource Management Act 1991

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COUNCIL USE ONLY	
Date received	
Document ref:	SP/0179/20

1 Submitter details	
Full name of submitter:	Cary Alton
Contact name if different from above:	
Contact phone number(s)	021 359 145
Email address:	giaton@outlook.com and p.long@xtra.co.nz
Postal address: <i>(required if no email address is provided)</i>	59 Racecourse Road, Cambridge

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

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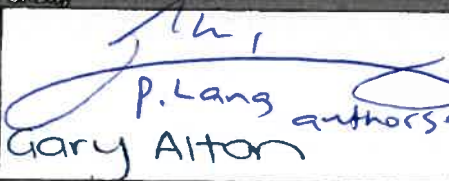
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Signature of submitter <small>(where a signature is not required) you must have your submission by electronic means. Otherwise please type your name below.</small>	
Signature of submitter: (or person authorised to sign on behalf of submitter)	 <p>P. Lang authorised to sign for G. Alton</p> <p>Dated 13/4/21</p>

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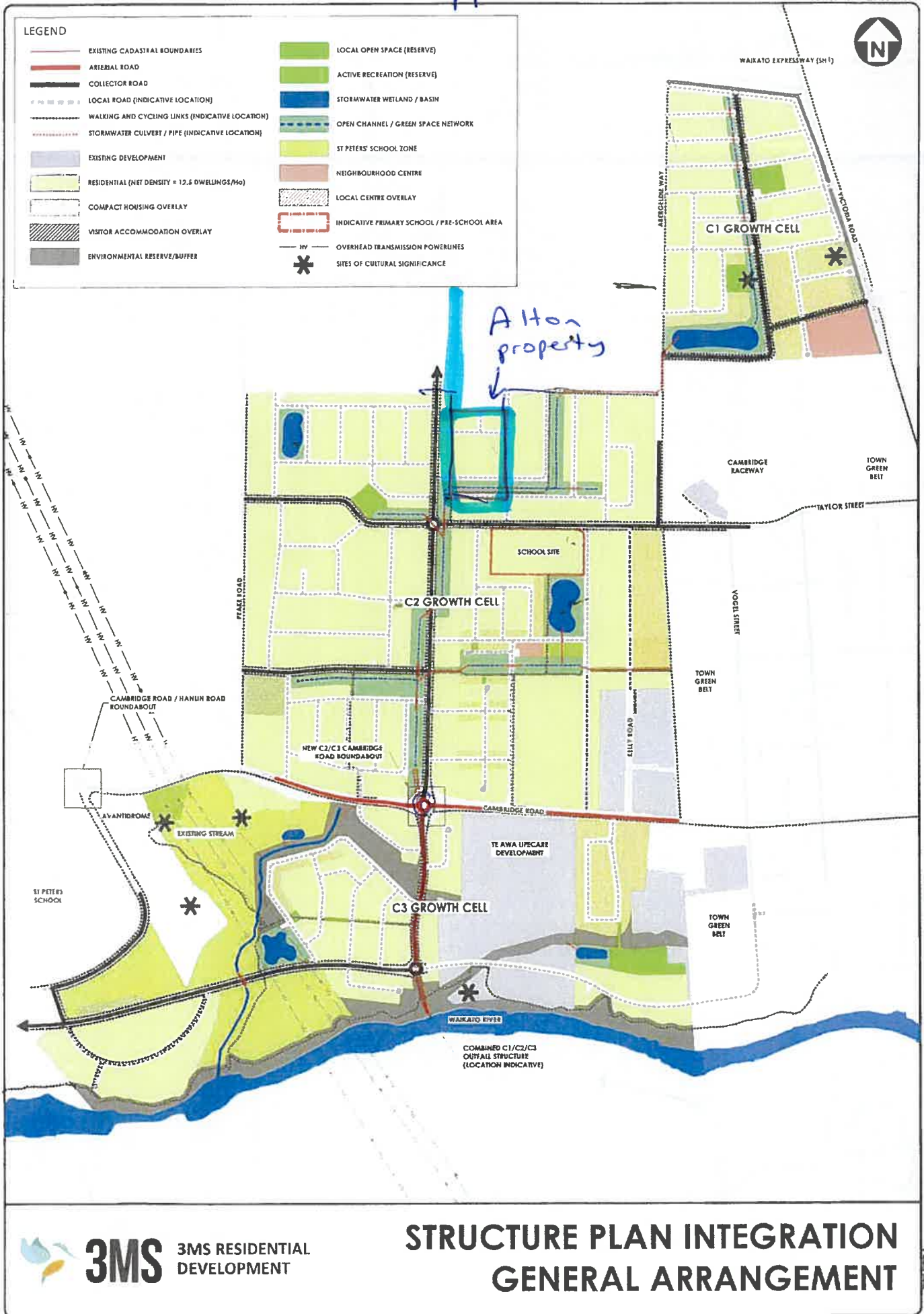
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G. Alton submission section 6 – reasons for my submission

