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Hello,

You are receiving this email because a file (Resource Consent Application 5018 Meridian Asset Management) has been made available for you to download.

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Hi

Below is a link to RC application for Meridian Asset Managet, 47 Coleridge St, Cambridge.

This link is available for 7 days.

Our client has been advised to pay the application fee direct to WDC.

Any queries please call us.

Thanks
Cogswell Surveys

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Document Transmittal:

Resource Consent Application 5018 Meridian Asset Management

Please find attached the following files, which were issued by Beryl Barras on 19/11/2020 3:55:58 PM.

Files

File Name	Version
Resource Consent Application Cover Form.pdf	2

Issued To

Contact Name	Contact Email
Waipa District Council	info@waipadc.govt.nz

Hi

Below is a link to RC application for Meridian Asset Managet, 47 Coleridge St, Cambridge.

This link is available for 7 days.

Our client has been advised to pay the application fee direct to WDC.

Any queries please call us.

Thanks
Cogswell Surveys

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Resource Consent Application Form

Section 88 of the Resource Management Act 1991. This form provides us with your contact information and details about your proposal. Please print clearly and complete all sections.

To: Name of Council who is the consent authority for this application

Type of resource consent being applied for:

Land use consent

Subdivision

Combined land use and subdivision

Activity Status

Controlled

Restricted Discretionary

Discretionary

Non-complying

I don't know

Fast Tracked Resource Consent

The Resource Management Act 1991 provides for land use activities that have a Controlled Activity status to be fast tracked through the resource consent process and processed within 10 working days by Council. Your consent may be fast tracked if you tick yes to the first two questions below.

- | | | |
|---|-----|----|
| 1. Is this application for a controlled activity (land use only)? | Yes | No |
| 2. Have you provided an electronic address for service? | Yes | No |

If you wish to opt out of the fast track process, tick here:

Applicant name

Please provide the full name of the persons, company, society or trust applying for this resource consent. If the applicant is a trust, please provide the full name/s of all trustees of that trust.

Contact person *(for companies, societies and trusts only)*:

Name:

Phone:

Postal address:

Email:



Applicant Contact Details

Postal Address:

Post code:

Email:

Phone:

Mobile:

Agent Contact Details

If you have an agent or other person acting on your behalf, please complete the details below.

Agent:

Contact person:

Postal Address:

Post code:

Email:

Phone:

Mobile:

Location of Proposal

Please complete with as much detail as you can, so the site for your proposal is clearly identifiable. Include details such as unit number, street number, street name and town.

Property address:

Legal description:

Description of Proposal

Please provide a brief description of your proposal and the reasons why resource consent is required i.e. which rules in the District Plan are infringed. If the space provided is insufficient, please attach any additional pages.

Correspondence and Invoices

Please let us know where to send any correspondence and invoices. Please note that where possible any correspondence will be sent by email.

All correspondence excluding invoices sent to: Applicant or Agent

All invoices sent to: Applicant or Agent

Other Consents

Please let us know of any other consents that you have applied for or know that you need to apply for related to this application. This includes any resource consents that may be required from a Regional Council under a Regional Plan.

Other resource consents	Resource consent no. (if known)
Building Consent	Building consent no. (if known)
Regional Plan consent	Type of Regional consent: <i>e.g. water discharge permit, water take permit, earthworks</i>

National Environmental Standards (NES)*

Please let us know if you require consent under a National Environmental Standard. National Environmental Standards are regulatory documents that contain standards pertaining to certain matters e.g. management of contaminated land, telecommunications.

Is consent required under a NES?: Yes No I don't know

Tick the following applicable NES:

NES for Air Quality

NES for Drinking Water

NES for Telecommunication Facilities

NES for Electricity Transmission Services

NES for Assessing and Managing Contaminants in Soil to Protect Human Health

NES for Plantation Forestry

Other

**For further information about National Environment Standards, their requirements and forms please refer to any other sheets provided with these application forms.*

Pre-application Information

We recommend that you have a pre-application discussion about your proposal with a Council planner.

Have you had a pre-application meeting with a Council planner? Yes No

Have you had any other conversations with any other Council staff? Yes No

Date of meeting

Please provide the names of Council staff you have spoken with:

If notes of the meeting or other conversations were provided to you, please include a copy of these.

Have you attached any minutes/notes from the meeting: Yes No

Notification

The Resource Management Act 1991 allows applications to be notified for public submissions on request of the applicant.

Are you requesting that your application be publicly notified? Yes No

If you selected 'yes' to the above question, please attach a short summary outlining the details of your application.

Have you attached a summary? Yes No

Owner of Site

Landowner's full name, phone number and address:

OR:

Same as applicant details

Site Visit Requirements

As landowner and with the consent of any occupiers or lessee, I am aware that Council staff or authorised consultants will visit the site which is the subject of this application, for the purposes of assessing this application, and agree to a site visit.

OR

If the applicant is not the landowner, I understand that Council staff or authorised consultants will visit the site, which is the subject of this application, for the purposes of assessing this application, and agree to a site visit.

Is there a locked gate or security system restricting access by Council Staff? Yes No

Do you have a dog on the property? Yes No

Is there any hazard that may place a visitor at risk? Yes No

Provide details of any entry restrictions that Council staff should be aware of e.g. health and safety, organic farm etc.

Draft Conditions

When a consent is granted, Council can include conditions to manage any adverse effects.

Do you wish to see draft conditions prior to Council making a decision on the application? Yes No

By ticking this box, I understand that the opportunity to review the draft conditions is an act of good faith by the Council and is intended to assist with identifying errors, not to encourage debate over conditions. I further understand that Council has the right to continue processing the consent if too much time is taken with the circulation of draft conditions. By requesting draft conditions you agree to an extension of time under section 37 of the RMA for the time it takes to resolve draft conditions.

Signature of the Applicant(s) or Agent

Please read the information below before signing the application form

Payment of fees and charges

I have read and completed any supplementary forms and/or guidance as provided by Council related to fees and charges.

I/we understand that Council will invoice me for the actual and reasonable costs incurred in the processing of this application. Subject to my/our rights under sections 357B and 358 of the RMA, I/we undertake to pay all and future processing costs incurred by the Council. The Council may issue interim invoices for applications. Without limiting the Council's legal rights, if any steps, including the use of debt collectors, are necessary to recover unpaid processing costs, I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company, in signing this application I/we are confirming that I/we are authorised to bind and are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Privacy information

The Council requires the information you have provided on this form to process your application under the RMA and to collect statistics. The Council will hold and store the information, including all associated reports and attachments, on a public register. The details may also be made available to the public on the council's website. These details are collected to inform the general public and community groups about all consents which have been processed or issued through the Council. If you would like to request access to, or correction of any details, please contact the Council.

Information checklist

The information checklist provided overleaf sets out the full set of mandatory information that Council requires for your application to be considered complete. If inadequate information is supplied with your application, this will cause delays in processing or may result in the application being returned pursuant to section 88(3) of the RMA. Your completed application should be submitted to Council with any supplementary forms and/or guidance as provided by Council.

Confirmation by the applicant

I/we confirm that I/we have read and understood the information and will comply with our obligations as set out. A signature is not required if you provide your information by electronic means.

Applicant name: _____ Signature: _____ Date: _____

Applicant name: _____ Signature: _____ Date: _____

Applicant name: _____ Signature: _____ Date: _____

Confirmation by the agent authorised to sign on behalf of the applicant

As authorised agent for the applicant, I confirm that I have read and understood the above information and confirm that I have fully informed the applicant of its/their obligations in connection with this application, including for fees and other charges, and that I have the applicant's authority to sign this application on its/their behalf.

Agent's full name:

Signature:

Date:

Information Checklist for Resource Consent Application

All applications must include the following information:

A description of the activity

A description of the site where the activity will occur

The full name and address of each owner or occupier of the site

A description of any other activities that are part of the proposal to which this application relates

A description of any other resource consents required for the proposal to which this application relates

An assessment of the activity against Part 2 of the Resource Management Act 1991. This will need to address section 5 'Purpose', section 6 'Matters of national importance', section 7 'Other matters' and section 8 'Treaty of Waitangi'

An assessment of the activity against any relevant objectives, policies or rules in the District Plan

An assessment of the activity against any relevant requirements, condition or permissions in any rules in a document (as per section 104 (1) (b) of the RMA)

An assessment of the activity against any relevant provisions of a:

- National Environmental Standard
- National Policy Statement
- Regional Policy Statement
- Regional Plan

A description of any part of the activity that is permitted under the District Plan.

If a permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates it complies with the relevant requirements and conditions for that permitted activity (so that resource consent not required for that activity).

An assessment of effects (AEE) of the activity.

An AEE is an essential part of your application. If an AEE is not provided Council is unlikely to accept your application.

The AEE should discuss all the actual and potential effects of your proposed activity on the environment. Schedule 4 of the RMA outlines all of the matters that must be addressed in your AEE. The amount of detail provided must reflect the scale and significance of the effects that the activity may have on the environment. For example, if there are major effects arising from the proposal, a detailed analysis and discussion of these effects must be included in the AEE. It may require the provision of information from specific experts (e.g. a traffic engineer). If the effects of the proposal are very minor, then a less detailed AEE can be submitted. *The Council has information available to assist you to prepare the AEE – please contact us if you have any questions.*

All applications for subdivision consent must also include the following information:

The position of all new boundaries.

The areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan.

The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips.

The locations and areas of any existing esplanade reserves, esplanade strips, and access strips.

The locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A

The locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):

The locations and areas of land to be set aside as new roads.

Other useful information

The following examples of information are not compulsory, but they will be beneficial to your application and will help Council make an informed decision about your application. Submitting this information *if it is relevant to your proposal* may save time and costs further down the track.

Certificate of title(s)

This must be less than 3 months old for the site(s) to which this application relates. Please attach the title(s) and any consent notices, covenants, easements attached to the title(s).

Locality plan or aerial photo

Please provide at an appropriate scale (for example 1:500). Please indicate the location of the site in relation to roads and other landmarks. Show the street number of the subject site and those of adjoining sites.

Site plan or scheme plan

Please provide at an appropriate scale (for example 1:100) showing the location of the building or activity in relation to all site boundaries. The site plan should include the following where relevant:

- North point
- Title or Reference No.
- Scale
- Date the plans were drawn
- Topographical information
- Natural features, including protected trees, indigenous vegetation, water courses
- Archaeological and/or cultural/heritage sites
- Certificate of Title boundaries/location of fence positions relative to boundaries
- Accessways and road frontages, including proposed crossing places/right of ways
- Onsite manoeuvring and existing and proposed car parking spaces
- Legal and physical roads
- Existing buildings
- Existing wells and/or effluent disposal systems
- Buildings on adjacent sites

- Layout and location of proposed buildings and activity in relation to legal site boundaries
- Earthworks design and contours/areas of excavation
- Landscaping
- Site coverage calculation
- Details of any signage (sign design, dimensions and location on buildings)
- Areas subject to hazards e.g. unstable slopes, areas of flooding, peat soils or fill
- Areas of potential or confirmed contamination

Elevation plans

Please provide at an appropriate scale (for example 1:50, 1:100 or 1:200) and show all structures to be constructed or altered, showing the relationship and appearance of proposed buildings.

Floor plans of proposed building or buildings to be used

Please clearly show the use of each area.

Engineering design plans for any water, wastewater and stormwater

Only concept engineering plans are required at this stage.

Volume of any earthworks

This must include area and volume of soil removed/imported and depth of cut/fill

Details of Hazardous Activities and Industries (HAIL) List activity

If you are unsure whether your site is on the HAIL list please contact Council for assistance.

Any written approvals including details of those sought but not obtained

Please include any signed written approval forms and signed plans if acquired.

Specialist reports to support your application

This may include Traffic Impact Studies, Landscape and Planting Plans, Acoustic Design Certificates etc.

Details and outcome of any consultation undertaken with adjacent land owners and occupiers, and relevant bodies. For example, the Regional Council, Heritage New Zealand Pouhere Taonga, Transpower, KiwiRail, NZTA, Department of Conservation etc.

Details of any consultation undertaken with iwi

If you are unsure whether your proposal may affect matters of interest to iwi, or who the relevant iwi groups might be, please discuss this with Council prior to lodgement.

Any other information arising from specific District Plan provisions

Other information to include in an application for subdivision consent if it is relevant to your proposal:

A north arrow and the scale (1:2000)

All proposed and existing easements (including private)

Any amalgamations

Stages (if applicable)

Location of fence positions relative to boundaries

Existing and proposed dimensions and sizes of lots

Legal and physical roads, accessways and rights of way including grades

All existing buildings and structures, their distance to existing and proposed boundaries and the position of any eaves in relation to rights of way/accessway

Site coverage calculations

Existing and proposed crossing places and sight distances and separation distances between crossing places

Building platforms for all allotments including shape factors

Onsite manoeuvring and existing and proposed vehicle parking spaces (where required)

Significant trees, bush stands, protected trees (including their extent of their drop line), covenanted areas or other features

Existing high voltage electricity lines and gas lines

Archaeological and/or cultural heritage sites

Water bodies

Areas of likely or confirmed contamination

Areas subject to land hazards eg unstable slopes, areas of flooding, peat soils, fill

Location of existing and proposed service connections (including connections to reticulated services) and/or systems i.e water, wastewater, stormwater and any easements

Onsite effluent treatment and disposal areas and fields

Details of proposed stormwater management appropriate to the scale and nature of the subdivision

Pipework and onsite stormwater systems

Open drains (including ownership)

Effect of subdivision and end use on existing overland flow paths

Contours showing existing and finished ground level (levels to the relevant datum) at 0.5m intervals within the subdivision, and at 2 metre intervals on adjoining properties (to enable effects on those properties to be assessed). A separate plan may be needed to show these details

Areas of proposed or existing fill or excavation

Any proposed retaining walls or embankments (note if retaining wall over 1 m is proposed, at typical cross section is required).

In urban areas, details of the percentage of proposed and existing impermeable and permeable areas

Natural hazards, eg unstable slopes, areas of flooding, ponding, peat soils.

Elevations (to scale) of buildings which are affected by the location of new boundaries (eg where height in relation to boundary rules apply)

Application ref:	PG/0138/20
Applicant:	Zane Beckett - ZB Homes Ltd
Agent:	Rebecca Steenstra - Cogswell Surveys Limited
Council Staff:	Sharlene McGaughran – Team Leader Development Engineering Hayley Thomas – Project Planner
Meeting time and date:	2.00pm Tuesday 25 August 2020
Site address:	47 Coleridge Street, Leamington
Legal Description:	Lot 2 DPS 1077 (SA1039/75)
Zone:	Residential
Policy Overlays:	Nil

The Site

The subject site is located on the western side of Coleridge Street, Leamington just north of Lauriston Park, and south west of Lindsay Park. The site currently contains an existing dwelling and has an area of 3,035m². Immediately surrounding the site are residential dwellings on a variety of lot sizes ranging from 450m² to 5,955m².

Under the Waipā District Plan ('the Plan') the site is within the Residential Zone with no Policy Overlays. There are no special features shown on Council's Special Features Maps for the site.

Refer to Figures 1 and 2.

