From: info@waipadc.govt.nz
To: info
Subject: External Sender: LU/0148/25 - Submission - Joslyn & Glenn Philip, owners of Cambridge Glass Ltd
Date: Friday, 23 October 2026 3:20:14 pm

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Address	3 Commerce Street, Cambridge 3434
Application number	LU/0148/25
Name	Cambridge Glass Ltd

Activity

Construction of a new four-storey mixed-use development comprising confidential, retail, first-floor offices,
residential apartments across the upper levels, and a basement car park under the Waipa District Plan; and
Disturbing Soils on an identified HAIL site as a Discretionary Activity under the National Environmental Standard
for Assessing and Managing Contaminants in Soil to Protect Human Health

Full name of submitter	Joslyn & Glenn Philip, owners of Cambridge Glass Ltd
Is the contact a different person to the submitter?	No
Contact phone number	[redacted]
Contact phone number	[redacted]
Email address	[redacted]
Postal Address	3 Commerce Street, Cambridge 3434
Are you a trade competitor for the purposes of section 308B of the Resource Management Act 1991?	No
Are you 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?	Yes
Do you wish to be heard (attend and speak at the Council hearing) in support of your submission?	Yes
If others make a similar submission, will you consider presenting a joint case with them at the hearing?	Yes

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

Construction and associated demolition, excavation and basement works; noise and vibration; Service Lane access;
permanent vehicle access, loading and refuse collection; services and drainage; and effects on Cambridge Glass' continued
operation at 3 Commerce St where its been operating for over 50 years

My submission is either in part or all Opposed

The reasons for my submission are

Position in part - while we don't oppose the redevelopment of these buildings, we seek design changes and enforceable conditions to protect our business we have operated for the last 20 years and our landlords who operated it before we purchased it. If these protections cannot be achieved then we seek refusal.
Of particular concern are the stated noise, vibration. Council's Notification Report identifies potential construction noise and vibration effects at 3 Commerce St. In particular,
Council's Environmental Health Officer has identified that predicted vibration levels at 3 Commerce Street are not likely to
be acceptable at some locations, and that the property is likely to be adversely affected by noise or vibration. We manually cut glass in our workshop directly behind the site, vibration will make this physically difficult due tot he nature of the medium we work with being glass.
The Report also identifies potential construction traffic effects because the construction methodology and staging are not
yet finalised and access through the Service Lane is not certain. It further identifies post-construction traffic effects
because the basement car park access will be directly opposite 3 Commerce St, creating potential conflicts with vehicles which we already struggle with at the moment. We require 24/7 access as we are the ONLY glass company in Cambridge to offer 24/7 Emergency repair & securement, but we are often faced with people parking behind the building and blocking access now. The proposed entrance of the underground carpark is opposite us, our vehicles are coming & going all day as well as large curtain side deliver trucks in an already small lane. Other large trucks also access the lane for rubbish collection for all the surrounding business and at the moment there is already no where for Trades to park when coming to existing business - the amount of Trades people required for this site will be massive & we want to ensure there are enforceable rules to protect both our access & parking 24/7 this includes the weekend.
The Report also notes that an 8m rubbish/recycling truck is shown crossing the
boundary of 3 Commerce St when maneuvering, which could affect the future use or development of our property. We often have to move one of our vehicles to allow access already.

I seek the following decision from the consent authority:

That the consent be granted only subject to conditions that:
1. Require a qualified specialist to assess vibration effects on our building, and glass stock and equipment (in consultation
with Cambridge Glass). Set appropriate measurable vibration limits specific to the tenant's requirements, rather than relying
only on building-damage limits.
2. Require a pre-construction photographic and building condition survey of 3 Commerce St, together

with appropriate
vibration monitoring during all works, with works modified or stopped where monitoring shows those limits are being
approached or exceeded. The consent conditions should also provide a clear process for investigating and remedying any
construction-related damage to the land, building or tenant's property or assets.
3. Require construction noise, vibration and dust to be managed as far as reasonably practicable, with a nominated contact
person and prompt process for resolving complaints or operational issues affecting 3 Commerce St.
4. Require the consent holder or site manager to consult with Cambridge Glass in advance of any demolition, piling,
excavation or other activity expected to generate significant vibration, including reasonable advance notice of the timing
and duration of the works, so Cambridge Glass can take appropriate steps to protect glass stock, equipment and normal
business operations.
5. Require construction traffic, deliveries, contractor parking and temporary works to be managed so they do not materially
obstruct the Service Lane or interfere with access to 3 Commerce St.
6. Require the basement carpark and Service Lane arrangements to maintain safe and reasonable access, parking, loading
and servicing for 3 Commerce St.
7. Require that vehicles associated with the development do not rely on entering, crossing or manoeuvring over any part of
3 Commerce St.
8. Require any convex mirror, traffic calming device or other traffic infrastructure associated with the development to be
positioned so that it does not interfere with the existing or future reasonable use, access, parking, loading or development
of 3 Commerce St.
9. Require that any changes to water, stormwater or wastewater infrastructure maintain existing services to 3 Commerce
St or provide an appropriate alternative connection without unreasonable cost or disruption to the property owner or
occupier. Council itself identifies this as an issue requiring appropriate conditions.

Do you 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? No

Signature of submitter Joslyn & Glenn Philip

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