- (a) I own and occupy a 4.6 hectare property at 59 Racecourse Road, Cambridge. The location of my property is shown on the plan attached as Appendix 1. The single road access for my property is off Racecourse Road along a right of way that is shared by three properties.
- (b) I use my property for training racehorses and as my home.
- (c) The development on my property includes my home, stables, loose horse boxes and farm sheds.
- (d) I enjoy living and working where I am.
- (e) My understanding of the 3MS proposal is that the main road and the main services would have to be constructed outside of the 3MS site and would have to be located partly to the west of the 3MS land. That would need coordination between a number of different landowners who may not be keen on their land being developed in the short or medium term. This will not help with the orderly and efficient development of the C2 Growth Cell.
- (f) According to 3MS's alternative structure plan it would also cause disruption to a number of properties that are well developed, mainly for thoroughbred racing activities. This seems less logical than putting the main roading and services through the 3MS property where there is little existing development.

Appendix 1



From: [Cambridge Cohousing Community](#)
To: [submissions](#)
Cc: jeannettebrough@gmail.com; desmondbroughy@gmail.com; [Rosie Cahalane](#)
Subject: External Sender: Submission to Waipā District Council on notified resource consent application by 3MS
Date: Tuesday, 13 April 2021 2:40:42 pm
Attachments: [Submission on 3MS resource consent application.pdf](#)

CYBER SECURITY WARNING: This email is from an external source - be careful of attachments and links. Please follow the Cybersecurity Policy and report suspicious emails to Servicedesk

Kia ora koutou

Please find attached our submission on the notified resource consent application by 3MS of Cambridge Ltd. This submission is from the affected landowners, Jeannette' and Desmond Brough, in association with Cambridge Cohousing Project Incorporated.

Please acknowledge receipt of this email and the submission.

Ngā mihi



Cambridge Cohousing Project
www.cambridgecohousing.nz
0279744070

Naku te rourou, na te rourou, ka ora ai te iwi
With your basket and my basket the people will live



Notified Resource Consent Submission Form

Form 13

Section 41D, 95A, 95B, 96, 127(3), 136(4), 137(5)(c) and 234(4) of the
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COUNCIL USE ONLY	
Date received	
Document ref:	SP/0179/20

1 Submitter details

Full name of submitter:	Jeannette' Brough and Desmond Brough, in association with Cambridge Cohousing Project Society
Contact name if different from above:	
Contact phone number(s)	Jeannette' Brough: 021 108 6994 Brad White, Cambridge Cohousing: 027 974 4070 Desmond Brough: 027 417 3026 Rosie Cahalane, Cambridge Cohousing: 021 947 402
Email address:	jeannettebrough@gmail.com cambridgecohousingnz@gmail.com desmondbroughy@gmail.com rosie.cahalane@gmail.com
Postal address: (required if no email address is provided)	Please respond to and serve documents to <i>all</i> email addresses above.

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

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	<input type="radio"/> I do not	

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes
 No

5 The specific parts of the application that my submission relates to are:

The requirement for Council to move the collector road, roundabout and and stormwater swale infrastructure from the previously-approved position (as per the C1-C3 Infrastructure Master Plan and publicised designs) on land owned by 3MS of Cambridge Ltd, to land owned by ourselves and several other parties (see page 6).

6 My submission is either in part or all: In support Opposed Neutral

The reasons for my submission are:

Please see pages 4-5: *Reasons for our submission*.

7 I seek the following decision from the consent authority:

We ask the Consent Authority to deny this resource consent application, unless the application is modified to retain the planned collector road, roundabout and stormwater infrastructure *in their original positions*, as per the approved and circulated Waipa District Council C1-C3 Infrastructure Master Plan.

We ask that the Consent Authority require Council to re-enter discussion with 3MS to purchase land to accommodate the planned collector road, roundabout and stormwater infrastructure *in their original positions*. We note that according to documented communication, no formal offer ever appears to have been presented to 3MS by Council to acquire such land.

We also draw notice to the fact that we have previously been and remain agreeable to the purchase of an agreed small portion of our land by Council, for the collector road and roundabout *in their original positions*.

