

10 March 2021

Waipa District Council
Private Bag 2402
Te Awamutu 3840

Attention: Wayne Allan

Sent via email: Wayne.Allan@waipadc.govt.nz

Dear Wayne

RE: 3Ms of Cambridge GP Limited – Addendum to Application SP/0179/20

Firstly, 3Ms of Cambridge GP Limited (“**3Ms**”) wishes to thank the Waipa District Council for providing the draft notification report for 3Ms to review and the opportunity to respond to the issues raised. 3Ms acknowledges that concerns have been raised in the report in respect of the 3Ms development not showing a local road connection into the Kelly Road area. In that regard, 3Ms has worked to find a solution to address Council’s desire to have a local road connection, and also not compromise the lots within the 3Ms development itself.

In that respect, 3Ms is proposing to include a local road connection through to Kelly Road (off Road 10) in the same location as the east-west swale that runs through the 3Ms site into 44A Kelly Road. The application therefore needs to be amended.

It is understood that Waipa District Council was planning on acquiring land with a width of 12 metres for the east/west swale through 44A Kelly Road. 3Ms is proposing that this corridor include the local road; therefore, the corridor would need to be extended by around eight (8) metres in width to 20 metres in width. 3Ms considers that this solution represents an efficient use of land as that corridor was going to be acquired in any event. This solution also does not reduce the number of lots within the 3Ms development (and therefore remove any future potential lots from the Cambridge residential market).

The Waipa District Council has asked 3Ms to formally amend the subdivision application (SP/0179/20) to include the local road connection through to Kelly Road. In that regard, please find enclosed a series of plans that supersede the plans within the resource consent application and assessment of

environmental where there is any inconsistency of conflict between these plans in respect of the local road in question. The key amendments are:

- (a) The eastern stormwater connection reserve will also encompass a road reserve (i.e. future local road link to Kelly Road by others):
- (b) The sizes of the lots on the eastern boundary have been adjusted to accommodate the above update.

The following plans are attached to this letter:

- **3Ms Property Layout Alternative Development** 17001-SK-094-REVK replaces drawing 17001-SK-094-REVJ which is shown as Figure 1 and Figure 7 in the application.
- **Structure Plan Integration General Arrangement** 17001-SK-100-REVH replaces drawing 17001-SK-100-REVG in Appendix D of the application (and Figure 31 of the application).
- **Structure Plan Integration Stormwater Network** 17001-SK-102-REVD replaces drawing 17001-SK-102-REVC in Appendix D of the application.
- **Structure Plan Integration Transport Network** 17001-SK-103-REVD replaces drawing 17001-SK-103-REVC in Appendix D of the application (and Figure 15 in respect of the local road).
- **Structure Plan Integration Walking & Cycling** 17001-SK-104-REVD replaces drawing 17001-SK-104-REVC in Appendix D of the application (and Figure 16 of the application in respect of the local road).
- **Structure Plan Integration Open Space Network** 17001-SK-105-REVD replaces drawing 17001-SK-105-REVC in Appendix D of the application.
- **Structure Plan Integration Staging Plan** 17001-SK-106-REVD replaces drawing 17001-SK-106-REVC in Appendix D of the application.
- **WDC Land Acquisition Updated 3Ms Layout** 17001-SK-117-REVC. A plan of this nature is not shown in the application currently.
- **Structure Plan Integration Revised Land Requirement Plan** 17001-SK-109-REVB replaces drawing 17001-SK-109-REVA which is shown as Figure 43 in the application.
- **44A Kelly Road Updated 3Ms Layout** 17001-SK-129-REVA (new plan).
- **Scheme Plan** drawings 4297-SP-1-REVK, 4297-SP-2-REVK, 4297-SP-3-REVK, 4297-SP-4-REVK, 4297-SP-5-REVK, 4297-SP-6-REVK and 4297-SP-7-REVK replace drawings 4297-SP-1-REVH, 4297-SP-2-REVH, 4297-SP-3-REVH, 4297-SP-4-REVH, 4297-SP-5-REVH, 4297-SP-6-REVH and 4297-SP-7-REVH which are contained in Appendix F of the application and are also shown as Figures 8 – 14. These plans show the area as “Local Purpose Reserve – Stormwater” (Lot 500) as this was the intended function of the reserve; However, as the other plans attached to this letter show, it is proposed that this reserve also encompass a local road.

A full set of master plan engineering drawings set (which are shown in Appendix D of the application) will be provided in due course.

3Ms reiterates that Waipa District Council will need to purchase the land off 3Ms and pay for the construction costs of this local road as the road is not servicing the 3Ms development; future Kelly Road developments will largely benefit from this road. The costs of this could be recovered via development contributions.

One final matter that needs a brief comment is the status of the “Structure Plan Integration” or “Updated Structure Plan” drawings in the resource consent application and assessment of environmental effects, which is a matter that has been discussed with the Waipa District Council. These terms which are used throughout the application are references to the illustrations of how, once the 3Ms subdivision is granted, the existing C1 and C2/C3 Structure Plan features could be given effect to under a slightly different spatial alignment. 3Ms is not seeking an amendment to the Structure Plan that is part of the Waipa District Plan. The subdivision application cannot, and does not, encompass a change to the Structure Plan, and a change of that nature can only occur through a plan change process. It is also noted that no changes need to be made to the operative Structure Plan to encompass the changes shown in the illustration 3Ms plans. Progressive developments can occur within the growth cell under the existing Structure Plan, so long as each is assessed to the extent that any departures from the structure plan are evaluated and accounted for. Ultimately, development will not necessarily follow the existing structure plan identically.

3Ms considers that these “alternative structure plans” are relevant to the current application only to the extent that they illustrate how and why the proposed 3Ms subdivision does not frustrate the delivery of the Structure Plan in the long term. Again, they illustrate how it can be delivered in a slightly different way. This is relevant because the subdivision must be evaluated to the extent that it is consistent with the Structure Plan. To the extent that it is different, those differences need to be evaluated, and the effects of the differences examined. The alternative structure plans prepared by 3Ms (including those that have been updated and attached to list letter) illustrate that the effects of the differences are minimal and easily addressed.

I trust that the information contained in this letter addresses the concerns raised by the Waipa District Council in its notification assessment. Please do not hesitate to contact me directly if any matters in this letter require further clarification.

Yours sincerely,



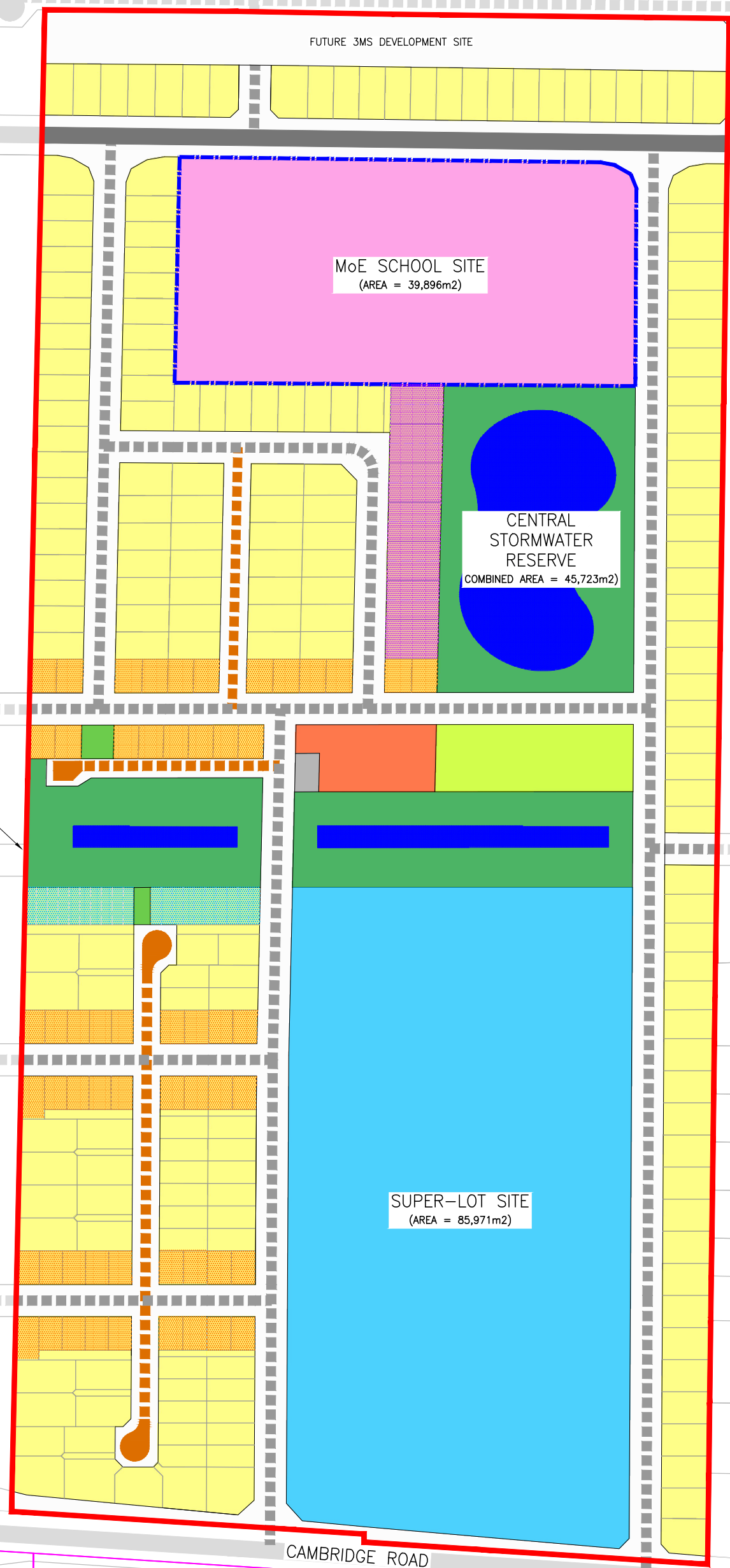
Abbie Fowler
Associate
Mitchell Daysh Ltd

Cc: Helen Aitkens (helen.atkins@ahmlaw.nz); Tony Quickfall (Tony.Quickfall@waipadc.govt.nz) and Mark Batchelor (Mark.Batchelor@ckl.co.nz).