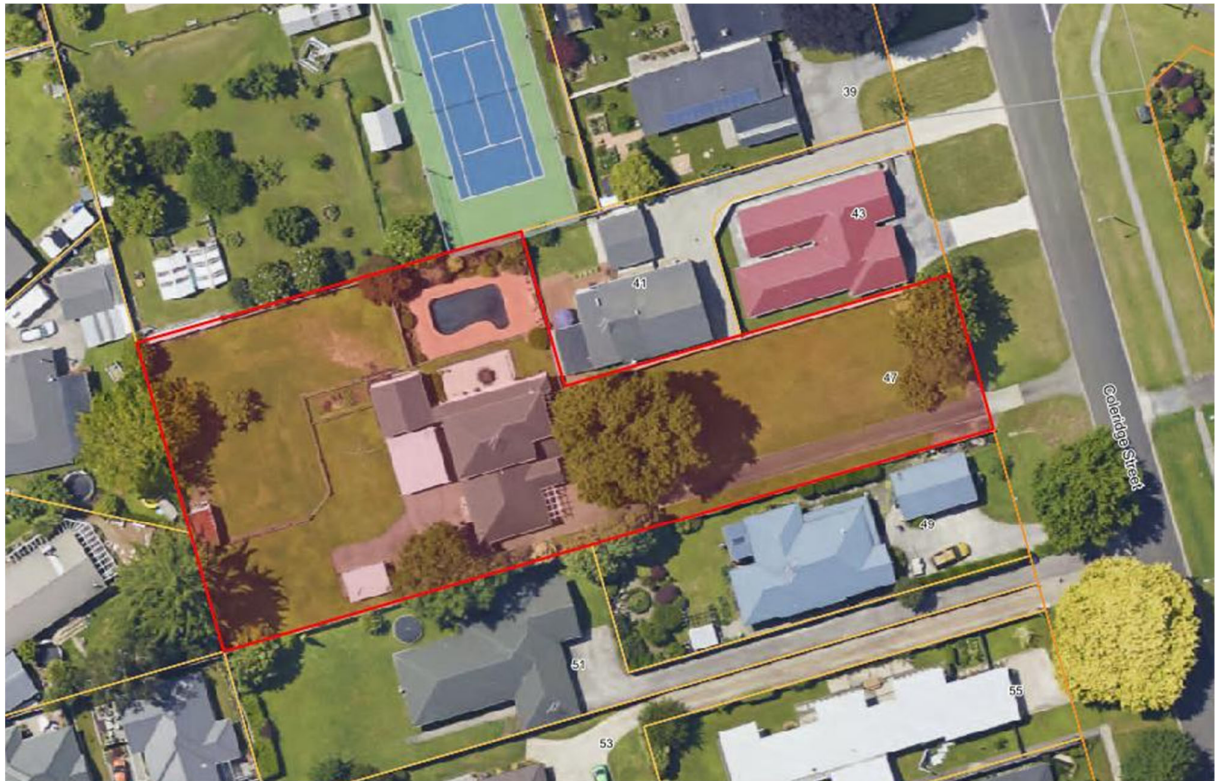


Figure 1: Aerial photograph of site



Figure 2: District Zone and Policy Overlays Map

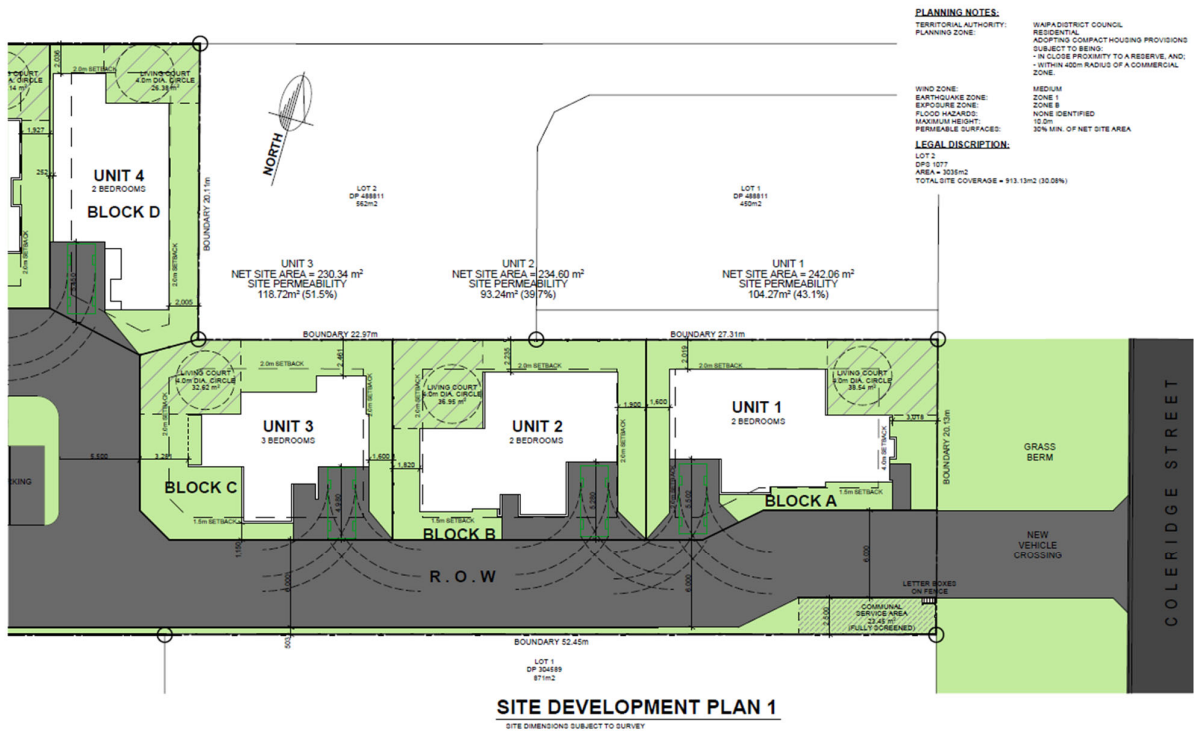
Proposal

Ms Steenstra explained the proposal is to undertake a Compact Housing development on the site in accordance with Rules 2.4.1.4(g) & Rule 2.4.2.43 of the District Plan. 10 dwellings are proposed which will be a mix of housing typologies including single and double storeys, and standalone and duplex designs. Each dwelling will include a single car garage plus an outdoor parking space, and an outdoor living area. A communal service area is proposed to be located adjacent to the entrance to the site.

In terms of the District Plan provisions, Ms Steenstra acknowledged there are some internal non-compliances that will be created (i.e. height recession planes between dwellings) however these are considered to only have minimal effects on the amenity of the development. Overall the development is anticipated to fit the intent of the Compact Housing provisions.

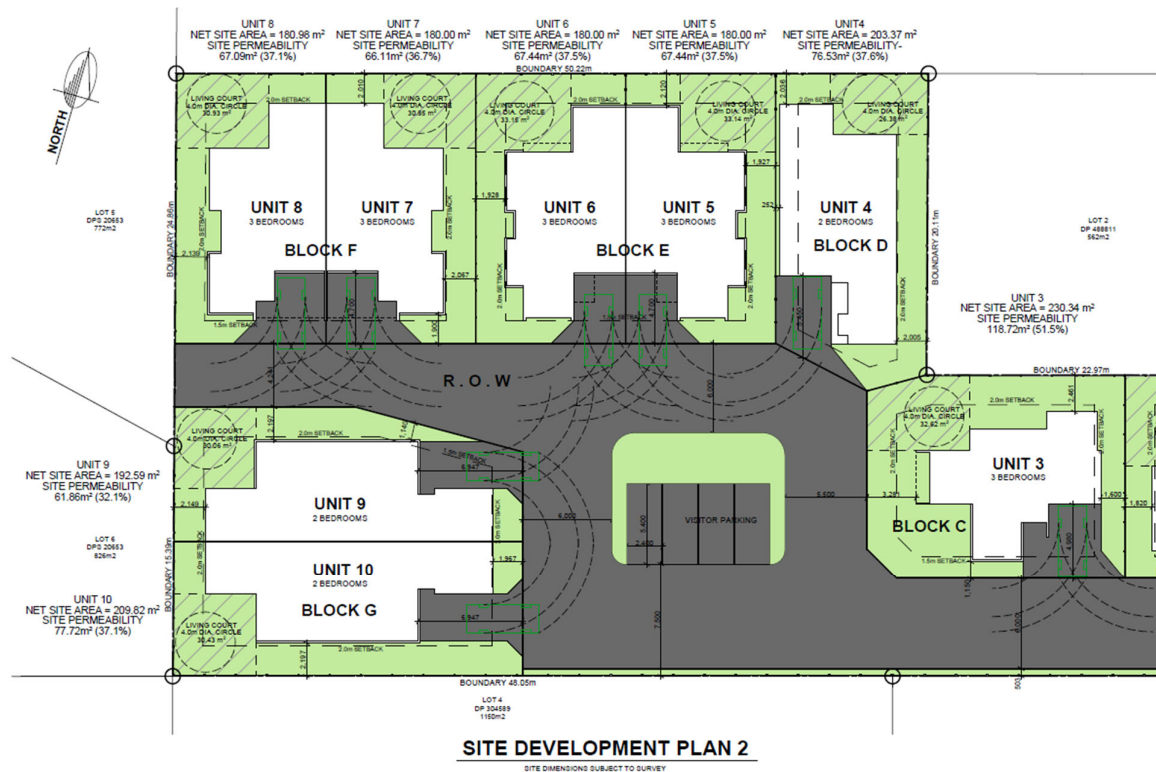
The proposal will include subdivision of the site with each unit resulting in a fee simple title. The collective access will be formed as a right of way.

Refer to Figures 3 and 4 below for proposed layout, and attached document for building designs and artist impressions for each unit.



	PO BOX 28162, ROTOTUNA, HAMILTON PH (07) 839 5774, Email: admin@designers.net.nz LICENSED ARCHITECTURAL DESIGNERS www.designers.net.nz		018 PRELIMINARY DESIGN FOR CLIENT COMMENT 019 PRELIMINARY DESIGN FOR CLIENT COMMENT 020 PRELIMINARY DESIGN FOR CLIENT COMMENT	PROPOSED RESIDENTIAL DEVELOPMENT AT 47 COLERIDGE STREET, CAMBRIDGE.	11/08/2020 1:200 P/E LG	COPYRIGHT 20/2191 1.1 of 26
	SITE DEVELOPMENT PLAN 1			11/08/2020 1:200 P/E LG	20/2191 1.1 of 26	

Figure 3: Proposed scheme plan (eastern portion)



	PO BOX 28182, ROTOTUNA, HAMILTON PH (07) 839 5774, Email: admin@designers.net.nz LICENSED ARCHITECTURAL DESIGNERS www.designers.net.nz		SR# 21060200 PRELIMINARY DESIGN FOR CLIENT COMMENT	PROPOSED RESIDENTIAL DEVELOPMENT AT 47 COLERIDGE STREET, CAMBRIDGE.	11/05/2020 COPYRIGHT	Contractor to check and verify all levels and dimensions before starting construction and to advise the designer of any variations. All dimensions are to be taken from the center of the building unless otherwise stated. The designer is not responsible for any errors or omissions in this plan. The plan is to be used for information only and does not constitute an offer of any services. The plan is to be used in conjunction with other plans and specifications. The designer is not responsible for any errors or omissions in this plan.	20/2191
			SR# 20610200 PRELIMINARY DESIGN FOR CLIENT COMMENT		1:200 P/E		L/G

Figure 4: Proposed scheme plan (western portion)

Planning Comments

Ms Hayley Thomas, Council’s Project Planner, was present at the meeting and noted the following:

- The proposal fits the District Plans Compact Housing provisions in terms of the overall design and intent;
- The design has considered the shape of the existing site in a careful and considerate manner. The mix of housing typologies is commended as it has resulted in a really interesting proposal that is considered to have a high level of residential amenity;
- When developing the concept further, Council Planning Staff will be interested to see how the following issues are resolved:
 - How refuse collection for this number of residential units will be dealt with as a large number of wheelie bins on the road frontage will detract from the amenity of the area;
 - Legible front doors/entrances for each unit will be an important consideration to achieve a high quality development;
 - Ensuring high quality screening (necessary for private outdoor areas) but have the potential to result in an adverse appearance for the development, particularly screening from Units 3 and 9 along the ROW.

- An application will need to address the objective and policies specific to Compact Housing (i.e. Policies 2.3.4.5 and 2.3.5.1);
- An application should also include assessment under the National Policy Statement on Urban Development 2020 which has been introduced recently;
- Notification was discussed at the time of the meeting and Ms Thomas noted that the use of the site (i.e. residential) was not a reason to consider that notification would be necessary, however the application would need to address any potential effects on adjacent properties. Where any internal boundary setbacks are breached, for example, would be an area to consider the neighbouring party affected. The overall density of the development was discussed, and it was noted that it is proposed to be higher than what could be naturally anticipated by the surrounding residents (i.e. in terms of a compliant subdivision). Where possible discussions with neighbouring parties should be undertaken, and if written support is forthcoming that will assist the Council planner with processing the application. A final decision on notification and any written approvals that may be required will be determined once the consent has been lodged.

Infrastructure Development Comments

Ms Sharlene McGaughran, Council's Team Leader Development Engineering, was present at the meeting and noted the following:

- Wastewater and Water Supply reticulated networks are available to connect to within the Coleridge Street road reserve;
- Stormwater disposal on site will be required for each unit/dwelling.

Communication

In order to establish clear lines of communication, all correspondence shall be directed through Council's Project Planner, Hayley Thomas (Hayley.Thomas@waipadc.govt.nz).

Notes:

1. Please note that all the information provided in this form is available to the public.
2. Pre-application meetings are intended to provide initial advice on specific issues identified for discussion by the applicant and any major issues. It cannot replace the in-depth investigation associated with the formal assessment of an application (and where relevant, consideration of public submissions). Advice provided by Council Staff is given in good faith and in no way binds a decision by the Council.

SUBDIVISION AND LANDUSE CONSENT APPLICATION FOR A COMPACT HOUSING DEVELOPMENT

47 COLERIDGE STREET CAMBRIDGE

MERIDIAN ASSET MANAGEMENT

Our ref: 5018



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P: 07 827 5071 **M:** 022 369 2905

E: rebecca@cogswellsurveys.co.nz

QUALITY ASSURANCE

Prepared by:	Rebecca Steenstra	19 November 2020
Reviewed by:	Phil Cogswell	19 November 2020
Finalised:	Rebecca Steenstra	19 November 2020

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TABLE OF CONTENTS

1.0	INTRODUCTION	4
2.0	APPLICATION SITE	4
2.1	Applicant and Property Details	4
2.2	Description	4
2.3	Legal Interests	5
2.4	Zoning of the Property	5
2.5	Site History	6
3.0	PROPOSAL	6
3.1	Subdivision Proposal	6
3.2	Roading and Vehicle Access	7
3.3	Site Suitability	8
3.4	Stormwater Management	8
3.5	Wastewater Supply	8
3.6	Water Supply	8
3.7	Electricity and Telecommunications	8
3.8	Section 221, 241 and 243 Easements Cancellations	9
4.0	OPERATIVE WAIPA DISTRICT PLAN	9
4.1	Rule Assessment	10
4.3	Objective and Policy Assessment	10
5.0	ASSESSMENT OF ENVIRONMENTAL EFFECTS	14
5.1	Introduction	14
5.2	Character and Visual Amenity	15
5.3	Traffic Effects	16
5.4	Infrastructure and Stormwater Effects	16
6.0	RESOURCE MANAGEMENT ACT 1991 ('RMA')	17
6.1	Part 2	17
6.2	Section 104(1)(b)	18
7.0	NOTIFICATION ASSESSMENT	24
7.1	Section 95A - Public Notification	24
7.2	Section 95B – Limited Notification	24
7.3	Section 95E - Affected Parties	25
7.4	Special Circumstances	27
8.0	STATUTORY FRAMEWORK	27
8.1	104B Discretionary Activity	27
8.2	Section 106 RMA	27
9.0	CONCLUSION	28
Appendix A	Record of Title	
Appendix B	Application Plan	
Appendix C	Waipa District Plan Assessment	
Appendix D	Site Suitability Report	
Appendix E	Architectural Plans	

1.0 INTRODUCTION

This application has been made pursuant to Section 88 of the Resource Management Act 1991 (RMA).

The purpose of this report is to provide the supporting information and assessment of environmental effects for Meridian Asset Management to develop the site into a Compact Housing Development which requires a subdivision and land use consent. A land use consent is also required as the front dwelling will be constructed first and will operate as a show home for approximately a 12-month period from the time of code of compliance, and parking for the show home will be on the street.

The report has been prepared in accordance with the provisions of the Operative Waipa District Plan and the Resource Management Act 1991.

2.0 APPLICATION SITE

2.1 Applicant and Property Details

The following summarises the details of the applicant and the property for which the consent is required.

Applicant:	Meridian Asset Management Limited
Registered owner:	John Charles Reginald Barraclough, Maureen Raechal Barraclough and Amanda Jane Vosper
Legal Description:	Lot 2 DPS 1077 [RT: SA 1039/75]
Area:	3,035m ²
Street Address:	47 Coleridge Street, Cambridge

2.2 Description

The application site is situated off Coleridge Street. The site contains a dwelling, detached carport and an inground swimming pool. Please refer to the aerial photo in Figure 1 below. A copy of the Title Plan of the underlying subdivision for which titles have yet to issue is attached as **Appendix A**.



Figure 1: Aerial photo of the site.

The application site has a relatively flat contour which is above the level of the road. There are no natural features of any consequence on the property.

2.3 Legal Interests

There are no relevant interests registered to the title.

2.4 Zoning of the Property

The application site is located within the Residential Zone of the Waipa District Plan. No other overlays, archaeological sites, significant trees, designations or other notations have been identified on the application site in the District Plan.

Refer to Figure 2 below for a copy of the zoning map.

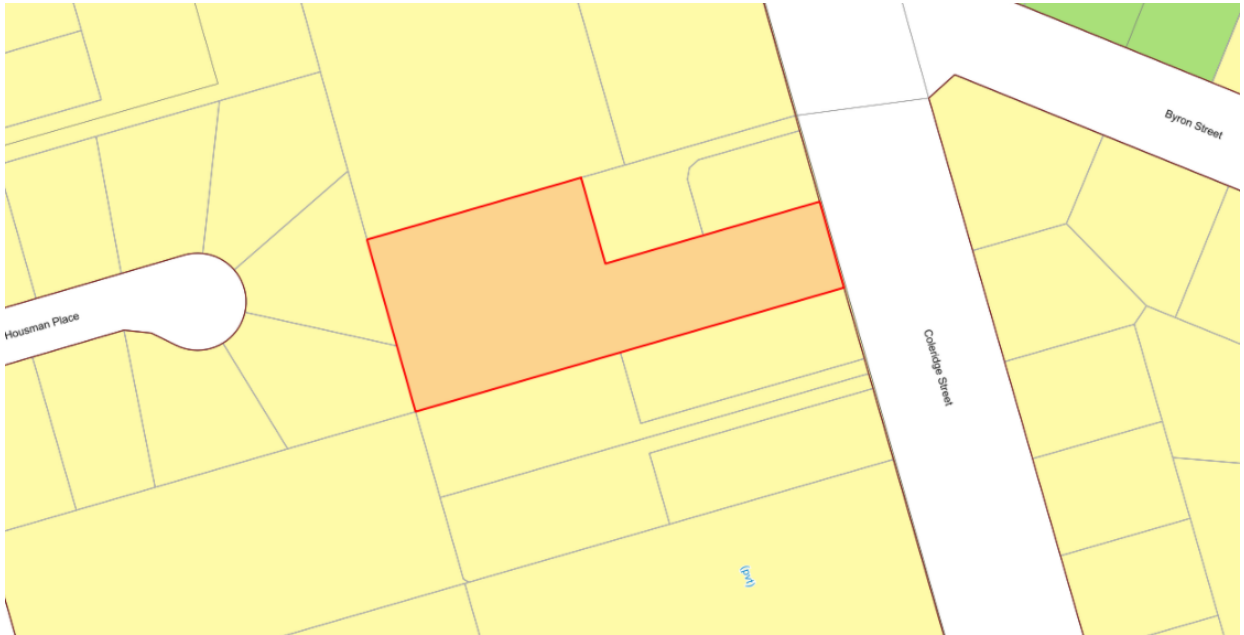


Figure 2: WDC Policy Map illustrating the Residential Zoning.

2.5 Site History

There is no relevant history associated with this site.

3.0 PROPOSAL

3.1 Subdivision Proposal

The proposal is to subdivide the subject property into 10 (Lots 1 - 10), and an access lot (Lot 11). The Lots to be created are listed below and are illustrated on the application plans attached as **Appendix B**.

A list of the proposed Lots is shown on the table below:

Lot Number	Net Lot Area	Lot frontage
1	242m ²	11.6m
2	235m ²	N/A
3	230m ²	N/A
4	203m ²	N/A
5	180m ²	N/A
6	180m ²	N/A
7	180m ²	N/A
8	180m ²	N/A
9	192m ²	N/A
10	209m ²	N/A
11 (Access Lot)	1,000m ²	N/A

Average Net Lot Area	203m²	
Minimum Net Lot Area	180m²	
Maximum Net Lot area	242m²	

See Figure 3 for a copy of the subdivision plan.

