

RMA HEARINGS PANEL DECISION



DECISION OF RESOURCE MANAGEMENT ACT 1991 ('RMA') HEARING PANEL FOR A LIMITED NOTIFIED RESOURCE CONSENT APPLICATION TO CONSTRUCT A SIX UNIT COMPACT HOUSING DEVELOPMENT

1 INTRODUCTION

- 1.1 On 12 July 2023, Barkers & Associates on behalf of Kelly Road Investments Limited ('the Applicant') applied for landuse consent to undertake a six-unit compact housing development at 3 Kelly Road, Cambridge.
- 1.2 Under the Operative Waipā District Plan 2016 ('the District Plan') the application is a non-complying activity as a six-dwelling compact housing development is not provided for in the Residential Zone. There are also non-compliances relating to maximum building length, impermeable surfaces, a roof pitch requirement in the C2 Structure Plan area and several compact housing requirements.
- 1.3 The application was limited notified on 29 November 2023 to persons at 5 Kelly Road, Cambridge. Two submissions were received on the application, both in opposition.
- 1.4 The application was referred to Council's RMA Hearing Panel ('Hearing Panel') as planning staff do not have delegated authority to determine notified applications where submissions have been lodged in opposition.
- 1.5 The hearing was held at 10.00am on 18 March 2024.
- 1.6 This report sets out the Hearing Panel's decision, acting under delegated authority from the Waipā District Council and pursuant to the provisions of Sections 104, 104B, 104D and 108 of the Resource Management Act 1991.

2 DETAILS OF THE APPLICATION

Application Number:	LU/0125/23
Applicant:	Kelly Road Investments Limited
Property Address:	3 Kelly Road Cambridge 3434
Legal Description:	LOT 5 DPS 1176 as held in Record of Title SA1053/180
Site Area:	1,019m ²
Activity Status:	Non-Complying
Zoning:	Residential Zone
Policy Area(s):	C2/C3 Structure Plan Area
Designation(s):	Nil
Proposal:	Six-unit compact housing development in C2 Structure Plan Area within the Residential Zone breaching maximum building length, impermeable surface area, and roof pitch in the C2 area and several compact housing requirements.

3 THE SITE

- 3.1 The subject site is located at 3 Kelly Road, Cambridge and comprises a total area of 1,019m². The site is identified as Lot 5 DPS 1176 as held in Record of Title SA1053/180. The site contains an existing dwelling, detached garage, and shed with some existing vegetation along the road and northern boundaries.
- 3.2 The site is located within the Residential Zone and within the C2 Structure Plan Area policy overlay of the District Plan. Council's Special Features Maps identify the entire site as being subject to poor soakage.
- 3.3 The surrounding properties comprise a mixture of residential, commercial and reserve uses. Kelly Road Cambridge Lodge (motel) is located directly to the south and a new commercial development containing cafes, a grocery store, a gym, physiotherapy, etc. is located directly to the east. Reserve land is located 140m to the south along Cambridge/Hamilton Road. Other immediate surrounding properties are residential properties developed with dwellings, garages, sheds and swimming pools similar in size to the subject site. To the south and further west is also C2/C3 Structure Plan Area that is being subdivided into residential lots ranging in size from 300m² to 600m² which are currently vacant or being developed with dwellings. Te Awa Lifecare retirement village is located further west along Cambridge Road.

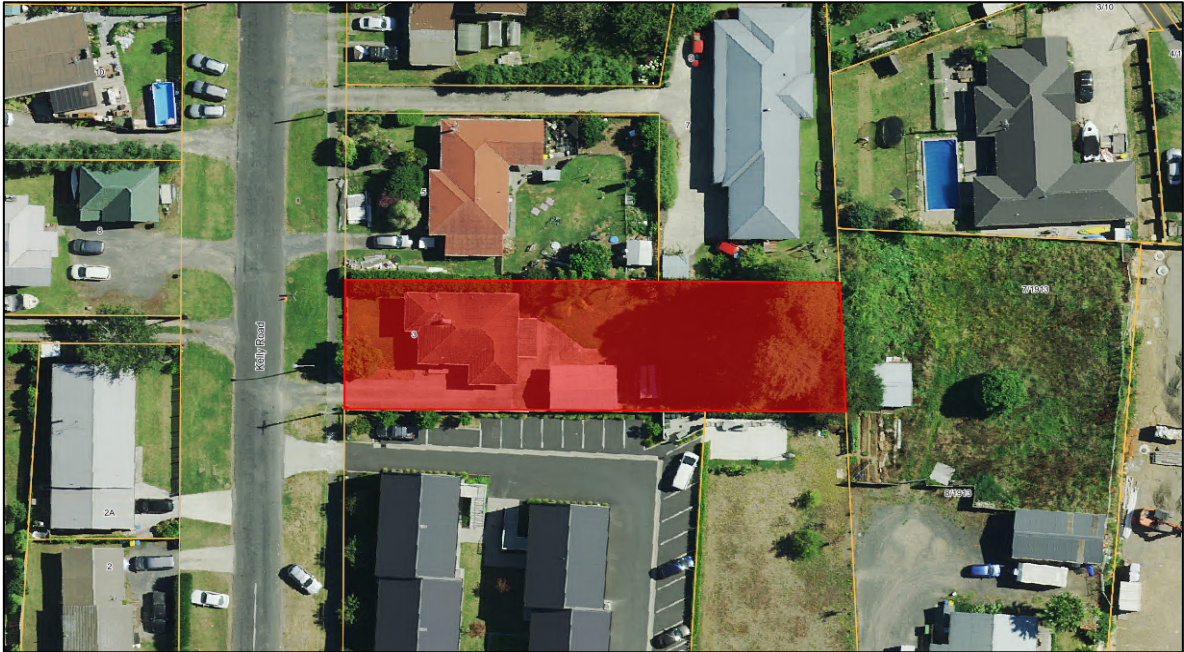


FIGURE 1: AERIAL PHOTOGRAPH OF SITE AND SURROUNDS

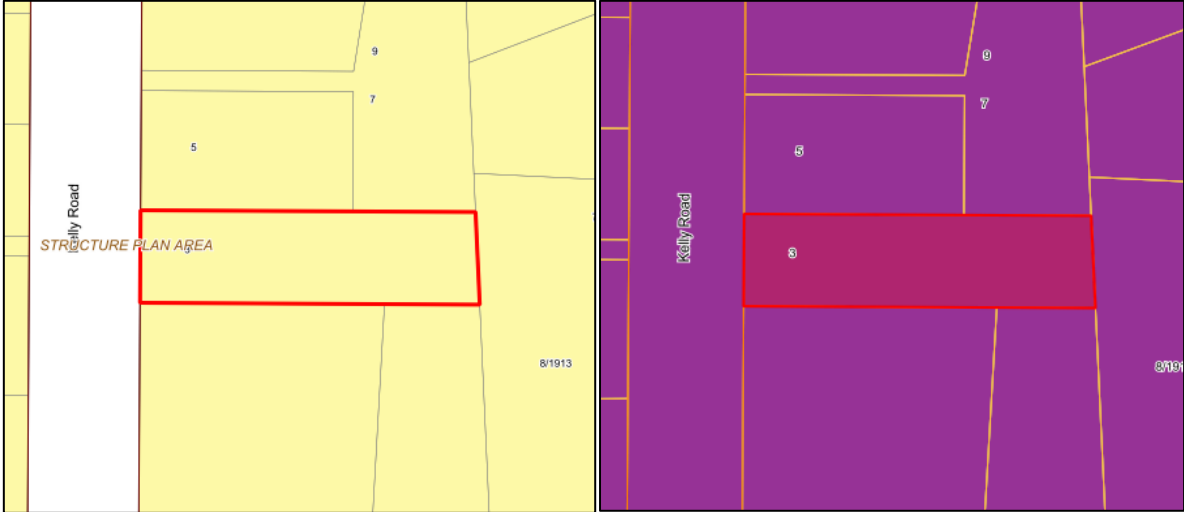


FIGURE 2: DISTRICT PLAN ZONE AND COUNCIL'S SPECIAL FEATURES (POOR SOAKAGE SHOWN IN PURPLE).

4 THE PROPOSAL

- 4.1 The proposal was set out in detail in both the application report and in the Section 42A report (ECM# 11171503). In summary, the applicant seeks land use consent to construct a six-unit compact housing development.

5 STATUTORY FRAMEWORK

- 5.1 The application was considered under the provisions of the Resource Management Act 1991 ('the Act') in both the application and the Section 42A Report. The Council reporting officer concluded the application was to be assessed as a **non-complying** activity under the provisions of the District Plan and thus, was considered in accordance with Sections 104, 104B, 104D and Part 2 of the Act.

Waipa District Plan

- 5.2 The District Plan contains objectives and policies that directly relate to this land use consent application. Those objectives and policies are contained in Section 2 – Residential Zone, Section 15 – Infrastructure, Hazards, Development and Subdivision and Section 16 – Transportation.
- 5.3 The Hearing Panel have adopted the assessment of the Council's reporting officer in respect of the District Plan assessment. It is noted there was contention between the applicant's and Council's processing planner's assessment of the applicable rule in the activity status table. Namely, the applicant's legal Counsel considered the application to be a restricted discretionary activity as they did not consider the '7 or more dwellings per site' requirement to apply to compact housing within the C1 and C2/C3 Structure Plan areas or that the 2,000m² site area requirement applies. The assessment of the activity against the District Plan provisions confirms the activity status as a non-complying activity as it is considered by the panel that the '7 or more dwellings per site' requirement does apply to compact housing within the C1 and C2/C3 Structure Plan areas. However, it is agreed that the that the 2,000m² site area requirement does not apply to this application as this requirement only applies in the compact housing overlay area. As noted by the processing planner, the application also requires resource consent as it does not comply with the following District Plan provisions:
- a) Rule 2.4.2.8 – Maximum Building Length: The proposed building length is 55m, exceeding the 23m maximum and is not stepped to a minimum of 2.4m for a length of 3m as a restricted discretionary activity.
 - b) Rule 2.4.2.13 – Impermeable Surfaces: The proposal will result in a total impermeable surface area of 79%, exceeding the 60% maximum, as a restricted discretionary activity.
 - c) Rule 2.4.2.24 – Neighbourhood amenity and safety: The roof pitch of the building is 25 degrees, not meeting the 30-degree minimum, as a restricted discretionary activity.
 - d) Rule 2.4.2.44 – compact housing: The building exceeds 20m in length without being broken or stepped to a minimum depth of 2.4m and a minimum length of 3m at least once every 20m in length; each unit has an outdoor living area that is 28.46m², which does not meet the minimum area of 30m² for 3 bedroom units, and the site will have

a permeable surface area of 21% where a minimum of 30% is required, as a Discretionary activity.

National Policy Statements

- 5.4 With regard to the National Policy Statement's the National Policy Statement on Urban Development (NPS-UD) is applicable and commented on in both the Council's Section 42A Report and the evidence presented by Gareth Moran.

National Environmental Standards

- 5.5 There are no National Environmental Standards requiring further consideration with regard to this application.

Waikato Regional Policy Statement: Te Tauākī Kaupapahere Te-Rohe O Waikato

- 5.6 The proposed activity in this case is not considered to be in conflict with the provisions of Te Tauākī Kaupapahere Te-Rohe O Waikato.

Waikato Regional Plan

- 5.7 With regard to the Waikato Regional Plan, the proposed development does not require consent and is not considered to be in conflict with the provisions of the Regional Plan.

Other Legislation

- 5.8 No other legislation was applicable in the assessment of this application.

6 NOTIFICATION ASSESSMENT

- 6.1 In accordance with Sections 95A to 95F of the Act, the proposal was assessed with regard to notification by the Council (Council document reference 11140418). As a result, the application was limited notified to the following owners and occupiers of 5 Kelly Road on the 29 November 2023.

- Ms Ruth and Mr Dennis Hickey (occupiers)
- Charlotte Muggeridge of Harkness Henry on behalf of the Estate of Vincent Mervyn Morel (owner)

7 SUBMISSIONS

- 7.1 Two submissions were received during the statutory submission period from the two parties listed in section 6.1 above, both of which were in opposition. In summary, concerns raised by submitters included:

- Intensification and density;
- Stormwater and flooding;
- Character and amenity;

- Urban design outcomes;
- Traffic and roading;
- Privacy and noise;
- Safety; and
- Outdoor living areas.

7.2 A copy of the submissions was included in Appendix 3 of Council Planners Section 42A Report (Council document reference 11171503).