8 Hearings Commissioners			
Select one	<input checked="" type="radio"/>	I request	that you delegate your functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the local authority.
	<input type="radio"/>	I do not request	

9 Signature of submitter <i>(note: a signature is not required if you make your submission by electronic means, however please type your name below)</i>	
Signature of submitter: <i>(or person authorised to sign on behalf of submitter)</i>	Jeannette' Brough Desmond Brough Brad White (for Cambridge Cohousing Project Society) Dated 13 April 2021 Rosie Cahalane (for Cambridge Cohousing Project Society)

Notes to submitter

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

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- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Personal information

The information requested on this form, including your contact details, is required by the Resource Management Act 1991. The information will be held by the Council, and you may ask to check and correct any personal information that we hold about you. Your submission, including your name and contact details, will be made available to the decision-maker and other parties involved in the application. It may also be made available on the Council’s website. If requested, the Council is legally required to make all submissions available to the public (which can include the media), including the name and contact details of the submitter, subject to the provisions of the Local Government Official Information and Meetings Act 1987. If you believe there are compelling reasons why your contact details should be kept confidential please contact the Processing Planner for this application.

Reasons for our submission

We regret we must oppose this submission.

We oppose changes to roading and stormwater infrastructure

Our opposition is to that part of the application which proposes moving the collector road, roundabout and stormwater swale infrastructure further west.

Our unique, innovative community-led housing initiative

We own, have lived on and organically managed the adjacent land at 1835A Cambridge Road for 27 years. We have a Memorandum of Understanding with Cambridge Cohousing Project Incorporated Society to investigate and progress towards the development of a Cohousing Community on our land.

This community-led project is a non-profit venture by and for its residents, not in competition with surrounding development. Our collective vision for the whenua is to create a lasting legacy for Cambridge.

Fifteen local families are already involved and committed. For the past two years the project society has been community-building and planning, begun the design process, engaged a development partner, consulted experts in community-led development and sustainable building, and has spent considerable time, resources and money on getting to this stage.

This project will include include well-designed, cost-effective and efficient eco-housing for up to 30 local families organic community gardens, green space, community facilities, walking/cycle connections, on-site water management, retention of existing organically-managed land and trees, reduced traffic impact, and other highly desirable outcomes in accordance with the District Plan.

Council was supplied with initial indicative information about the project on Nov 27, 2020 (see pages 7-9).

This style of development is well-researched internationally, provides proven social benefits, and we can supply this evidence if needed. There is a track record of some councils making such development difficult for communities, and we challenge you to support innovation in sustainable and affordable housing by hearing us out.

Adverse impacts on our community project

Uncertainty about land requirements and final position of the collector road, roundabout and stormwater swale infrastructure will make this project far less likely to succeed. Suitable alternative sites (with sympathetic landowners) are not available in Cambridge, and the opportunity to create this unique and innovative housing and community showcase will be lost.

The positions of the moved collector road, roundabout and stormwater swale infrastructure in the application are “indicative”, not binding. Conversations with Council have indicated that should the application be approved, Council is unlikely to move the infrastructure so far west, and are unlikely to switch the stormwater swale infrastructure to the west of the collector road as indicated. We believe approval of the application will result in most or all of our property being required for infrastructure, with an unspecified timeframe on that decision.

Even if a significant portion of our property is *not* required for infrastructure, the planning, surveying, decision-making and land acquisition process is likely to result in lengthy delays of months or even years, during which time we would be unable to proceed due to the uncertainty. As a community-led not-for-profit project, this would impose significant barriers, including increased financial costs, additional burdens on community volunteers, and loss of community members.

