From: Anne-Marie Sutton
To: Submissions; gareth.moran@nicklince.co.nz
Cc: [redacted]
Subject: External Sender: LU/0148/25 - Notified Resource Consent Submission Form
Date: Thursday, 22 October 2026 1:59:16 pm
Attachments: LU014825 - Form 13 - Submission Form 22 October 2026.pdf

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Please find attached submission from the owners of 3 Commerce St, Cambridge, for the proposed development at 32-42 Victoria St, application number LU/0148/25.

If you could confirm receipt that would be appreciated.

Kind regards

Anne-Marie Sutton
[redacted]

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:	LU/0148/25

1 Submitter details

Full name of submitter:	Peter Michael Joseph Sutton and Pamela Mary Sutton, trustees of the Sutton Family Trust which is the owner of 3 Commerce St, Cambridge.
Contact name if different from above:	Anne-Marie Sutton
Contact phone number(s)	[redacted]
Email address:	[redacted]
Postal address: *(required if no email address is provided)*	

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.

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.

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

Grovic Property Ltd

32-42 Victoria Street, Cambridge

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

3 Trade competition

Select one	○	I am	a trade competitor for the purposes of section 308B of the Resource Management Act 1991.
	✓	I am not	
Select one	✓	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
	○	I am not	

4 Attendance at Council hearing

Select one	✓	I do	wish to be heard (attend and speak at the Council hearing) in support of my submission
	○	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:

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.

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

Position: Opposed in part.

We do not oppose the proposed redevelopment in principle. We seek design changes and enforceable conditions to protect our property, essential access, and our tenant Cambridge Glass Ltd. If these protections cannot be achieved, we seek refusal.

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. Given the nature of Cambridge Glass's operations and the storage and handling of glass at the property, we consider that specific conditions are required to manage and monitor vibration and to protect the building, tenant and property.

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

using our rear parking/loading area. The Report also notes that an 8m rubbish/recycling truck is shown crossing the boundary of 3 Commerce St when manoeuvring, which could affect the future use or development of our property.

7 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.

8 Hearings Commissioners

Select one	○	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.**
	✓	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)*	Peter Sutton	Dated	22 October 2026

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.