3MS DEVELOPMENT LAYOUT



LEGEND	
	3MS PROPERTY BOUNDARY
	INDICATIVE BLOCK BOUNDARIES
	COLLECTOR ROAD
	LOCAL ROAD
	LOCAL ACCESS ROAD
	GENERAL RESIDENTIAL
	TERRACED RESIDENTIAL HOUSING OVERLAY
	COMPACT RESIDENTIAL OVERLAY
	HIGH DENSITY HOUSING RESIDENTIAL
	MoE SCHOOL SITE
	SUPER-LOT SITE
	NEIGHBOURHOOD CENTRE
	UTILITY RESERVE (WASTEWATER)
	STORMWATER RESERVE
	STORMWATER DEVICE (SOAKAGE BASIN)
	LOCAL OPEN SPACE (RESERVE)
	ACTIVE RECREATION (RESERVE)



PROPERTY ASSESSMENT	
BASED ON THE REFINED STRUCTURE PLAN:	
GENERAL RESIDENTIAL - AREA	10.46 Ha
GENERAL RESIDENTIAL - No. LOTS	186 LOTS
TERRACED RESIDENTIAL - AREA	0.56 Ha
TERRACED RESIDENTIAL - No. LOTS	14 LOTS
COMPACT RESIDENTIAL - AREA	1.80 Ha
COMPACT RESIDENTIAL - No. LOTS	56 LOTS
HIGH DENSITY HOUSING - AREA	0.32 Ha
HIGH DENSITY HOUSING - No. LOTS	20 LOTS
R.O.W ACCESS LOTS - AREA	0.27 Ha
WDC COLLECTOR ROAD AREA	1.07 Ha
ROAD RESERVE AREA	6.87 Ha
UTILITY RESERVE AREA	0.04 Ha
STORMWATER RESERVE AREA	4.54 Ha
RECREATIONAL RESERVE AREA	0.58 Ha
NEIGHBOURHOOD CENTRE AREA	0.33 Ha
SUPER-LOT SITE	8.60 Ha
MOE SCHOOL SITE	3.99 Ha
FUTURE DEVELOPMENT SITE	1.41 Ha
TOTAL AREA	40.84 Ha
TOTAL RESIDENTIAL LOTS	276 LOTS
TOTAL SUPER-LOT DWELLINGS (ASSUMED)	200 UNITS
GROSS DENSITY	15.1 LOTS/Ha
NET DENSITY	21.6 LOTS/Ha

- NOTES**
- LAYOUT SHOWN IS INDICATIVE AND HAS BEEN DEVELOPED FOR COMPARISON PURPOSES ONLY
 - STRUCTURE PLAN SHOWN IS BASED ON THE APPROVED LAYOUT CONFIRMED AS PART OF PLAN CHANGE 7 INCLUDING AMENDMENTS WITHIN THE 3MS PROPERTY TO ACCOMMODATE CLIENT DEVELOPMENT REQUIREMENTS
 - PROPOSED SCHOOL SITE SHOWN HAS BEEN AMENDED TO ACHIEVE A MINIMUM LOT SIZE OF 4.0Ha (AS REQUESTED BY THE MINISTRY OF EDUCATION)
 - INDIVIDUAL RESIDENTIAL LOTS SHOWN ARE INDICATIVE ONLY AND ARE BASED ON THE FOLLOWING SIZE PARAMETERS:
 - COMPACT - LESS THAN 400m²
 - GENERAL - GREATER THAN 400m²

DESIGNED BY L. MCCAFFREY	DATE 25.08.20	DRAWN BY L. MCCAFFREY	DATE 25.08.20	APPROVED BY -	DATE -	APPROVAL STATUS FOR INFORMATION	PROJECT NAME 3M RESIDENTIAL DEVELOPMENT PROJECT
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REV	DESCRIPTION	BY	DATE
K	FOR INFORMATION	LPM	09.03.21
J	FOR INFORMATION	LPM	30.11.20
I	FOR INFORMATION	LPM	10.11.20
H	FOR INFORMATION	LPM	29.10.20

CLIENT NAME

DRAWING TITLE

3Ms PROPERTY LAYOUT
ALTERNATIVE DEVELOPMENT LAYOUT

PRODUCED BY

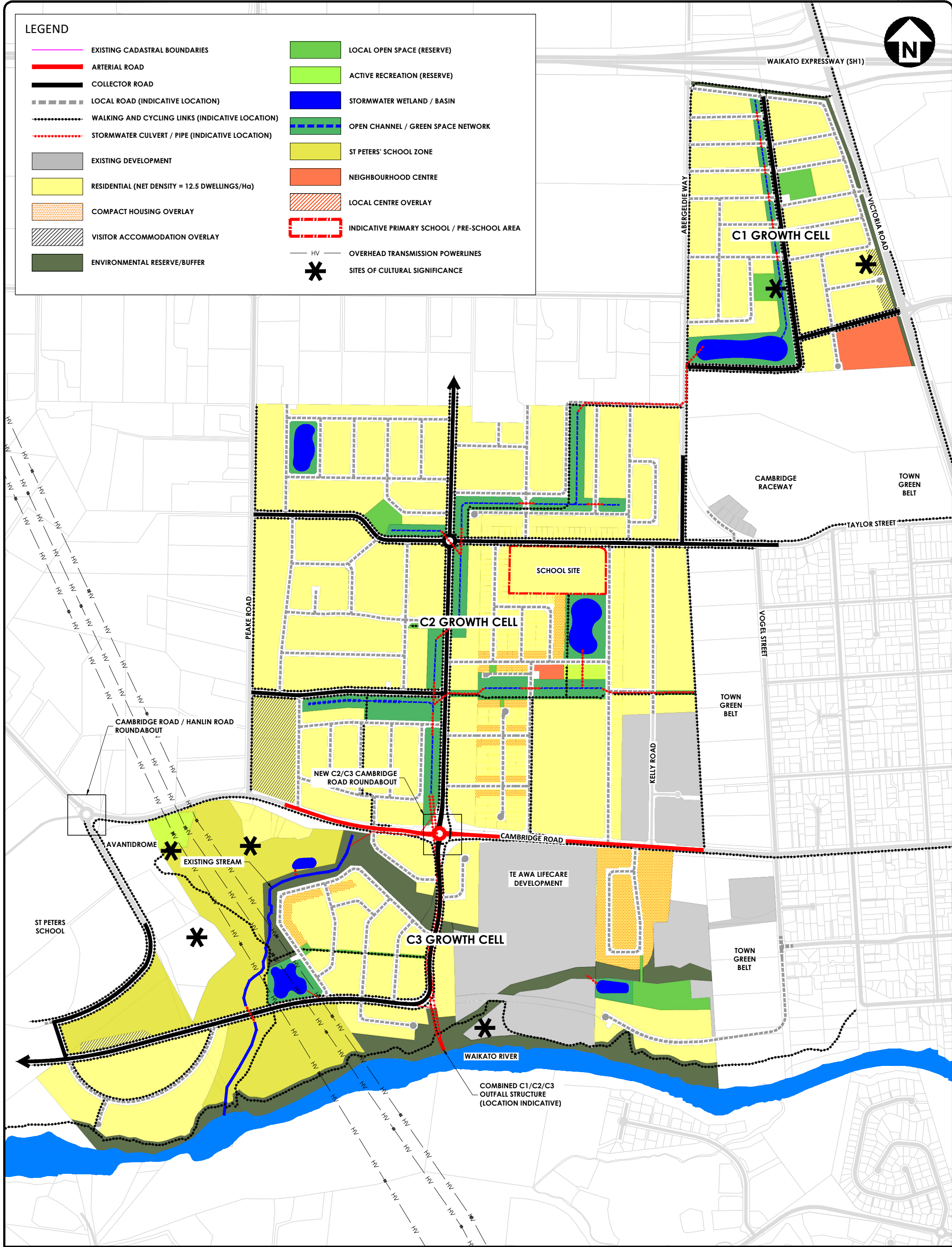
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DISCIPLINE CIVIL ENGINEERING	
DRAWING No. 17001-SK-094	

**STRUCTURE PLAN INTEGRATION
DRAWINGS**



LEGEND

	EXISTING CADASTRAL BOUNDARIES		LOCAL OPEN SPACE (RESERVE)
	ARTERIAL ROAD		ACTIVE RECREATION (RESERVE)
	COLLECTOR ROAD		STORMWATER WETLAND / BASIN
	LOCAL ROAD (INDICATIVE LOCATION)		OPEN CHANNEL / GREEN SPACE NETWORK
	WALKING AND CYCLING LINKS (INDICATIVE LOCATION)		ST PETERS' SCHOOL ZONE
	STORMWATER CULVERT / PIPE (INDICATIVE LOCATION)		NEIGHBOURHOOD CENTRE
	EXISTING DEVELOPMENT		LOCAL CENTRE OVERLAY
	RESIDENTIAL (NET DENSITY = 12.5 DWELLINGS/Ha)		INDICATIVE PRIMARY SCHOOL / PRE-SCHOOL AREA
	COMPACT HOUSING OVERLAY		OVERHEAD TRANSMISSION POWERLINES
	VISITOR ACCOMMODATION OVERLAY		SITES OF CULTURAL SIGNIFICANCE
	ENVIRONMENTAL RESERVE/BUFFER		











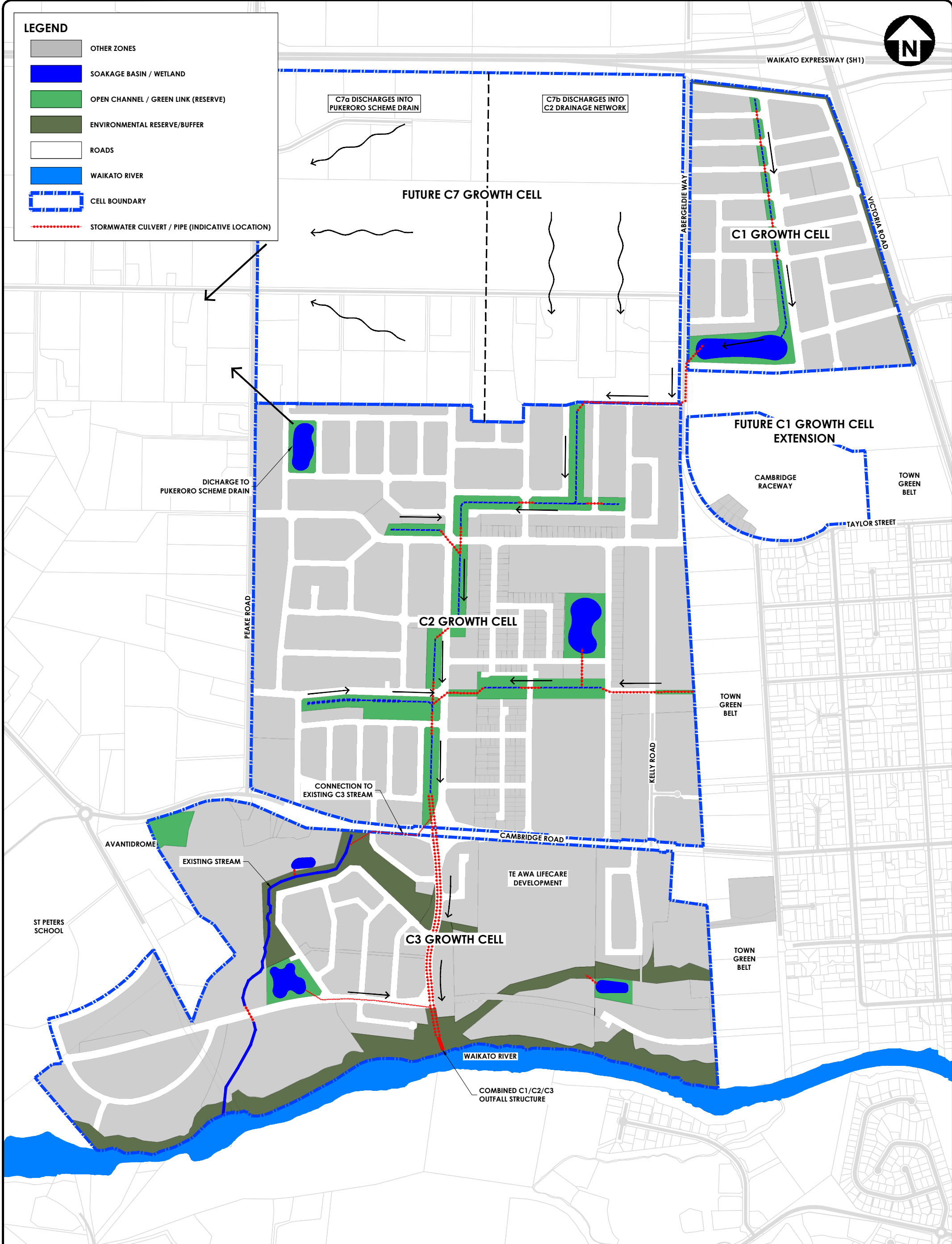
3MS 3MS RESIDENTIAL DEVELOPMENT

STRUCTURE PLAN INTEGRATION GENERAL ARRANGEMENT



LEGEND

-  OTHER ZONES
-  SOAKAGE BASIN / WETLAND
-  OPEN CHANNEL / GREEN LINK (RESERVE)
-  ENVIRONMENTAL RESERVE/BUFFER
-  ROADS
-  WAIKATO RIVER
-  CELL BOUNDARY
-  STORMWATER CULVERT / PIPE (INDICATIVE LOCATION)