8 THE HEARING

8.1 The hearing was held at Waipā District Council Chambers at 101 Bank Street, Te Awamutu on the 18 March 2024 and attended by the following persons:

Role	Name
Hearing Panel	Marcus Gower (Chairperson) Clare St Pierre (Commissioner) Liz Stolwyk (Commissioner)
Hearing Panel Assistance	Jo Gread –Manager, Governance Wayne Allan – Group Manager, District Growth and Regulatory
Applicant	Kelly Road Investments Limited (Zane Beckett & Joshua Te Weehi)
Appearing for Applicant	Phil Lang – Legal Counsel Frank Pierard - Barker & Associates Marne Cole – Planner, Barker & Associates (reading the statement of Stanley Kingma – Architect) Gareth Moran - Barker & Associates – Senior Planner
Appearing for Council	Layla Gruebner – Processing Planner Brendan Koevoet – Development Engineer Annette Jones – Beca, Urban Designer Quentin Budd – Consents Team Leader (Planner Support) Victoria Gorter – Senior Planner (Planner Support)
Submitters in Opposition	Ms Ruth and Mr Dennis Hickey (occupiers) Charlotte Muggerridge of Harkness Henry on behalf of the Estate of Vincent Mervyn Morel
Submitters in Support	Nil

9 SITE VISITS

- 9.1 The Hearing Panel undertook a site visit at 8:30am on the 18 March 2024. In attendance with the Hearing Panel were Ms. Jo Gread, Council's Hearing Panel Support and Mr Quentin Budd, Council's Planner Support.

10 SUMMARY OF THE EVIDENCE HEARD - Section 113(1)(ad)

- 10.1 The Chair of the Hearing Panel asked Council's Processing Planner to provide an overview of the application being heard and then directed the Applicant's Team to present their application and evidence.

Applicants Legal Submissions

- 10.2 Mr Phil Lang commenced the hearing by providing written legal submissions addressing the activity status of the application, the appropriate approach to consideration of restricted discretionary activities, permitted baseline development and evidence to be presented in support of the application.
- 10.3 Mr Lang outlined the starting point for determining activity status is the District Plan description of restricted discretionary activities at rule 2.4.1.3(b). The provision for compact housing refers to three different locations for compact housing as a restricted discretionary activity. Mr Lang's opinion is that the reference to 7 or more dwellings per site is only linked with compact housing that is within the compact housing overlay identified on the planning maps. It is not intended to relate also to compact housing provided for in rule 2.4.1.3(c), or within the specified areas of the C1-C3 Structure Plan areas.
- 10.4 Mr Lang further outlined compact housing is dealt with very differently in the C1-C3 Structure Plan areas in comparison with the way it is dealt with in the compact housing overlay areas: In compact housing overlay areas (outside of the C1-C3 structure plan areas) a larger format of development is anticipated, containing 7 or more dwellings on a minimum site area of 2,000m². The 2,000m² minimum site area is required by rule 2.4.2.44. That rule applies only within the compact housing area overlay, to accompany the minimum of 7 dwellings per site.
- 10.5 Mr Lang made a further distinction between compact housing in the overlay areas and in the C1-C3 Structure Plan areas that is found in the second part of rule 2.4.1.3(b). For compact housing within the C1-C3 Structure Plan areas, non-compliance with any of the performance standards in rule 2.4.2 retains the restricted discretionary activity status.
- 10.6 As such, it is Mr Lang's opinion the application is to be considered as a restricted discretionary activity.
- 10.7 In terms of the correct approach to consideration of the restricted discretionary activity application, Mr Lang outlined that the application can be refused or approved subject to consent conditions, but the reasons can only relate to the matters of discretion reserved to the Council.

- 10.8 Mr Lang also outlined that it is not possible for the Council to approve restricted discretionary application for a modified form of the proposed. I.e. a Council cannot grant a consent with modifications to the proposed development.
- 10.9 Mr Lang further outlined that restricted discretionary activities are very much at the permissible end of the range of activity classifications.
- 10.10 Mr Lang outlined that the applicant's position is that the proposal as it currently stands is particularly appropriate for approval given the favourable location of the site, the design and landscape proposals, the size of the site and the alternative forms of development that could occur on the site without the need for resource consent.
- 10.11 Mr Lang stated that regardless of the difference in legal opinions about activity status, the conclusions drawn by the applicant's experts are that the 'gateway' test for a non-complying activity are both met so application can be approved even if the Council decides that the proposal is a non-complying activity.
- 10.12 Mr Lang went on to state that Council is able to disregard effects of a proposal that are permitted under the District Plan rules and that a proposal can be considered against a permitted form of development.
- 10.13 Mr Lang highlighted the applicant's architect, Mr Stanley Kingma's evidence that demonstrates a 400m² floor area dwelling that could be established on site without resource consent. Mr Lang noted that such a dwelling would have at least the same, arguably less beneficial effect on neighbours than the applicant's proposal.

Applicant's Corporate Statement

- 10.14 Mr Zane Beckett provided a statement in support of the application for resource consents on behalf of Kelly Road Investments. Mr Beckett outlined he is the owner of ZB Homes and a shareholder of Kelly Road Investments.
- 10.15 Mr Beckett outlined he has worked in the greater Waipa area for 25 years and has been a part of a number of large projects, from both a residential, commercial and industrial perspective. Mr Beckett outlined he has extensive experience working in the Waipa District and is familiar with the planning regulations and Council requirements and is always committed to delivering quality developments to the Waipa District.
- 10.16 Mr Beckett provided an outline of Kelly Road Investments background in regard to the nearby medical centre and supporting business and an outline of other developments he has been involved in Waipā District.
- 10.17 Mr Beckett outlined the project's vision to cater for smaller three-bedroom units in Cambridge, Cambridge has become a destination for athletes who do not want the maintenance of large sections, and there is a significant shortage of low maintenance rentals for professionals.
- 10.18 Mr Beckett also outlined that the C2 Structure Plan area and the objectives and policies of the District Plan encourage higher density developments in certain area of Cambridge, in close proximity to reserves and commercial areas. It was noted that due to these factors,

significant time and money was expended to conceptualise a quality development of this nature.

- 10.19 Mr Beckett stated that they have attempted to work with the neighbouring residents and have made further amendments in order to mitigate any potential visual effects and that in Mr Beckett's opinion the proposal will create an overall betterment to the area.
- 10.20 Mr Beckett further outlined that development may look different to what currently exists in the area; it represents a snapshot into what the future anticipated density looks like.
- 10.21 Mr Beckett concluded with referencing Mr Frank Pierard's evidence that breaking the development into two buildings would have little visual benefit to the adjoining landowner and would ultimately reduce a unit from the development that would make a big difference to the financial viability.

Statement of Evidence of Mr Stanley Kingma – Applicant's Architect

- 10.22 Mr Stanley Kingma's principal evidence dated 1 March 2025 was read out by Ms Marne Cole.
- 10.23 The statement covers the project design brief, site layout, building design, and building materiality considerations when developing the project.
- 10.24 The statement also covers the responses to the raised issues (by Council's consultant urban designer) in that additional kitchen and living room windows have been added to the front unit. The changes also outlined that specimen trees have been located to the frontage of unit one with further trees located to the northern outdoor living courts of each unit. Also, it is noted that variations in materiality have been applied to the driveway to suggest a shared pedestrian/vehicle zone. The statement by Mr Kingma concludes with commenting that the ridgeline to units 2 and 5 has been varied that provides a visual break in the continuity of the ridge and roof height and results in the identification of four distinct elements to the overall building mass.
- 10.25 Ms Lomas also presented the perspectives of the development from the neighbouring property and Kelly Road itself, along with the permitted baseline development.

Statement of Evidence of Mr Francis (Frank) Pierard - Applicant's Urban Designer

- 10.26 Mr Pierard provided principal evidence dated 29 February 2024 and rebuttal evidence dated 14 March 2024. At the hearing Mr Pierard discussed the rebuttal evidence written in response to the memorandum provided by Ms Annette Jones. Mr Pierard outlines the two respective urban designers views largely align except in regard to the potential visual effects experienced by the occupants of 5 Kelly Road.
- 10.27 Mr Pierard's rebuttal evidence outlined that one of the key changes to the proposal relates to the varied roof profile and noted that Ms Jones describes the changes as an unsatisfactory design response. Mr Pierard notes that the 3D renders by Mr Stanley Kingma show a camera height of 1.6m which represents an eye-level based view and the amended roof profile would be appreciable and experienced by the occupants of 5 Kelly Road.
- 10.28 Mr Pierard also noted that along with the roof line changes, other design techniques have been employed such as a highly modulated and articulated building façade, a varied roof

profile, a visually interesting material and colour composition, a cohesive glazing strategy, specimen tree planting and compliance with setback, height and height in relation to boundary standards.

- 10.29 Mr Pierard also outlined that a break in the building footprint reducing the number of units would not provide any significant benefit and that the current proposal sufficiently mitigates any potential adverse visual effects to an acceptable degree.
- 10.30 Mr Pierard further commented that the applicant has retained the building footprint and incorporated a varied roof profile and proposed additional landscaping which was interpreted to be acceptable mitigation measures.
- 10.31 Mr Pierard outlined the horizontal length of the proposal will only be fully appreciated in plan-view rather than from the adjoining street/public realm where the primary views of the building will comprise the 10m wide western façade of Unit 1 and only oblique views of the northern and southern elevations.
- 10.32 Mr Pierard outlined the proposed building form and scale is not dissimilar to the surrounding environment, including the height and length of the Motel to the south and the length associated with the buildings located within the Cambridge Road commercial precinct to the south-east.
- 10.33 Mr Pierard's rebuttal evidence concluded with the statements that the provision of a physical break is one of a number of common design techniques that can be employed to address potential visual effects of a new building. The proposal has integrated a number of different design techniques including a highly modulated and articulated building façade, a varied roof profile, a visually interesting material and colour composition, a cohesive glazing strategy, strategic specimen tree planting along with general compliance with the yard, building height and height in relation to boundary standards.
- 10.34 Further, that design changes proposed by the applicant sufficiently mitigate potential adverse visual effects from the elongated building mass on the residents at 5 Kelly Road to a level which he considers to be acceptable in urban design terms. Based on the extensive design techniques already employed by the applicant to mitigate potential visual effects, Mr Pierard considers the provision of a physical break in the building form unnecessary.

Statement of Evidence of Mr Gareth Moran - Applicant's Planner

- 10.35 Mr Gareth Moran provided written evidence dated 1 March 2024 prior to the hearing and provided an overview at the hearing. Mr Moran agreed with Mr Lang that the application should be considered as a restricted discretionary activity as the seven or more dwellings component does not apply in the C1, C2 and C3 areas. However, Mr Moran considered that should the application be considered a non-complying activity the application would pass both 'gateway' requirements of s104D.
- 10.36 Mr Moran also acknowledged the submissions and the key points raised in them.
- 10.37 Mr Moran also endorsed the permitted baseline proposal depicted in Mr Kingma's rebuttal evidence as being a relevant consideration in terms of effects experienced by the occupants of the neighbouring property at 5 Kelly Road.

- 10.38 Mr Moran also confirmed agreement with the statements made by the applicant's urban designer, Mr Frank Pierard that the building length is adequately mitigated by the proposed design of the external façade of the development and will therefore not cause unacceptable effects on the amenity values anticipated for the surrounding area.
- 10.39 Mr Moran agrees with the recommended conditions of consent, albeit that some minor amendments were required.
- 10.40 Mr Moran evidence outlined that compact housing in this location is clearly anticipated provided adverse effects can be adequately managed.
- 10.41 Mr Moran's evidence outlines that he disagrees with the reporting planner's recommendation that the adverse effects on 5 Kelly Road are unacceptable.
- 10.42 Mr Moran's evidence concludes that:
- Compact housing represents an acceptable outcome for the site and surrounding area;
 - The amendments to the plans will ensure any potential effects on adjoining property owners notably 5 Kelly Road are within the realms of what is anticipated within the District Plan;
 - The permitted baseline associated with privacy, height, site coverage and shading provide clear guidance on the type of effects that are anticipated and provided for within a residential environment by virtue of the District Plan provisions;
 - Any potential adverse effects of the proposal are considered acceptable;
 - There is strong policy support in the District Plan for development of this nature at this location;
 - The proposal aligns with the key principles identified with the NPS:UD; and
 - The purpose of the RMA is best achieved by approving this consent rather than refusing it.