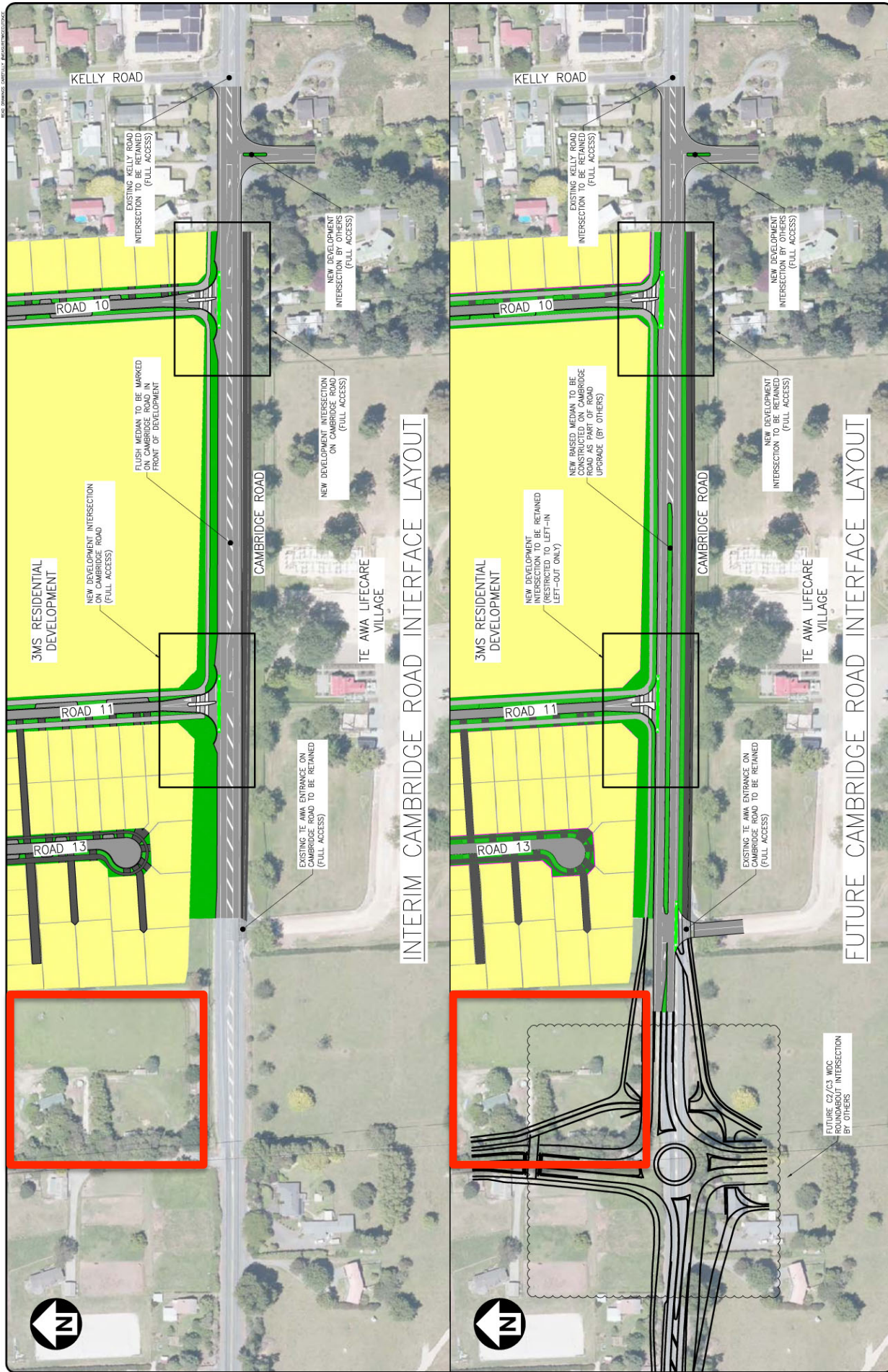
Loss of organic land and native planting

We consider it would be a travesty for organically-managed land to be acquired, stripped bare and used for the purpose of roading and stormwater infrastructure. We hope to preserve as many trees and as much organic land and green space as possible. The established native trees were planted to function as a wildlife corridor and provide homes for many birds, lizards and insects.

Additional costs for Council and ratepayers

We do not believe it will be any easier or cheaper for Council to acquire our land, or that of other affected landowners, than it would be for Council to acquire the land originally designated for this infrastructure from a single landowner (the applicant). Documented correspondence between Council and the applicant suggests considerable frustration around this process.

Should this application be approved, there would also be considerable additional research, testing, legal and planning costs required of the Council. We consider this to be a poor use of ratepayer funds, an additional financial burden on ratepayers, and a waste of pre-existing work (the approved and circulated Waipa District Council C1-C3 Infrastructure Master Plan).



PROJECT NAME	3MS RESIDENTIAL DEVELOPMENT	MASTER PLAN
CLIENT NAME	3MS	
DATE	08.12.20	
FOR INFORMATION	08.12.20	
DESIGNED BY	L. MCCAFFREY	
DRAWN BY	L. MCCAFFREY	
APPROVED BY		
DATE	08.12.20	
DESCRIPTION		
REV	A	
BY	LPM	
DATE	08.12.20	
PROJECT FILE	TRANSPORT NETWORK CAMBRIDGE ROAD INTERFACE INTERIM AND FUTURE LAYOUT	
PRODUCED BY		
SCALE	1:2000	
REVISION No.	A	
DRAWING No.	17001-C-0208	
FILE NAME	17001-C-0208.dwg	
DATE PLOTTED	18 December 2020	

From the consent application: Appendix G, P48, future Cambridge Road interface layout. Our property is indicated in red outline. The proposed position of the roundabout is speculative. Council have indicated that much of the remaining area may be required for stormwater infrastructure.

RE: Proposed development of 1835a Cambridge Rd

Dear Gary

We have been working with the council on infrastructure planned adjacent to the property. Recently it has come to light that there is an alternative proposal to move that infrastructure entirely onto our land.

This proposed change would adversely impact our immediate development plans for the property, which are based in good faith on the existing approved Structure Plan.

Our development plan for the site includes residential housing, a Community Hub, and gardens. We would seek solutions for responsible and efficient use of resources, water and waste management, preserve and enhance the beauty of the land and provide quality public space for use by the community.