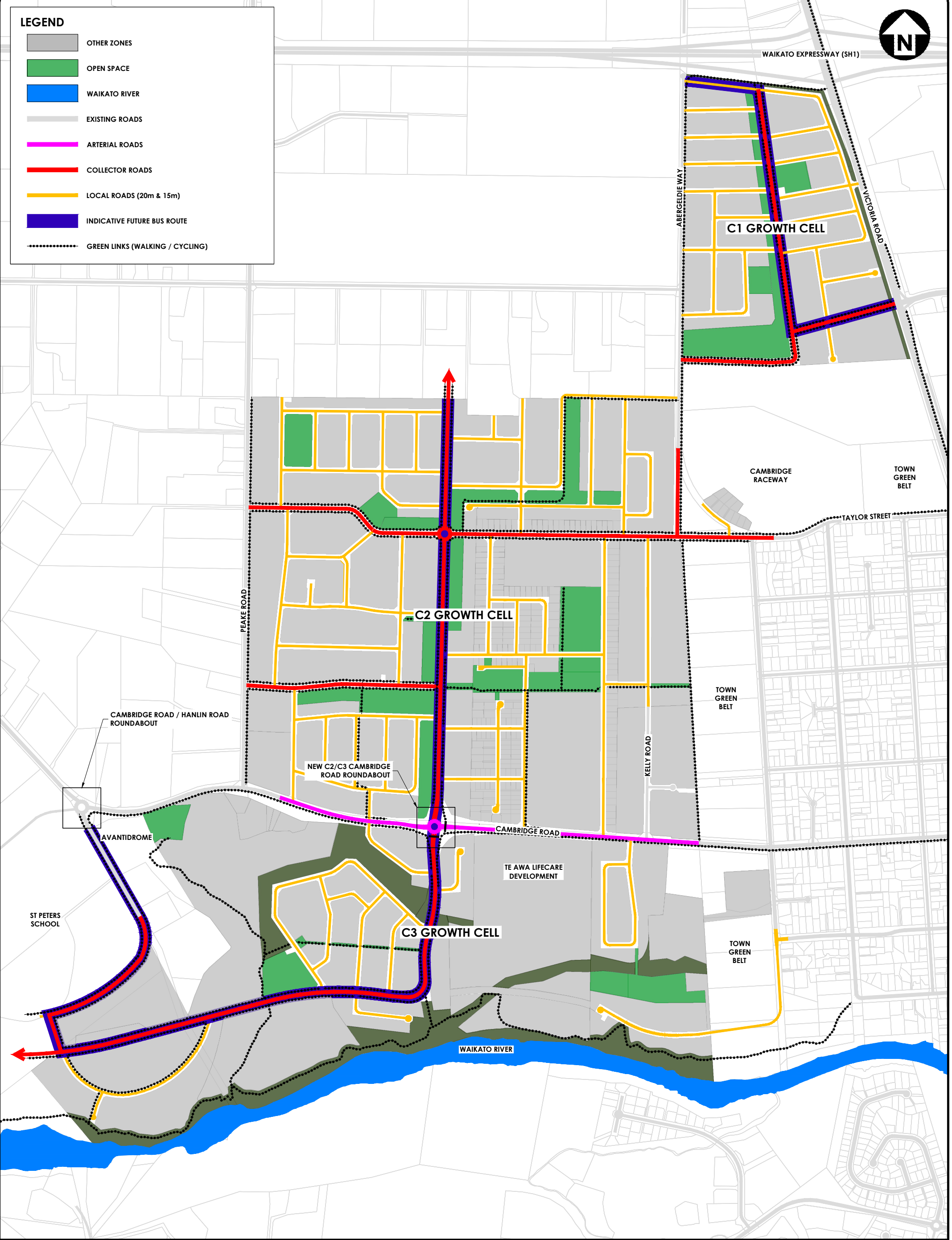
3MS 3MS RESIDENTIAL DEVELOPMENT

STRUCTURE PLAN INTEGRATION STORMWATER NETWORK



LEGEND

- OTHER ZONES
- OPEN SPACE
- WAIKATO RIVER
- EXISTING ROADS
- ARTERIAL ROADS
- COLLECTOR ROADS
- LOCAL ROADS (20m & 15m)
- INDICATIVE FUTURE BUS ROUTE
- GREEN LINKS (WALKING / CYCLING)



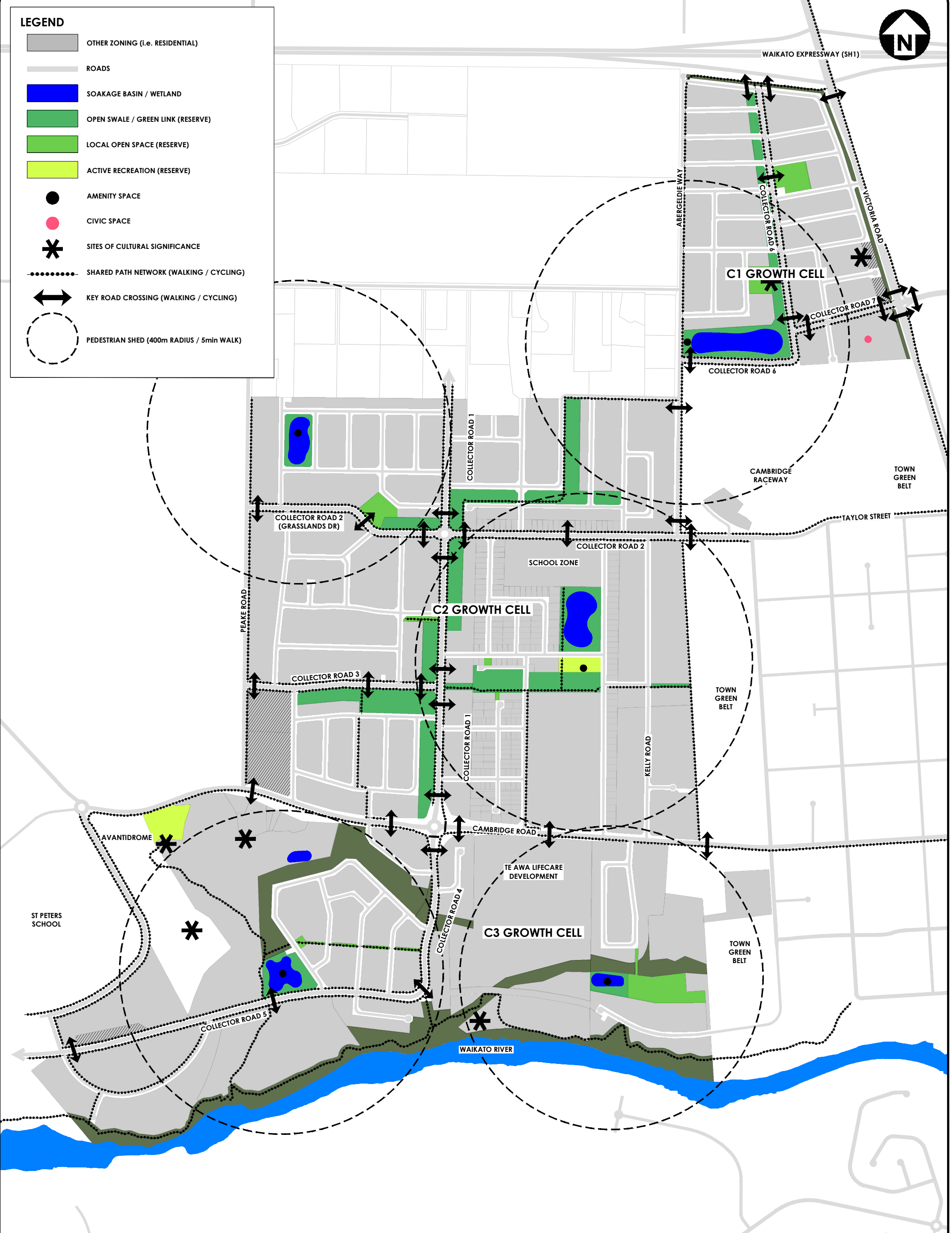
3MS 3MS RESIDENTIAL DEVELOPMENT

STRUCTURE PLAN INTEGRATION TRANSPORT NETWORK



LEGEND

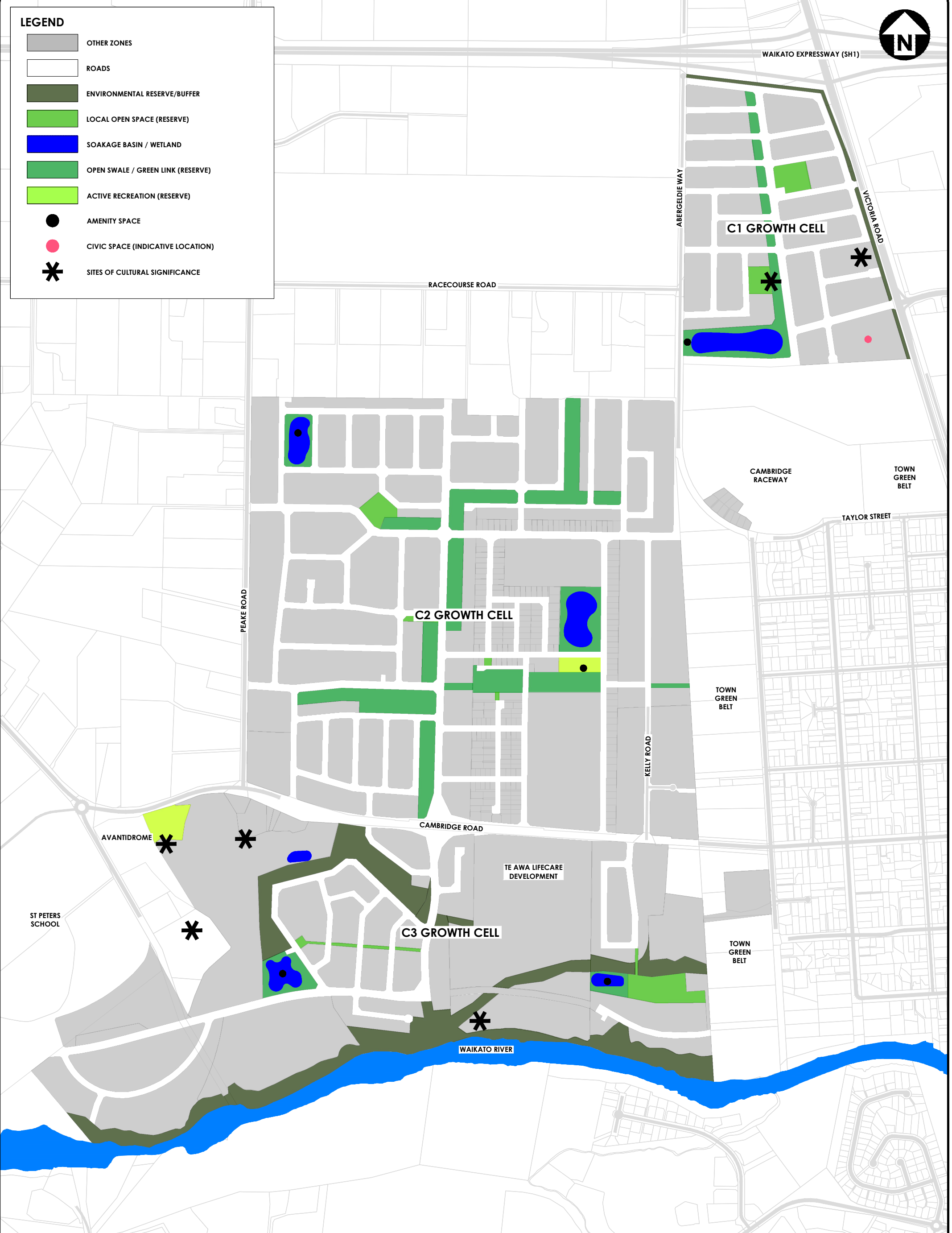
- OTHER ZONING (i.e. RESIDENTIAL)
- ROADS
- SOAKAGE BASIN / WETLAND
- OPEN SWALE / GREEN LINK (RESERVE)
- LOCAL OPEN SPACE (RESERVE)
- ACTIVE RECREATION (RESERVE)
- AMENITY SPACE
- CIVIC SPACE
- ✱ SITES OF CULTURAL SIGNIFICANCE
- SHARED PATH NETWORK (WALKING / CYCLING)
- KEY ROAD CROSSING (WALKING / CYCLING)
- PEDESTRIAN SHED (400m RADIUS / 5min WALK)