Submitters Evidence

Charlotte Muggeridge of Harkness Henry on behalf of Estate of Vincent Mervyn Morel

- 10.43 Ms Muggeridge, Counsel provided legal submissions on behalf of the submitter. Ms Muggeridge legal submissions state that the activity status is relevant to determining that the gateway test applies and that the application must be assessed under s104D.
- 10.44 Mr Muggeridge states support for the s42A authors assessment and Council's legal response that the activity should be assessed as a non-complying activity as the '7 or more dwellings' component applies to compact housing in the C1, C2 and C3 Structure Plan areas.
- 10.45 In providing this opinion, Ms Muggeridge's legal submissions refer to the 'Interpretation Act (1999), in that the meaning of an enactment must be ascertained from its text and in the light of its purposes. The Act codifies the purposive approach to interpreting law. Ms Muggeridge also refers to Palmer v Timaru District Council which states that an accurate interpretation of a District Plan involves a contextual and purposive approach.

- 10.46 Ms Muggeridge’s legal submissions outline that in reading District Plan Rule 2.4.1.3, it should therefore be read in its plain English context as; compact housing is seven or more dwellings per site and; this applies to sites within the three stated locations.
- 10.47 Ms Muggeridge also continues by stating that the District Plan is requiring higher density in areas that are located within the compact housing overlay and in areas that are closest to amenities such as schools and local centres within the structure plan. Ms Muggeridge’s legal submissions state that the application must be considered as a non-complying activity.
- 10.48 Paragraphs 24 to 35 of Ms Muggeridge’s legal submissions discuss the s104D ‘Gateway test’, in that it is considered the proposal fails the first limb as the proposal will have more than minor adverse effects due to the level of density to the size of the site is not suitable that has resulted in a development for a bulky, low amenity building which is not in keeping with the character of the neighbourhood. Ms Muggeridge’s legal submissions address the objectives and policies of the District Plan that states a holistic approach must be taken and there is a large number and wide range of objectives and policies that show this activity is not anticipated under the District Plan and that the proposal also fails the second limb of the gateway test.
- 10.49 Ms Muggeridge’s legal submissions outlines that if the panel finds that one of the tests is met, the panel still retains an overall discretion as to whether to grant the application.
- 10.50 Ms Muggeridge legal submissions also comment on the permitted baseline and notes that the applicant’s evidence states that a single dwelling of 55m in length would be unlikely, is therefore considered to be a fanciful development and the provided permitted baseline is irrelevant.
- 10.51 Ms Muggeridge legal submissions consider that the following effects are more than minor on 5 Kelly Road:
- The increased density
 - The appearance of the bulky buildings
 - The loss of privacy
 - The increased noise; and
 - Stormwater.
- 10.52 The legal submissions also state that there will be a precedent in allowing a compact housing development of less than 7 dwellings.
- 10.53 Ms Muggeridge’s legal submissions conclude that there are no conditions that can fully avoid, remedy or mitigate the effects of the proposed activity and it is submitted that the consent should not be granted.

Ruth and Dennis Hickey

- 10.54 Ms Ruth Hickey provided a written statement firstly setting out the matters of concern such as the ‘Intensification and density’ due to the length of the building resulting in a bulky uninterrupted mass. It is also noted that the 3D images are not realistic.

- 10.55 Ms Hickey's statement covered the 'Character and amenity' of the area which is described as single storey dwellings. Further development is also planned at the northern end of Kelly Road averaging 500m². The statement also notes that the proposed trees are deciduous, there are no large deciduous trees on sections facing the roadside and footpath along Kelly Road. The planting of deciduous trees will create problems in terms of clearing leaves.
- 10.56 Ms Hickey's statement covered the 'Stormwater' effects and noted existing problems with ponding up to 20cm in depth along the berm on Kelly Road with stormwater overflow reaching their garage door.
- 10.57 Ms Hickey's statement covered the 'Water and Wastewater' that further development at this density will strain Waipa's water and wastewater infrastructure.
- 10.58 Ms Hickey's statement covered 'Traffic and Roding' noting that non-residents already park on the Kelly Road berm and notes their view that traffic from the development will worsen the intersection at Cambridge for vehicles turning right. The statement also outlines that they disagree that traffic generated as a part of compact housing is an expected outcome for the area.
- 10.59 Ms Hickey's statement covered 'Privacy and noise' that the front unit will look onto their front yard and the other five proposed units will overlook outdoor areas from the second storey windows. It was also noted that noise will travel from open doors and windows that will be close to the boundary.
- 10.60 Ms Hickey's statement covered the 'Office or Fourth bedroom' in that the study area should be made narrower to ensure it is kept as an office and not used as a bedroom.
- 10.61 Ms Hickey's statement covered 'Safety and Crime Prevention' that states there will be safety issues for pedestrians from reversing vehicles and in relation to vehicles backing onto Kelly Road, noting the landscaping that is proposed to be planted along the boundary blocking sightlines. A property maintenance plan consent condition is also recommended but is not sure how it could be enforced.
- 10.62 Ms Hickey's statement covered 'Demand for housing type' and that the submitters view is that young professionals prefer to live in Hamilton. Ms Hickey also described the history of a tenant and there is no confidence the units would be rented by young professionals but by whoever can pay the bond and rent.
- 10.63 Ms Hickey's statement also covered 'Notifications' relating to the way in which they feel they have been treated by the applicant.
- 10.64 Ms Hickey's statement provided a conclusion noting the following points:
- The building will be bulky and domineering and is not in keeping with the surrounding area. It is extremely close to the boundary line of number 5 Kelly Road.
 - The proposed building does not fit with the character and amenity of Kelly Road which consists of mainly single level dwellings on large sections.
 - Stormwater and flooding of the front part of 5 Kelly Road could become worse if the proposed development does not contain successfully its stormwater on site.

- If granted, the proposal will set a precedent for dwellings of this size and nature to be built on more of the available land in Kelly Road.
- The tenants of the proposed development will experience finding parking difficult if there is more than one car per unit. Traffic congestion at the intersection of Kelly Road and Cambridge Road will increase.
- The noise levels and degree of privacy we would reasonably expect will be affected to a degree that was never anticipated.
- The office / study could easily become a fourth bedroom.
- It is a concern that the property will not be maintained in a condition that shows a sense of ownership as is expected for crime prevention.
- There is no evidence provided by the applicants that there is a demand or need for the proposed development.
- The directors of Kelly Road Investments have attempted to bully them on several occasions into signing a Written Approval of Affected Parties form.
- The submitter asks that resource consent be denied based on the effects on the property at 5 Kelly Road and the surrounding residential area.

Council Evidence

- 10.65 The Council's Section 42A Report, prepared by Planner Ms Layla Gruebner, was taken as read by the Hearing Panel. The s42A Report provided a response to the resource management issues raised by the application and issues raised by submitters. Comments were included from Mr Brendan Koevoet, Council's Development Engineer, and Ms Annette Jones, Council's Consultant Urban Designer, who had reviewed the application and provided a further memorandum dated 11 March 2024.
- 10.66 Mr Koevoet noted that in terms of stormwater and flood effects, the application has demonstrated adequate soakage to dispose of stormwater on-site but with overflow stormwater designed to discharge to Kelly Road.
- 10.67 The hearing panel also considered the written advice provided by Council's Legal Counsel, Ms Diana Aquilina opinion that the '7 or more dwellings' component applies to compact housing in the C1, C2 and C3 Structure Plan area.
- 10.68 Ms Annette Jones overall re-iterated the preference to break the building into two buildings to reduce the perceived bulk of the building, but made the following comments:
- Terrace and duplex housing forms provide for the future housing need and results in a change to established urban environments including those in Waipā.
 - When designed well terrace and duplex housing can integrate into an existing context - this includes how these developments address the street, the building form and material selection.
 - This development is a transition from the commercial buildings and motel to the single dwellings along Kelly Road so it could anticipate a form that is longer than a standard dwelling i.e. terrace housing.

- When considering the character of an area it is also the surrounding building form including the length. It was noted that there are some houses that are up to 35 metres in length along Kelly Road. These are single level dwellings.
- Longer buildings (more than 35m) in the surrounding area are generally institutional uses (rest homes or schools).
- It was noted the positive changes that had been made following the applicant's urban designer input (tree species identified, demarcating the pedestrian access with a paved surface and increasing the windows on the front elevation to provide a more active interface with the street.
- However also noted that 55m+ is a long building length and that it maximises the building footprint on the site. This is longer than the adjacent Kelly Road Lodge and the Medical Centre.
- It was noted that this development had one design repeated six times and there are alternative design moves that are made in similar scaled developments and a building break is a common outcome i.e duplex fronting the street, separate carparks, provision of less than 3 bedrooms which reduces the footprint.
- It was noted that Image 2 illustrated the variation in the roof line but noted with the field of vision a person would see nearly the full length of the block (not cut off as depicted in the image). Also, it was noted a person could not see the step down when standing closer as shown in Image 1.
- A visual break would mean the development would be of a length anticipated in a residential context - while this would not be seen when on the oblique angle it would form part of a visual memory of the site consisting of two residential blocks rather than one long building.
- It was also outlined that this is a building form that could be repeated on any long site in the Kelly Road and also the wider area.

Applicant's Right of Reply

- 10.69 Mr Lang reiterated the opinion that the '7 or more dwellings' component does not apply to compact housing in the C1, C2, and C3 Structure Plan area and therefore the application is a restricted discretionary activity.
- 10.70 Mr Lang outlined that the proposed permitted baseline dwelling with a floor area of 400m² has a building footprint of 240m² and could be built as a permitted activity on the site which would have similar effects as the proposed compact housing development.
- 10.71 Mr Lang outlined that the site is in an appropriate compact housing area.
- 10.72 Mr Lang responded to the criticism of Mr Moran's comment on the demand for housing of this type, but that Mr Beckett has confirmed there is demand and is qualified to comment on this.
- 10.73 Mr Lang also stated that the applicant does not agree that there was any bullying towards the submitter.

- 10.74 Mr Lang made legal submissions in terms of stress on water supply and stormwater and there was expert evidence (by Council's Development Engineer) provided in relation to this.
- 10.75 Mr Lang outlined that the granting of consent would not set a precedent.
- 10.76 Mr Lang confirmed that in relation to privacy effects to the submitter property, the applicant would be happy to have louvres or screening on windows.
- 10.77 Mr Lang outlined that the applicant would agree to a condition limiting the size of the offices so they cannot be used as bedrooms.
- 10.78 Mr Lang outlined that turning to urban design evidence, Mr Pierard stated that an unbroken building can provide the same quality outcome.
- 10.79 Mr Lang concluded that the commissioners heard that the roof break will not be seen from closest viewpoints, but it will be visible from other viewpoints.

11 THE PRINCIPAL ISSUES THAT WERE IN CONTENTION - Section 113(1)(ac)

11.1 The principal issues that were in contention are as follows:

- The activity status of the application.
- Whether the proposal passes the 'Gateway test'
- The existing character of Kelly Road.
- Adverse visual effects of the building and adverse aural and visual privacy effects to 5 Kelly Road.
- Stormwater and flooding effects.
- On site pedestrian safety, adequate on-site parking for visitors and right turn delays turning onto Cambridge Road.

12 THE MAIN FINDINGS OF FACT & REASONS FOR DECISION – Section 113(1)(a) & (ae)

12.1 The Hearing Panel have considered the application, the evidence and submissions presented at the hearing, the planning report prepared by the Council's planner, the relevant statutory and planning provisions, and the principal issues that were in contention. The main findings of fact determined by the Hearing Panel, which have led to the following decision and the reasons for that decision are as follows:

- a) The Hearing Panel is satisfied that the proposed compact housing development is appropriate in this location and the following is noted:
- i) The activity is a non-complying activity as the '7 or more dwellings' component is considered to apply to the C1, C2, and C3 Structure Plan areas.
 - ii) The site is suitable for a comprehensively designed development due to the proximity to a Council reserve, being the Town Belt and associated recreational activities.