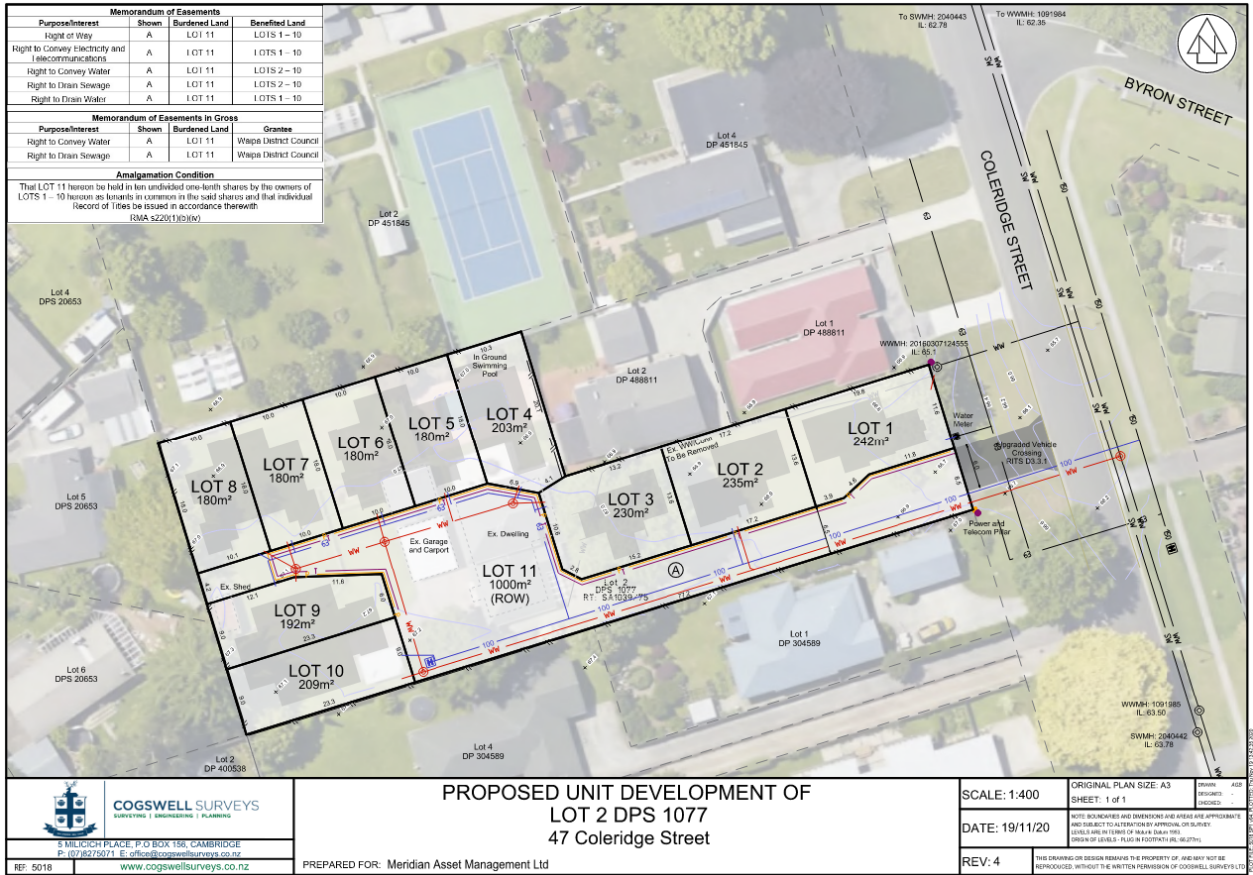


Figure 3: Subdivision Plan.

3.2 Roading and Vehicle Access

The proposal includes Lot 11, which is an access lot. All lots will have an equal undivided share in the Lot 11. An amalgamation condition is proposed, as follows:-

“That Lot 11 hereon be held in ten undivided one-tenth shares by the owners of Lots 1-10 hereon as tenants in common in the said shares and that individual records of title be issued in accordance herewith”

The existing crossing will be removed and replaced with a new vehicle entrance. This will be formed and constructed in accordance with District Plan and RITS requirements and will provide efficient access to the residential lots. The access lot is proposed to have a 6m wide formation for its entirety.

3.3 Site Suitability

A site suitability report was provided by Titus Civil for the entire site and is included in Appendix D. The site adjacent to the subject site was tested, however likely represents the same conditions as would be found onsite. 'Good ground' was found. It is recommended that a consent notice is placed on the title which requires engineered designed foundations in the future.

3.4 Stormwater Management

Stormwater assessments shall be undertaken at the building consent stage. The site slopes to the east, towards Coleridge Street, as such, the design shall cater for the 10yr ARI storm event with the outlet discharging to Coleridge Street. A drainage easement over Lot 11 is proposed in favour of all the Lots over this secondary flowpath. Underground soakage systems may be used to provide water quality treatment and volume control. Alternatively, detention tanks may be used to attenuate runoff back to predevelopment rates.

3.5 Wastewater Supply

Adequate disposal capacity is available from the site to Coleridge Street. Each Lot will have a connection and will run down Lot 11 out to Coleridge Street. The installation of the sewer extension and the Individual connections should be a condition of consent. An easement in gross over area A is proposed to cover the new sewer main that will become a Council asset.

3.6 Water Supply

Adequate water supply is available to the site from Coleridge Street. This will be extended down Lot 11 and will be supplied to each of the Lots. The installation of the water supply extension including the proposed hydrant and individual connections should be a condition of consent. An easement in gross over area A is proposed to cover the new watermain and hydrant that will become a Council asset.

3.7 Electricity and Telecommunications

Underground electricity and telecommunications reticulation is required to each individual lot. This underground infrastructure will be extended up Lot 11 and individual service connections provided to the proposed Lots. New easements for these services will also be created as shown on the plan.

3.8 Section 221, 241 and 243 Easements Cancellations

There are no relevant consent notices or easements to cancel.

3.9 Land Use Consent

3.9.1 Dwelling design

The designs are a mix of one and two storey dwellings. The dwellings generally consist of two to three bedrooms, an open plan living/kitchen/dining area and a single garage. The dwelling on Lot 1 has specifically been designed to face the street and include appropriate glazing on the front façade to promote passive surveillance and an openness into the street. The remaining dwellings have been designed along the northern boundary of the site, with Lots 9 and 10 tucked into the south western corner. The architectural design and the proposed cladding of the dwellings adds interest and variance to each dwelling, however also provides some uniformity to the compact development.

With regards to the positioning of the dwellings, they are generally located to the centre or slightly south within the lots. This avoids conflict with adjoining properties and provides an appropriate boundary setback to all proposed dwellings.

Each lot has an appropriate outdoor living area which comply with the location required (generally north or west) and are generally of the required area.

With regards to car parking, most lots can park a second vehicle in front of the garage for visitors. There is also a visitors parking area in the centre of the right of way which will manage the overflow from driveways.

The proposed designs require a land use consent to be issued concurrently with the subdivision that will enable the construction of the dwellings concurrent to the subdivision being completed.

3.9.2 Show home on Lot 1

The dwelling on Lot 1 is also proposed to be utilised as a show home for a 12-month period from the time of construction. This dwelling is likely to be constructed first. Carparking for the dwelling is most likely to be on the road, with some ability later in the development to park cars within the right of way. As the parking is not on the site this is a Discretionary Activity.

4.0 OPERATIVE WAIPA DISTRICT PLAN

4.1 Rule Assessment

The proposal involves a 10-lot compact housing development which is a Discretionary Activity as it is located outside of the Compact Housing overlay. The proposal does not comply with the following rules: -

- Rule 2.4.2.1 & 2.4.2.2 Minimum Building Setback from Road Boundaries – Discretionary Activity;
- Rule 2.4.1.2(b) Controlled Activity – show home – Controlled Activity;
- Rule 2.4.2.4 Minimum Building Setback from Internal Site Boundaries – Restricted Discretionary Activity;
- Rule 2.4.2.10 Daylight Control – Restricted Discretionary Activity;
- Rule 2.4.2.43 Compact Housing – Discretionary Activity;
- Rule 15.4.2.3 Lot Frontage, Lot Shape Factor and Vehicle Crossings – Discretionary Activity; and
- Rule 15.4.2.4 Minimum Width of Vehicle Access to Rear Lots – Discretionary Activity.

The proposal also seeks joint subdivision and land use consent for a compact housing development inclusive of the above non-compliances as a Discretionary Activity.

A full assessment of the proposal against the relevant provisions is included in **Appendix C** of this report.

4.3 Objective and Policy Assessment

An assessment against the objectives and policies of the District Plan are included below.

Objective - Settlement pattern

1.3.1 To achieve a consolidated settlement pattern that:

- (a) Is focused in and around the existing settlements of the District; and*
- (b) Supports the continued operation, maintenance, upgrading and development of regionally important sites and regionally significant infrastructure and nationally significant infrastructure, and provides for on-going access to mineral resources.*

Policy - Settlement pattern

1.3.1.1 To ensure that all future development and subdivision in the District contributes towards achieving the anticipated settlement pattern in the Future Proof Growth Strategy and Implementation Plan 2009 and the District Growth Strategy.

Policy - Regionally significant and nationally significant infrastructure

1.3.1.8 To ensure that new development does not adversely affect the ongoing operation maintenance, upgrading and development of existing and planned regionally significant infrastructure and nationally significant infrastructure.

Comment: The proposed subdivision is achieving the anticipated settlement pattern of the District by developing an area anticipated to be developed for residential growth. All appropriate infrastructure is able to be provided. The proposal is consistent with the Future Proof Strategy and the District Growth Strategy.

Objective - Key elements of residential character

2.3.1 To maintain and enhance the existing elements of the Residential Zone that give each town its own character.

Policy - Cambridge

2.3.1.1 To maintain and enhance Cambridge's character by: (a) Maintaining the grid layout that provides long vistas down roads; and (b) Providing for wide grassed road verges that enable sufficient space for mature trees; and (c) Maximising opportunities to provide public access to the town belt; and (d) Maintaining and enhancing public views to the Waikato River and Karāpiro Stream Valley with development actively facing and providing access to the River and the Stream; and (e) Providing for development that is of a low density, one to two storeys, and set back from road frontages to enable sufficient open space for the planting of trees and private gardens; and (f) Maintaining the mix of villa, cottage and bungalow type housing within the identified character clusters.

Objective - Neighbourhood amenity and safety

2.3.2 To maintain amenity values and enhance safety in the Residential Zone.

Policy - Building setback: road boundary

2.3.2.1 All buildings shall be designed and setback from roads in a manner which:
(a) Maintains the predominant building setback within the neighbourhood except in relation to compact housing areas and Neighbourhood and Local Centres; and
(b) Allows sufficient space for the establishment of gardens and mature trees on the site except in compact housing areas; and
(c) Accentuates the dwelling on the site; and
(d) Provides for passive surveillance to roads and avoids windowless walls to the street.

Policies - Building setback: side boundaries

2.3.2.3 To maintain spaciousness when viewed from the road, provide opportunities for planting, provide a degree of privacy, maintain sunlight and daylight, provide ongoing access to the rear of the site and enable building maintenance from within the site by maintaining a consistent setback between buildings on different sites.

2.3.2.4 A reduced setback from a side boundary may be acceptable where it: (a) Assists in retaining existing mature trees on the site; or (b) Enables the more effective

development of the site because of on-site topographic constraints; or (c) Is located within a greenfield subdivision, where a reduced or nil setback on one side is offset by an increased setback on the other side. Provided that there is no loss of privacy, sunlight or daylight on adjoining properties, and where sufficient area is maintained on site for outdoor living, and the building does not unduly dominate outdoor living areas on adjoining sites. For compact housing and retirement village developments Policies 2.3.2.3 and 2.3.2.4 are to be assessed at the boundary of the site only.

Policy - Outdoor living area

2.3.3.4 Each dwelling on a site shall have a usable and easily accessible outdoor living area, that is positioned to receive sun throughout the year, and is accessed from a living area of the dwelling, provided that this policy does not apply to compact housing and retirement village accommodation.

Policies - Site coverage and permeable surfaces

2.3.2.6 To ensure that all sites have sufficient open space to provide for landscaping, outdoor activities, storage, on-site stormwater disposal, parking, and vehicle manoeuvring by maintaining a maximum site coverage requirement for buildings in the Residential Zone.

Objective - Providing housing options

To enable a wide range of housing options in Cambridge, Te Awamutu, Kihikihi, and Karāpiro in a way that is consistent with the key elements of the character of each place.

Policy - Sustainable and efficient use of land

2.3.4.1 To meet changing housing needs and to reduce demand for further land to be rezoned, by providing for a range of housing options. Developments that are comprehensively designed where spaces can be shared will be preferred.

Objective - Comprehensive design and development

To ensure that developments are comprehensively designed, incorporate urban design and CPTED principles, are co-ordinated with infrastructure provision, and integrated with the transportation network.

Comment: Cambridge is characterised by low density, one or two storey with open space and trees, however current housing trends are demanding smaller sites to achieve more affordable housing and a range of design options. The lots have been designed to allow suitable outdoor living areas on each site, along with achieving suitable building areas on lots that are large for their intended purpose. There is no site coverage applicable for compact developments, however the site does appear spacious as compliance is achieved with external setbacks and

daylight control. With regards to permeable area, the proposal does not quite achieve 30%. It is important to note that the site is subject to onsite soakage with only a secondary flow to the road. Stormwater will appropriately be dealt with for the compact development.

The proposed encroachment into the road boundary by 1.2m is appropriate for this site as the berm is generous. The shortfall of the setback is unlikely to be noticed by passers-by for this reason. Further discussion of the implications of the reduction of this setback is included with the Assessment of Effects in Section 5 of this report.

Therefore, the proposal is not contrary to these objectives and policies of the Residential Zone.

15.3.1 Objective - Integrated development: site design and layout

To achieve integrated development within the District, that contributes to creating sustainable communities and enhances key elements of character and amenity

Objective - Integrated development: natural hazards and site suitability

15.3.2 To ensure that sites proposed as part of a development or subdivision will be capable of accommodating activities anticipated within the applicable zone.

Policy - Land to be suitable for use

15.3.2.1 Land to be developed or subdivided must be physically suitable to accommodate the permitted land use activities for that zone in accordance with the rules of this Plan.

Policy - Consideration of natural hazards

15.3.2.2 Development and subdivision design should avoid natural hazards, or provide for the mitigation of the hazard within the development or subdivision design.

Policy - Consideration of climate change

15.3.2.3 Development and subdivision design should avoid areas that may be subject to the known effects of climate change, or provide for the mitigation of the effects of climate change within the development or subdivision design.

Objective - Integrated development: efficient servicing

15.3.3 Achieving the efficient and cost effective servicing of land by ensuring that servicing is provided to areas proposed to be developed.

Policy - Co-ordination between servicing and development and subdivision

15.3.3.2 Development and subdivisions shall:

- (a) Be located in areas where infrastructural capacity has been planned and funded;*
- and*
- (b) In areas subject to an approved structure plan, provide sufficient infrastructural capacity to meet the demand identified in the structure plan; and*

(c) Achieve the lot yield anticipated in an approved structure plan; and
(d) Include infrastructure provision for both the strategic infrastructure network and local infrastructure connections.

Policies - Roading infrastructure

15.3.3.3 The design, location, alignment, and dimensions of new roads shall ensure that safe vehicle, pedestrian, and cycling access and manoeuvring can be provided to every site/lot.

15.3.3.4 The roading pattern shall ensure connectivity to adjacent land identified as Deferred Zones or future growth areas, and the provision of public transport infrastructure, such as bus stops

Objective - Urban consolidation

15.3.4 To ensure urban consolidation will be achieved within the District, while also contributing to character and amenity outcomes.

Policy - Achieving density, design and character

15.3.4.1 The minimum and maximum lot size and dimension of lots have been established so that they achieve the character and density outcomes of each zone.

Comment: The reports provided with this application confirm that the lots are suitable for development and that appropriate services are able to be provided. A hazard assessment also confirms that the risk of hazards are low. All dwellings and lots are able to be provided with adequate servicing and are of an appropriate size and layout for their intended use.

The proposed sites generally have good solar orientation and have been assessed as suitable to accommodate future residential uses (as demonstrated with the design plans). Therefore, it is my opinion that the proposal is consistent with the objectives and policies relating to subdivision.

The proposal is not contrary to the objectives and policies of the Waipa District Plan.

5.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1 Introduction

In accordance s88(2)(b) and the Fourth Schedule of the RMA, this section provides an assessment of the actual and potential effects on the environment associated with the proposal. These effects are assessed below under the relevant sub-headings. The actual or potential adverse effects associated with the proposal are limited to;

- Character and visual amenity;
- Traffic effects; and
- Infrastructure and stormwater effects.

An assessment of these effects is outlined in the following sections of this report. The assessment criteria from Section 21 of the District Plan has been taken into consideration when writing the below comments.

5.2 Character and Visual Amenity

The proposed compact housing development consists of 10 dwellings with a right of way and a parking area to the south and centre of the site. The dwellings have been designed with quality urban design to be aesthetically pleasing in terms of mixing the cladding and design styles of each. This is preferable to stamping the same design on each lot. The homes are a 50/50 mix of two storied and one storied giving variance to the compact development.

The District Plan puts a lot of emphasis on Crime Prevention Through Environmental Design, to ensure that dwellings are designed in such a way that encourage passive surveillance to the street. The dwelling on Lot 1 has 28.8% glazing, which provides 'eyes to the street' and passive surveillance. The front door faces the street. The kitchen, dining and living room also faces the street, which is the main area within the dwelling. The dwellings are not intended to be fenced off from the frontage by large timber fences, but rather 'opened up' to the street to encourage passive surveillance and integration of private and public spaces. These principles of the District Plan are supported through this proposal.

The reduced road boundary of the property does position the dwelling closer to the road than permitted, however the generous grass berm (approx. 12m) on the side of Coleridge Street will give an appearance of spaciousness with regard to the dwellings position. It will be indiscernible that the dwelling on Lot 1 is positioned 1.2m closer than permitted.