Residential housing will initially include a cohousing community of 25-30 dwellings on around 1ha of the land. This aligns well with our own objective of supporting community-led and community-focussed developments. In the future, we will also look to develop some of the remaining land, potentially in partnership with a registered community housing provider.

The Community Hub will be an inclusive community meeting space, where people can come to make, create, upcycle, share skills and hatch-ideas. This would include public gardens and green space. Gribblehurst Community Hub is an example of where we are heading.

We will partner with the Cambridge Cohousing Community (CCHC) to create a vibrant residential village, with attractive quality eco housing, central gardens and play areas, opportunities for multi-generational connections and a diverse intentional community. Construction is anticipated to begin within 18 months. See the attached prospectus and indicative site plan for more information.

Representatives of CCHC were invited to meet with Liz Stolwyck, Clare St Pierre and Poto Davies. The project was received favourably and has their support. CCHC have established project partners with extensive experience in building affordable housing, community-led development and permaculture. We are keen to make this a shared vision.

Our plans for the site have been based on the current Waipa District Council Structure Plan and the position of the main collector road and infrastructure in that plan. Notwithstanding the effect that moving the infrastructure would have on the land (requiring more than half of it), this would also put a significant obstacle in the path of our joint development plans.

Our preferred option for the location of that infrastructure is as per the signed-off structure plan. If the decision was made to move the infrastructure on to the property we would look to challenge this, through the appropriate channels.

We believe our vision for the land aligns very strongly with the overall Vision of the Waipa District Council Structure Plan, in that we are creating a shared development that is consistent with the character of Cambridge while providing increased housing choice and well designed community spaces.

We are very excited to be partnering with the cohousing group and believe that the master plan for the property will be a model of sustainable development that could showcase Waipa. We hope you will support us in this venture.

Desmond & Jeanette Brough, land owners
Brad White & Rosie Cahalane, representatives, Cambridge Cohousing Community

Please also refer to the attached:
Supporting letter from Desmond & Jeanette Brough, land owners
CCHC prospectus
1835A indicative site plan

Email to Waipā District Council CEO, 27 Nov 2020.

To Mr Gary Dyet, Chief Executive Waipa District Council
CC: Mr Wayne Allan, Group Manager - District Growth & Regulatory Services

From Mr Desmond and Mrs Jeanette Brough, owners of 1835A Cambridge/Hamilton Road, Cambridge

We would like to present this letter to you in light of some major proposed changes to the Waipa District Council Structure Plan to date. These proposed changes would adversely affect and jeopardise our precious land and land use, and significantly impact the exciting plans and visions we are currently underway.

We are working alongside a wonderful community driven organisation, Cambridge Cohousing; with united visions (that both parties have been working collaboratively on for some time) that bring together a wonderful, innovative eco community co-housing model for Cambridge. The first of its kind in the region.

As an eco-community cohousing village, it will be a working model and flagship for Waipa. Embracing environmental solutions with planned, state of the art solutions and alternatives to infrastructure overload. It will be aligned to environmentally sensitive issues of land, water wastewater and green space use, taking into consideration environmental responsibility on all levels. Contributing and enhancing this beautiful region of Cambridge with environmental consciousness.

We would greatly appreciate your support of our exciting venture and vision for the future face and community interface of Cambridge, aligning with eco environmental sensitivity.

We would like to maintain the organic status of our property, of which we are very proud. It has been organic for the duration of our land ownership of 26-27 years. Thus, sharing this wonderful opportunity with the greater community as a creative hub, community gardens, greenspace to enjoy community activities within the community of the cohousing model village.

Please support our new and exciting venture and visions for Cambridge, responding to the future environmental pressure we will all undergo over the next 30 to 50 years.

kind regards
Desmond & Jeanette Brough

Supporting letter to Waipā District Council CEO, 27 Nov 2020.



Indicative schematic of proposed cohousing development, Nov 2020.



**Cambridge
Cohousing**

This community-led project will transform vacant land into a vibrant residential village, with attractive eco housing, central gardens and play areas, opportunities for multi-generational connections and a diverse intentional community that actively nurtures the local environment.

Cohousing project prospectus

Who are we?

The Cambridge Cohousing project is a positive response to the unaffordability of the housing market, isolation and loneliness in our neighbourhoods.

The vision of a local Cambridge family, we have grown to include over 10 households (and are still growing). We want to make the dream of home ownership affordable, sustainable, and create a vibrant, connected community.



What is cohousing?

Cohousing community members live in their own private dwelling, with access to shared indoor and outdoor common spaces, utilities and gardens.

Cohousing is a community living model well established in northern Europe and North America. Cohousing communities are designed to encourage natural regular connection between families – a great antidote to isolation, bringing together different generations, building neighbourly support and community spirit.

The positive social nature of cohousing has been shown to have beneficial effects for the wider local community.