- iii) The proposed compact housing development will provide for suitable intensification and provide additional housing supply within Cambridge's existing urban limits.
 - iv) The proposed building and urban design will integrate into the surrounding area due to adequate building articulation and modulations, an appropriate boundary setback and the proposed landscaping. The changes to the roof line somewhat helps in reducing the effects of the building bulk to the surrounding area. Therefore, the proposal is an appropriate outcome for the site that will result in minor adverse amenity effects to the surrounding area.
 - v) It is acknowledged that the proposed compact housing development will have more than minor adverse visual and privacy effects to the neighbouring property at 5 Kelly Road, Cambridge. It is for this reason that that the application is not considered to satisfy the first gateway test of s104D in relation to adverse effects.
 - vi) While the applicant is not required by the District Plan to provide on-site carparking, each residential unit will be provided with one on-site car park which will provide sufficient supply to avoid adverse effects to Kelly Road and the surrounding road network. The parking will be provided with adequate manoeuvring space to safely enter and exit the site in a forward manner.
 - vii) A consent condition has been included to restrict the area of the office/study to ensure it is less likely to be used as a bedroom. A consent condition including louvres or screening on windows has not been included.
 - viii) The technical information provided by the applicant and peer review by Council's Development Engineer demonstrates that there is sufficient water supply, wastewater can be adequately accommodated, and the stormwater solution is appropriate for this development. Therefore, recommended conditions of consent can ensure the effects of the development can be adequately avoided or mitigated.
- b) Overall, the granting of the consent is consistent with the relevant objectives and policies of the District Plan, Council is therefore satisfied that the application will satisfy the second gateway test in relation to the objectives and policies of the District Plan. Accordingly, the Council has the necessary discretion to approve the resource consent application.
- c) The application is also considered to be consistent with the National Policy Statement on Urban Development (2020) and all other relevant statutory documents and provides for the purpose of the Resource Management Act 1991 being the sustainable management of natural and physical resources.

13 DECISION

Acting under delegated authority from the Waipā District Council and in consideration of Section 104, and pursuant to Sections 104B, 104D and 108 of the Resource Management Act 1991 and the Operative Waipa District Plan, the Waipa District Council **GRANTS CONSENT** to Kelly Road Investments Limited for a land use consent to establish a six unit compact housing development at 3 Kelly Road, Cambridge, legally described as LOT 5 DPS 1176 as held in Record of Title SA1053/180, subject to the conditions enclosed in Schedule 1 and for the reasons outlined in this decision.

Signed:



Marcus Gower
CHAIRPERSON OF HEARING PANEL

Dated: 5 April 2024

Schedule 1

CONDITIONS OF CONSENT

Resource Consent No: LU/0125/23

General

- 1 The proposal must proceed in general accordance with the information submitted with the application, including the revised plans titled 'Kelly Road Residential Development Cambridge for Sloane Street Limited', dated 27 February 27, 2024, Sheets RC-1 to RC-10 except where another condition of this consent must be complied with. This information is entered into council records as LU/0125/23. A copy of the approved plans is attached.

Monitoring

- 2 The consent holder must notify the Waipā District Council enforcement team in writing prior to the commencement of activities associated with this consent.

Note: This advice should be emailed to: consentmonitoring@waipadc.govt.nz

Landscaping and Fencing Plan

- 3 The consent holder must prepare and submit landscaping and fencing plan to Council's Consents Team Leader for certification prior to construction. The landscaping plan must contain:
 - a) reference to the written description/concept plan;
 - b) a plan of the planted area detailing the proposed plant species, plant sourcing, plant sizes at the time of planting, plant locations, density of planting, and timing of planting;
 - c) a programme of establishment and post establishment protection and maintenance (fertilising, weed removal/spraying, replacement of dead/poorly performing plants, watering to maintain soil moisture, materiality and finished levels of paving;
 - d) location, materiality, height and design of fencing; and
 - e) the construction details of all hard landscape elements (paving, fencing, gates, lighting etc.).

Implement Landscaping and Fencing Plan

- 4 The consent holder must implement the landscaping as per the approved landscaping and fencing plan prior to occupation of the units.

Office Study

- 5 The proposed office/study for each dwelling must be no larger than 8m².

Upgrade Entrance

- 6 The consent holder shall upgrade, as required, the existing vehicle crossing to the site, prior to the completion of construction works. All work shall be carried out and completed to the acceptance of Council's Team Leader – Development Engineering, and shall be at the consent holder's expense. The following issues shall also be addressed:
- a) A vehicle crossing application will need to be completed.
 - b) All work shall be completed by a Council approved contractor.

Advice Notes:

Entrance Construction

The crossing standards are set out in the Regional Infrastructure and Technical Specification (RITS).

Approved Contractor

All entrance work within the road corridor is only to be carried out by a Waipa District Council approved Contractor. There are no additional application fees associated with this application.

Entrance Construction - Traffic management

All contractors or persons undertaking work in the road corridor, for which reinstatement work will be necessary, are required to make a Corridor Access Request (CAR) via the Submitica web site (www.submitica.com). A Traffic Management Plan for the works will need to be submitted with the CAR.

Property Numbering

Council will advise the consent holder of property number(s) once requested. Entrances are required to be accurately numbered in accordance with the rural and urban addressing standard, AS/NZS4819:2011. To conform to the above standard, the existing property numbering may need to change.

Driveway Design and Construction

- 7 The consent holder must design and construct the Proposed Private Way shown on the Site Plan LU/0125/23 (ECM: 11140418) and the 3 Waters Assessment Report prepared by GDC Consultants Ltd dated 12/07/2023 (Doc set: 11056987 Pg 65 - 104). The Design plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. All work associated with the Private Way shall be designed, constructed and completed to the acceptance of the Council's Team Leader – Development Engineering, and at the consent holders expense. The submitted plans shall include, but is not limited to:
- a) Pavement design;
 - b) Longitudinal sections;
 - c) Disposal of stormwater including all structures and erosion control;
 - d) Common services trench; and
 - e) Surface treatment.

Advice Notes:

Design & Construction

The Council's standards are set out in the Regional Infrastructure and Technical Specification (RITS).

Sealing Requirements

Rural and Rural Residential areas only require sealing where houses directly adjacent to a Right of Way are likely to be affected by dust and traffic noise.

Proprietary Cell systems Vs Rock lined trenches

Proprietary cell systems offer a far greater option in terms of long term serviceability. They allow for easier ongoing maintenance where systems can be flushed, as opposed rock lined trenches that once filled will require full replacement.

Quality Assurance Certificates

- 8 Following completion of the driveway required under Condition 7 (Driveway design and Construction) above, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed and submitted to Council's Team Leader – Development Engineering for acceptance, within three months of completion of construction works.

Submit Water Reticulation Design

- 9 The consent holder shall submit Design/construction plans for the private water reticulation system to supply the proposed units and connection to the existing reticulated network outlined within the 3 Waters Assessment Report prepared by GDC Consultants Ltd dated 12/07/2023 (Doc set: 11056987 Pg 65 - 104). The Design/Construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. This system shall be designed to the acceptance of Council's Team Leader – Development Engineering, and shall be at the consent holder's expense. The submitted plans shall include, but is not limited to:
- a) Reticulation layout;
 - b) Pipe size, material and pressure ratings;
 - c) Valves and fittings details;
 - d) Connections to service each unit;
 - e) Commercial water meter and backflow preventer details;
 - f) Bedding/service trench details;
 - g) Thrust Block details (if required).

Advice Note:

Water Design

The Regional Infrastructure and Technical Specification (RITS) sets out a means of compliance for the design and construction of all Water infrastructure.

Construct Water Reticulation

- 10 The consent holder shall construct water reticulation as per the certified design/construction submitted under Condition 9 (Submit water reticulation design) above and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

Disconnect Existing Water Supply

- 11 The consent holder shall arrange for Council to disconnect and remove the existing water connection from the Council water supply to the site, at the consent holder's expense, prior to the completion of construction works.

Advice Note:

Disconnection Water Connection

An administrative, and disconnection fee will apply to the application.

Quality Assurance Certificates

- 12 Following completion of the water reticulation required under Condition 10 (Construct water reticulation) above, Quality Assurance Certificates from a suitably qualified and experienced professional shall be completed, signed and submitted to Council's Team Leader – Development Engineering for acceptance, within three months of completion of construction works.

Advice Notes:

Connection to Council's main procedure

To ensure the new infrastructure constructed can connect to council infrastructure safely and comply to the New Zealand Drinking Water Standards 2005 (Revised 2018), the consent holder shall complete a network shutdown request and submit to development engineering, councils shut down applications forms:

Shutdown request: WS-WSU-07 a(F) – APPENDIX A

Shutdown methodology: WS-WSU-07 b(F) – APPENDIX B

(These forms can be provided upon request)

As part of these applications requirements, the consent holder will need to provide the compliant pressure and water quality tests 3 days before the selected date. This is to ensure correct notifications to affected parties can be undertaken. The consent holder shall also identify any potential high-risk water users and undertake direct liaison with them.

Submit As-Built Plans

- 13 The consent holder must submit an as-built plan of all water infrastructure including connections to all units. All work shall be to the acceptance of Council's Team Leader – Development Engineering, and be at the consent holder's expense, within three months of completion of construction works.

Advice Note:

As-built plans to be submitted

As-built plans and information on all infrastructure assets shall be provided prior to the final inspection. This information is a statutory requirement. The Regional Infrastructure and Technical Specification (RITS) has an acceptable standard for the recording of all council assets.

Submit Gravity Wastewater Reticulation Design

14 The consent holder shall submit Design/construction plans for the private gravity wastewater reticulation system to supply the proposed lots and existing receiving network outlined within the 3 Waters Assessment Report prepared by GDC Consultants Ltd dated 12/07/2023 (Doc set: 11056987 Pg 65 - 104). The Design/Construction plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. This system shall be designed to the acceptance of Council's Team Leader – Development Engineering, and must be at the consent holder's expense. The submitted plans shall include, but is not limited to:

- a) Flow direction and grades;
- b) Pipe sizing and material;
- c) Bedding details;
- d) Manhole sizing and details;
- e) Longitudinal sections; and
- f) Connections to service each unit.

Advice Note:

Wastewater Design

The Regional Infrastructure and Technical Specification (RITS) sets out a means of compliance for the design and construction of all Wastewater infrastructure.

Construct Gravity Reticulation

15 The consent holder must construct wastewater gravity reticulation as per the approved design/construction submitted under Condition 14 (Submit gravity wastewater reticulation design) above and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

Quality Assurance Certificates

16 Following completion of the wastewater gravity reticulation required under Condition 15 (Construct gravity reticulation) above, Quality Assurance Certificates from a suitably qualified and experienced professional must be completed, signed and submitted to Council's Team Leader – Development Engineering for acceptance, within three months of completion of construction works.

Submit As-Built Plans

- 17 As-built plans and information of all wastewater infrastructure assets must be provided to the acceptance of Council's Team Leader – Development Engineering and shall be at the consent holder's expense, within three months of completion of construction works.

Advice Note:

As-built plans to be submitted

As-built plans and information on all infrastructure assets will need to be provided prior to the final inspection. This information is a statutory requirement. The Regional Infrastructure and Technical Specification (RITS) has an acceptable standard for the recording of all council assets.

Submit Stormwater Management Plan

- 18 The consent holder shall provide a Stormwater Management Plan, from a suitably qualified professional to Council's Team Leader – Development Engineering and must be at the consent holder's expense prior to carrying out any construction work required by this consent. The submitted plan shall include, but is not limited to:

- a) Geotechnical investigations;
- b) Catchment analysis;
- c) Flood management;
- d) Water sensitivity design;
- e) Ecological requirements; and
- f) Specific catchment requirements.

Advice Notes:

Stormwater Management Guide Lines

Waikato stormwater management guideline (TR2020/07) and Waikato stormwater runoff modelling guideline (TR2020/06), set out an appropriate means of compliance.

C1 – 3 specific requirements

Stormwater management plan: Cambridge C1 and C2/C3 infrastructure Cambridge West Pukeroro and Waikato river catchments, sets out an appropriate means of compliance with the specific C1 -3 specific catchment requirements.

Stormwater Design

- 19 The consent holder must submit Design/construction plans for the stormwater reticulation system to supply the proposed lots and existing receiving network outlined within the 3 Waters Assessment Report prepared by GDC Consultants Ltd dated 12/07/2023 (Doc set: 11056987 Pg 65 - 104). The Design/Construction plans shall be based on the certified Stormwater Management Plan under Condition 18 – Stormwater Management Plan above and shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. This system shall be designed to the acceptance of Council's Team Leader – Development Engineering, and must be at the consent holder's expense. The submitted plans must include, but is not limited to:

- a) Flow direction and grades;
- b) Pipe sizing and material;
- c) Longitudinal sections;
- d) Overland flow paths;
- e) Receiving network outlet details;
- f) Bedding details;
- g) Manhole sizing and details; and
- h) Connections to service all new units.

Advice Notes:

Stormwater Design

The Regional Infrastructure and Technical Specification (RITS) sets out a means of compliance for the design and construction of all stormwater infrastructure assets.