LEGEND

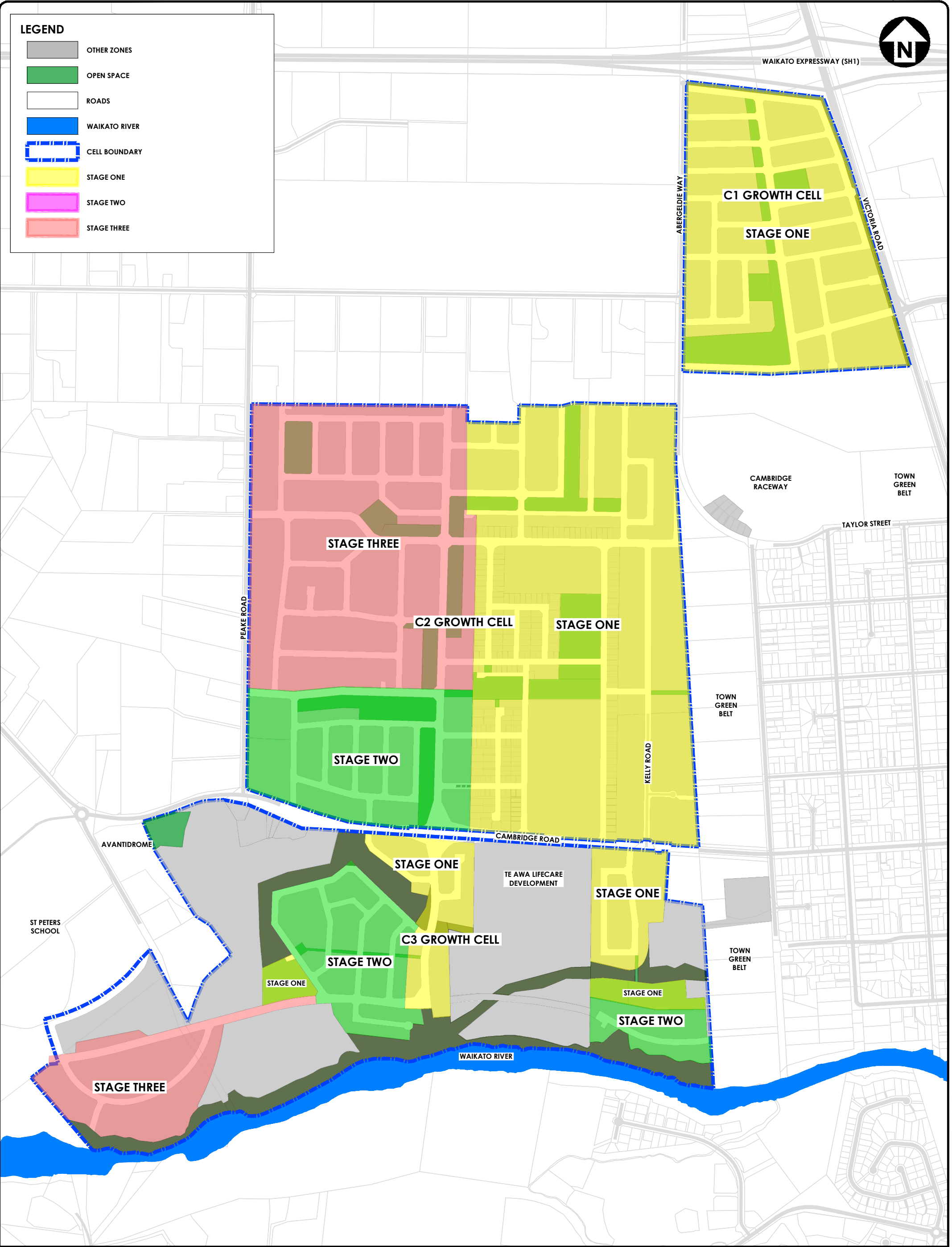
-  OTHER ZONES
-  ROADS
-  ENVIRONMENTAL RESERVE/BUFFER
-  LOCAL OPEN SPACE (RESERVE)
-  SOAKAGE BASIN / WETLAND
-  OPEN SWALE / GREEN LINK (RESERVE)
-  ACTIVE RECREATION (RESERVE)
-  AMENITY SPACE
-  CIVIC SPACE (INDICATIVE LOCATION)
-  SITES OF CULTURAL SIGNIFICANCE





LEGEND

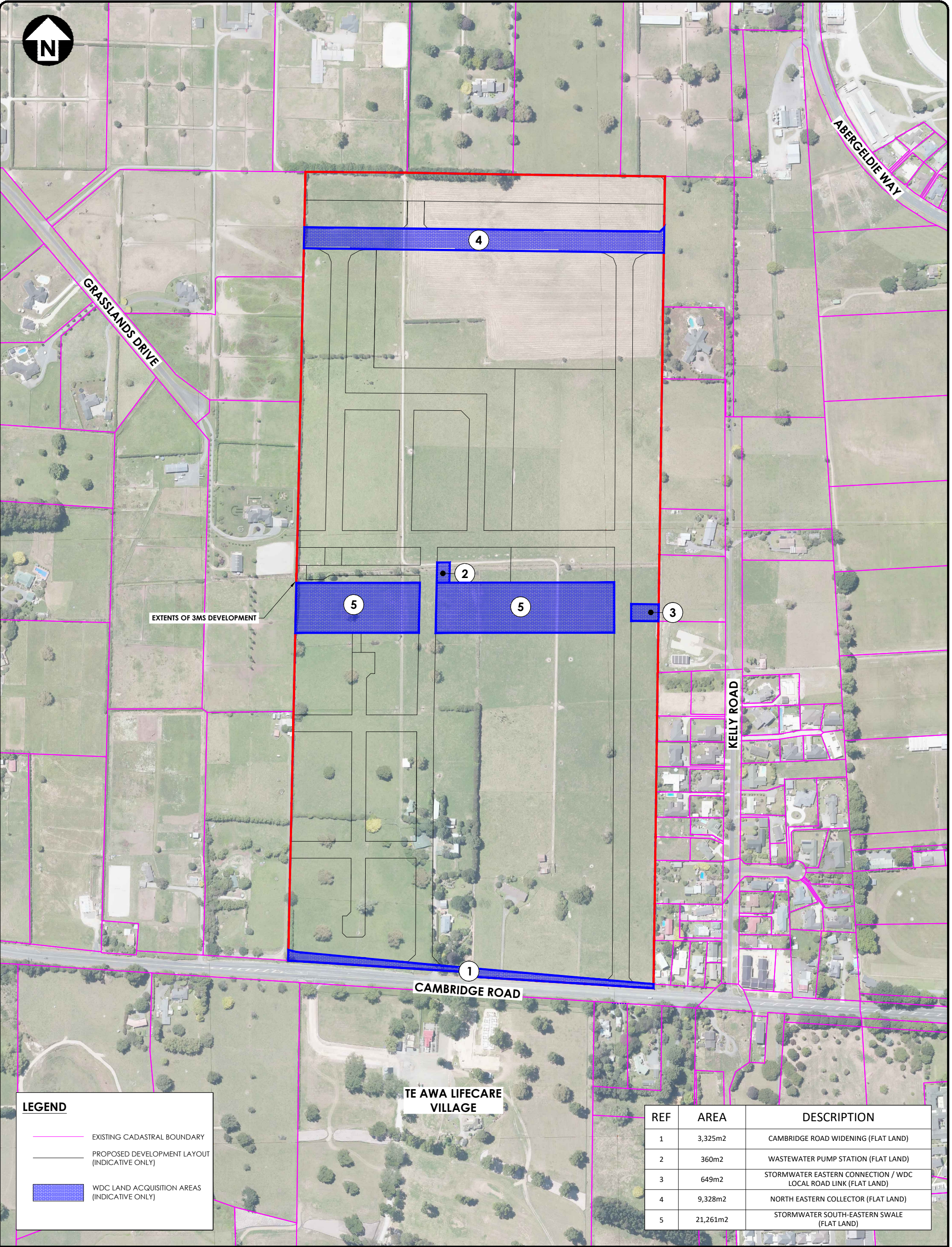
- OTHER ZONES
- OPEN SPACE
- ROADS
- WAIKATO RIVER
- CELL BOUNDARY
- STAGE ONE
- STAGE TWO
- STAGE THREE






3MS 3MS RESIDENTIAL DEVELOPMENT

STRUCTURE PLAN INTEGRATION STAGING PLAN

LAND REQUIREMENT PLANS



LEGEND

-  EXISTING CADASTRAL BOUNDARY
-  PROPOSED DEVELOPMENT LAYOUT (INDICATIVE ONLY)
-  WDC LAND ACQUISITION AREAS (INDICATIVE ONLY)






REF	AREA	DESCRIPTION
1	3,325m ²	CAMBRIDGE ROAD WIDENING (FLAT LAND)
2	360m ²	WASTEWATER PUMP STATION (FLAT LAND)
3	649m ²	STORMWATER EASTERN CONNECTION / WDC LOCAL ROAD LINK (FLAT LAND)
4	9,328m ²	NORTH EASTERN COLLECTOR (FLAT LAND)
5	21,261m ²	STORMWATER SOUTH-EASTERN SWALE (FLAT LAND)