Key project concepts

LAND AREA: 1-1.5 ha

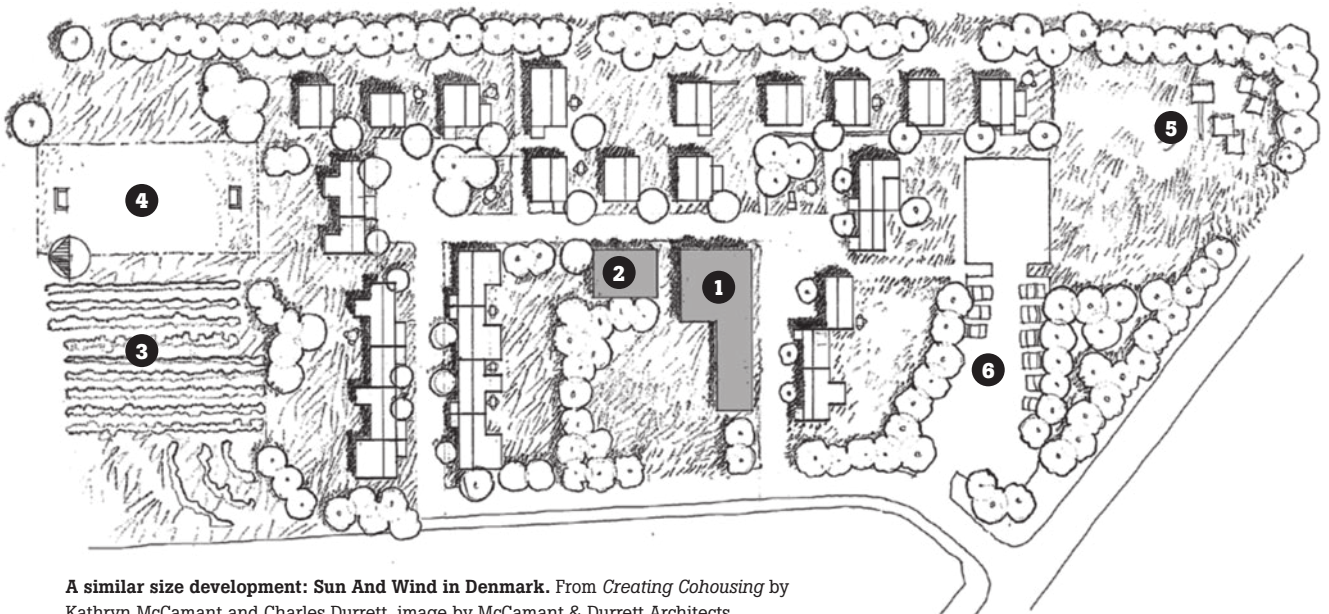
HOUSEHOLDS: 15-30

HOMES: 1-4 bedroom, 50-120m²

FACILITIES: Multi-purpose common spaces, storage, workshop

LOCATION: Access to transport and amenities

LANDSCAPE: Vibrant green recreational and food growing areas, vehicles limited to the periphery



A similar size development: Sun And Wind in Denmark. From *Creating Cohousing* by Kathryn McCamant and Charles Durrett, image by McCamant & Durrett Architects.

- 1: Multi-purpose common space
- 2: Storage & workshop

- 3: Vegetable garden
- 4: Playing field

- 5: Playground
- 6: Parking

What do we want to do?

The heart of the project will be 15-30 homes and families who cooperate to benefit from shared resources and strong community values.

We believe community-led development offers huge opportunities for Cambridge. This project is an innovative vision of intentional community living that will promote both human and environmental wellbeing.



How will we do it?

<p>We have formed a nonprofit incorporated society to operate as a single legal entity and share costs.</p>	<p>Members have signed an agreement stating their responsibilities and staged financial commitments.</p>	<p>Each household can provide evidence of their intent and ability to purchase and pay for a home.</p>	<p>We are seeking a development partner and/or investors who will fund land purchase and construction.</p>
<p>We will engage with professionals in an iterative consensus site and building design process.</p>	<p>Households will make an initial good faith deposit at land purchase.</p>	<p>We will do due diligence on the land and if suitable, proceed to purchase.</p>	<p>We are actively searching for suitable land in the Cambridge area.</p>
<p>Households will provide a deposit of approximately 15% of the purchase price prior to construction.</p>	<p>Construction will proceed as agreed with our development partner.</p>	<p>New members may still be invited to join the project to help full occupancy at completion.</p>	<p>When construction is complete, households will pay the balance of their purchase price and move in.</p>



Can you help us make it happen?

We're looking for:

- Council and government decision-makers
- Progressive housing advisory groups
- Land owners interested in selling
- Enlightened developers and investors
- Eco building and environmental advisors
- Smart materials and technologies advisors
- Local residents and community groups

If you'd like to be part of this innovative cohousing development, or you're able to help us achieve the full potential of this project, please get in touch.