With regards to the proposed density and spaciousness of the site itself, the dwellings have been designed so that they are not overbearing on the area of the lot. The dwellings utilise a mix of single and two storey designs which enables further spaciousness within each site, giving a suitable area of outdoor living, driveway, grass and other landscaping. When the compact development is viewed from the road the first two dwellings (Lot 1 and Lot 2) will appear as a low level and spacious site, and then build up to the two storied dwelling on Lot 3 which is typical of a compact development. The right of way has a width of 8.5m with a formation width of 6m, which allows further spaciousness where buildings are not occupying that part of the site.

With regards to the non-compliances with the internal boundaries and daylight control, these are typically located on the internal boundaries so only affect the dwellings within the compact development itself. The outdoor living areas are positioned to avoid shading from other dwellings adjoining. The encroachment of the internal boundaries is less than minor in that, unless the houses form a duplex, the internal boundaries still allow reasonable access all around the dwelling. Compliant setbacks are achieved along all external boundaries which adjoin other properties outside of the development. This avoids affecting any adjoining properties and preserves the expected internal boundary setback.

Therefore, it is acknowledged that the density proposed will change the appearance of the site, however it will provide a range of housing choices within an existing area of development which is appropriate and supported by the District Plan. The minor non-compliances will result in non-compliances within the site itself, however generally not result in shading or intensive development right alongside the boundary. The impact on the character and amenity of the site is therefore less than minor.

5.3 Traffic Effects

The proposed development will result in 10 new dwellings and their associated movements. As per the District Plan, a standard household generates approximately 10 movements per day. Using this calculation, the site will generate 100 vehicle movements per day. However, it is worthy to note that half of the dwellings have only two bedrooms, therefore it is anticipated that less movements will result from the residents of those dwellings in comparison to the three-bedroom dwellings. Therefore, 100 vehicle movements per day is a very generous estimation for this site, and it is suggested that the actual movements from the site are less.

With regards to the proposed entrance and right of way, those will be formed in accordance with the District Plan and RITS standards. The entrance and right of way will therefore be appropriate for the development and will uphold the safety of access onto Coleridge Street. Coleridge Street itself is a well-formed residential road which can manage the additional load from the development.

Therefore, the adverse traffic effects as a result of this proposal are less than minor.

5.4 Infrastructure and Stormwater Effects

Although the proposed compact development does not comply with the required 30% permeability, stormwater can be managed onsite without any effect on those properties adjoining. A specific design can be undertaken at building consent stage.

With regards to wastewater and water, the Council will need to approve 9 additional connections to the site. It is proposed to extend the water main along the right of way and grant Council an easement in gross to manage and maintain the pipes. A hydrant is proposed in the body of the Right of Way to provide the water supply for firefighting purposes to the dwellings in accordance with DP requirements. With regards to wastewater it is proposed to extend the Council main along the right of way and supply connections from that main. It is also proposed to grant Council an easement in gross to manage and maintain the pipes. There is not expected to be a capacity issue for water or wastewater.

Therefore, the adverse effects relating to stormwater and infrastructure are less than minor, provided specific design is provided for onsite disposal at building consent stage in general accordance with the recommendations provided in the Titus report.

5.6 Conclusion

The proposal is for a concurrent subdivision and land use consent to establish a compact housing development. The application will result in some non-compliances with the minimum road frontage, minimum permeable area, internal boundary setbacks and daylight control breaches, however the adverse effects as a result of this compact housing development is less than minor and has been mitigated through the subdivision design and dwelling designs. As per the above sections of this report it is considered the adverse amenity, traffic, and infrastructure effects are less than minor.

6.0 RESOURCE MANAGEMENT ACT 1991 ('RMA')

6.1 Part 2

Part 2 of the RMA outlines the purpose and principles. The purpose is to promote the sustainable management of natural and physical resources. 'Sustainable management' means *managing the use, development and protection of such resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while -*

- *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations;*
- *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The objectives, policies and rules are the methods in which Part 2 is filtered into resource consent decision making processes. This application has demonstrated that it will be in accordance with the objectives and policies, and will have adverse effects which are less than minor.

Section 6 of the RMA outlines the matters of national importance, which include avoiding inappropriate development along lakes and rivers and their margins, coastal environments, protecting areas of indigenous vegetation and areas of historic heritage, as well as managing risks from natural hazards. There are no relevant matters to be considered for this application and the conclusions of the BRV report are that the risks from natural hazards is low.

With regard to the above Section 7 and 8 matters, the subdivision represents an efficient use and development of the site, the proposal will not adversely affect the maintenance and enhancement of amenity values nor will it compromise the quality of the environment. The site is not identified as being of significance to iwi nor does the site have any direct impact on areas of significance. Accordingly, it is not expected that iwi will have any concerns with the proposed subdivision.

Having had regard to the above assessments it is concluded that the application will be in accordance with the definition of 'sustainable management' as set out within s5(2) of the RMA and therefore will not be contrary to the purpose and principles set by Part 2.

6.2 Section 104(1)(b)

National Policy Statements and National Environmental Standards

The only relevant NES to this proposal is the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ('NES'). The application site has previously been used for residential purposes for many years and there is no evidence that the land has been used for a HAIL activity. Therefore the site is not considered a 'piece of land' and a PSI or DSI is not required. Consent is not required under the NES.

Regional Policy Statement

The Waikato Regional Policy Statement is a high level planning document which contains the issues of the region. The key relevant issues are those listed below:

Issue 1.4 Managing the built environment Development of the built environment including infrastructure has the potential to positively or negatively impact on our ability

to sustainably manage natural and physical resources and provide for our wellbeing. While addressing this issue generally, specific focus should be directed to the following matters:

- a) high pressure for development in Hamilton City, Waipa District, Waikato District, around Lake Taupō, along the Waikato River and in the coastal environment;*
- b) increasing potential for natural hazards;*
- c) increasing conflict with, and demands for, new infrastructure;*
- d) the need to use existing infrastructure efficiently and to maintain and enhance that infrastructure;*
- e) protecting domestic and municipal water supply sources from the adverse effects of land use;*
- f) the effect of development on access to mineral resources (particularly aggregates), high class soils, and future energy development sites;*
- g) increasing impacts on and conflicts with existing resource users;*
- h) the underperformance of some elements of Hamilton's central business district and consequential effects on its function, amenity and vitality as a result of unplanned dispersal of retail and office development;*
- i) the integrated relationship between land use and development, and the transport infrastructure network;*
- j) the contribution of regionally significant industry and primary production to economic, social and cultural wellbeing, and the need for those industries to access natural and physical resources, having regard to catchment specific situations;*
- k) increased need for the future provision of infrastructure to respond to resource demands from within and outside the region and the need to enable efficient installation of that infrastructure; and*
- l) the availability of water to meet existing, and reasonably justifiable and foreseeable domestic or municipal supply requirements to support planned urban growth, including promoting the integration of land use and water planning.*

3.21 Amenity The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced.

3.22 Natural character The natural character of the coastal environment, wetlands, and lakes and rivers and their margins are protected from the adverse effects of inappropriate subdivision, use and development.

The proposal is consistent with the abovementioned issues.

Waikato-Tainui Settlement Act 2010

The Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 recognises the significance of the Waikato River to Waikato Tainui, and was enacted in May 2010. The overarching purpose of the Act is to *'restore and protect the health and wellbeing of the Waikato River for future generations'*. The legislation implements the 'Vision and Strategy' for the River.

It is not expected that this future development will result in significant adverse effects on the health and well-being of the Waikato River. Having given regard to the Waikato-Tainui Raupatu (Waikato River) Settlement Claims Act 2010, it is considered that the proposal is consistent with the objectives of the Vision and Strategy document.

There are no other relevant National Environmental Standards, National Policy Statements, Plans or Proposed Plans that require consideration.

National Policy Statement – Urban Development (NPS)

The NPS was recently released and took effect from the 20th August 2020. The document outlines a number of objectives which are relevant to this proposal.

Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.

Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:

- *the area is in or near a centre zone or other area with many employment opportunities;*
- *the area is well-serviced by existing or planned public transport;*
- *there is high demand for housing or for business land in the area, relative; and*
- *to other areas within the urban environment.*

Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

Objective 6: Local authority decisions on urban development that affect urban environments are:

- *integrated with infrastructure planning and funding decisions; and*
- *strategic over the medium term and long term; and*
- *responsive, particularly in relation to proposals that would supply significant development capacity.*

Objective 8: New Zealand's urban environments: support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

(a) have or enable a variety of homes that:

- (i) meet the needs, in terms of type, price, and location, of different households; and*
- (ii) enable Māori to express their cultural traditions and norms; and*

(b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and

(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and

(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and

(e) support reductions in greenhouse gas emissions; and

(f) are resilient to the likely current and future effects of climate change.

Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.

Policy 3: In relation to tier 1 urban environments, regional policy statements and district plans enable:

(a) in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and

(b) in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and

(c) building heights of least 6 storeys within at least a walkable catchment of the following:

(i) existing and planned rapid transit stops

(ii) the edge of city centre zones

(iii) the edge of metropolitan centre zones; and

(d) in all other locations in the tier 1 urban environment, building heights and density of urban form commensurate with the greater of:

(i) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or

(ii) relative demand for housing and business use in that location.

Policy 4: Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area.

Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:

- (a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement*
- (b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:
 - (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and*
 - (ii) are not, of themselves, an adverse effect**
- (c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)*
- (d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity*
- (e) the likely current and future effects of climate change.*

Policy 7: Tier 1 and 2 local authorities set housing bottom lines for the short-medium term and the long term in their regional policy statements and district plans.

Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:

- (a) unanticipated by RMA planning documents; or*
- (b) out-of-sequence with planned land release.*

Policy 9: Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:

- (a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and*
- (b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and*
- (c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and*

(d) operate in a way that is consistent with iwi participation legislation.

Comment: The proposal is for the development of a residential site into 10 lots for use as a compact housing development. The proposed houses, as they do not sit on large 500m² sites, are anticipated to be more affordable than a dwelling on a compliant lot area in Cambridge North for example. The application also allows for a range of housing choice for those who do not require a large section and prefer to live in a smaller close-knit community. As well as economic benefits, there are also social benefits to being within a compact housing development. These include socialisation with neighbours and passive surveillance from the dwellings toward the main access to the property, assisting in the prevention of crime.

The location of the compact housing development is 320 metres from the local shops, which includes a supermarket and a restaurant/pub. There is also a reserve which is located almost across the road from the development. This is easily walking distance and provides for resident's social wellbeing. The proposed development is also within an established residential environment, which has relatively high demand for land and dwellings.

There is capacity with regards to the 3 waters, power and telecommunication services which confirms that the site is suitable for development in accordance with Objective 6. No significant infrastructure works are required by Council. The proposal is also responsive, in that there is a demand for development in this location.

The proposal offers a density which will not create adverse effects which are more than minor to neighbouring properties. The proposal does not propose development which is out of character with Cambridge and the residential zone surrounding.

With regard to climate change, the proposal suggests 10 dwellings in a space where one previously existed. The proposal makes better usage of the land, which may enable more people to live and work within the District than previously. The impact on the environment as a result of reducing the footprint of each dwelling is desirable. If the proposal was for 500m² sections, a site of at least 6,000m² would be required in comparison to 3035m² proposed. Developing this site reduces the demand within the growth cell areas, and then reduces the need to rezone alternative areas as Residential. For this reason, the proposal supports the reduction of climate change.

The proposal does not have any adverse effect on the Treaty of Waitangi or any archaeological or cultural areas of significance.

The proposal is therefore supported by the NPS, in that the proposed location of the development is near to amenities such as a supermarket, restaurant and other local services,

as well as being near to a Council owned reserve. The proposal is also in a location where it can be easily serviced and is of a suitable design (mix of dwelling designs) to be consistent with the surrounding residential character.

7.0 NOTIFICATION ASSESSMENT

7.1 Section 95A - Public Notification

The RMA has specific steps to determine whether public notification is required. These steps have been outlined in a table below.

<i>Step 1: mandatory public notification in certain circumstances</i>	
The applicant has requested that the application be publicly notified	No
Public notification is required under section 95C	No
<i>Step 2: If not required by Step 1, public notification precluded in certain circumstances.</i>	
the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:	No
the application is for a resource consent for 1 or more of the following, but no other, activities – Controlled, a restricted discretionary or discretionary activity, but only if the activity is a subdivision of land or a residential activity: a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity: or a prescribed activity.	Public notification precluded

Public notification is therefore not required.

7.2 Section 95B – Limited Notification

The RMA has specific steps to determine whether limited notification is required. These steps have been outlined in a table below.

<i>Step 1: certain affected groups and affected persons must be notified</i>	
Are there any affected protected customary rights groups or customary marine title groups?	No
Is the proposed activity on or adjacent to or may affect land that is the subject of a statutory acknowledgement?	No
<i>Step 2: if not required by step 1, limited notification precluded in certain circumstances</i>	
the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that	No

precludes limited notification:	
the application is for a resource consent for either or both of the following, but no other, activities, a controlled activity that requires consent under a district plan (other than a subdivision of land) or a prescribed activity.	No
<i>Step 3: if not precluded by step 2, certain other affected persons must be notified</i>	
in the case of a boundary activity, an owner of an allotment with an infringed boundary	No
in the case of any activity prescribed under section 360H(1)(b), a prescribed person in respect of the proposed activity.	No
In the case of any other activity, determine whether a person is an affected person in accordance with section 95E, then notify.	Discussion below – refer to Section 7.3
<i>Step 4: further notification in special circumstances</i>	
Determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons).	Discussion below

7.3 Section 95E - Affected Parties

The proposed development adjoins the below properties: -

25A Coleridge Street	Cameron and Scott Dargaville
41 Coleridge Street	Craig and Margaret Pilkington
43 Coleridge Street	Amanda and Arvin Dela Cruz
49 Coleridge Street	James and Janet McComb
51 Coleridge Street	The Salvation Army Trust Board
8 Housman Place	Caroline and Gustav Pfieffer
9 Housman Place	Andrew Annear
42 Goldsmith Street	Lauriston Park Retirement Village Limited
2 Byron Street	Donald and Rae Willoughby

The property at 25A Coleridge Street is large and contains a tennis court in close proximity to the boundary. There is no dwelling near to the southern boundary of the lot. Five of the proposed development lots will be facing in a direction of this property (north), however one (Lot 4) is a single level dwelling. Lot 5 to 8 contain two storey dwellings, which are located at least 2m from the internal boundary and comply with the daylight control plane (avoiding any shadowing beyond a permitted level). Compliance with the setback and daylight control

maintains the separation between the property. There is also no balcony from the first floor of the dwellings on Lots 5 & 6 and Lots 7 & 8 which avoids overlooking onto the neighbouring property. The design of Lots 5 & 6 and Lots 7 & 8 are such that they could appear as two large dwellings rather than two duplexes. This reduces the visual impact of the development. It is also reasonable for the property at 25A Coleridge Street to anticipate development on the subject site. Therefore, as the design of the dwellings appears as three dwellings,

41 and 43 Coleridge Street are on smaller lots and have their southern wall of the dwelling adjoining the development. The outdoor living and access for both lots are located to the north and do not have outlook to the development site. The internal boundary setback is compliant and Lots 1 and 2 comply with the daylight control. Lot 3 does not comply with the daylight control (the gutter encroaches), however as these properties are located north of Lot 3 the encroachment of the gutter will not have shading or 'overlooking' effects. It is for this reason that these two properties are not affected by the proposal or the very minor daylight control on Lot 3.

49 Coleridge Street and 51 Coleridge Street will adjoin the access lot. The separation between the proposed dwellings on Lots 1 to 3 are at least 7.5 metres from the southern internal boundary. The access leg provides a buffer between the activities and retains a spacious outlook. The daylight control is also complied with ensuring that there is no encroachment or shading onto these properties, and in particular their outdoor living areas. The proposed access will not conflict with regards to road safety, with those on the abovementioned properties.

The properties at 8 and 9 Housman Place adjoin the western boundary of the property. The dwellings within Lots 9 and 10 are single level dwellings which have been formed as a duplex, minimising the visual effect and it is likely these dwellings will appear as one form over the fence. The dwelling located on Lot 8 is two-storied, however complies with the daylight control. Therefore, it is our opinion that the visual and character effect, particularly the bulk of the development, on the properties at 8 and 9 Housman Place is less than minor.

42 Goldsmith Street forms part of Lauriston Park Retirement Village and adjoins the back south western corner. The development density within that property is similar to that proposed as part of this development. The view from this property will be to one dwelling (Lot 10) and will not appear out of character with the zone. It is for these reasons that this property is not affected by the proposal.

2 Byron Street is located across the road. The separation between the two properties is approximately 30 metres, as there is a significant berm (approx. 12m) on either side of Coleridge Street. The proposed dwelling on Lot 1 and the access lot will be visible from this

property, however the dwelling faces the street and utilises the access lot for its own entrance. The entrance for the property at 2 Byron Street is from Byron Street itself, so there is no conflict of use or proximity between. It is considered that the generous separation and appearance of the site (with one dwelling in the frontage) is not out of character and therefore does not create adverse visual or traffic effects on this property.

In summary, the dwellings have been thoughtfully placed around the site to minimise the adverse effects on any adjoining properties, particularly with regard to visual effects and traffic effects. Spaciousness has been retained by providing generally compliant daylight control planes and internal setbacks. Any conflict with adjoining entrances is avoided by providing a single entrance to the site which will be formed as part of the proposal. Therefore, it is our opinion that there are no affected persons as a result of this proposal.

7.4 Special Circumstances

There are no special circumstances in relation to this subdivision proposal.

8.0 STATUTORY FRAMEWORK

8.1 104B Discretionary Activity

The application is in accordance with Section 104B for Discretionary Activities.

Section 104B of the RMA states that in considering a resource consent application for a Discretionary Activity or Non-Complying Activity, Council may grant or refuse the application and if it grants the application, may impose conditions under Section 108.

It is considered that there is sufficient information to determine the subdivision and then attach relevant consent conditions to the decision.

8.2 Section 106 RMA

Section 106 of the RMA sets out additional circumstances where a consent authority may refuse to grant subdivision consent or impose conditions in the granting of a subdivision consent, if it considers that there is significant risk from natural hazards or sufficient provision has not been made for access.

The proposal is a residential subdivision and development is anticipated as a result of this proposal. An assessment against the risk from natural hazards has been provided with the

Titus report and the conclusions of this report are that the risks from natural hazards can be considered to be unlikely to very unlikely.