WDC LAND ACQUISITION UPDATED 3MS LAYOUT

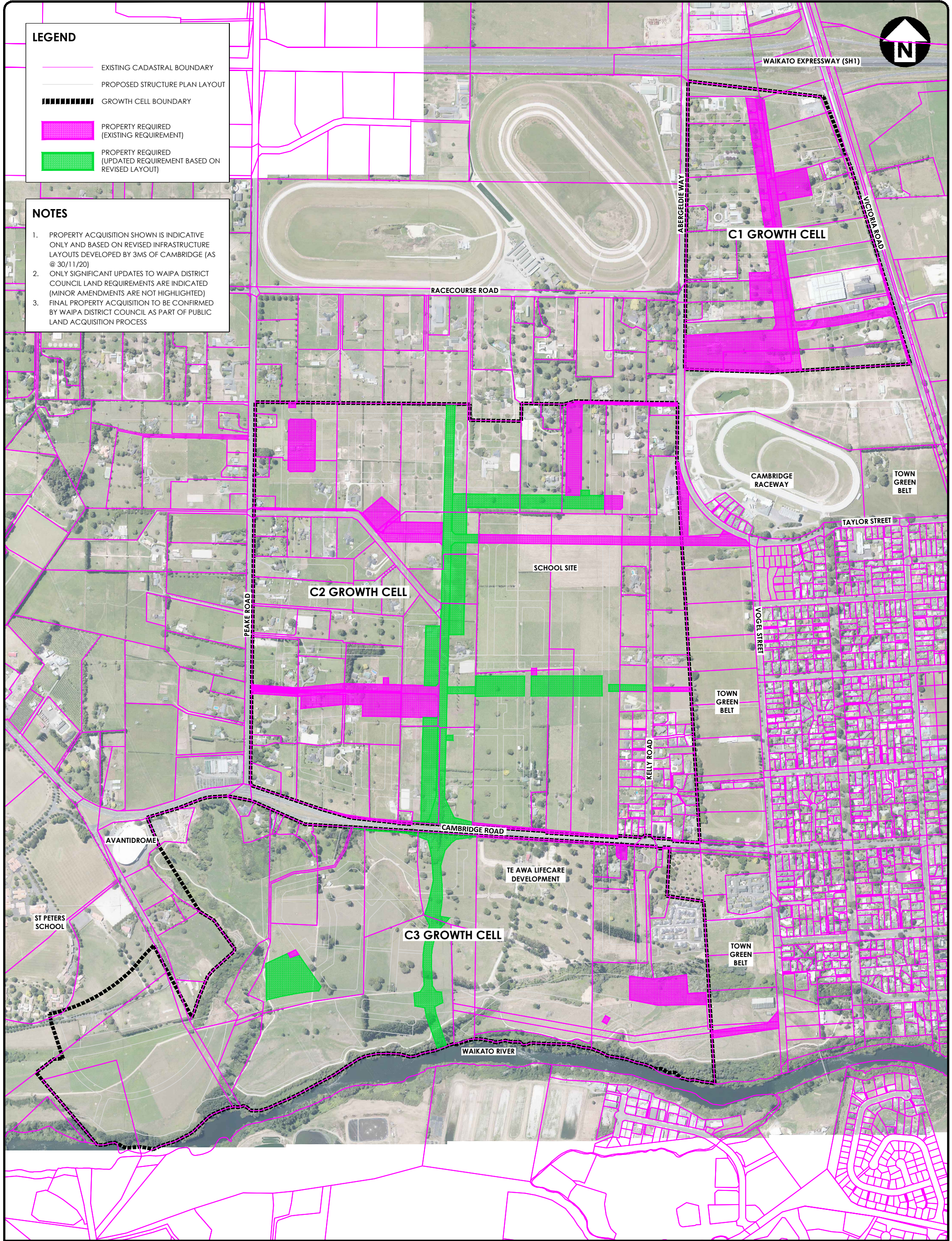


LEGEND

-  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





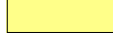




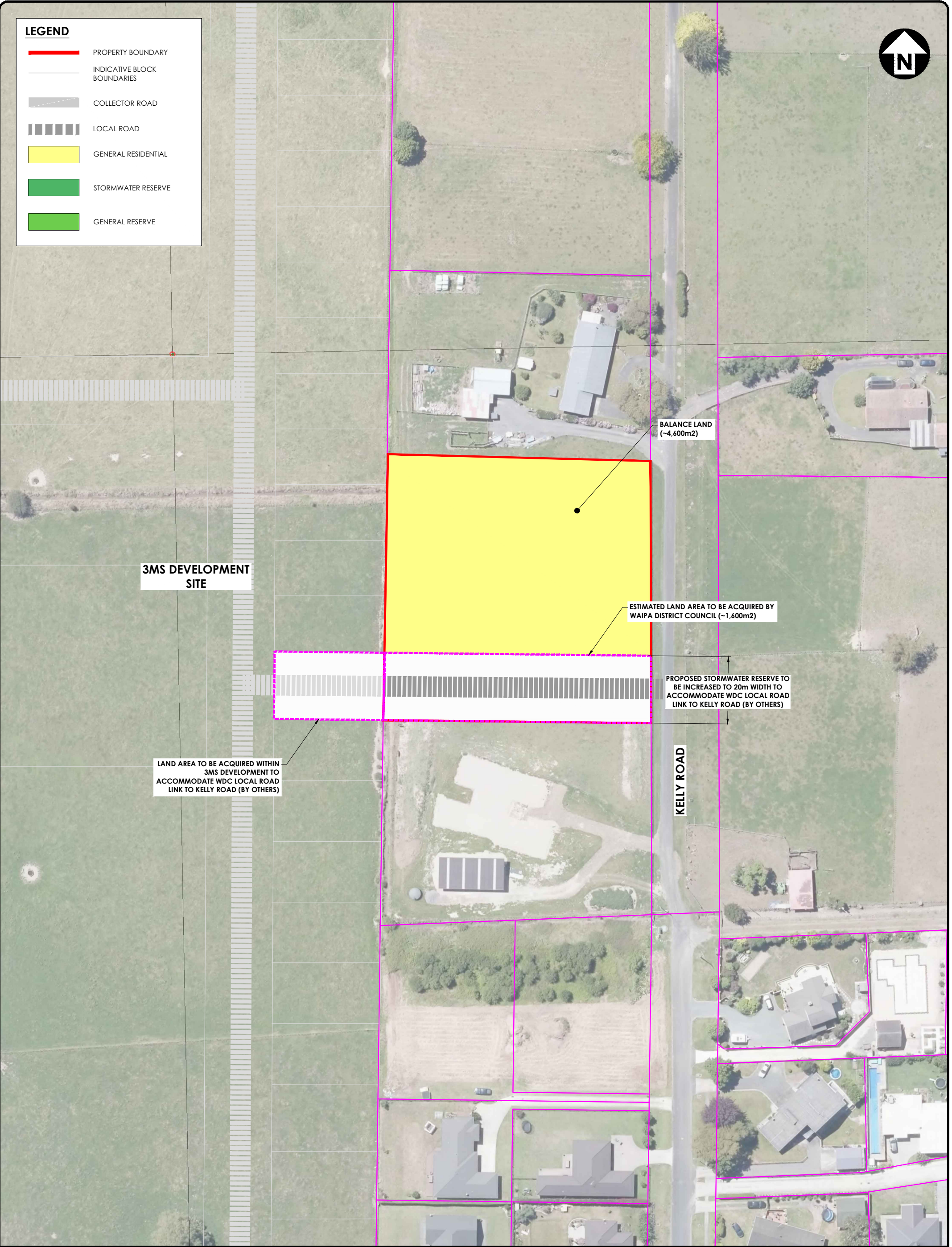
3MS 3MS RESIDENTIAL DEVELOPMENT

STRUCTURE PLAN INTEGRATION REVISED LAND REQUIREMENT PLAN

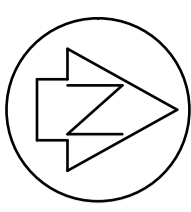


LEGEND

-  PROPERTY BOUNDARY
-  INDICATIVE BLOCK BOUNDARIES
-  COLLECTOR ROAD
-  LOCAL ROAD
-  GENERAL RESIDENTIAL
-  STORMWATER RESERVE
-  GENERAL RESERVE



SCHEME PLAN



- General Residential
- Compact Residential Overlay
- High Density Residential Overlay (Future Development)
- Terraced Residential Overlay (Future Development)
- Future Development Lot
- Neighbourhood Centre

Number of Lots:	242
Area of Sections:	122,560 m ²
Area of Commercial:	3,294 m ²
Area of High Density:	3,873 m ²
Area of Future Dev.:	19,870 m ²
Area of Retirement:	85,976 m ²
Area of School:	39,907 m ²
Area of ROW's:	1,879 m ²
Area of Reserve:	52,541 m ²
Area of Road:	78,458 m ²
Avg. Lot Size:	508 m ²
Max. Lot Size:	843 m ²
Min. Lot Size:	284 m ²
Yield / Ha:	13.6 households <i>(Yield excludes Commercial & School Site)</i>

Stage 1

Memorandum of Easements			
Purpose/Interest	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of Way;	Lot 400	Lot 400	Lots 56 – 60
Right to convey Electricity;			
Right to convey Telecommunications;	Lot 403	Lot 403	Lots 102 – 105
Right to convey Gas;			
Right to convey Water;			
Right to drain Water;	Lot 404	Lot 404	Lots 122 – 125
Right to drain Sewage.			

