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:	Waipa Capital Limited (New owner of 69 Duke Street Cambridge)
Contact name if different from above:	Cai and Mike Schonberger
Contact phone number(s)	[redacted]
Email address:	[redacted]
Postal address: *(required if no email address is provided)*	3/207 Whitehall Road RD4 Cambridge 3496

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-phase effects on the neighbouring property at 69 Duke Street, Cambridge, including excavation, sheet piling, noise, vibration, building-condition protection, communications with owner and occupier, and any interruption of existing lawful access. See attached Schedule A.

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

The submitter does not oppose the redevelopment in principle. 69 Duke Street is an existing commercial property occupied by a public-facing government service centre. Construction noise, piling and excavation may disrupt the occupier and create concerns about the condition of the older building. Practical, proportionate conditions can manage these effects. See Schedule A.

7	I seek the following decision from the consent authority:
Grant consent only with suitable construction-management conditions addressing: (1) consultation and advance written notice to the owner and occupier of 69 Duke Street; (2) a developer-funded independent pre-construction building-condition survey and appropriate follow-up; (3) reasonable verification monitoring during high-noise/vibration works; (4) a clear site contact and complaints process; and (5) maintenance of lawful access where affected. Full requested conditions in Schedule A.	

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)*	 Cai Schonberger (for Waipa Capital Limited)	Dated	14/10/2026

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.

1. Schedule A — Supporting reasons and conditions sought

Resource consent LU/0148/25 | Grovic Property Limited | 32–42 Victoria Street, Cambridge

Affected property: 69 Duke Street, Cambridge | Submitter: Mikkal Limited (subject to confirmation)

Position and scope

The submitter takes a neutral position on the proposed mixed-use redevelopment. This submission is confined to the effects of construction on 69 Duke Street and its occupier. It does not seek refusal of consent or oppose the proposed building's height, use or general design.

Reasons

69 Duke Street is an existing commercial building occupied by the Ministry of Social Development. Excavation, piling and other high-noise or vibration-generating works could cause temporary disruption to the occupier's operations and raise concerns about the condition of the building. Advance coordination, proportionate verification and a reliable complaints pathway would reduce those effects. The submitter seeks practical conditions tailored to the actual construction effects, without suggesting that structural damage is predicted.

Decisions and conditions sought

(i) 1. Prior consultation and notice

Require the consent holder to identify and consult the owner and occupier of 69 Duke Street before commencement of sheet piling, excavation or other significant noise/vibration-generating works, provide advance written notice of anticipated dates, hours and duration, and reasonably coordinate particularly disruptive activities to reduce avoidable interference with the occupier's operations.

(ii) 2. Baseline condition survey

Before excavation, piling or significant vibration-generating works, require the consent holder to offer the owner of 69 Duke Street an independent pre-construction building-condition survey by a suitably qualified person, funded by the consent holder. Provide the owner with the report and photographs. Where reasonably warranted by concerns arising during construction, provide an appropriate post-works comparison survey.

(iii) 3. Verification monitoring

Provide for reasonable verification of noise and, where relevant, vibration at or representative of 69 Duke Street during initial sheet piling or other high-impact activities when requested by Council or reasonably required in response to a substantiated concern. Results and any required corrective action should be communicated promptly.

(iv) 4. Construction management and communication

Expressly include the owner and all occupiers of 69 Duke Street in the final construction noise/vibration management plan's notification and complaints arrangements. Provide an accessible site-manager contact, a clear process for investigating complaints, and timely updates about material changes to the programme.

(v) 5. Access and safety

Maintain lawful pedestrian, emergency, delivery and service access to 69 Duke Street during construction, insofar as the works affect those routes. Any unavoidable temporary restriction should be notified in advance and managed in consultation with affected users.

(vi) 6. Other relief

Impose any equivalent or more effective conditions Council considers appropriate to address the above construction effects. The submitter does not seek conditions unrelated to effects on 69 Duke Street.

Administrative matters for the solicitor / vendor to confirm before lodging

1. **Confirm the current registered owner and the legally eligible submitter. This draft assumes Mikkal Limited submits as the notified owner; if Waipa Capital Limited is to submit instead, Council/lawyer should confirm standing and amend the form.**

2. **Insert the authorised representative's phone/email, signatory and date.**

3. **Confirm the hearing election. Draft selects "I do wish to be heard" to preserve the option, but this requires the submitter's approval.**

4. **Confirm Council's current closing date and lodge promptly (default 5 pm 23 October 2026; early closure possible).**

5. **Serve a copy on applicant Grovic Property Limited c/- Nicklin CE RPC Ltd, attn Gareth Moran, gareth.moran@nicklince.co.nz, as soon as reasonably practicable after Council filing.**

6. **Council letter asks that the notice be forwarded to affected occupiers; arrange this with the solicitor/vendor regarding MSD.**