9.0 CONCLUSION

This report supports an application for a compact housing development for 10 dwellings on freehold titles, and operation of a show home for a 12 month period. The proposal requires consents as a **Discretionary Activity** for the establishment of a compact housing development and subdivision of the lots pursuant to Rule 2.4.2.43 – Compact Housing.

The assessment of affects within this report established that the effects, which are relating only to character and visual amenity, traffic effects, and infrastructure are less than minor in extent. The minor non-compliances do not compromise the character of the site, the neighbours, or of the wider area.

The notification assessment determined that public notification is not required pursuant to Section 95A, and that there are no other parties that require notification on a limited basis in accordance with Sections 95B and 95E. The proposal can therefore proceed on a non-notified basis and without the need for any written approvals.

Additionally, the assessment confirms that the proposal is in accordance with the relevant objectives and policies of the District Plan, the provisions of the Regional Policy Statement and the purpose and principles of the RMA.

In this regard, it is maintained that the proposal meets the requirements of Section 104B RMA 1991 and that separate land use and subdivision consent applications can be granted subject to the imposition of appropriate conditions.

Appendix A

Record of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier SA1039/75
Land Registration District South Auckland
Date Issued 02 July 1952

Prior References

SA202/171

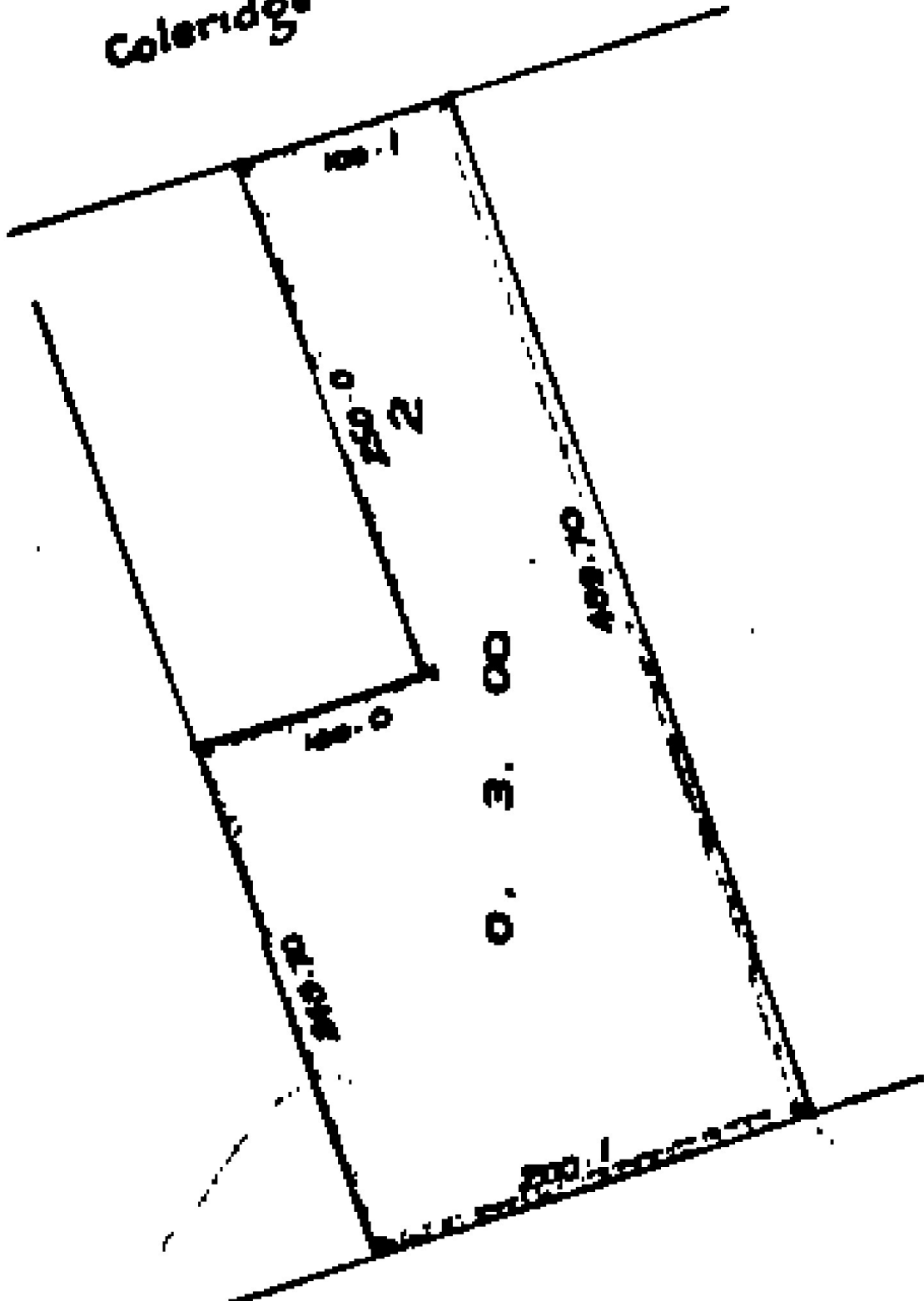
Estate	Fee Simple
Area	3035 square metres more or less
Legal Description	Lot 2 Deposited Plan South Auckland 1077

Registered Owners

John Charles Reginald Barraclough, Maureen Raechal Barraclough and Amanda Jane Vosper

Interests

Coleridge Street.



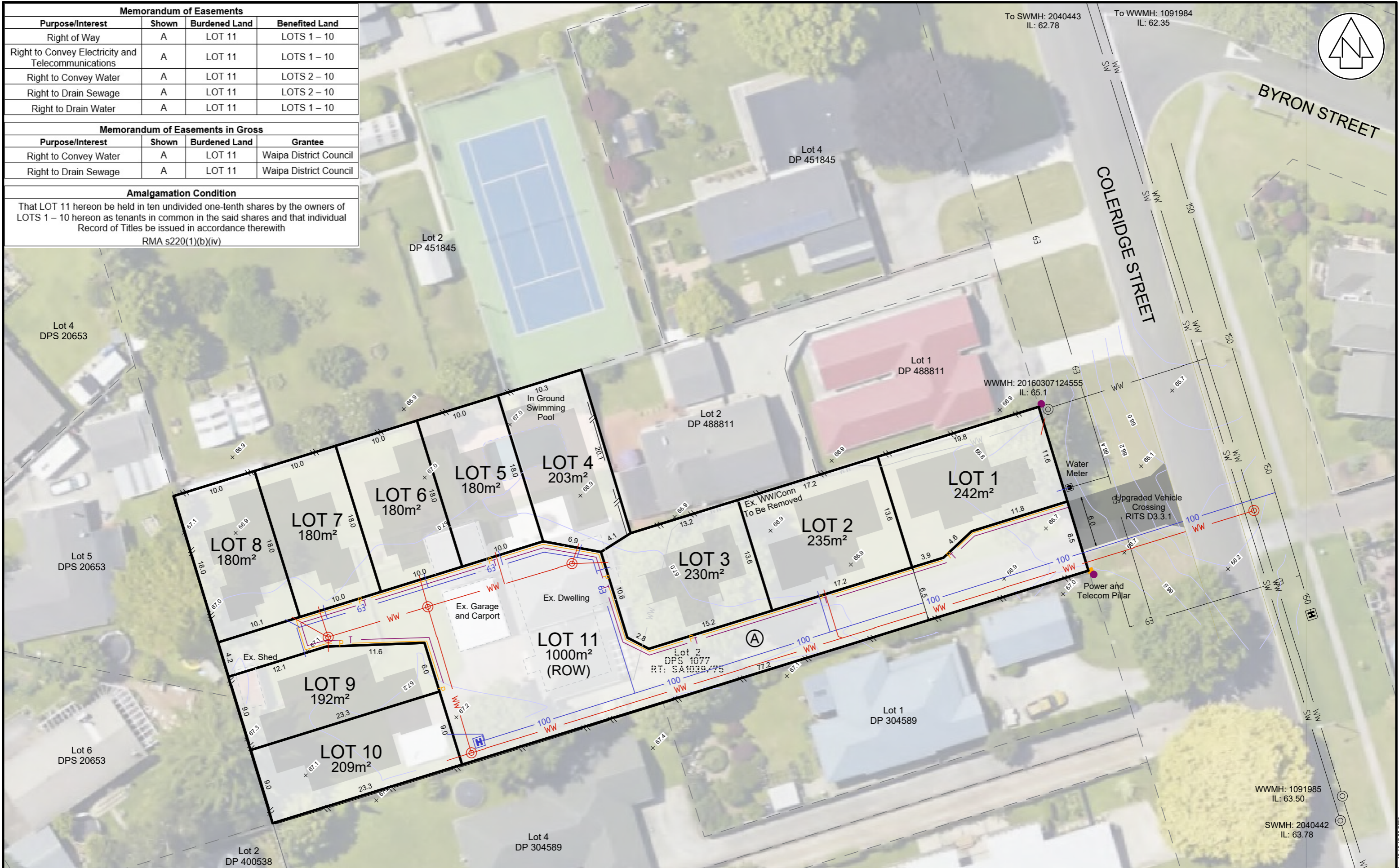
Appendix B

Application Plan

Memorandum of Easements			
Purpose/Interest	Shown	Burdened Land	Benefited Land
Right of Way	A	LOT 11	LOTS 1 – 10
Right to Convey Electricity and Telecommunications	A	LOT 11	LOTS 1 – 10
Right to Convey Water	A	LOT 11	LOTS 2 – 10
Right to Drain Sewage	A	LOT 11	LOTS 2 – 10
Right to Drain Water	A	LOT 11	LOTS 1 – 10

Memorandum of Easements in Gross			
Purpose/Interest	Shown	Burdened Land	Grantee
Right to Convey Water	A	LOT 11	Waipa District Council
Right to Drain Sewage	A	LOT 11	Waipa District Council

Amalgamation Condition
 That LOT 11 hereon be held in ten undivided one-tenth shares by the owners of LOTS 1 – 10 hereon as tenants in common in the said shares and that individual Record of Titles be issued in accordance therewith
 RMA s220(1)(b)(iv)



**PROPOSED UNIT DEVELOPMENT OF
 LOT 2 DPS 1077
 47 Coleridge Street**



COGSWELL SURVEYS
 SURVEYING | ENGINEERING | PLANNING
 5 MILICICH PLACE, P.O BOX 156, CAMBRIDGE
 P: (07)8275071 E: office@kogswellsurveys.co.nz
 www.kogswellsurveys.co.nz

PREPARED FOR: Meridian Asset Management Ltd

SCALE: 1:400	ORIGINAL PLAN SIZE: A3	DRAWN: AGB
DATE: 19/11/20	SHEET: 1 of 1	DESIGNED: -
REV: 4	NOTE: BOUNDARIES AND DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO ALTERATION BY APPROVAL OR SURVEY. LEVELS ARE IN TERMS OF Moturiki Datum 1953. ORIGIN OF LEVELS - PLUG IN FOOTPATH (RL: 66.277m).	
THIS DRAWING OR DESIGN REMAINS THE PROPERTY OF, AND MAY NOT BE REPRODUCED, WITHOUT THE WRITTEN PERMISSION OF COGSWELL SURVEYS LTD		

PLOT FILE: 5018 SPT V04_PLOTTED: Thu Nov 19 13:42:35 2020

Appendix C

Waipa District Plan Rule Assessment

Table 1: Residential Zone Rule Assessment

STANDARD	COMPLIES	COMMENTS
RESIDENTIAL ZONE PROVISIONS		
Rule 2.4.1.2(b) Controlled Activity – show home	✓	Consent is requested pursuant to this rule for a show home.
Rule 2.4.2.1 & 2.4.2.2 Minimum Building Setback from Road Boundaries	X	Concurrent land use consent is sought for the proposed dwelling on Lot 1 to have a 2.8m setback to the road. This is a Discretionary Activity.
Rule 2.4.2.3 Design of Building Facade	✓	The garage is located to the rear of Lot 1 and is not on the front façade of the dwelling.
Rule 2.4.2.4 Minimum Building Setback from Internal Site Boundaries	X	<p>Lot 1 – the southern boundary and the western boundary are not 1.5m and 2m respectively.</p> <p>Lot 2 – the eastern boundary and the western boundary are not setback 2m.</p> <p>Lot 3 – the eastern and southern boundary setbacks are not 2m and 1.5m respectively.</p> <p>Lot 4 – the western boundary has a 0m setback.</p> <p>Lots 5 & 6 – the eastern and western boundaries of each lot are encroached.</p> <p>Lots 7 & 8 – the common boundary has a 0m setback.</p> <p>Lots 9 & 10 – the common boundary has a 0m setback.</p> <p>This is a Restricted Discretionary Activity.</p>
2.4.2.5 Minimum setback from Te Awa Cycleway	N/A	
2.4.2.6 Dwellings Adjoining Marae	N/A	
2.4.2.7 Maximum Building Length	✓	All of the dwellings comply.
2.4.2.8 Cambridge Park Structure Plan – Building Setback from Escarpment	N/A	
2.4.2.9 Maximum Height	✓	All of the dwellings comply.
Rule 2.4.2.10 Daylight Control	X	<p>Lot 1 – encroaches on the western boundary. This is an internal boundary.</p> <p>Lot 2 – eastern and western boundaries encroach. These are internal boundaries.</p>

		<p>Lot 3 - eastern and western boundaries encroach. These are internal boundaries. The northern boundary encroaches, which is an external boundary.</p> <p>Lot 4 – northern and western boundaries encroach. These are internal boundaries.</p> <p>Lot 5 – The eastern and western boundaries encroach. These are internal boundaries.</p> <p>Lot 6 – The eastern and western boundaries encroach. These are internal boundaries.</p> <p>Lots 7 & 8 – the southern boundary and the common boundary encroaches. This is an internal boundary.</p> <p>Lots 9 & 10 – all boundaries comply.</p> <p>This is a Restricted Discretionary Activity.</p>
Rule 2.4.2.11 Maximum Site Coverage	N/A	This is not applicable to a compact housing development.
Rule 2.4.2.12 Permeable Surfaces	N/A	This is not applicable to a compact housing development.
2.4.2.13 & 2.4.2.14 Maximum Site Coverage and Permeable Surfaces: St Kilda Structure Plan Area	N/A	
2.4.2.15 & 2.4.2.16 Cambridge North Structure Plan Area: On Site Soakage	N/A	
2.4.2.17 Cambridge North Structure Plan Area: Flood Risk	N/A	
Rule 2.4.2.18 Outdoor Living Area	N/A	This is not applicable to a compact housing development.
Rule 2.4.2.19 Neighbourhood Amenity and Safety	✓	The front façade of the dwelling on Lot 1 is 31.8%.
Rule 2.4.2.20 Neighbourhood Amenity and Safety	✓	Anticipated to comply.
Rule 2.4.2.21 Neighbourhood Amenity and Safety	N/A	The site is not within C1, C2 or C3.
Rule 2.4.2.22 Neighbourhood Amenity and Safety	N/A	The site does not adjoin a public place.
Rule 2.4.2.23 Neighbourhood Amenity and	N/A	The site is not within C1, C2 or C3.

Safety		
Rule 2.4.2.24 Design and Layout of Development Adjoining Water Bodies and Reserves	N/A	The site does not adjoin a water body or a reserve.
Rule 2.4.2.25 Noise	N/A	
Rule 2.4.2.26 Vibration	N/A	
Rule 2.4.2.27 Construction Noise	✓	Anticipated to comply.
Rule 2.4.2.28 – 2.4.2.30 Noise Insulation – Noise Sensitive Activities	N/A	
Rule 2.4.2.31 Noise – Temporary Military Training Activities	N/A	
Rule 2.4.2.32 & 2.4.2.33 Signs	N/A	No signs are proposed.
Rule 2.4.2.34 & 2.4.2.35 Earthworks	✓	Any earthworks will be incidental to the subdivision and land use consent.
Rule 2.4.2.36 & 2.4.2.37 Buildings and Structures within the National Grid Yard	N/A	
Rule 2.4.2.38 – 2.4.2.40 Housing and Keeping of Animals	N/A	
Rule 2.4.2.41 Heavy Motor Vehicles	N/A	
Rule 2.4.2.42 Secondary Dwelling	N/A	
Rule 2.4.2.43 Compact Housing	X	<p>(a) No building lines exceed 20m.</p> <p>(b) As all dwellings will be on fee simple lots, there will be only one dwelling on each site.</p> <p>(c) All dwellings will be on their one sites subdivided via a fee simple arrangement, therefore this rule is not applicable.</p> <p>(d) Windows are on the front and rear of the dwellings, creating a dual aspect. Windows are at varying heights throughout the development.</p> <p>(e) Lots 1, 2, 4, 9 and 10 are two-bedroom dwellings. The dwellings are 99.7m², 98.13m², 98.04m², 101.4m² and 101.4m² which all exceed the minimum 70m² requirement.</p> <p>Lots 3, 5, 6, 7, and 8 are three-bedroom dwellings. The dwellings are 134.3m², 138.33m², 138.33m², 139.73m², and 137.73m² – which all</p>

		<p>exceed the minimum 95m² requirement.</p> <p>All lots achieve an outdoor living area of 30m², excluding Lot 4 which achieves 26.38m². All lots achieve the minimum 4m dimension.</p> <p>(f) An assessment of the permeable area of each lot is shown on the scheme plan. All lots achieve at least 30% permeable area individually. The entire site has 28.8% permeable area when the Right of Way is taken into consideration. This does not comply with this aspect of the rule.</p> <p>(g) A communal screened outdoor service area of 23.45m² is located at the front of the site. This does not comply with this aspect of the rule.</p> <p>(h) The outdoor living area of Lots 3 and 9 are not screened. A fence of 1.8m high can be constructed on the boundaries. All outdoor living areas are in compliant locations.</p> <p>(i) No communal outdoor living areas are proposed.</p> <p>(j) Letter box location is shown on the architectural plan.</p> <p>(k) Refuse and recycling will be on the road berm/reserve.</p> <p>(l) Lot 1 has a dwelling where the front door does not face the road.</p> <p>This results in a Discretionary Activity consent.</p>
Rule 2.4.2.44 Home occupations	N/A	
Rule 2.4.2.45 Show Homes	X	<p>The dwelling on Lot 1 will be utilised as a show home for a period of approximately 12 months from the completion of construction. The show home will not have an office space larger than 50m² and will not employ more than 3 people. Parking will be within the compact housing development or on the street.</p> <p>This is a Discretionary Activity.</p>