We have a unique opportunity to make real and lasting change for the better.

Website: www.cambridgecohousing.nz
Email: cambridgenzcohousing@gmail.com
Brad White: 027 974 4070
Rosie Cahalane: 021 947 402



**Cambridge
Cohousing**

From: [Phil Lang](#)
To: [submissions](#)
Subject: External Sender: 3MS Resource Consent Application - Submission by F and C Ritchie
Date: Tuesday, 13 April 2021 4:01:04 pm
Attachments: [3MS Resource Consent Application - Submission by F and C Ritchie.pdf](#)

CYBER SECURITY WARNING: This email is from an external source - be careful of attachments and links. Please follow the Cybersecurity Policy and report suspicious emails to Servicedesk

Good morning,

I have attached for filing a Submission on the 3MS subdivision consent application by my clients F and C Ritchie.

Phil Lang
Barrister
PO Box 19-539
HAMILTON 3244
Ph. (07) 839-0090
email: p.lang@xtra.co.nz

This e-mail message and attachments may contain information that is confidential and may be subject to legal privilege. If you are not the intended recipient, you are hereby notified that you must not use, disseminate, distribute or copy this e-mail message or its attachments. If you received this message in error, please notify the above office by telephone (+64 7 839 0090) or return the original message to us by e-mail, and destroy any copies.

Thank you.



Notified Resource Consent Submission Form

Form 13

Section 41D, 95A, 95B, 96, 127(3), 136(4), 137(5)(c) and 234(4) of the Resource Management Act 1991

Send to: Waipā District Council, Private Bag 2402, Te Awamutu 3840

Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | Email: submissions@waipadc.govt.nz

Please attach additional sheets if there is not enough space for your submissions. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

COUNCIL USE ONLY	
Date received	
Document ref:	SP/0179/20

1 Submitter details	
Full name of submitter:	Frank Ritchie & Colleen Ritchie & John Goldman as Trustees of the Frank and Colleen Ritchie
Contact name if different from above:	Family Trust. Frank & Colleen Ritchie
Contact phone number(s)	07) 823 1430
Email address:	rrstables@xtra.co.nz and plang@xtra.co.nz
Postal address: <i>(required if no email address is provided)</i>	

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

2 This is a submission on an application from (name, address & activity) –	
3MS Of Cambridge Limited Partnership, 1865, 1863, 1871 & 1881 Cambridge Road, Cambridge 3434, 3Ms of Cambridge is seeking subdivision consent to subdivide four existing Records of Title into 242 residential lots and to provide sites for a school site, retirement village, community and commercial centre, recreation facilities, recreation reserves and stormwater network. The sites are located in the C2 Structure Plan area, the Deferred Residential zone and Rural zone. The application is a non-complying activity under the Waipā District Plan 2017.	

3 Trade competition		
Select one	<input type="radio"/> I am <input checked="" type="radio"/> I am not	a trade competitor for the purposes of section 308B of the Resource Management Act 1991.
Select one	<input checked="" type="radio"/> I am <input type="radio"/> I am not	directly affected by an effect of the subject matter that – (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition



4 Attendance at Council hearing

Select one	<input checked="" type="radio"/> I do	wish to be heard (attend and speak at the Council hearing) in support of my submission
	<input type="radio"/> I do not	

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes
 No

5 The specific parts of the application that my submission relates to are:

The whole of the application

6 My submission is either in part or all: In support Opposed Neutral

The reasons for my submission are:

Set out in the attached pages.

7 I seek the following decision from the consent authority:

(Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought)

Decline the application.

8 Hearings Commissioners			
Select one	<input type="radio"/>	I request	that you delegate your functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the local authority.
	<input checked="" type="radio"/>	I do not request	

9 Signature of submitter <i>(note: a signature is not required if you make your submission by electronic means, however please type your name below)</i>	
Signature of submitter: <i>(or person authorised to sign on behalf of submitter)</i>	Dated

Frank Ritchie, Colleen Ritchie & John Colman
as Trustees of the Frank and Colleen Ritchie
Family Trust.