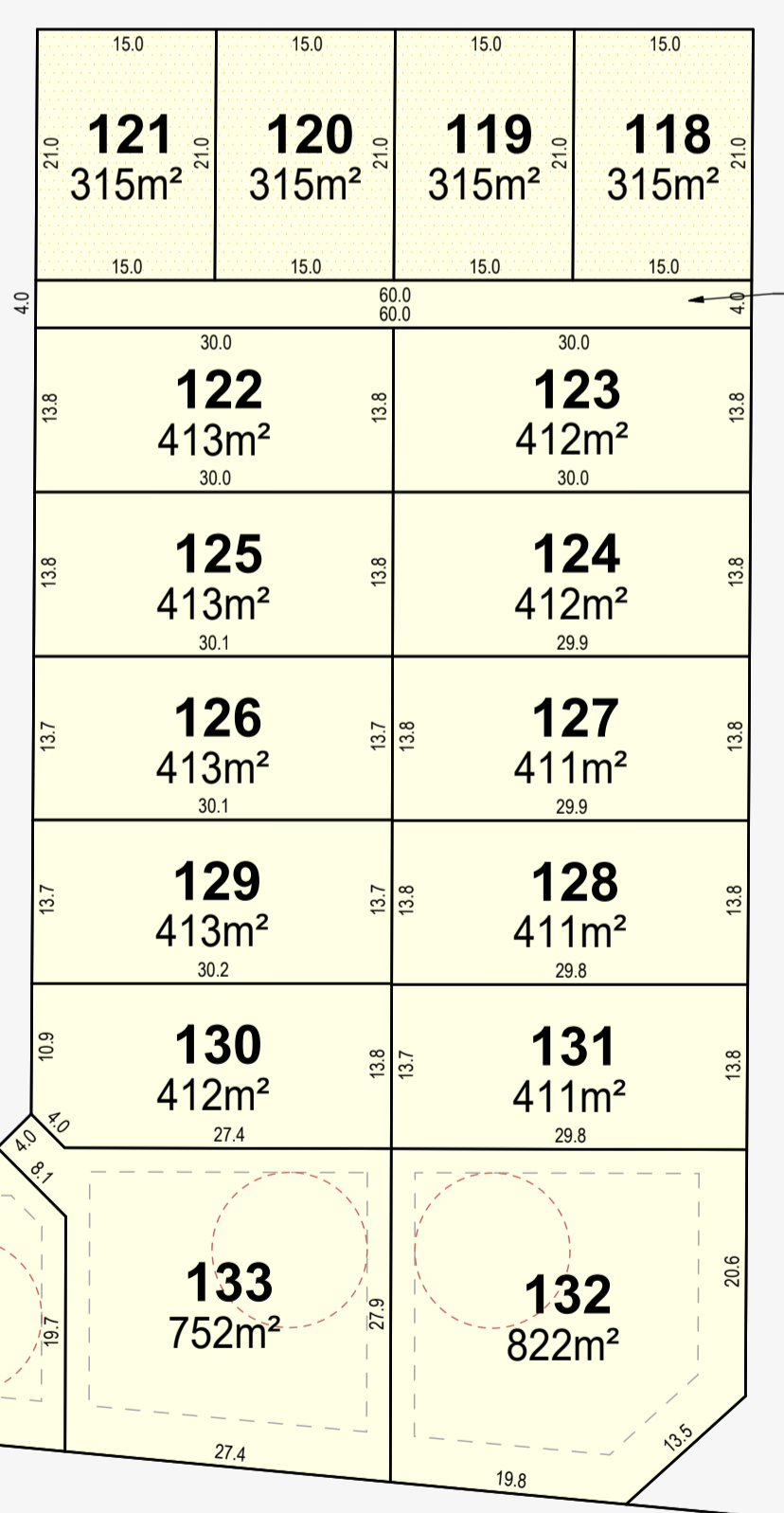
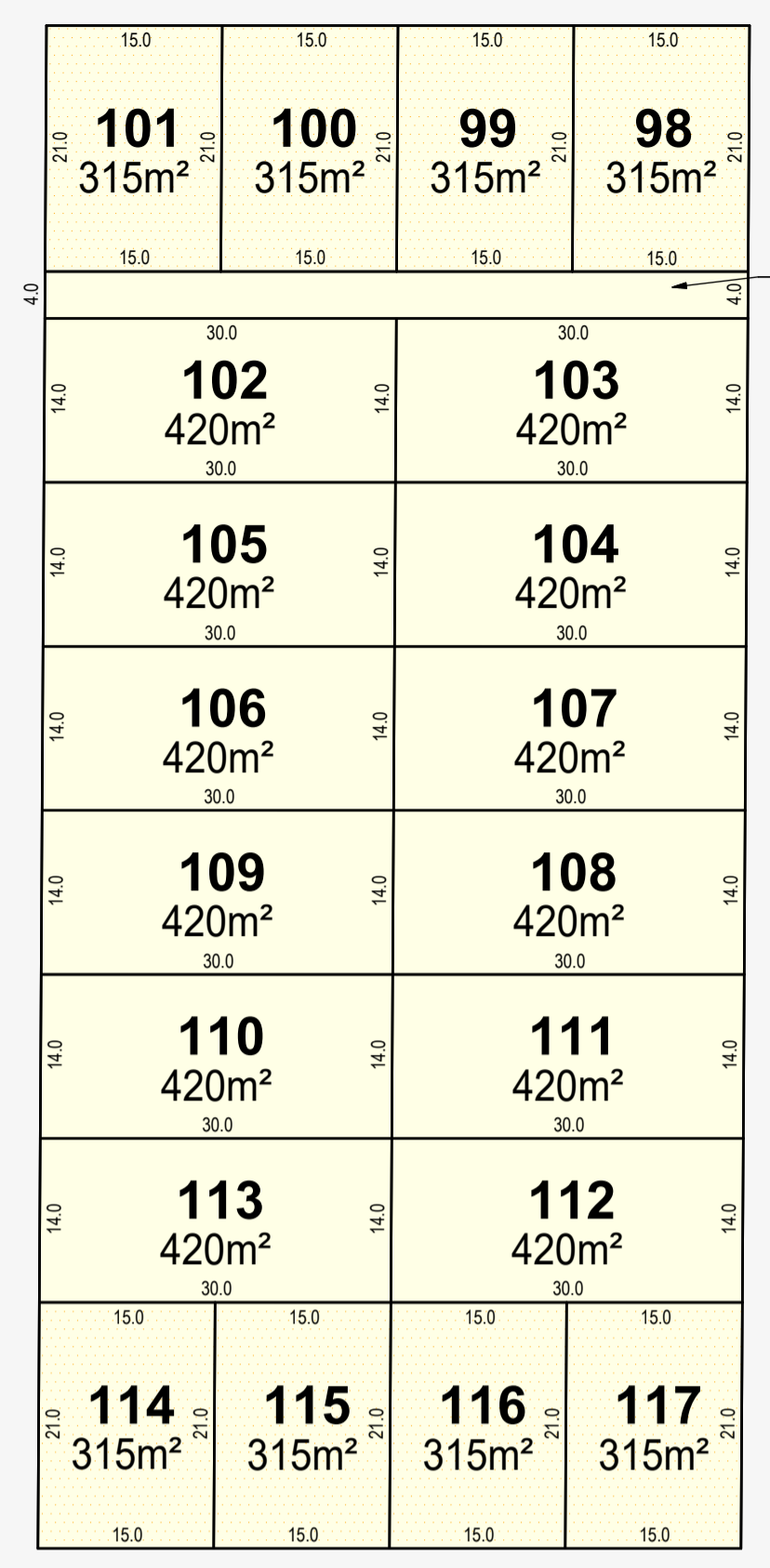
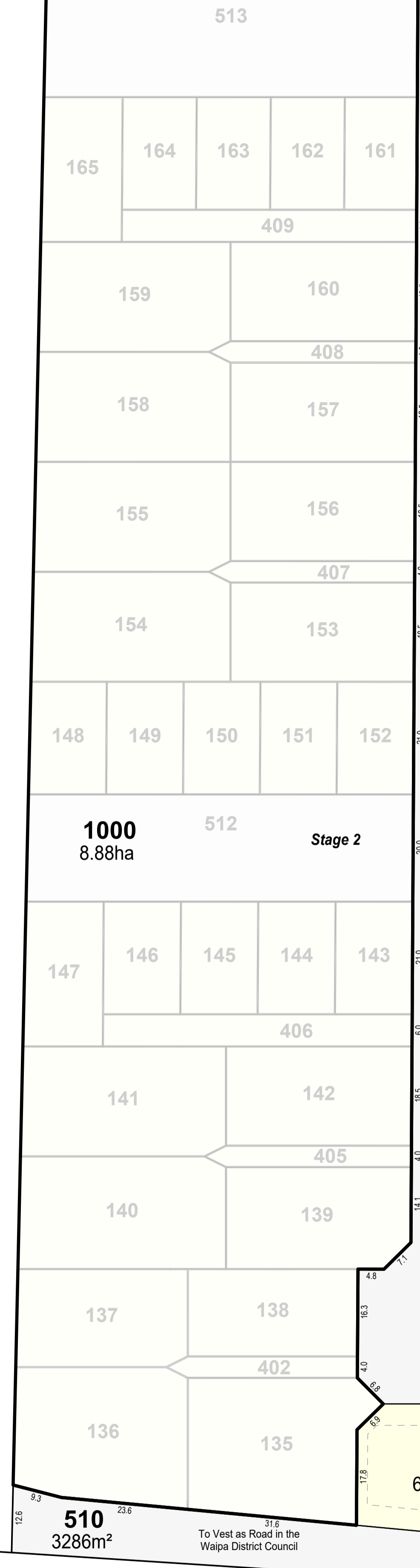
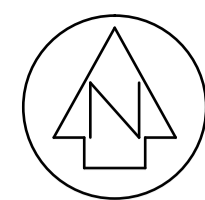
AMALGAMATION CONDITIONS:
 That Lot 400 hereon (Legal Access) be held as to five undivided one-fifth shares by the owners of Lots 56, 57, 58, 59 and 60 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith;
 That Lot 403 hereon (Legal Access) be held as to four undivided one-quarter shares by the owners of Lots 102, 103, 104 and 105 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith;
 That Lot 404 hereon (Legal Access) be held as to four undivided one-quarter shares by the owners of Lots 122, 123, 124 and 125 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.

Stage 2

Memorandum of Easements			
Purpose/Interest	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of Way;	Lot 402	Lot 402	Lots 140 – 142
Right to convey Electricity;	Lot 405	Lot 405	Lots 144 – 146
Right to convey Telecommunications;	Lot 406	Lot 406	Lots 147 – 151
Right to convey Gas;	Lot 407	Lot 407	Lots 158 – 160
Right to convey Water;	Lot 408	Lot 408	Lots 162 – 164
Right to drain Water;	Lot 409	Lot 409	Lots 165 – 169
Right to drain Sewage.	Lot 410	Lot 410	Lots 176 – 178

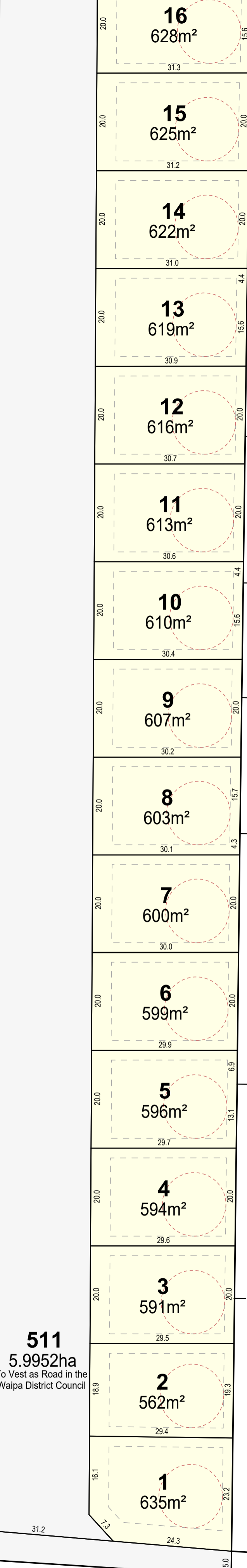
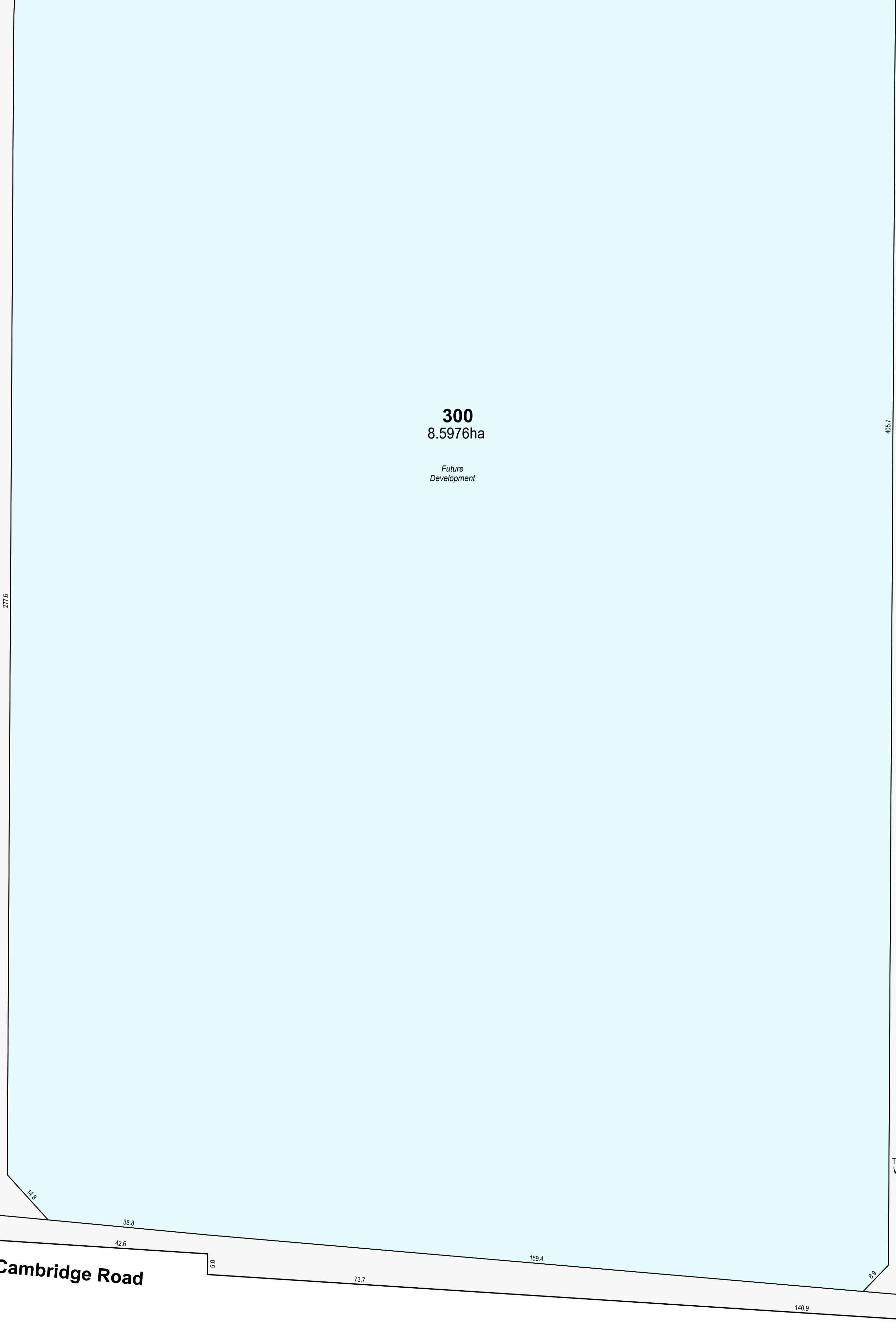
AMALGAMATION CONDITIONS:
 That Lot 402 hereon (Legal Access) be held as to three undivided one-third shares by the owners of Lots 140, 141 and 142 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith;
 That Lot 405 hereon (Legal Access) be held as to three undivided one-third shares by the owners of Lots 144, 145 and 146 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith;
 That Lot 406 hereon (Legal Access) be held as to five undivided one-fifth shares by the owners of Lots 147, 148, 149, 150 and 151 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith;
 That Lot 407 hereon (Legal Access) be held as to three undivided one-third shares by the owners of Lots 158, 159 and 160 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith;
 That Lot 408 hereon (Legal Access) be held as to three undivided one-third shares by the owners of Lots 162, 163 and 164 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith;
 That Lot 409 hereon (Legal Access) be held as to five undivided one-fifth shares by the owners of Lots 165, 166, 167, 168 and 169 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith;
 That Lot 410 hereon (Legal Access) be held as to three undivided one-third shares by the owners of Lots 176, 177 and 178 hereon as Tenants in Common in the said shares and that individual Records of Title be issued in accordance therewith.