Rule 2.4.2.46 St Kilda Structure Plan: Commercial Hub Overlay	N/A	
Rule 2.4.2.47 Local Centres within the C2/C3 Structure Plan area	N/A	
Rule 2.4.2.48 & 2.4.2.49 Temporary Construction Buildings	N/A	
Rule 2.4.2.50 Relocated Buildings	N/A	
Rule 2.4.2.51 to Rule 2.4.2.53 Residential Based Visitor Accommodation	N/A	

Table 2: Infrastructure, Hazards, Development and Subdivision Rule Assessment

STANDARD	COMPLIES	COMMENTS
SUBDIVISION PROVISIONS		
Rule 15.4.1.1(e) Subdivision that meets the performance standards of Part A and C.	X	The application does not meet minimum frontage requirements or access requirements.
Rule 15.4.2.1(a) Net Lot Area	✓	Refers to Rule 2.4.2.43 – Discretionary Activity.
Rule 15.4.2.2 Existing Consent Notices, Bonds and Other Legal Instruments	✓	There are no registered documents to the title.
Rule 15.4.2.3 Lot Frontage, Lot Shape Factor and Vehicle Crossings All lots shall comply with the following: Residential Zone Lot frontage (excluding rear lots) – 20m Lot shape factor – 13m Vehicle crossing min to max – 3m to 5.5m	X X ✓	Lot 1 does not achieve the minimum frontage. All lots have a house design, therefore no shape factor is shown. The vehicle crossing will comply with RITS D3.3.1. This is a Discretionary Activity.
Rule 15.4.2.4 Minimum Width of Vehicle Access to Rear Lots Access to rear lots shall comply with the following minimum widths: Residential Up to 3 lots – 4m 4-6 lots – 6m 7 lots or more – a public or private road may be	X	The width of the proposed access lot serving Lots 1 to 10 is a minimum of 9m. Pursuant to this rule a public road could be required, however is not proposed. This is a Discretionary Activity.

required		
Rule 15.4.2.5 Lot Design	✓	The shape factor has not been shown as there are house designs for each lot.
Rule 15.4.2.6 Lot Design	✓	10 rear lots are proposed, however this is a compact housing development – this is not applicable.
Rule 15.4.2.7 Lot Design	✓	All lots comply.
Rule 15.4.2.8 Lot Design	N/A	
Rule 15.4.2.9 Design and Layout of Development and Subdivision Adjoining Water Bodies and Reserves	N/A	There are no water bodies or reserves nearby.
Rule 15.4.2.10 Lots within areas of high value amenity landscapes, viewshafts, river and lake environs, significant natural features and landscapes and visually sensitive hill country.	N/A	
Rule 15.4.2.11 Site Suitability: General	✓	The site has been assessed as suitable to accommodate residential development.
Rule 15.4.2.12 Site Suitability: Within or Adjoining a Flood Hazard Area	N/A	
Rule 15.4.2.13 Site Suitability: Within or Adjoining a Flood Hazard Area	N/A	
Rule 15.4.2.14 Infrastructure Servicing in All Zones	✓	Complies. Please refer to Section 3.0 of this Report.
Rule 15.4.2.15 Design, Location and Maintenance of Services in Infill Development	N/A	
Rule 15.4.2.16 Additional Infrastructure Servicing for the Residential, Commercial and Industrial Zones within the Urban Limits	✓	Complies. Please refer to Section 3.0 of this Report.
Rule 15.4.2.17 Additional Infrastructure Servicing for the Residential, Commercial and Industrial Zones within the Urban Limits	✓	The proposal will be able to comply with this standard.
Rule 15.4.2.18 Additional Infrastructure Servicing for the Residential, Commercial and Industrial Zones within the Urban Limits	✓	Stormwater will be able to be adequately disposed on onsite using normal soakage systems.
Rule 15.4.2.19 When Infrastructure Services are not Provided by Council	N/A	
Rule 15.4.2.20 When Infrastructure Services are not Provided by Council	N/A	
Rule 15.4.2.21 Wastewater Design	✓	Existing infrastructure will be extended to service the proposed lots.

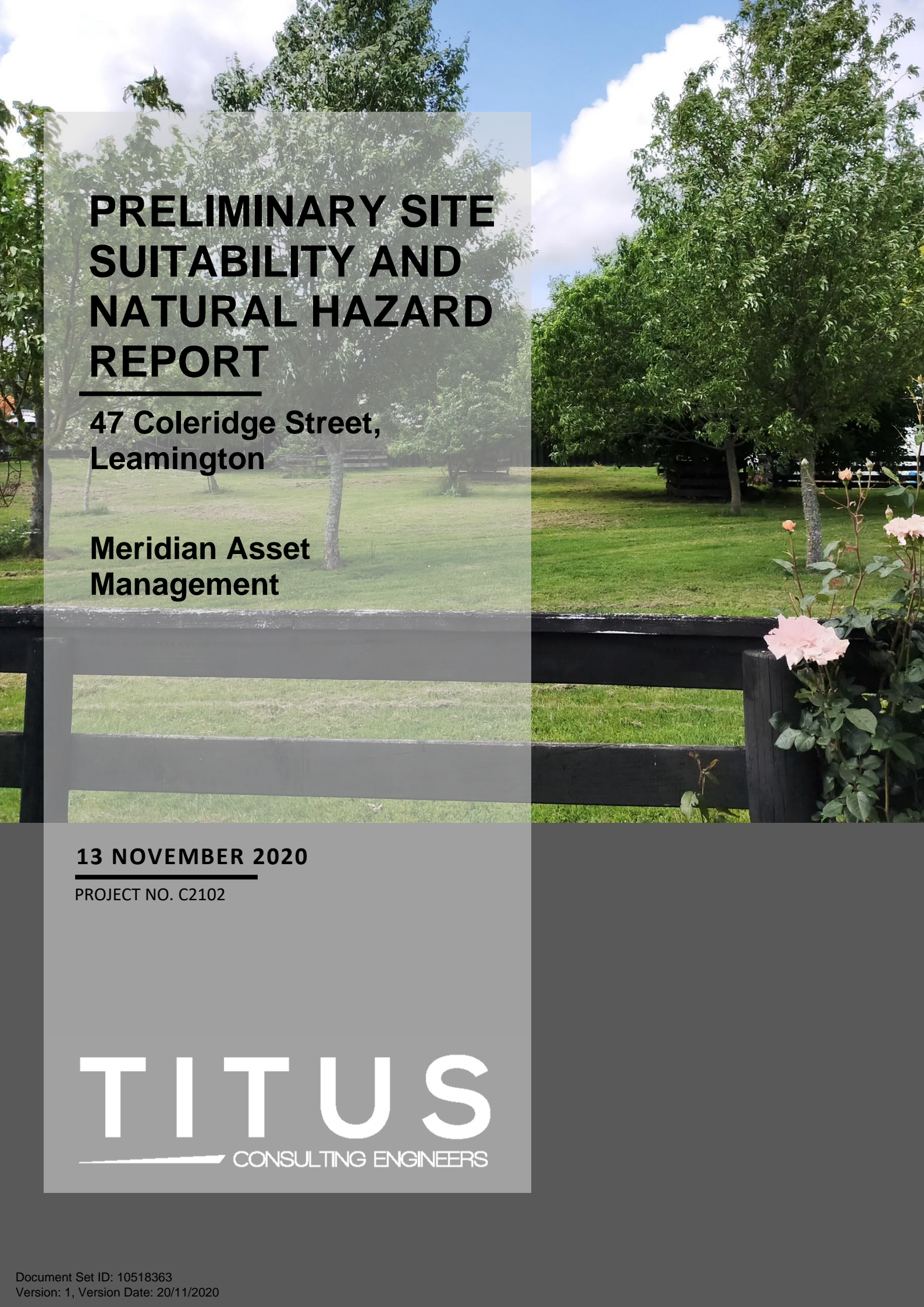
Rule 15.4.2.22 Stormwater	✓	All lots are of a sufficient size to accommodate stormwater disposal.
Rule 15.4.2.23 Stormwater Development shall not obstruct overland and secondary flow paths.	✓	The proposal will not obscure existing overland flow paths which are to the roads.
Rule 15.4.2.24 National Grid Yard	N/A	
Rule 15.4.2.25 Proximity to Poultry Farming Activities	N/A	

Table 3: Transportation Rule Assessment

STANDARD	COMPLIES	COMMENTS
TRANSPORTATION PROVISIONS		
Rule 16.4.2.4 Vehicular Access to Sites in all Zones	✓	All sites will gain access from the proposed access lot.
Rule 16.4.2.5 Vehicle Entrance Separation from Intersections and Other Vehicle Entrances	✓	One vehicle crossing will be installed to comply.
Rule 16.4.2.13 Parking, Loading and Manoeuvring Area	N/A	
Rule 16.4.2.14 Parking, Loading and Manoeuvring Area	N/A	
Rule 16.4.2.15 Parking, Loading and Manoeuvring Area	✓	The sites can adequately accommodate on-site parking (2 vehicles) and manoeuvring areas. All manoeuvring can occur within the ROW.
Rule 16.4.2.16 Exception for On-Site Vehicle Manoeuvring Areas in the Residential Zone	N/A	
Rule 16.4.2.17 Exception for On-Site Vehicle Manoeuvring Areas in the Residential Zone	N/A	
Rule 16.4.2.18 Exception for On-Site Vehicle Manoeuvring Areas in the Residential Zone	✓	The proposed lots can comply.
Rule 16.4.2.19 Exception for On-Site Vehicle Manoeuvring Areas in the Residential Zone	✓	The proposed lots can comply.
Rule 16.4.2.20 Exception for On-Site Vehicle Manoeuvring Areas in the Residential Zone	N/A	
Rule 16.4.2.21 Provision of Access and Car Parking for Listed Heritage Items	N/A	

Appendix D

Site Suitability Report



PRELIMINARY SITE SUITABILITY AND NATURAL HAZARD REPORT

**47 Coleridge Street,
Leamington**

**Meridian Asset
Management**

13 NOVEMBER 2020

PROJECT NO. C2102

TITUS
CONSULTING ENGINEERS

Approved for issue by:

X

Anthony Richardson CPEng 1026340
Principal Project Engineer

DOCUMENT HISTORY AND STATUS

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(No changes to date)

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TABLE OF CONTENTS

1	INTRODUCTION.....	4
1.1	Overview	4
1.2	Site Details	4
1.3	Proposed Site Development	5
1.4	Planning Requirements.....	6
1.5	Existing Water Features	6
1.6	Existing Services	6
1.7	Historic Land Use	6
1.8	New Zealand Geotechnical Database.....	6
1.9	Geological Setting	6
1.10	Soil Investigation.....	6
2	NATURAL HAZARD ASSESSMENT	8
2.1	Potential Natural Hazards.....	8
2.2	Seismic Hazard	9
2.2.1	<i>Semi-quantitative Screening Criteria</i>	<i>9</i>
2.3	Lateral Spreading	10
2.4	Underground Services Uplift.....	10
2.5	Slope stability.....	11
2.6	Volcanic Eruption	11
2.7	Flooding.....	11
2.8	Tsunami.....	11
3	SITE SUITABILITY ASSESSMENT	12
3.1	Foundations	12
3.2	Water Supply.....	12
3.3	Stormwater	12
3.4	Wastewater.....	13
4	LIMITATIONS.....	14
	APPENDICES	15
	APPENDIX A - PROPOSED SITE PLAN	16
	APPENDIX B - UNDERLYING GEOLOGY.....	17
	APPENDIX C - SOIL INVESTIGATION TEST LOCATIONS	18
	APPENDIX D - SOIL INVESTIGATION LOGS	19

1 INTRODUCTION

1.1 Overview

Titus Consulting Engineers has been engaged by Meridian Asset Management to perform a site assessment at 47 Coleridge Street. The report includes the following;

- Section 2: Natural Hazard Assessment
- Section 3: Site Suitability Assessment

This report details findings of a geotechnical and site investigation for 47 Coleridge Street and provides preliminary recommendations and likely requirements in relation to proposed building development for the site. The assessment is in relation to the requirements of the local authority, Waipa District Council, and the following technical documents;

- The building code
- NZS3604:2011
- District Plan
- Waikato Local Authority Shared Services (RITS)

1.2 Site Details

The site is located within the Leamington township. The site is currently occupied by an existing residential dwelling and swimming pool. The site is bordered by Coleridge Street to the east, other residential dwellings south, north, and west. The area near the proposed foundation is flat.



Figure 1: Site Photo

1.3 Proposed Site Development

The proposed site development is in relation to the proposed subdivision of Lot 2 (DPS 1077) at 47 Coleridge Street with a total area of 3,035m² into an 11-lot subdivision. There is currently one existing dwelling and a swimming pool present on the site that are to be demolished under the proposed site development plan. A plan showing the proposed lots can be found in Appendix A. The following proposed lot numbers and sizes are indicative only and are subject to change:

- Lot 1 (Block A) – 241m²
- Lot 2 (Block B) – 324m²
- Lot 3 (Block C) – 228m²
- Lot 4 (Block D) – 201m²
- Lot 5 & 6 (Block E) – 180m² & 176m²
- Lot 7 & 8 (Block F) – 179m² & 178m²
- Lot 9 & 10 (Block G) - 191m² & 206m²
- Lot 11 (ROW) - 999m²

It is proposed that the lots are accessible via a right of way (Lot 11) with access to the right of way from Coleridge Street.

1.4 Planning Requirements

The following requirements based on the Regional Council Plan, Consent Notices and Subdivisional Reports are noted, and have been duly considered in the proposed recommendations.

- No consent notices or planning issues have been noted.

This report is subject to revision based on any unsighted planning requirements.

1.5 Existing Water Features

There are no significant water courses or gullies on the site.

1.6 Existing Services

Existing services located on the site include those typical with residential dwellings and include the council three waters connections for wastewater, stormwater, and water main.

1.7 Historic Land Use

Through the use of retrolens imagery, it has been noted that this site's landuse was historically agricultural. This land use has been recorded since 1939. The imagery shows that the site's landuse changed to residential use around 1971 and has continued with this use until present day.

1.8 New Zealand Geotechnical Database.

There are no relevant entries to this site on the New Zealand Geotechnical Database.

1.9 Geological Setting

According to GNS (GNS Science, 2018), the underlying geology of the site is classified as (Late Pleistocene) river deposits (Hinuera Formation), as shown in Appendix B. The Late Pleistocene sediments are approximately up to 27,000 years old and are described as cross-bedded sands, gravels, silts with minor peat lenses (GNS Science, 2018).

It is believed that the underlying geology is consistent with the QMAP classification through confirmation with onsite testing.

1.10 Soil Investigation

The site assessment conducted on 4th of November 2020 included the following:

- General site walkover
- Hand Auger Tests: 4

-
- Scala Penetrometer Tests: 4
 - Shear Vane Tests: 8

Test locations are shown in Appendix C. Note that the test locations were conducted adjacent to the site and may not represent the exact conditions present within the lot subject to subdivision. The soil encountered are considered to be representative of the subject site and appropriate for subdivision consent purposes.

Topsoil was found between 100 and 200mm. Underlying soils consist predominantly of silt. Overall, the boreholes showed a layer of silt underlying the topsoil. Beneath, a layer of gravelly medium sand with some silt to the base of the boreholes.

The ground water level was not found within 2.0m of the surface (tested early-November).

No soft clays were found on the site (kPa < 25).

No peat soils were found on the site.

2 NATURAL HAZARD ASSESSMENT

2.1 Potential Natural Hazards

The tables below summarise the preliminary assessment of the site for Natural Hazards in accordance with Section 106 of the Resource Management Act 1991 (RMA), including those in relation to seismic activity, liquefaction and the potential risks incurred by these events. The degree of damage incurred for each event is considered where no appropriate remedial actions are undertaken. The site risk potential for each natural hazard is interpreted by this preliminary assessment and is not necessarily conclusive.

Table 1: Natural Hazard Risk Matrix

LIKELIHOOD	POTENTIAL CONSEQUENCES			
	None	Minor	Moderate	Severe
Almost Certain	Negligible	Medium	High	Critical
Likely	Negligible	Medium	Medium	High
Possible	Negligible	Low	Medium	Medium
Unlikely	Negligible	Low	Low	Low
Very Unlikely	Negligible	Negligible	Negligible	Low

Table 2: Proposed Site Natural Hazard Risk Assessment

LIKELIHOOD	POTENTIAL CONSEQUENCES			
	None	Minor	Moderate	Severe
Almost Certain				
Likely				
Possible				
Unlikely			<ul style="list-style-type: none"> • Liquefaction • Vertical settlements • Lateral spreading • Underground services uplift • Flooding 	
Very Unlikely		<ul style="list-style-type: none"> • Slope instability • Tsunami 	<ul style="list-style-type: none"> • Volcanic eruption/ash fall 	

The risk potential for Natural Hazards at the site is discussed in the following sections of this report.

2.2 Seismic Hazard

According to the GNS Science New Zealand Active Faults Database, the nearest known active fault is Kerepehi Fault to the west.

Peak Ground Accelerations for the SLS & ULS events for an Importance Level 2 structure as defined by NZS:1170.0:2002 as shown in table 4.

2.2.1 Semi-quantitative Screening Criteria

The earthquake intensity and depth to groundwater in conjunction with the deposition type and age of the deposits of the site may be used to identify land where liquefaction damage at the surface is unlikely.

This geological screening criteria is shown in Table 1 below, reproduced from “Planning and engineering guidance for potentially liquefaction-prone land” by Ministry of Business, Innovation & Employment (MBIE 2017). Where either condition is met, the land may be assigned a vulnerability category of “Liquefaction Damage is Unlikely”.