Stormwater Bylaw

All private stormwater infrastructure will need to comply with Waipa District Council's Stormwater Bylaw 2019; Section 7: Protection of Land Drainage Systems – Item 7.5; and Section 9: Private Stormwater Systems - All items.

Stormwater – Construct

- 20 The consent holder must construct the stormwater reticulation as per the approved design/construction under Condition 19 (Stormwater – Design) above and to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

Advice Note:

Council inspections

Confirmation of Council's inspections shall be made at the Pre-Construction Meetings. Council's Engineers require a minimum of 48 hours' notice prior to an inspection.

Stormwater – Quality Assurance Certificates

- 21 Following completion of the stormwater reticulation required under Condition 20 (Stormwater – Construct) above, Quality Assurance Certificates from a suitably qualified and experienced professional must be completed, signed and submitted to Council's Team Leader – Development Engineering for acceptance, within three months of completion of construction works.

Submit As-Built Plans

- 22 As-built plans and information of all stormwater infrastructure assets must be provided to the acceptance of Council's Team Leader – Development Engineering and shall be at the consent holder's expense, within three months of completion of construction works.

Advice Note:

As-built plans to be submitted

As-built plans and information on all infrastructure assets must be provided prior to the final inspection. This information is a statutory requirement. The Regional Infrastructure and Technical Specification (RITS) has an acceptable standard for the recording of all council assets.

Foundations

- 23 The development will require a suitably qualified and experienced Engineer to inspect the site and submit to Council for certification, at the time of building consent, design details on the foundations of the buildings.

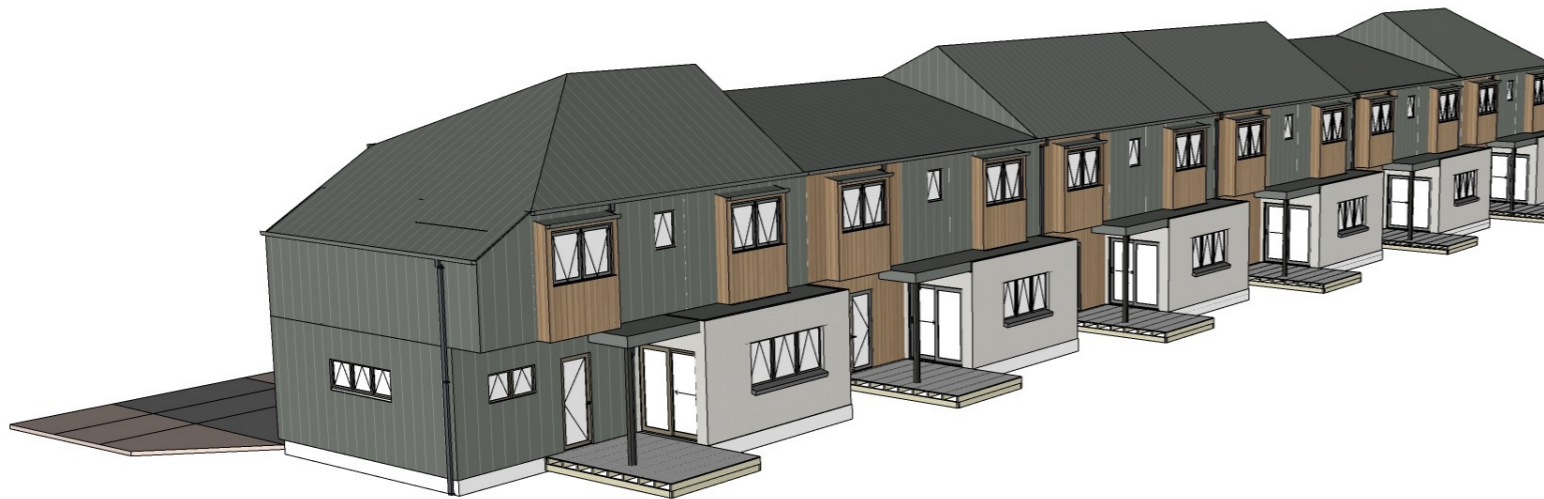
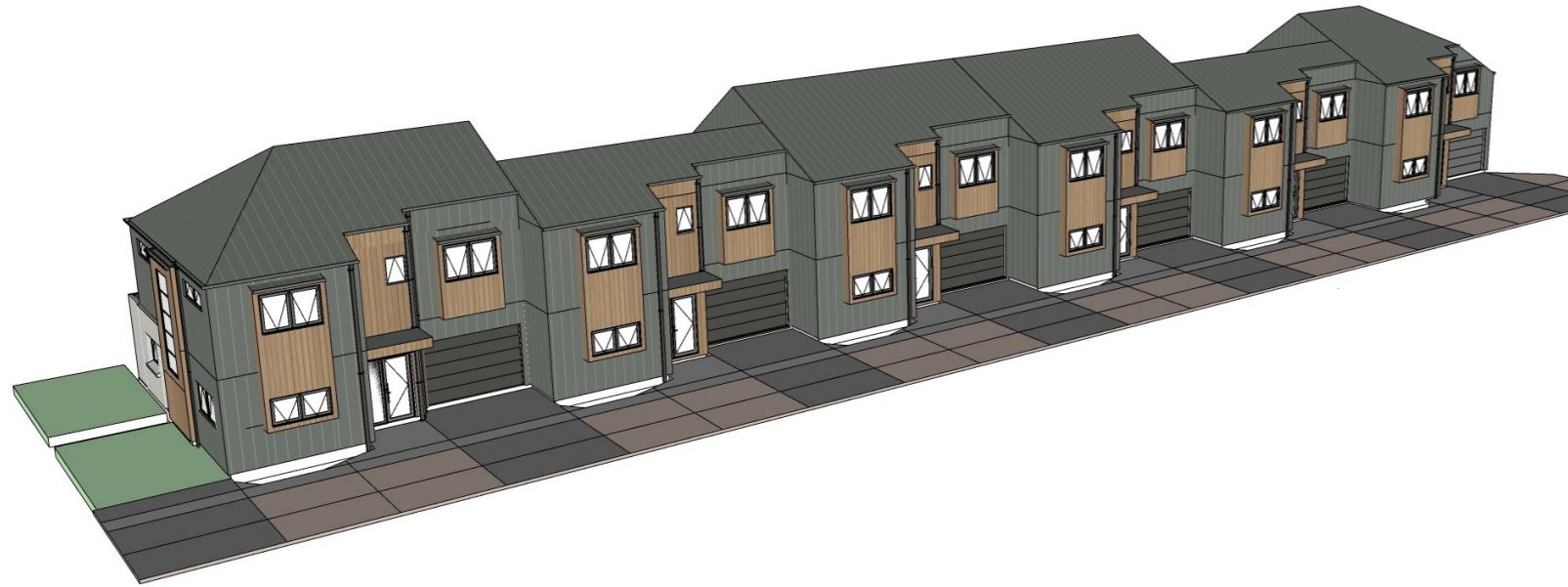
Reason: The above condition is required as the site is subject to soft soils as identified in the Geotechnical Assessment Report prepared by GDC Consultants Ltd dated 5/04/2022 (ECM Number: 11056987 Pg 105 - 142).

Schedule 2

ADVISORY NOTES

Resource Consent No: LU/0125/23

- 1 This consent is granted by the Council subject to the Council's officers and/or agents being permitted access to the property at all reasonable times for the purposes of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
- 2 Building consent is required from Waipā District Council for the construction of the dwellings.
- 3 Pursuant to Section 36 of the Resource Management Act 1991 the consent holder may be required to pay the actual and reasonable costs incurred by the Waipa District Council when monitoring the conditions of this consent.
- 4 For both upgrading of the entrance to the site, a Vehicle Crossing Application will need to be submitted to Council. There is no administration fee for the application to upgrade the entrance.
- 5 The location of the water connections will need to comply with all aspects of Waipā District Council Water Supply Bylaw 2013.
- 6 This consent does not absolve any responsibility of the consent holder to comply with the provisions of the Wastewater Drainage Bylaw 2011 and Water Supply Bylaw 2013.



Document Set ID: 10509611
Version: 1, Version Date: 05/11/2020

Resource Consent Drawings

Tuesday, February 27, 2024	2	Resource Consent Issue	SC16	COVER PAGE	RC	RC-1
Tuesday, February 27, 2024	2	Resource Consent Issue	SC16	EXISTING SITE PLAN	RC	RC-2
Tuesday, February 27, 2024	2	Resource Consent Issue	SC16	PLAN SITE PLAN GL	RC	RC-3
Tuesday, February 27, 2024	2	Resource Consent Issue	SC16	LOT PLAN	RC	RC-4
Tuesday, February 27, 2024	2	Resource Consent Issue	SC16	PERMERABLE AREA CALCULATION	RC	RC-5
Tuesday, February 27, 2024	2	Resource Consent Issue	SC16	LANDSCAPE PLAN	RC	RC-6
Tuesday, February 27, 2024	2	Resource Consent Issue	SC16	PLAN L1	RC	RC-7
Tuesday, February 27, 2024	2	Resource Consent Issue	SC16	ELEVATIONS	RC	RC-8
Tuesday, February 27, 2024	2	Resource Consent Issue	SC16	TRACKED PATHS-FORWARD MANOUVRE	RC	RC-9
Tuesday, February 27, 2024	2	Resource Consent Issue	SC16	TRACKED PATHS-REVERSING MANOUVRE	RC	RC-10

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Waipa District Council
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resource consent LU/0125/23

Kelly Road Residential Development
Cambridge for
SLOANE STREET LTD

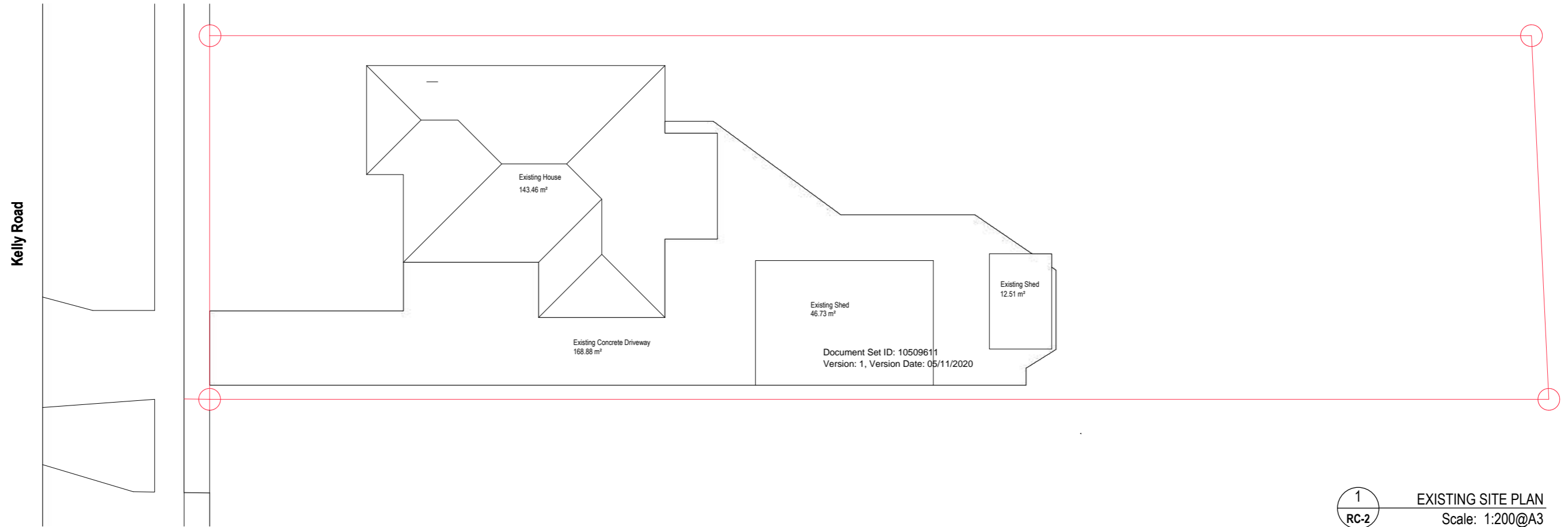




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1
RC-2

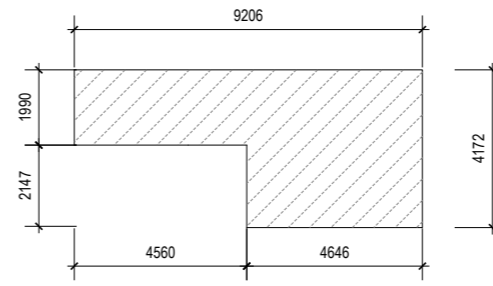
EXISTING SITE PLAN
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Project PROPOSED MULTI RESIDENTIAL DEVELOPMENT 3 KELLY ROAD CAMBRIDGE		Client SLOANE STREET LTD		Documentation			Drawing Information			Project No 22002		<small>This drawing is confidential and shall only be used for the purposes of this project. © Copyright SEKTA Architects Ltd, 2012.</small>		<small>P +64 7 853 2204 F +64 7 853 2201 W www.sekta.co.nz M PO Box 12029 Chartwell Ham.</small>						
				Documentation Date: February 29, 2024			Approved: Stan K			Checked: SK										
				Documentation Phase: Concept Design			Dwg Scale: as shown			Drawn: SK										
				Date			Revision			SC REF			Phase		Drawing No					
				Tuesday, February 27, 2024			2			Resource Consent Issue			SC16		EXISTING SITE PLAN		RC		RC-2	