403
240m²
(Access)

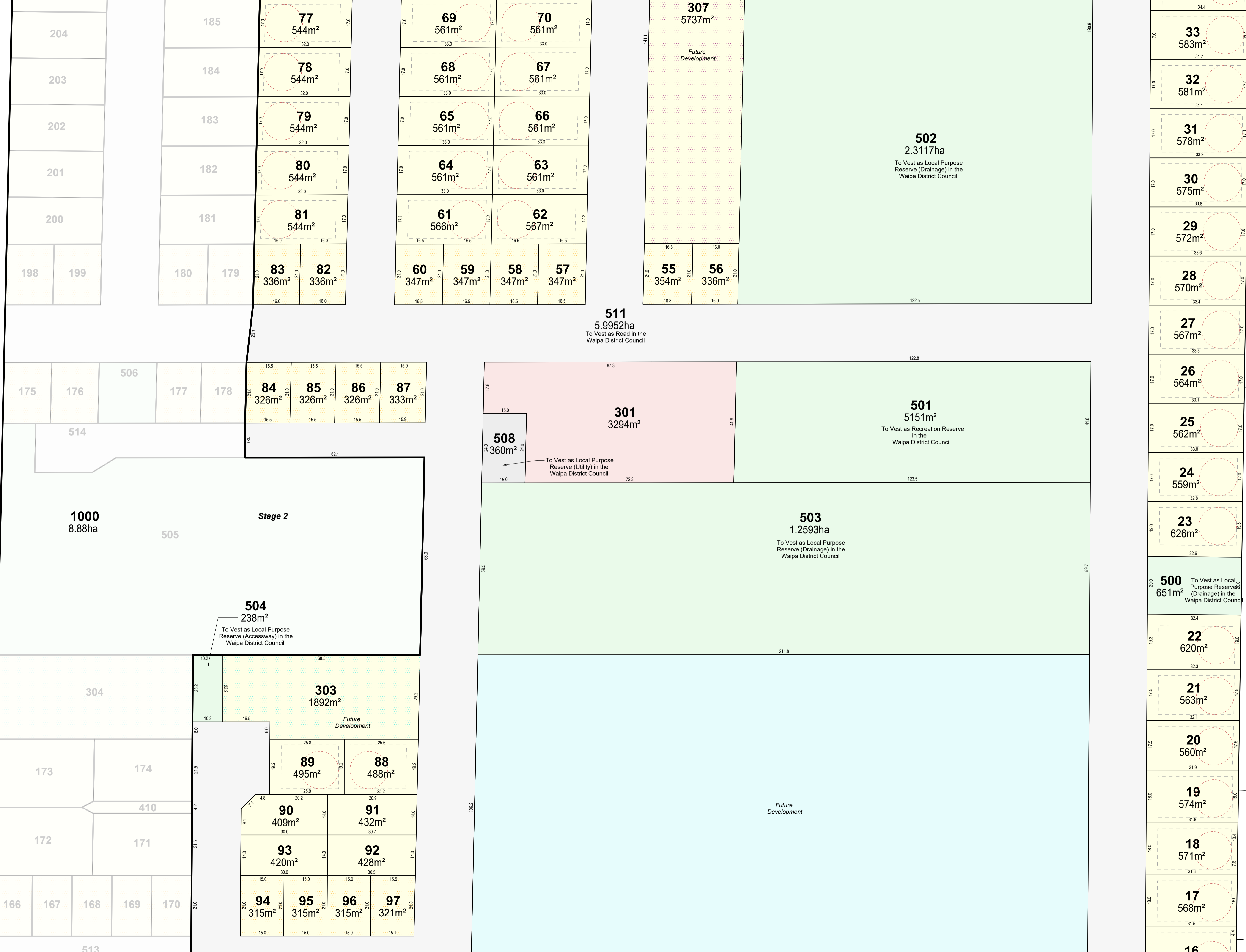
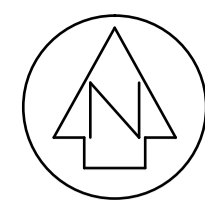
404
240m²
(Access)



511
5.9952ha
To Vest as Road in the
Waipa District Council

Cambridge Road

= 13mØ Building Shape Factor Circle,
clear of 2m Side and Rear setback
or 4m Road setback.





306

Future Development

Future Development

219 220 221 222 223

224 554m² 225 575m²

226 745m²

227 525m²

228 524m²

229 524m²

230 524m²

231 524m²

232 524m²

233 523m²

234 523m²

235 523m²

236 523m²

237 523m²

238 522m²

239 522m²

240 522m²

241 522m²

242 699m²

1000 8.88ha

511 5.9952ha To Vest as Road in the Waipa District Council

218

197

46 781m²

217

196

45 615m²

216

195

44 613m²

215

194

43 610m²

214

193

42 607m²

213

192

41 605m²

212

191

40 602m²

211

190

39 600m²

210

189

47 490m²

48 490m²

49 490m²

50 490m²

51 490m²

52 490m²

53 490m²

54 494m²

38 595m²

209

188

37 594m²

208

515

Stage 2

511 5.9952ha To Vest as Road in the Waipa District Council

502 2.3117ha To Vest as Local Purpose Reserve (Drainage) in the Waipa District Council