Table 3: Semi-quantitative screening criteria for identifying land where liquefaction-induced ground surface damage is unlikely

TYPE OF SOIL DEPOSIT	A LIQUEFACTION VULNERABILITY CATEGORY OF LIQUEFACTION DAMAGE IS UNLIKELY CAN BE ASSIGNED IF EITHER OF THESE CONDITIONS IS MET:	
	DESIGN PEAK GROUND ACCELERATION (PGA) FOR 500-YEAR INTENSITY OF EARTHQUAKE SHAKING ¹	DEPTH TO GROUNDWATER ²
Late Holocene age Current river channels and their historical floodplains, marshes and estuaries, reclamation fills	Less than 0.1 g ³	More than 8 m
Holocene age Less than 11,000 years old	Less than 0.2 g	More than 6 m
Latest Pleistocene age Between 11,000 and 15,000 years old	Less than 0.3 g	More than 4 m

Notes:

- The listed PGA values correspond to a magnitude 7.5 earthquake. For screening purposes using this table, earthquake scenarios with different magnitudes may be scaled using the magnitude scaling factor (MSF) proposed by Idriss and Boulanger (2008):
MSF = $[6.9 \exp(-M/4) - 0.058]$, up to a maximum value of 1.8.
- For screening purposes using this table, a high groundwater scenario should be assumed (eg a typical seasonal high groundwater level).
- For many types of late Holocene age deposits (and especially reclamation fills), if liquefaction is triggered then **Moderate to Severe** ground damage often results. Therefore careful consideration should be given to the uncertainties in the seismic hazard estimate before screening out these soils on the basis of the expected intensity of earthquake shaking. It is important to understand the potential consequences if earthquake shaking is stronger than expected.

The Table below shows the design Peak Ground Accelerations for the SLS & ULS events for an Importance Level 2 structure as defined by NZS:1170.0:2002.

Table 4: Seismic parameters (NZTA Bridge Manual, Third Edition)

Importance Level 2			
Design Life:		50 Years	
Ground Acceleration (SLS)		Ground Acceleration (ULS)	
Cambridge		Cambridge	
Class D		Class D	
1/25		1/500	
<i>f</i>	1.00	<i>f</i>	1.00
<i>R_u</i>	0.25	<i>R_u</i>	1
<i>C_{0,1000}</i>	0.32	<i>C_{0,1000}</i>	0.32
<i>M_{eff}</i>	-	<i>M_{eff}</i>	5.9
PGA, <i>a_{max}</i> (g)	0.06	PGA, <i>a_{max}</i> (g)	0.25

The PGA of 0.25g shown in Table 4 corresponds to an Effective Magnitude of 5.9. Therefore, the magnitude scaling factor (MSF) proposed by Idriss and Boulanger (2008) shall be applied to calculate PGA_{7.5}. The design PGA_{7.5} value is shown in Table 3.

$$MSF = \left[6.9 \exp\left(-\frac{M}{4}\right) - 0.058 \right] \leq 1.8 \quad (1)$$

$$PGA_{7.5} = \frac{PGA}{MSF} \quad (2)$$

Table 5: Magnitude-corrected Peak Ground Acceleration

PGA _{5.9}	MSF	PGA _{7.5}
0.25g	1.52	0.16g

Therefore, the site may be categorised as “Liquefaction Damage is Unlikely” due to the PGA_{7.5} meeting the criteria shown in Table 3.

2.3 Lateral Spreading

Lateral spreading is commonly observed where significant liquefaction has occurred near a ‘free face’ (eg. proximity to waterfront features)(Ministry of Business, Innovation and Employment, 2016). Therefore, lateral displacements are not considered for this site. Due to the ground conditions noted above lateral spread is not likely during an earthquake event.

2.4 Underground Services Uplift

As liquefaction on site is considered unlikely service uplift is also considered unlikely at this site.

2.5 Slope stability

Clause 3.1.2 (b) of NZS 3604:2011 defines requirements with respect to building foundations located near the top of a bank, these include “*The horizontal distance (H) from the top to the bottom shall not exceed 3 m.*” and “*The slope beyond the bank shall not exceed 5° for a distance of 10 m.*”

The site subject site is flat and as such has no slope stability hazard.

Any cut to fill earthworks required to establish a suitable building platform shall be specifically designed.

2.6 Volcanic Eruption

According to GNS Science Volcano Geology and Hazards in New Zealand the nearest active volcanos are Mayor Island, Rotorua, and Auckland Volcanic Field, located approximately 90-110km away. These are at Alert Level 0 and are currently experiencing no volcanic unrest. It is considered that the risk from a volcanic eruption is very unlikely.

2.7 Flooding

Council planning maps show no ponding or flooding in the area.

2.8 Tsunami

Land damage due to tsunami or coastal processes is not expected at this location.

3 SITE SUITABILITY ASSESSMENT

The following foundations options are suitable given the soil conditions on site, however, are subject to confirmation of the specific requirements of the recommended foundation, the slope on site, liquefaction susceptibility and any filling proposed for the site.

3.1 Foundations

As shown in Appendix C, the test locations were conducted in the lot adjacent to the subject lot and may not represent the conditions present within the lot subject to subdivision. Therefore, the following recommendations are suitable under the assumption that the soils located on the subject site are similar to those found during the preliminary soil assessment tests. Depth to “good ground” and foundation specifications are indicative only and are subject to further testing, as part of the building consent. “Good ground” was established at 800m below ground level.

The excavations should be inspected by a suitably qualified engineer and any topsoil, soft areas or tree roots should be under cut.

The following foundation options are considered suitable subject to further testing:

- Standard NZS3604 footings
- Proprietary raft foundations in accordance with the manufacturer’s specifications
- SED raft foundation or alternative SED foundations as designed by a suitably qualified engineer

3.2 Water Supply

Following discussion with council and confirmation that adequate capacity is available, it is recommended that a new connection is provided utilising the 50mm Water Main located on Coleridge Street to supply water to the site.

3.3 Stormwater

Stormwater assessments shall be undertaken at the building consent stage. Rainfall data is to be derived from the HIRDS data for the Leamington area with the appropriate climate change adjustment. Hydraulic neutrality should be provided on each lot for the addition of impervious surfaces. The disposal of stormwater should not cause a nuisance to neighbouring properties and public infrastructure.

The site slopes to the east, towards Coleridge Street, as such, the design shall cater for the 10yr ARI storm event with the outlet discharging to the public road.

Underground soakage systems may be used to provide water quality treatment and volume control. As the site is predominately silt and sand, good to moderate percolation rates are expected. Alternatively, detention tanks may be used to attenuate runoff back to predevelopment rates. On site soakage testing should be conducted when the site becomes available for further testing.

3.4 Wastewater

It is recommended that the wastewater network in Coleridge Street is used as the discharge point for effluent. The proposed connection point is a 1050mm diameter wastewater manhole (ID: 20160307124555) located at the road.

4 LIMITATIONS

This report does not assess risk of contamination of soils. This report does not provide a foundation design.

Testing was carried out on the lot adjacent to 47 Coleridge Street at 25A Coleridge Street and therefore portrays only the assumed ground conditions at 47 Coleridge Street. The testing carried out may not be representative of soils present on the subject site.

Assessment of the water table depth and moisture content is subject to seasonal variation.

During excavation and construction, the site should be examined by a suitably qualified engineer in order to assess whether the exposed subsoils are compatible with the inferred soil conditions on which the recommendations have been based and potentially further investigation and design rationalisation may be required.

This report has been prepared solely for Meridian Asset Management, its professional advisors and local authorities in relation to 47 Coleridge Street. No liability is accepted for its use for any other purpose or by any other entity. Reliance by other parties or future owners of the property on the information or opinions contained in the report shall be verified with Titus Consulting Engineers.

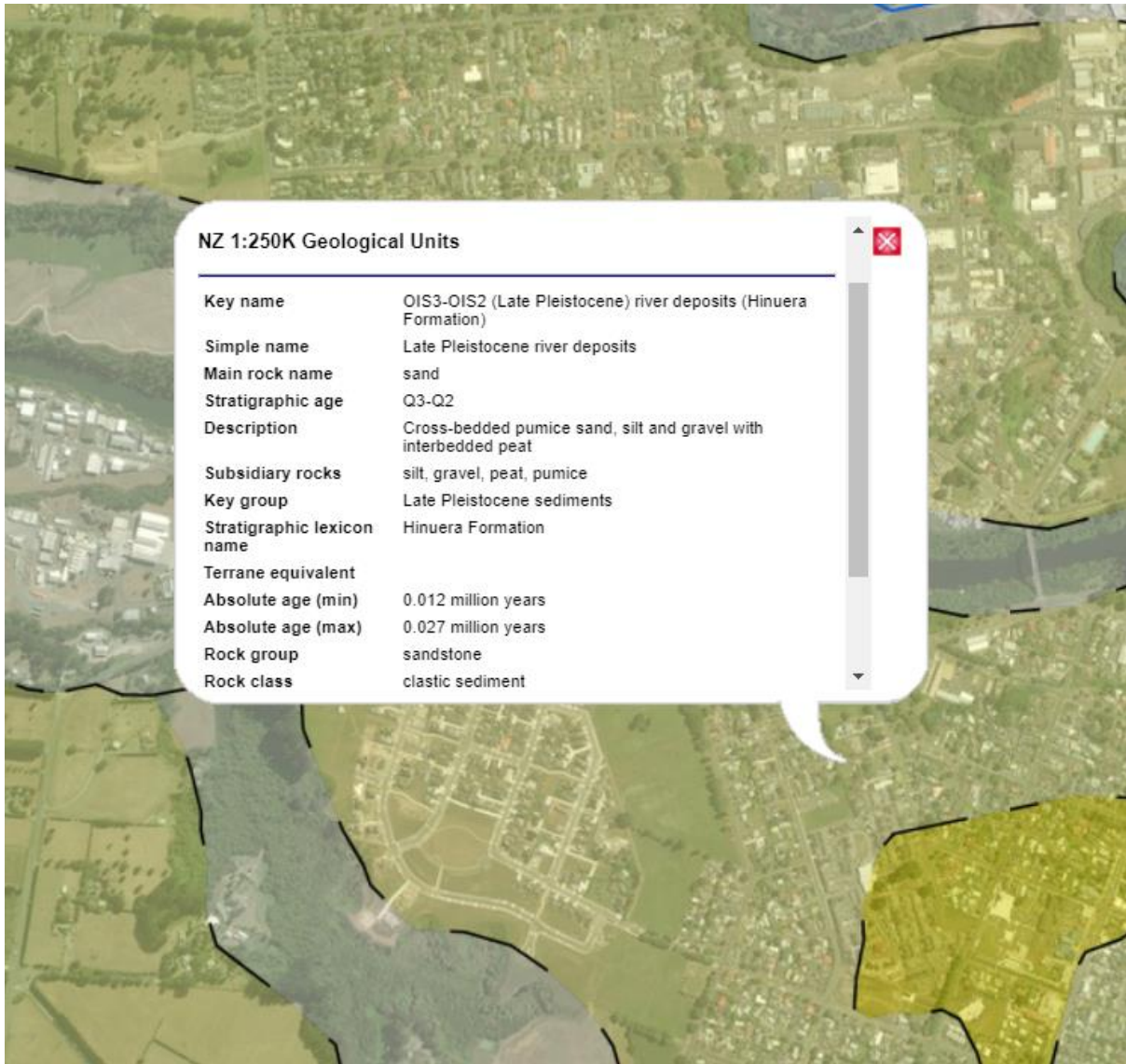
Should you be in any doubt as to the recommendations of this report it is essential that you discuss these issues with Titus Consulting Engineers prior to proceeding with any work based on this report.

APPENDICES

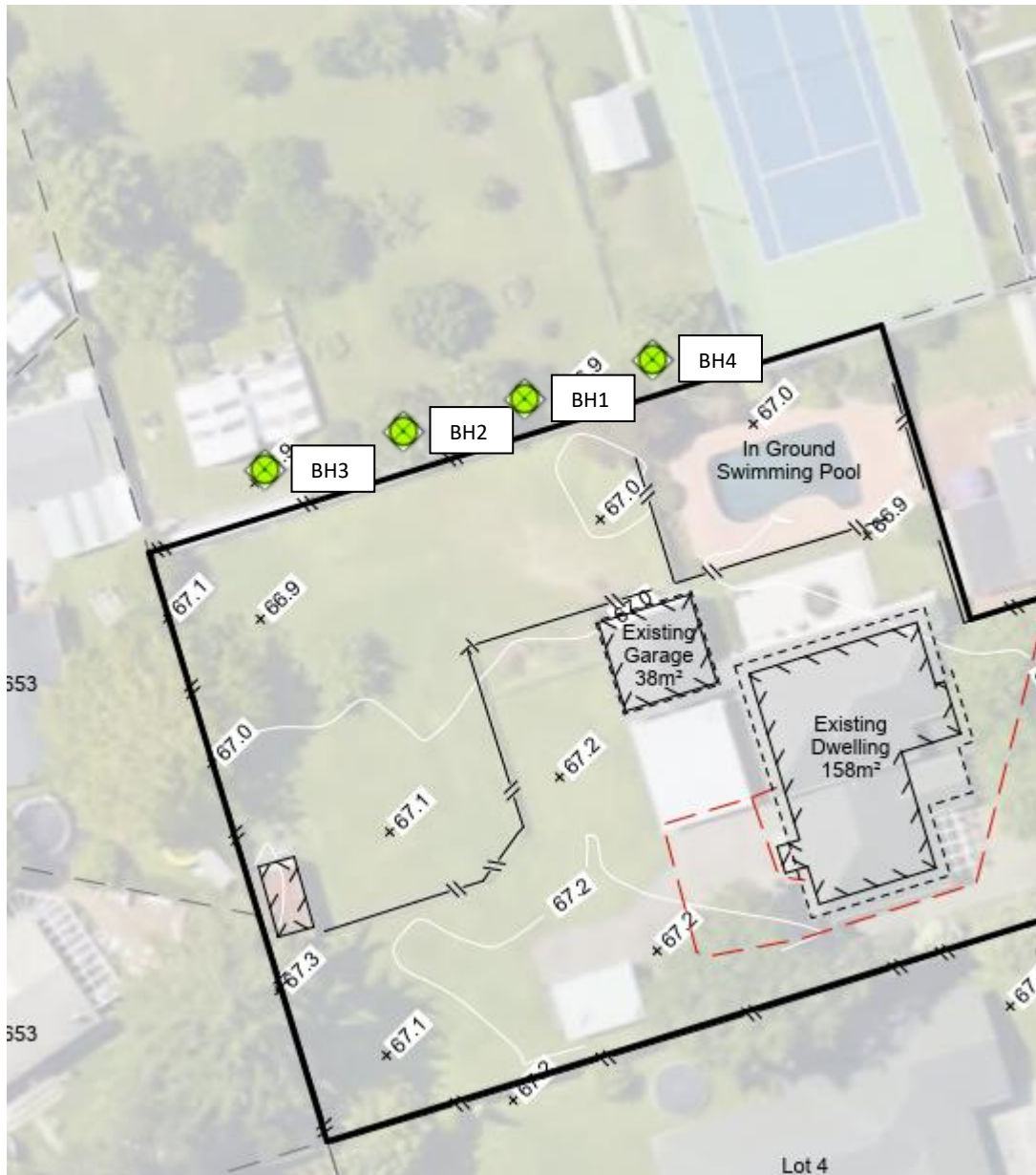
Appendix A - Proposed Site Plan



Appendix B - Underlying Geology



Appendix C - Soil Investigation Test Locations



Appendix D - Soil Investigation Logs



Log:

BH1

Address: 47 Coleridge Street Leamington
Date: 04/11/2020
Testers: LV, MR

Project №: C2102

Water Table:	Depth (mm):	Graphic Log:	Material Description:	Blows /100mm:			Shear Strength (kPa):		
				5	10	15	Undrained:	Remoulded:	Sensitivity:
	0-100	Topsoil							
	100-200								
	200-300	SILT with minor sand, light brown, low plasticity, moist, stiff					110	27	4
	300-400								
	400-500								
	500-600								
	600-700						89	27	3.2
	700-800	Medium SAND with some gravel and silt, dark brownish grey, well graded, moist, loose to dense							
	800-900								
	900-1000								
	1000-1100								
	1100-1200								
	1200-1300								
	1300-1400	Refusal due to gravel @ 1300mm							
	1400-1500								
	1500-1600								
	1600-1700								
	1700-1800								
	1800-1900								
	1900-2000								
	2000-2100								

Not Found

TITUS

CONSULTING ENGINEERS

Address: 47 Coleridge Street Leamington
Date: 04/11/2020
Testers: LV, MR

Log:

BH2

Project №: C2102

Water Table:	Depth (mm):	Graphic Log:	Material Description:	Blows /100mm:			Shear Strength (kPa):		
				5	10	15	Undrained:	Remoulded:	Sensitivity:
	0-100	↓ ↓ ↓	Topsoil			0			
	100-200	↓ ↓ ↓				0			
	200-300	↓ ↓ ↓				0			
	300-400	x x x	SILT, dark brown, low plasticity, dry, stiff			2	80	55	1.4
	400-500	x x x				2			
	500-600	x x x	SILT with some clay, light brown, low plasticity, dry			2			
	600-700	x x x				2			
	700-800	x x x	Clayey SILT, brown, low plasticity, moist, stiff			2			
	800-900	x x x				1	134	63	2.1
	900-1000	x x x				2			
Not Found	1000-1100	x x x	Gravelly SILT, brown, low plasticity, moist			4			
	1100-1200	x x x				4			
	1200-1300	o o o	Gravelly medium SAND with some silt, brown and black and white, well graded, dry to moist, loose			4			
	1300-1400	o o o				6			
	1400-1500	o o o				3			
	1500-1600	o o o				3			
	1600-1700		End of Borehole @1600mm			4			
	1700-1800								
	1800-1900								
	1900-2000								
	2000-2100								

TITUS

CONSULTING ENGINEERS

Address: 47 Coleridge Street Leamington
Date: 04/11/2020
Testers: LV, MR

Log:

BH3

Project №: C2102

Water Table:	Depth (mm):	Graphic Log:	Material Description:	Blows /100mm:			Shear Strength (kPa):		
				5	10	15	Undrained:	Remoulded:	Sensitivity:
	0	↓ ↓ ↓	Topsoil						
	100	x x x	SILT with some sand, light brown, low plasticity, moist, firm						
	200	x x x					62	34	1.8
	300	x x x							
	400	x x x							
	500	x x x	Silty medium SAND with some gravel, dark greyish brown, well graded, moist, medium dense						
	600	x x x					48	21	2.3
	700	x x x							
	800	x x x							
	900	x x x							
	1000	x x x							
	1100	x x x							
	1200	x x x							
	1300		Refusal due to gravel @1200mm						
	1400								
	1500								
	1600								
	1700								
	1800								
	1900								
	2000								
	2100								

