

This is a submission on an application from (name, address & activity)

Mitchell Daysh on behalf of Matt Smith - 3MS Cambridge GP Ltd – 211 Zigzag Rd, R.D. 1 Cambridge 3493
Subdivision consent and Resource Consent for 32/32A Kelly Rd, Cambridge

I am/am not* a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

I am/am not directly affected by an effect of the subject matter of the submission that—

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

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

Filling in the stormwater drain/swale and raising the building platform above current sections creating a possible flooding risk to boundary properties.

The history and risk of flooding in Kelly Road and the ground condition in relation to poor soakage. We also have concerns over the construction and earthworks in relation to our experiences over the last 2 years with current developments/subdivisions.

(Pg. 1,3,7,9,11,15,18,20,21).

My submission is:

Support parts or all of **Oppose** parts or all of **are neutral** parts or all of
include—

- the reasons for your views.

We have concerns over the impact of some of the decisions that have/are being made and would like the opportunity to raise and discuss these further. We would like assurance of who will be responsible for any potential future issues and what drainage is being considered to combat possible water overflow/flooding resulting from raised building platforms on adjacent properties. We are also concerned that council processes and systems for seeking resource consent are not being followed as a section has already been sold and marked out for a building pad, with framework already delivered to the site well before the closing date for submissions, in relation to the request for resource consent. Finally, we have some concerns about the impact of the earthworks on our house/concrete as has been the case with other nearby developments in the last year.

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

We would like reassurance in writing of who will be responsible for any drainage blockages or who we would go to in relation to any flooding of our property/flood damage.

We would like drainage to be considered and placed on the other side of the right of way to catch any water overflow as a result of inclined driveways or raised building platforms.

We would like to know who takes responsibility for any damage caused to our house/driveways/brickwork/ceilings as a result of earthworks or heavy vehicles.

I wish (or do not wish) to be heard in support of my submission.

- I do wish to be heard in support of my submission
(this means that you will speak at the hearing)
- I do not wish to be heard in support of my submission
(this means that you will not be advised of the date of the hearing and will not speak at the hearing)
- If others make a similar submission I will consider presenting a joint case with them at the hearing.

You must tick one of the boxes above, otherwise it will be deemed that you do not wish to be heard and we will not advise you of the date of the hearing.

- I have served a copy of my submission on the applicant.
(this is required by section 96(6) (b) of the Resource Management Act 1991)

I request/**do not request***, pursuant to section 100A of the Act, 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.

Signature of submitter: Heidi Osborn-Dunn 
(or person authorised to sign on behalf of submitter) (A signature is not required if you make your submission by electronic means.)

Date: 09.10.2023 Contact person: Heidi Osborn-Dunn
(name and designation, if applicant)

Postal address: 30 Kelly Road, Cambridge, 3434
(or alternative method of service under section 352 of the Act):

Notes to submitter

If you are making a submission to the Environmental Protection Authority, you should use form 16B. 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 your submission in hard copy please deliver to Waipa District Council, 101 Bank Street, Te Awamutu or 23 Wilson Street, Cambridge or post to Private Bag 2402, Te Awamutu 3840

If you make your submission by electronic means, a signature is not required. Electronic submissions on resource consent applications must be directed to submissions@waipadc.govt.nz.

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.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- 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.

Privacy information

The information you have provided on this form is required so that your submission can be processed under the RMA. The information will be stored on a public register and held by the Council, and may also be made available to the public on the Council's website. In addition, any on-going communications between you and Council will be held at Council's offices and may also be accessed upon request by a third party. Access to this information is administered in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. If you have any concerns about this, please discuss with a Council Planner prior to lodging your submission.

Pg 1. Description of site.

Council's sp. features maps identify the SE portion of the site is subject to poor soachage

* X connected to any drainage / current or proposed impact on new section Fig 1 -> 7

* Our section is already highlighted as being poor soachage. Fig 3. Pg. 3 puts us under at risk.

* From 1979 -> Council have rec. written complaints from Kelly Rd resid. with regard to flooding ... Pg 7

* Labelled residential C - Kelly Rd to limit residential subdivision & the building of new dwelling houses, except in special circumstances, due to prob with flooding ...

Pg. 7 Until such X as adequate additional flood protect ... is provided, zoning will remain as Residential C.

* History of flooding over the years, pointed out to us at X of purchase on a flood plain 100% (50% storm water) & still a risk.

Note improvements made Sept 1993 - May 2002 water reticulation upgrade / replaced.

Pg. 9 - May 2002 - The committee notes that natural drainage & stormwater disposal in Kelly Rd is X good.

Pg. 11

* rainwater collection tanks are proposed & each lot to utilise the collected runoff as non-potable water

- ~~the~~ the stormwater detention pond still full of water & in use. Paperwork states - as the ^{3rd stage} flows are no longer conveyed thru to the stormwater detention pond at 32 & 32A Kelly Rd this pond can now be decommissioned. * Met Tues 5th Oct with BMS, X connected yet no paperwork says it is.

Pg 15

Pg-15

Foundations — According to the Site Suitability report prepared by Probase Engineering Ltd dated 09/08/2023, good ground was not achieved & the site is likely to liquefy therefore, should consent be granted, a foundation design consent notice is recommended.

* no consent granted as of 09/10/2023 ~~yet said~~ ^{measured out today to lay the pad}

(C) Assessment of adverse environmental effects — section 9SD
Pg-18 - any past, present or future effect

(F) " any potential effect of low probability which has high potential impact

Pg-20 - concern over construction & cutwaters.

didn't fence down Kelly Rd - lane - numerous trucks shed entire house - caused ceiling cracks to appear & crack & new kitchen fittings to move.
be shake & rive

* Lally stutz * potting piles in * pounding down * building
6.30am? like eating into platform &
minimal - if don't live here drainage by
- already had 2 years. right of way.

... therefore further assessment is considered regarding the adjacent properties in the limited notified assessment below.
Pg 21 effects considered to be less than minor

Pg. 25-30 Kelly Rd - No mention of the pond being infilled or the potential effects of flooding being minor as mentioned for 30A Pg. 26.

Kelly Road is in a flood zone.

- Resource consent application

5.3 Geotechnical considerations

Finished floor levels - all lots minimum freeboard of 500mm above the flood level.