Notes to submitter

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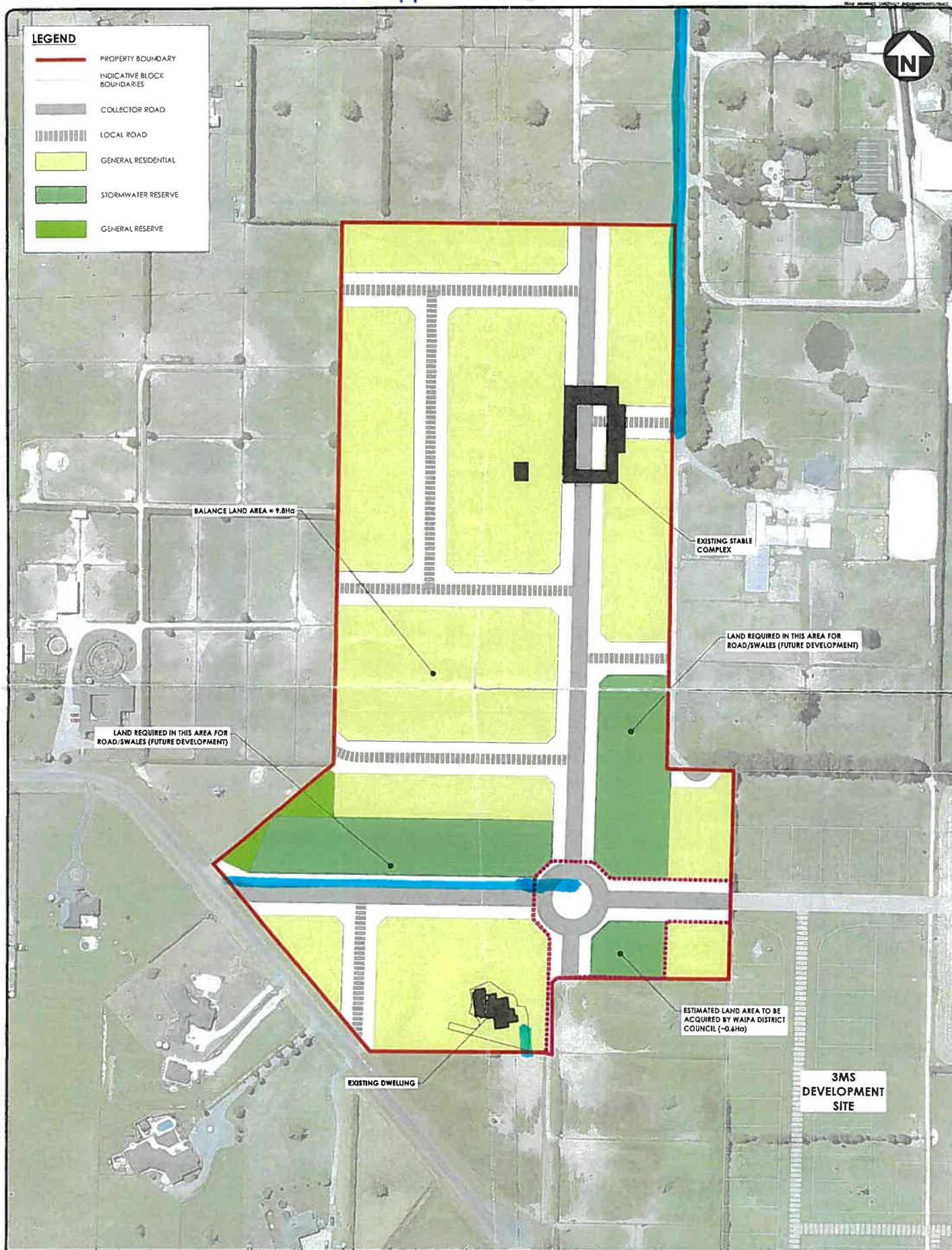
F and C Ritchie submission section 6 – reasons for our submission

- (a) We live at our property at Grasslands Drive, Cambridge. This has been our family home and our place of work for about 16 years. A plan showing the location of our property is attached as Appendix 1 to this submission.
- (b) The total area of our property is slightly over 10 hectares. Most of the property has been used by us since 2005 as the base for our racehorse training business. Our son Shaune Ritchie also bases his racehorse training business on this property.
- (c) We very much enjoy living here and training horses here.
- (d) We have three entrances to the property, all shown on the Appendix 1 plan. Two of these come off Grasslands Drive and one by an easement off Racecourse Road. The property suits us very well as our training base and we have no current intention to use the property differently.
- (e) We believe the development of the C2/C3 Structure Plan that is already in the Waipa District Plan is a good way of providing certainty about getting the main road and services into the C2 cell. With 3MS owning a large portion of the eastern half of the C2 growth cell, the location of those main services within that land gives the greatest certainty about getting those main services into the growth cell as an early part of the cell's development.
- (f) I see that 3MS propose that part of the main road and main services would pass through our property, along one of our main fences and extending right to our northern property boundary. That would require major changes to our farming and horse training operations and would require coordination with development of other land that is in different ownership.
- (g) We would prefer to be able to continue using our property as at present, though some changes might be needed to adjust for residential development to the

east. That will not cause us anywhere near the same disruption as providing a main road and main services through our property.

- (h) The isolated development of the 3MS property and leaving the construction of key services to a later development stage would be a risky way to start the development of the C2 Growth Cell.

Appendix 1



397 GRASSLAND DRIVE UPDATED 3MS LAYOUT