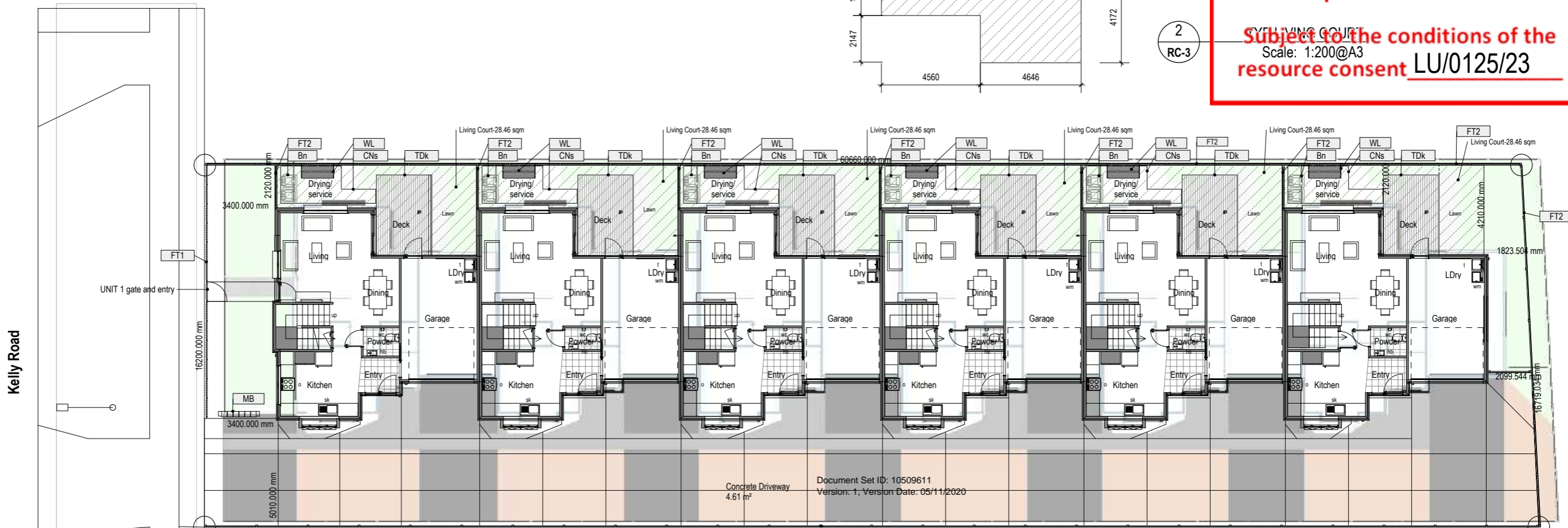




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 Scale: 1:200@A3



2
RC-3



Kelly Road

Document Set ID: 10509611
 Version: 1, Version Date: 05/11/2020

1
RC-3
SITE PLAN GL PLAN
Scale: 1:200@A3

General Notes-Site

Site Area 1019 sqm
Site Address 3 Kelly Road, Cambridge
Legal Description LOT 5 Deposited Plan South Auckland 1176

EXISTING GFA ON SITE

Existing House 144
 Existing Sheds 58
 Concrete Driveway 169
Total Existing GFA on Site 371

NEW BUILDING

Unit 1
 GFA GL 73.12
 GFA L1 66.16

Unit 2
 GFA GL 73.12
 GFA L1 66.24

Unit 3
 GFA GL 73.12
 GFA L1 66.24

Unit 4
 GFA GL 73.12
 GFA L1 66.24

Unit 5
 GFA GL 73.12
 GFA L1 66.24

Unit 6
 GFA GL 73.12
 GFA L1 66.24

Total GFA 836.08

Territorial Authority Waipa District Council
Wind Zone Zone A
Earthquake Zone Zone 1
Climatic Zone Zone 2
Exposure Zone Zone B
Boundary Information Survey and site info shown on architectural drawings is for information only.
Landscaping Refer Landscaping Plan

Site Plan External Finishes.

LWn Hydroseeded lawn.
GDn Garden bed with black bark
DKg Timber Deck
CNs Concrete slab / footpath
Cnd Concrete driveway slab
FT1 Fence type 1-1200mm high powdercoated pool type fence with intermediate recycled hardwood railway sleeper posts.
FT2 Fence type 2-1800mm high close boarded timber fence painted.
Bn Rubbish Bins
MB Mail Boxes
WL Washing line
FSp 350sq concrete flagstone paver.
EL-p Existing Light Pole
EP-p Existing Power Pole.
GB1 GB1-Hedging-Griselinia littoralis over black bark bed at 500mm Centres
 GB2-Native ground covers and flaxes.Mixture of Phormium cookianum-Little Cracker, Phormium cookianum-Evening glow, Phormium cookianum-Emerald Gem and Black Mondo Grass on black Bark.



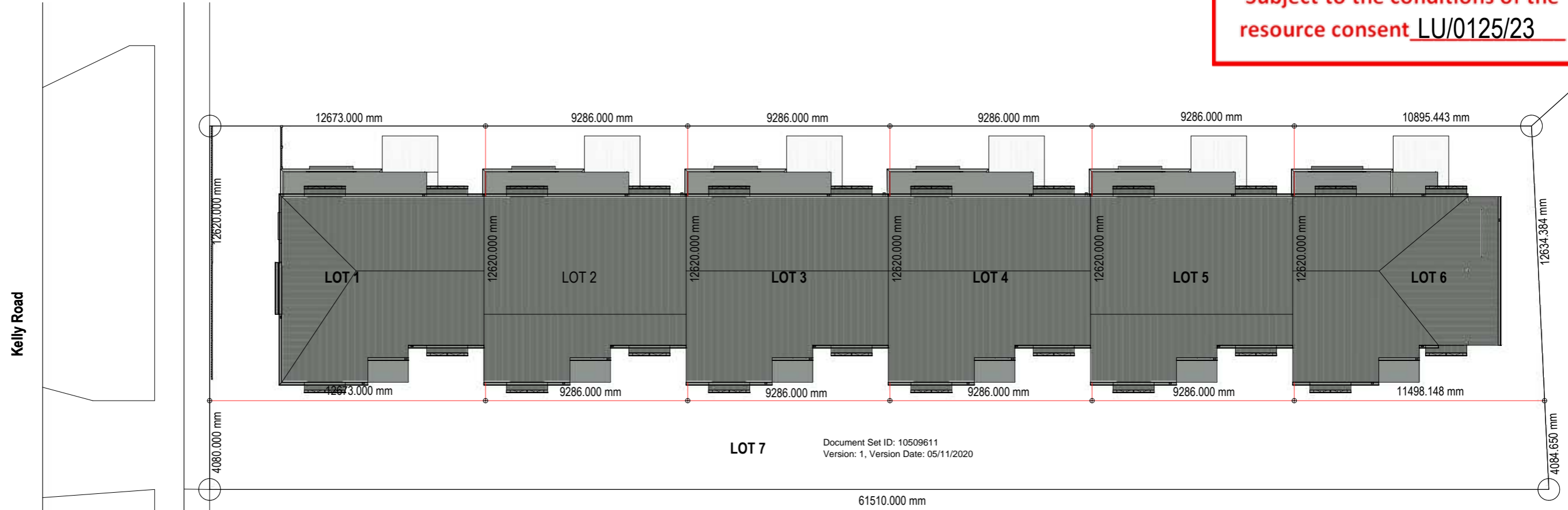
2
RC-3
SITE LOCALITY PLAN
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Project PROPOSED MULTI RESIDENTIAL DEVELOPMENT 3 KELLY ROAD CAMBRIDGE	Client SLOANE STREET LTD	Documentation Documentation Date February 29, 2024 Documentation Phase Concept Design	Drawing Information Approved Stan K Checked SK as shown Drawn SK	Project No 22002	Phase RC	Drawing No RC-3
		Date Tuesday, February 27, 2024	Revision 2 Resource Consent Issue	SC REF SC16	Drawing PLAN SITE PLAN GL	Phase RC





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Document Set ID: 10509611
 Version: 1, Version Date: 05/11/2020

Lot Area Schedule	
Name	Total Area (m2)
LOT 1	160
LOT 2	117
LOT 3	117
LOT 4	117
LOT 5	117
LOT 6	141
LOT 7	251
Total Site Area	1020

1
 RC-4 LOT PLAN
 Scale: 1:200@A3

Project PROPOSED MULTI RESIDENTIAL DEVELOPMENT 3 KELLY ROAD CAMBRIDGE		Client SLOANE STREET LTD		Documentation Documentation Date: February 29, 2024 Documentation Phase: Concept Design		Drawing Information Approved: Stan K Checked: SK Drawn: SK		Project No 22002		<small>This drawing is confidential and shall only be used for the purposes of this project. © Copyright SEKTA Architects Ltd, 2012.</small>		<small>+64 7 853 2204 +64 7 853 2201 www.sekta.co.nz PO Box 12029 Chartwell Ham.</small>	
Date Tuesday, February 27, 2024		Revision 2		Revision Description Resource Consent Issue		SC REF SC16		Drawing LOT PLAN		Phase RC		Drawing No RC-4	

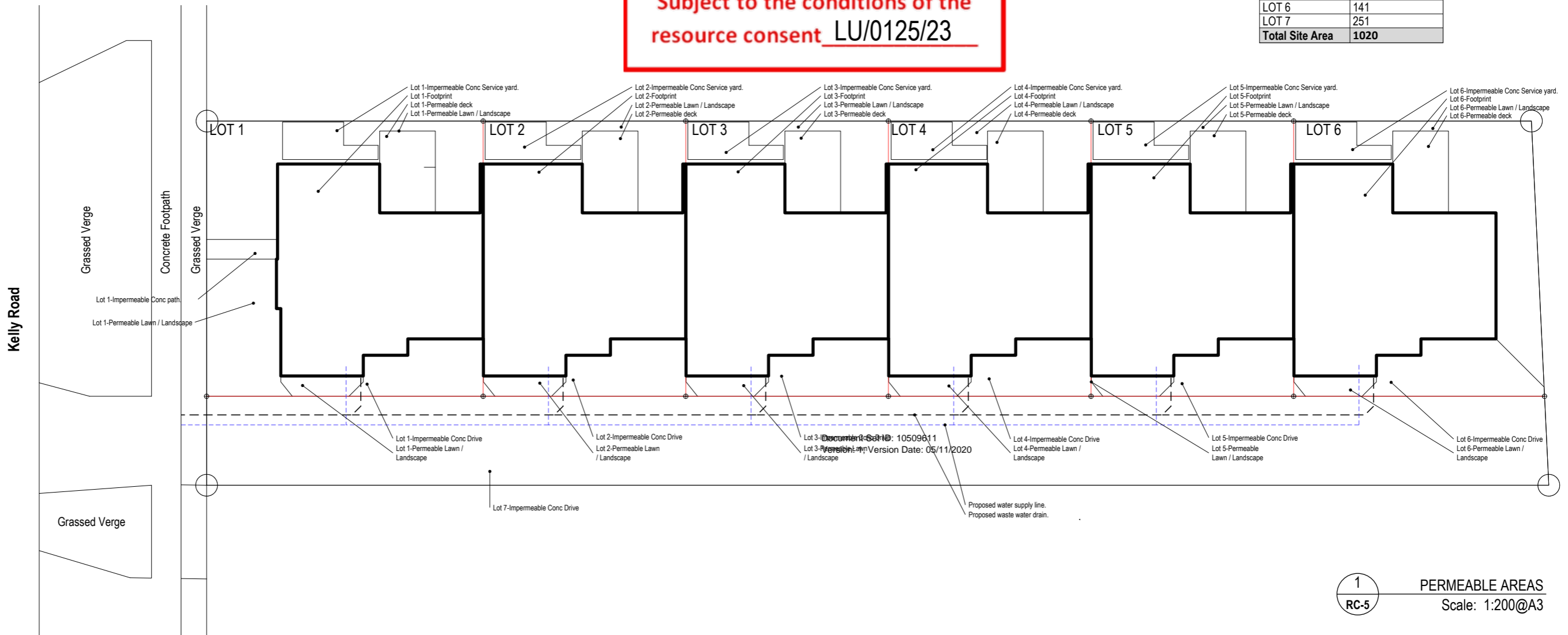




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Site Coverage at roof	
Total Site Area	1020
Total Area at roof	446.36
Site Cover	43.76%