36 591m²

207

187

75 642m²

74 647m²

73 586m²

35 589m²

206

186

76 544m²

72 561m²

71 561m²

34 586m²

205

307



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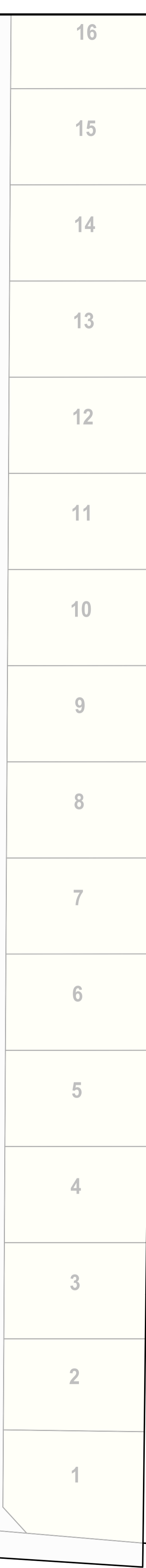
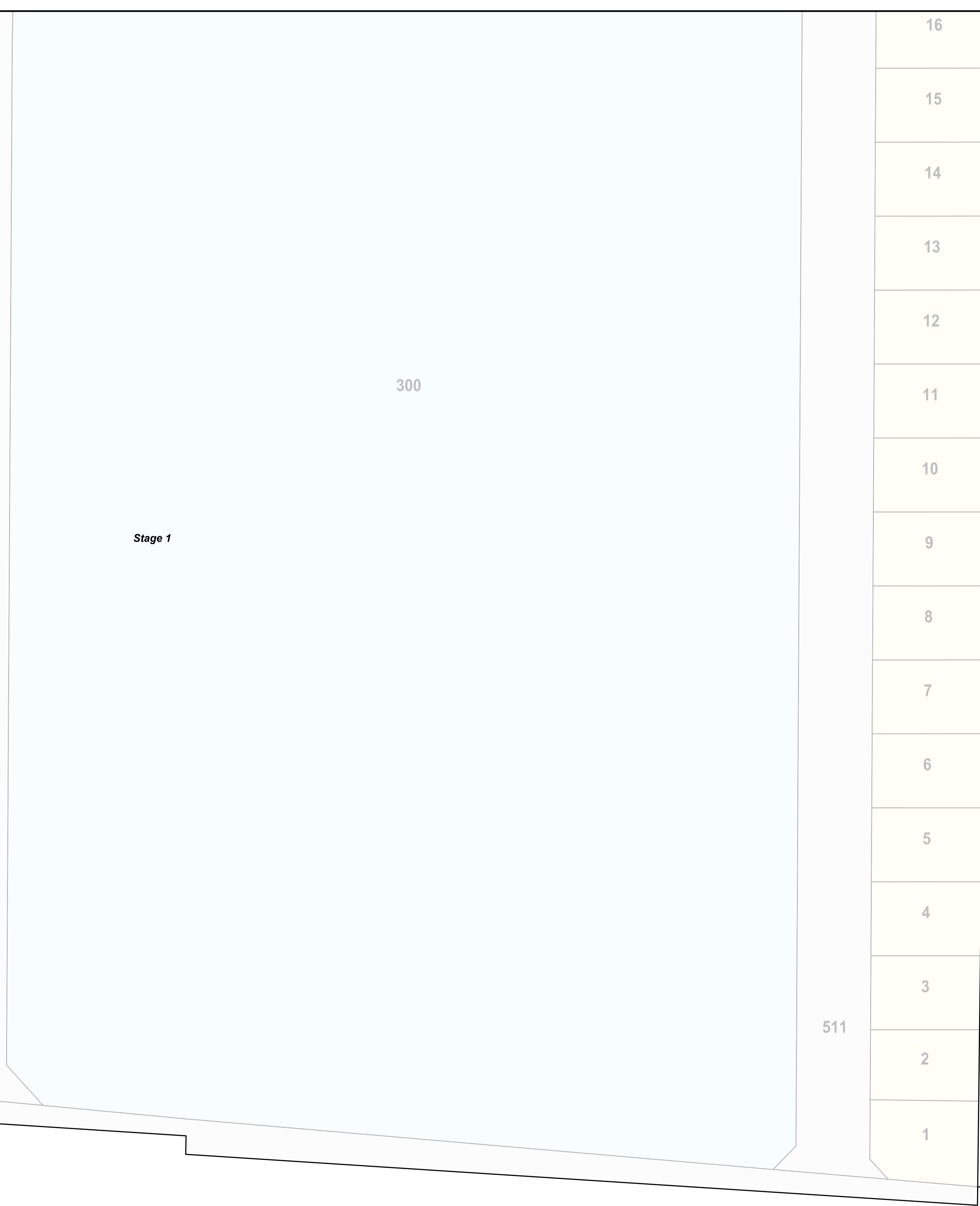
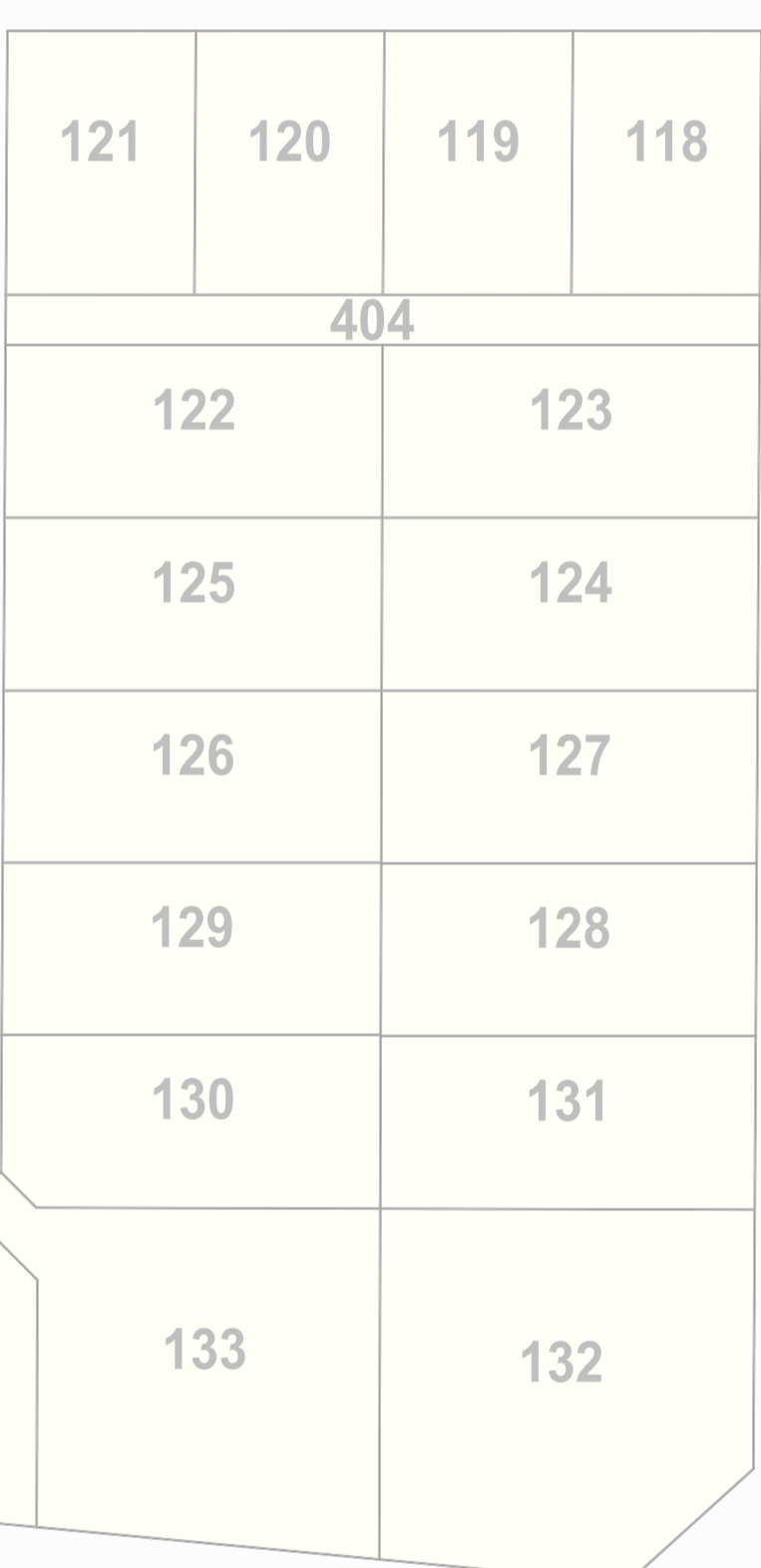
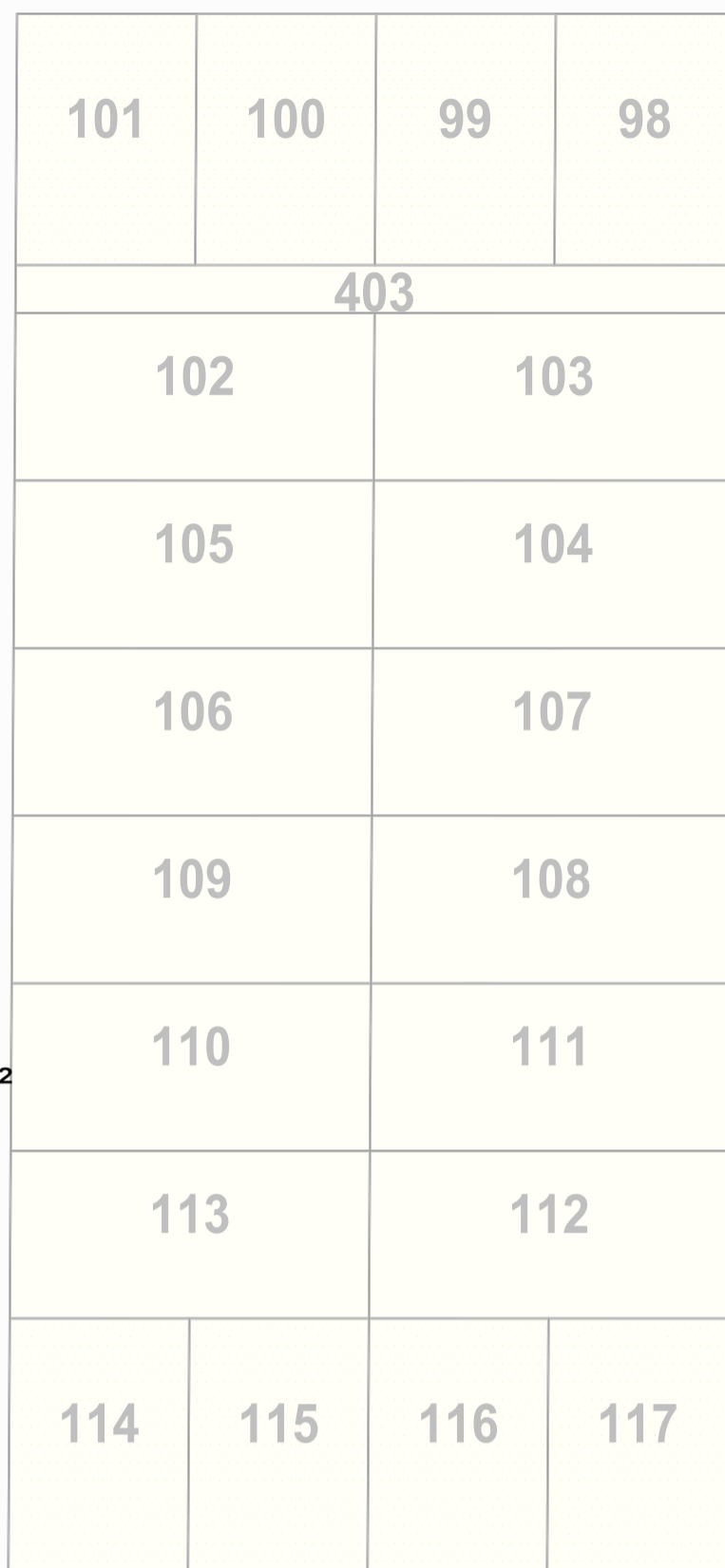
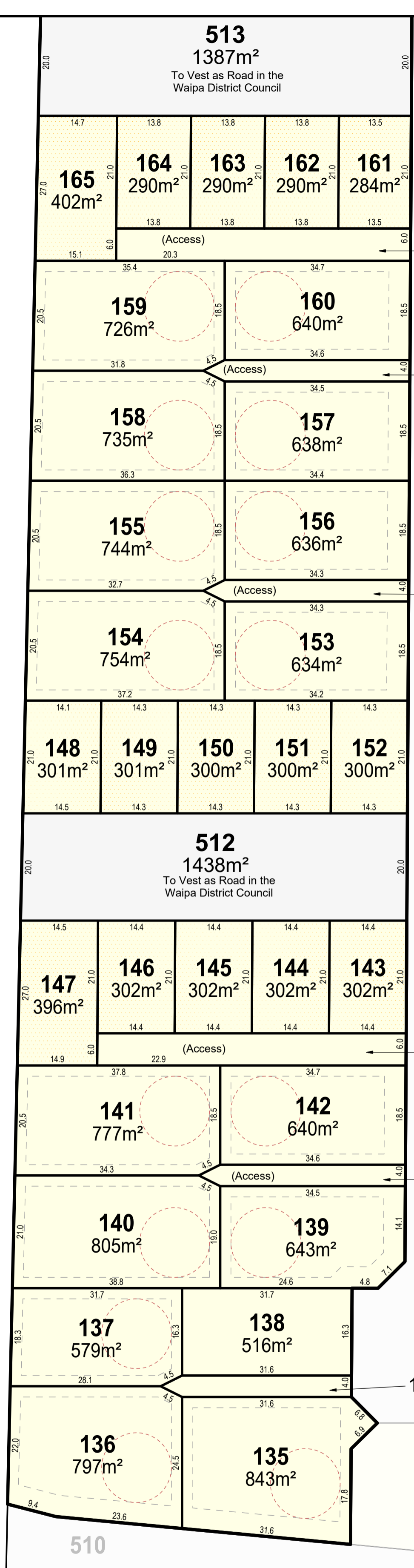
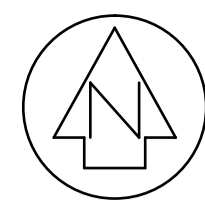
CLIENT: 3MS of Cambridge Ltd Partnership REF: 4297

PROJECT: 3MS Residential Development

TITLE: Proposed Subdivision of Lot 2 & Pt Lot 1 DP 29023, Lot 1 DPS 31006, Lot 1 DPS 75243, Lots 1 & 2 DPS 85575 STAGE 1

NOTES: 1. Boundaries, Areas and Dimensions are subject to approval and survey. This drawing or design remains the property of and may not be reproduced, without the written permission of Cogswell Surveys Ltd.

SCALE: 1:600 @A1 1:1200 @A3 DATE: MAR 2021 DRAWING NUMBER: 4297-SP-4 REV: K



= 13mØ Building Shape Factor Circle,
clear of 2m Side and Rear setback
or 4m Road setback.