Lot Area Schedule	
Name	Total Area (m2)
LOT 1	160
LOT 2	117
LOT 3	117
LOT 4	117
LOT 5	117
LOT 6	141
LOT 7	251
Total Site Area	1020



1
 RC-5 PERMEABLE AREAS
 Scale: 1:200@A3

Site Permeability Calculation														
Name	Total Area (m2)	Name	Total Area (m2)	Name	Total Area (m2)	Name	Total Area (m2)	Name	Total Area (m2)	Name	Total Area (m2)	Name	Total Area (m2)	OA Site
LOT 1		LOT 2		LOT 3		LOT 4		LOT 5		LOT 6		LOT 7		
Lot 1-Footprint	73.12	Lot 2-Footprint	72.11	Lot 3-Footprint	72.11	Lot 4-Footprint	72.11	Lot 5-Footprint	72.11	Lot 6-Footprint	71.73	Lot 7-Impermeable Conc Drive	251	
Lot 1-Permeable deck	9.8	Lot 2-Permeable deck	9.8	Lot 3-Permeable deck	9.8	Lot 4-Permeable deck	9.8	Lot 5-Permeable deck	9.8	Lot 6-Permeable deck	9.8			
Lot 1-Permeable Lawn / Landscape	52.21	Lot 2-Permeable Lawn / Landscape	13.19	Lot 3-Permeable Lawn / Landscape	13.19	Lot 4-Permeable Lawn / Landscape	13.19	Lot 5-Permeable Lawn / Landscape	13.19	Lot 6-Permeable Lawn / Landscape	34.35			
Lot 1-Impermeable Conc Service Yard and path	8.77	Lot 2-Impermeable Conc Service Yard	5.84	Lot 3-Impermeable Conc Service Yard	5.84	Lot 4-Impermeable Conc Service Yard	5.84	Lot 5-Impermeable Conc Service Yard	5.84	Lot 6-Impermeable Conc Service Yard	5.84			
Lot 1-Impermeable Conc Drive	13.13	Lot 2-Impermeable Conc Drive	13.13	Lot 3-Impermeable Conc Drive	13.13	Lot 4-Impermeable Conc Drive	13.13	Lot 5-Impermeable Conc Drive	13.13	Lot 6-Impermeable Conc Drive	16.47			
Lot 1-Permeable Lawn / Landscape	3.13	Lot 2-Permeable Lawn / Landscape	3.13	Lot 3-Permeable Lawn / Landscape	3.13	Lot 4-Permeable Lawn / Landscape	3.13	Lot 5-Permeable Lawn / Landscape	3.13	Lot 6-Permeable Lawn / Landscape	3.13			
Total	160.16	Total	117.2	Total	117.2	Total	117.2	Total	117.2	Total	141.32			
Total Permeable Area	65.14		26.12		26.12		26.12		26.12		47.28			Site Area
Total Non Permeable Area	95.02		91.08		91.08		91.08		91.08		94.04			Total Site Permeable Area
Permeable % of Lot	41%		22%		22%		22%		22%		33%			Total Site Non Permeable Area
Non Permeable % of Lot	59%		78%		78%		78%		78%		67%			803.38
	100%		100%		100%		100%		100%		100%			Permeable % of Total Site
														21%
														Non Permeable % of Total Site
														79%
														100%

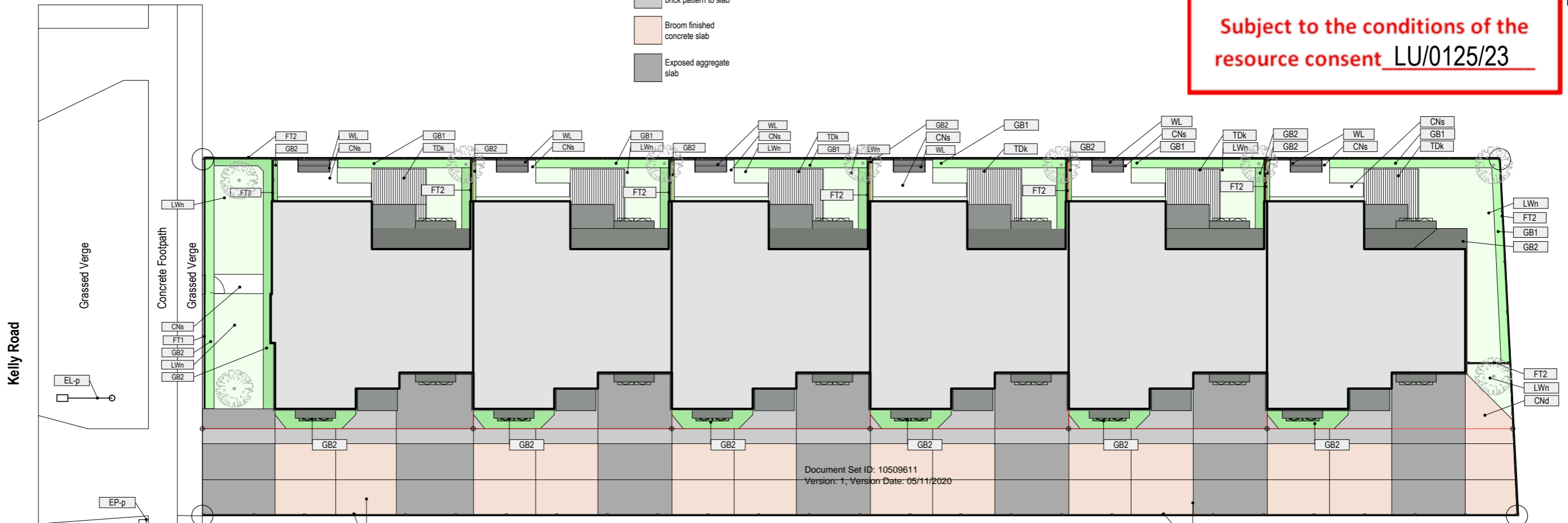
Project PROPOSED MULTI RESIDENTIAL DEVELOPMENT 3 KELLY ROAD CAMBRIDGE	Client SLOANE STREET LTD	Documentation Documentation Date: February 29, 2024 Documentation Phase: Concept Design Drawing Information Approved: Stan K Checked: SK as shown Drawn: SK	Project No <h1 style="text-align: center;">22002</h1>
Date: Tuesday, February 27, 2024		Revision: 2 Revision Description: Resource Consent Issue	SC REF: SC16 Drawing: PERMERABLE AREA CALCULATION
		Phase: RC Drawing No: RC-5	This drawing is confidential and shall only be used for the purposes of this project. © Copyright SEKTA Architects Ltd, 2012. P: +64 7 853 2204 F: +64 7 853 2201 W: www.sekta.co.nz M: PO Box 12029 Christchurch Ham.





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- Pavement Legend.**
- Coloured stamped brick pattern to slab
 - Broom finished concrete slab
 - Exposed aggregate slab



Document Set ID: 10509611
 Version: 1, Version Date: 05/11/2020

- Site Plan External Finishes.**
- LWn** Hydroseeded lawn.
 - GDn** Garden bed with black bark
 - DKg** Timber Deck
 - CNs** Concrete slab / footpath
 - CNd** Concrete driveway slab
 - FT1** Fence type 1-1200mm high powdercoated pool type fence with intermediate recycled hardwood railway sleeper posts.
 - FT2** Fence type 2-1800mm high close boarded timber fence painted.
 - Bn** Rubbish Bins
 - MB** Mail Boxes
 - WL** Washing line
 - FSp** 350sq concrete flagstone paver.
 - EL-p** Existing Light Pole
 - EP-p** Existing Power Pole.
 - GB1** GB1-Hedging-Griselinia littoralis over black bark bed at 500mm Centres
 - GB2** GB2-Native ground covers and flaxes.Mixture of Phormium cookianum-Little Cracker, Phormium cookianum-Evening glow, Phormium cookianum-Emerald Gem and Black Mondo Grass on black Bark.



FT2-1800h painted closed boarded fence



FT1-1200h Black powder coated pool type fence

1
 RC-6 LANDSCAPE PLAN
 Scale: 1:200@A3



GB1-Hedging-Griselinia littoralis over black bark bed at 500mm Centres



Magnolia Grandiflora-Teddy bear



GB3-Pyrus Calleryana-Ornamental Pear (Deciduous) 5m Max Hgt. 45 litre pot size



GB2-Native ground covers and flaxes.Mixture of Phormium cookianum-Little Cracker, Phormium cookianum-Evening glow, Phormium cookianum-Emerald Gem and Black Mondo Grass on black Bark.



Phormium cookianum-Little Cracker



Phormium cookianum-Evening glow



Phormium cookianum-Emerald Gem



Black Mondo Grass

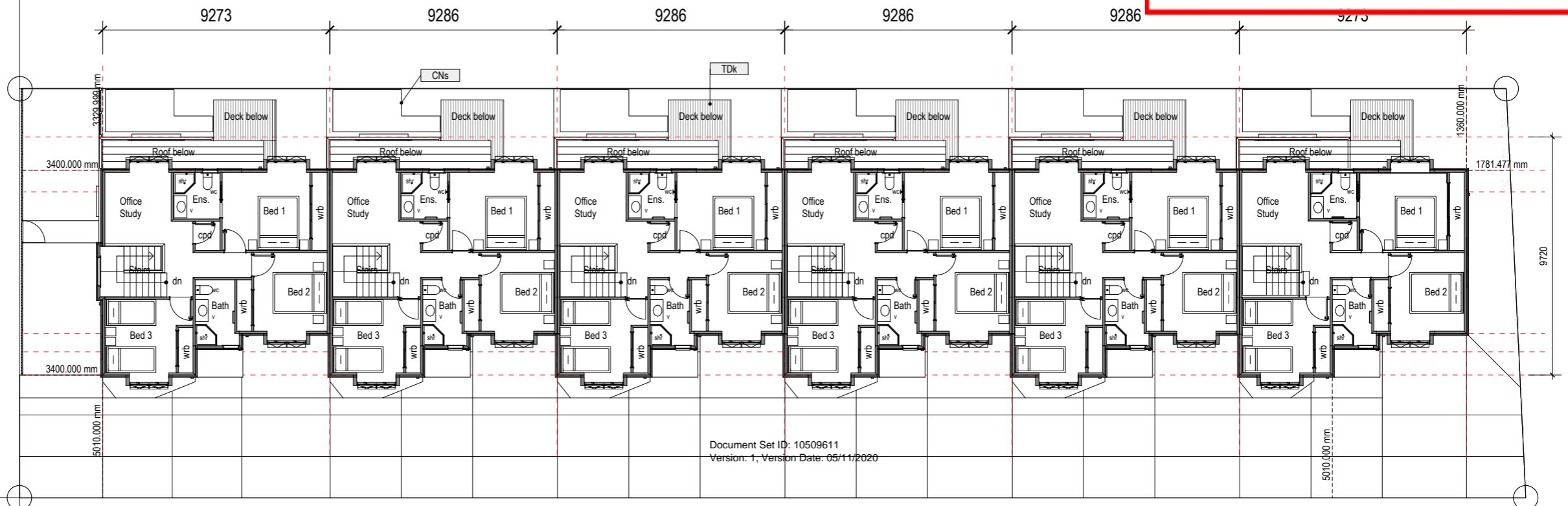
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Kelly Road

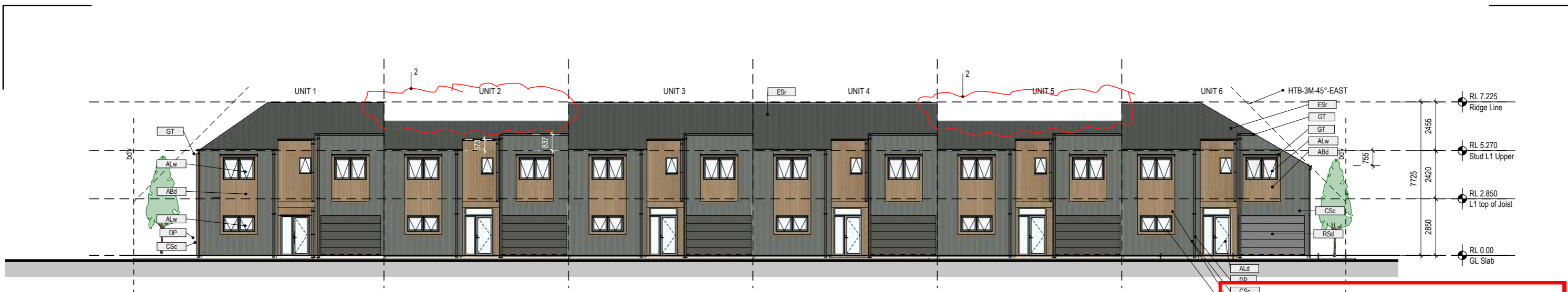


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RC-7

PLAN L1
 Scale: 1:200@A3

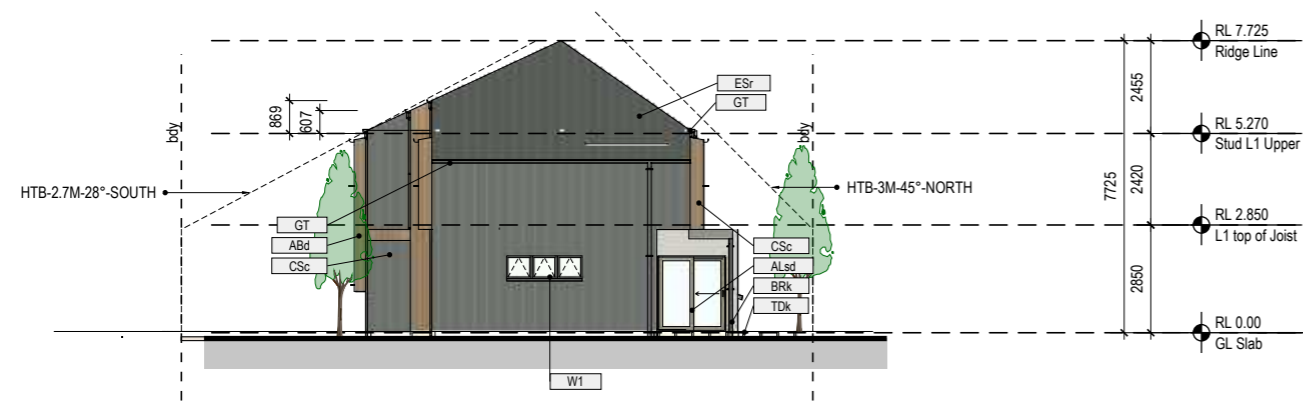
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SC16	PLAN L1	RC	RC-7															



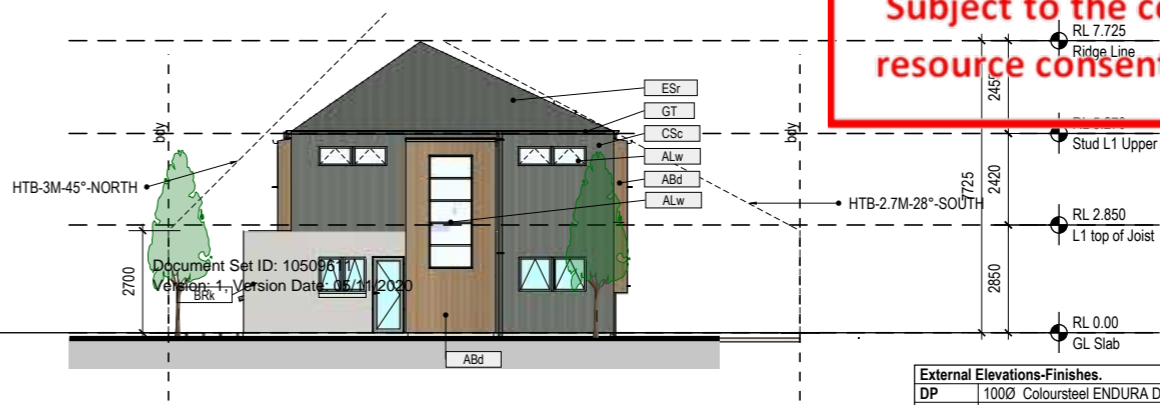


1
RC.8
ELEVATION South
Scale: 1:200@A3

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2
RC.8
ELEVATION East
Scale: 1:200@A3



3
RC.8
ELEVATION West
Scale: 1:200@A3

Percentage Glazing to Front façade.	
Ext Wall Area	22.94
Window Area	10.16
Window Area percentage of façade	44.28%

External Elevations-Finishes.	
DP	1000 Coloursteel ENDURA Downpipe colour Grey Friars
CSc	METALCRAFT ESPAN 320 Sandstone wall cladding
ALw	Powdercoated Alum Windows
Ald	Powdercoated Glazed hinged door
Alsd	Powdercoated Alum Sliding Door.
ABd	ABODO Timber cladding
TP	Painted timber post
RSD	Powdercoated panel lift garage door.
TDk	Timber Deck
GT	Coloursteel Gutter
DP	Coloursteel Downpipe
BRk	Selected Brick veneer.
ESr	METALCRAFT ESPAN 320 Sandstone roofing 25 degree roof pitch.
CSf	Coloursteel Fascia.

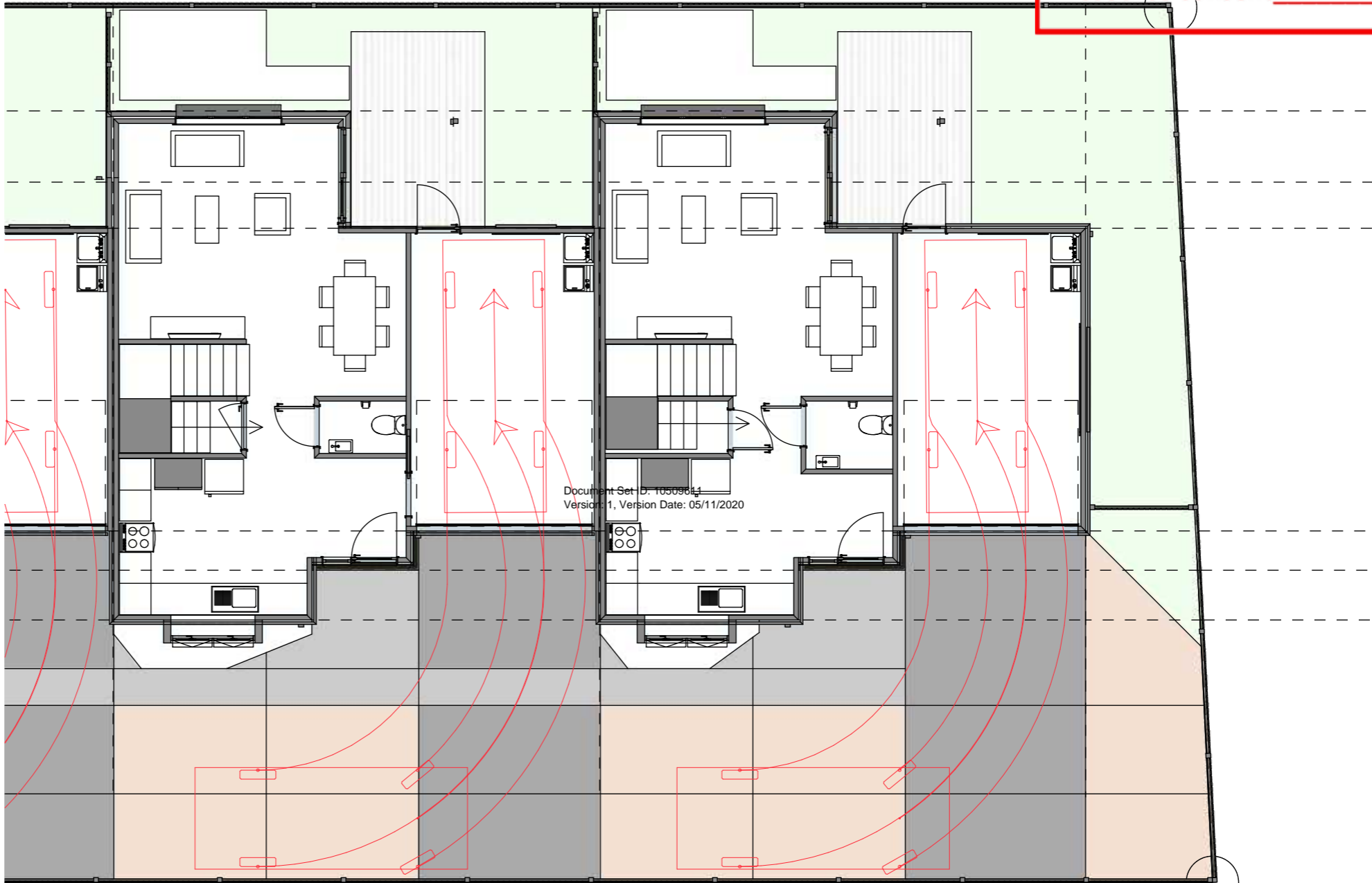


4
RC.8
ELEVATION North
Scale: 1:200@A3

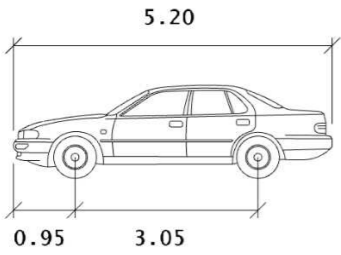
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 Version 1, Version Date: 05/11/2020



B99

Meters

width : 1.94

Track : 1.84

Lock to Lock Time : 6.0 s

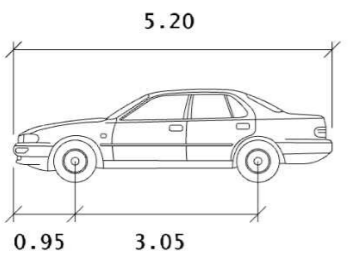
steering Angle : 33.9 deg

FORWARD MANOUVRE VEHICLE PATH INTO GARAGE TO AS/NZS 2890.1 B99 VEHICLE.

Project PROPOSED MULTI RESIDENTIAL DEVELOPMENT 3 KELLY ROAD CAMBRIDGE	Client SLOANE STREET LTD	Documentation				Drawing Information				Project No 22002	This drawing is confidential and shall only be used for the purposes of this project. © Copyright SEKTA Architects Ltd, 2012.	P F W M	+64 7 853 2204 +64 7 853 2201 www.sekta.co.nz PO Box 12029 Christchurch Ham.
		Documentation Date February 29, 2024	Documentation Phase Concept Design	Dwg Scale as shown	Checked Stan K	Drawn SK	Approved Stan K	Checked SK	Drawn SK				
		Date Tuesday, February 27, 2024	Revision 2	Revision Description Resource Consent Issue		SC REF SC16	Drawing TRACKED PATHS-FORWARD MANOUVRE		Phase RC	Drawing No RC-9			



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B99

Meters

width : 1.94

Track : 1.84

Lock to Lock Time : 6.0 s

steering Angle : 33.9 deg

REVERSING MANOUVRE VEHICLE PATH OUT OF GARAGE TO AS/NZS 2890.1 B99 VEHICLE.

Project PROPOSED MULTI RESIDENTIAL DEVELOPMENT 3 KELLY ROAD CAMBRIDGE		Client SLOANE STREET LTD		Documentation Documentation Date: February 29, 2024 Documentation Phase: Concept Design			Drawing Information Approved: Stan K Checked: SK as shown: Drawn: SK			Project No 22002		<small>This drawing is confidential and shall only be used for the purposes of this project. © Copyright SEKTA Architects Ltd, 2012.</small>		<small>P: +64 7 853 2204 F: +64 7 853 2201 W: www.sekta.co.nz M: PO Box 12029 Chartwell Ham.</small>	
Date Tuesday, February 27, 2024				Revision 2		Revision Description Resource Consent Issue		SC REF SC16		Drawing TRACKED PATHS-REVERSING MANOUVRE		Phase RC		Drawing No RC-10	