Not Found

TITUS

CONSULTING ENGINEERS

Address: 47 Coleridge Street Leamington
Date: 04/11/2020
Testers: LV, MR

Log:

BH4

Project №: C2102

Water Table:	Depth (mm):	Graphic Log:	Material Description:	Blows /100mm:			Shear Strength (kPa):		
				5	10	15	Undrained:	Remoulded:	Sensitivity:
	0-100	↓ ↓ ↓	Topsoil						
	100-200	↓ ↓ ↓							
	200-300	x x x	SILT, brown, low plasticity, dry to moist, stiff				134	49	2.7
	300-400	x x x							
	400-500	x x x							
	500-600	x x x							
	600-700	x x x	Gravelly SILT, light brown, low plasticity, moist, stiff						
	700-800	x x x					112	70	1.6
	800-900	x x x							
	900-1000	x x x							
Not Found	1000-1100	o o o	Gravelly medium to coarse SAND, brown and black and white, well graded, moist, medium dense to dense						
	1100-1200	o o o							
	1200-1300	o o o	Fine to medium SAND with some gravel, dark black and brown, well graded, dry to moist, medium dense						
	1300-1400	o o o	Medium SAND with minor gravel, dark greyish brown, well graded, dry, medium dense						
	1400-1500	o o o							
	1500-1600	o o o	End of Borehole @1500mm						
	1600-1700								
	1700-1800								
	1800-1900								
	1900-2000								
	2000-2100								

Appendix E

Architectural Plans

PROPOSED RESIDENTIAL DEVELOPMENT AT 47 COLERIDGE STREET, HAMILTON

SITE PLANS

SHEET No.	SHEET NAME:
1.1	SITE DEVELOPMENT PLAN 1
1.2	SITE DEVELOPMENT PLAN 2

BLOCK A

SHEET No.	SHEET NAME:
A1.1	GROUND FLOOR PLAN - UNIT 1
A2.1	UNIT 1-3D
A2.2	NORTH & SOUTH ELEVATIONS - UNIT 1
A2.3	EAST & WEST ELEVATIONS - UNIT 1

BLOCK C

SHEET No.	SHEET NAME:
C1.1	GROUND FLOOR PLAN - UNIT 3
C1.2	UPPER FLOOR PLAN - UNIT 3
C2.1	3D - UNIT 3
C2.2	NORTH & SOUTH ELEVATIONS - UNIT 3
C2.3	EAST & WEST ELEVATIONS - UNIT 3

BLOCK E

SHEET No.	SHEET NAME:
E1.1	GROUND FLOOR PLAN - UNITS 5 & 6
E1.2	UPPER FLOOR PLAN - UNITS 5 & 6
E2.1	3D - UNIT 5 & 6
E2.2	NORTH & SOUTH ELEVATIONS - UNIT 5 & 6
E2.3	EAST & WEST ELEVATIONS - UNIT 5 & 6

BLOCK G

SHEET No.	SHEET NAME:
G1.1	GROUND FLOOR PLAN - UNITS 9 & 10
G2.1	3D - UNIT 9 & 10
G2.2	NORTH & SOUTH ELEVATIONS - UNIT 9 & 10
G2.3	EAST & WEST ELEVATIONS - UNIT 9 & 10

BLOCK B

SHEET No.	SHEET NAME:
B1.1	GROUND FLOOR PLAN - UNIT 2
B2.1	UNIT 2 - 3D
B2.2	NORTH & SOUTH ELEVATIONS - UNIT 2
B2.3	EAST & WEST ELEVATIONS - UNIT 2

BLOCK D

SHEET No.	SHEET NAME:
D1.1	GROUND FLOOR PLAN - UNIT 4
D2.1	3D - UNIT 4
D2.2	NORTH & SOUTH ELEVATIONS - UNIT 4
D2.3	EAST & WEST ELEVATIONS - UNIT 4

BLOCK F

SHEET No.	SHEET NAME:
F1.1	GROUND FLOOR PLAN - UNITS 7 & 8
F1.2	UPPER FLOOR PLAN - UNITS 7 & 8
F2.1	3D - UNIT 7 & 8
F2.2	NORTH & SOUTH ELEVATIONS - UNIT 7 & 8
F2.3	EAST & WEST ELEVATIONS - UNIT 7 & 8

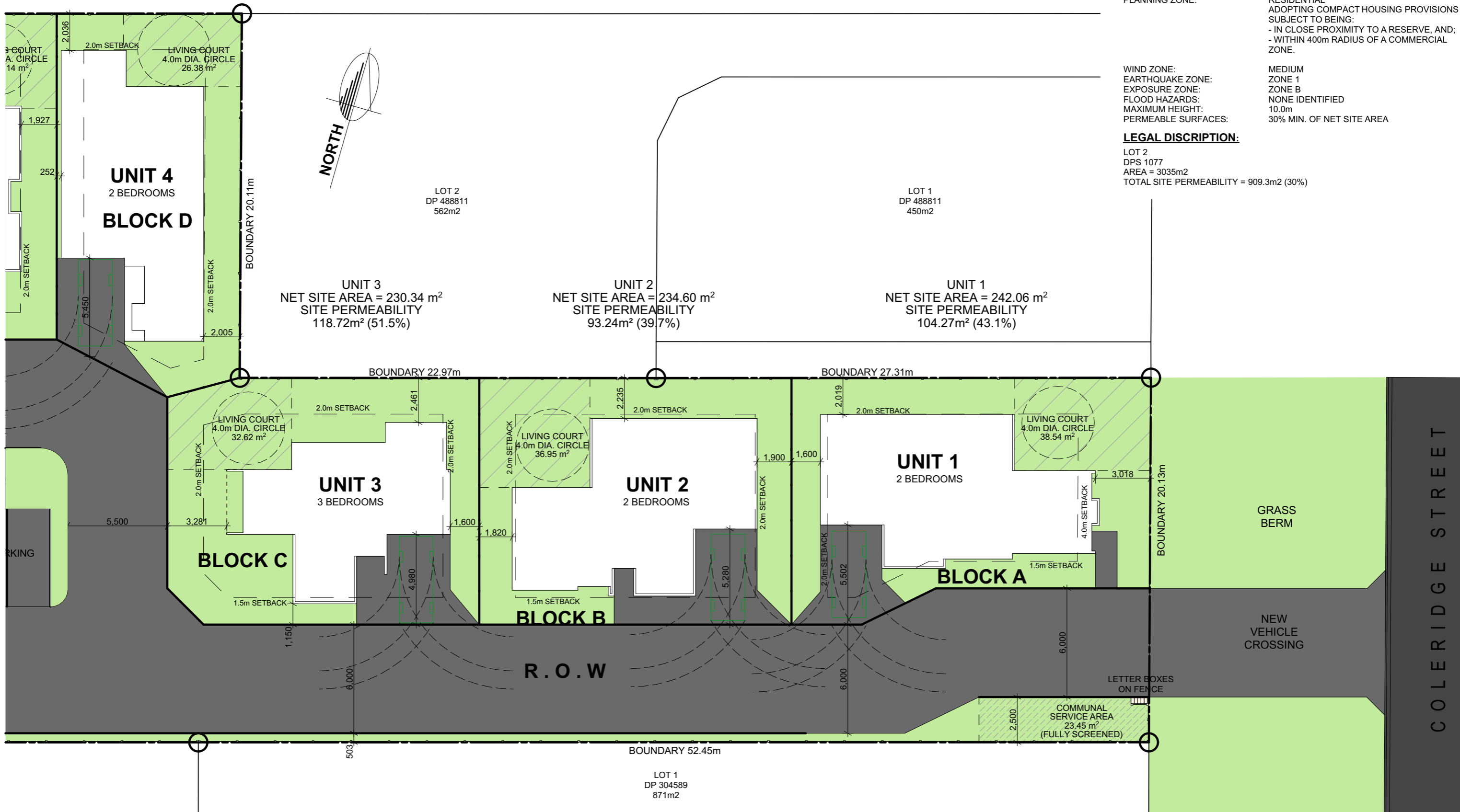


SK6	04/11/2020	PRELIMINARY DESIGN FOR CLIENT APPROVAL
SK5	03/07/2020	PRELIMINARY DESIGN FOR CLIENT APPROVAL
Issue:	Date:	Description:



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PLANNING NOTES:

TERRITORIAL AUTHORITY: WAIPADISTRICT COUNCIL
 PLANNING ZONE: RESIDENTIAL ADOPTING COMPACT HOUSING PROVISIONS
 SUBJECT TO BEING:
 - IN CLOSE PROXIMITY TO A RESERVE, AND;
 - WITHIN 400m RADIUS OF A COMMERCIAL ZONE.

WIND ZONE: MEDIUM
 EARTHQUAKE ZONE: ZONE 1
 EXPOSURE ZONE: ZONE B
 FLOOD HAZARDS: NONE IDENTIFIED
 MAXIMUM HEIGHT: 10.0m
 PERMEABLE SURFACES: 30% MIN. OF NET SITE AREA

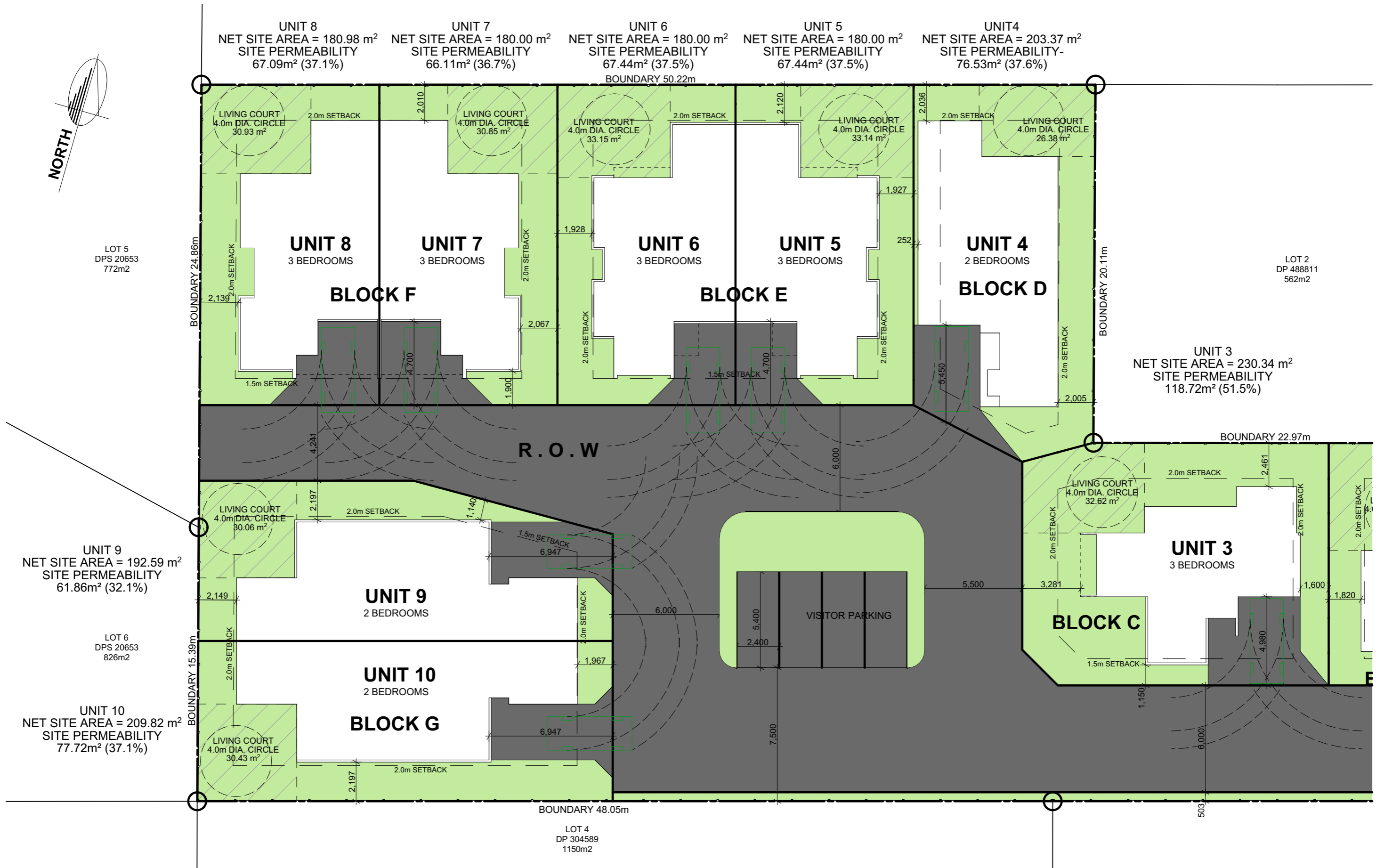
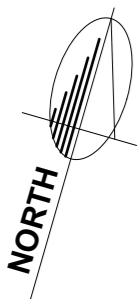
LEGAL DISCRIPTION:

LOT 2
 DPS 1077
 AREA = 3035m²
 TOTAL SITE PERMEABILITY = 909.3m² (30%)

SITE DEVELOPMENT PLAN 1

SITE DIMENSIONS SUBJECT TO SURVEY

	PO BOX 28162, ROTOTUNA, HAMILTON PH (07) 839 5774, Email: admin@designers.net.nz LICENSED ARCHITECTURAL DESIGNERS www.designers.net.nz		SK6	04/11/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT	Job no: PROPOSED RESIDENTIAL DEVELOPMENT AT 47 COLERIDGE STREET, CAMBRIDGE. Date: 04/11/2020 Scale: 1:200 Design: P.E Drawn: L.G	COPYRIGHT Contractor to check and verify all levels and dimensions on site prior to commencing work. Do not scale off drawings. All drawings and documentations remain the property of BYRNE & ENRIGHT ARCHITECTURE LTD. No duplication is permitted without prior written consent. Drawings to be read in conjunction with specification. Tradesmen are required to contact local T.A 24hrs prior to site inspections to inform of licence number.	Job no: 20/2191 Sheet no: 1.1 of 34
			SK5	03/07/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT			
			SK4	05/05/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT			
			Issue:	Date:	Description:	SHEET NO: SITE DEVELOPMENT PLAN 1		



SITE DEVELOPMENT PLAN 2

SITE DIMENSIONS SUBJECT TO SURVEY



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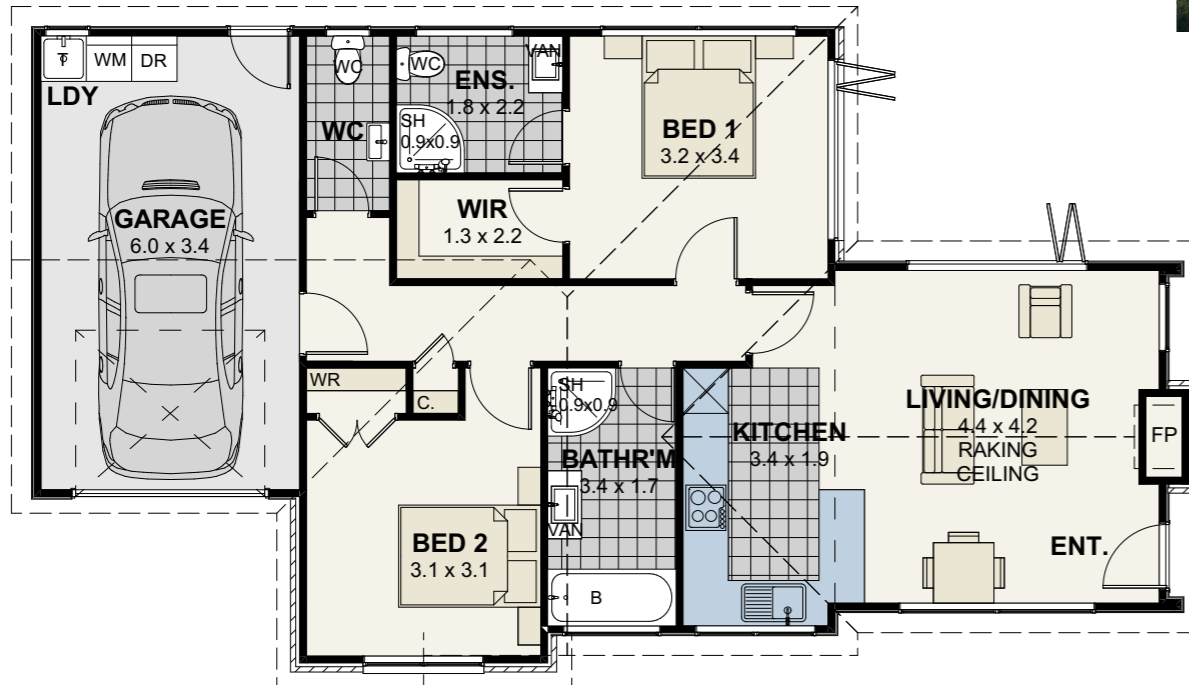
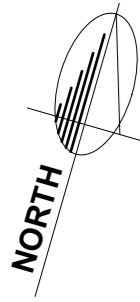
SK6	04/11/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
SK5	03/07/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
SK4	05/05/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
Issue:	Date:	Description:

Job no:	PROPOSED RESIDENTIAL DEVELOPMENT AT 47 COLERIDGE STREET, CAMBRIDGE.
Date:	04/11/2020
Scale:	1:200
Design:	P.E
Drawn:	L.G
Sheet no:	SITE DEVELOPMENT PLAN 2

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Design:	P.E
Drawn:	L.G

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Job no:	20/2191
Sheet no:	1.2 of 34



UNIT 1 GROUND FLOOR PLAN

AREA OVER FRAME = 99.7m²

CEILING HEIGHT = 2.55m



ELEVATIONS

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SK6	04/11/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
SK5	03/07/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
SK4	05/05/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
Issue:	Date:	Description:

Job no:	PROPOSED RESIDENTIAL DEVELOPMENT AT 47 COLERIDGE STREET, CAMBRIDGE.
Sheet no:	GROUND FLOOR PLAN - UNIT 1

Date:	04/11/2020	COPYRIGHT
Scale:	1:100	
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Job no:	20/2191
Sheet no:	A1.1 of 34



UNIT 1



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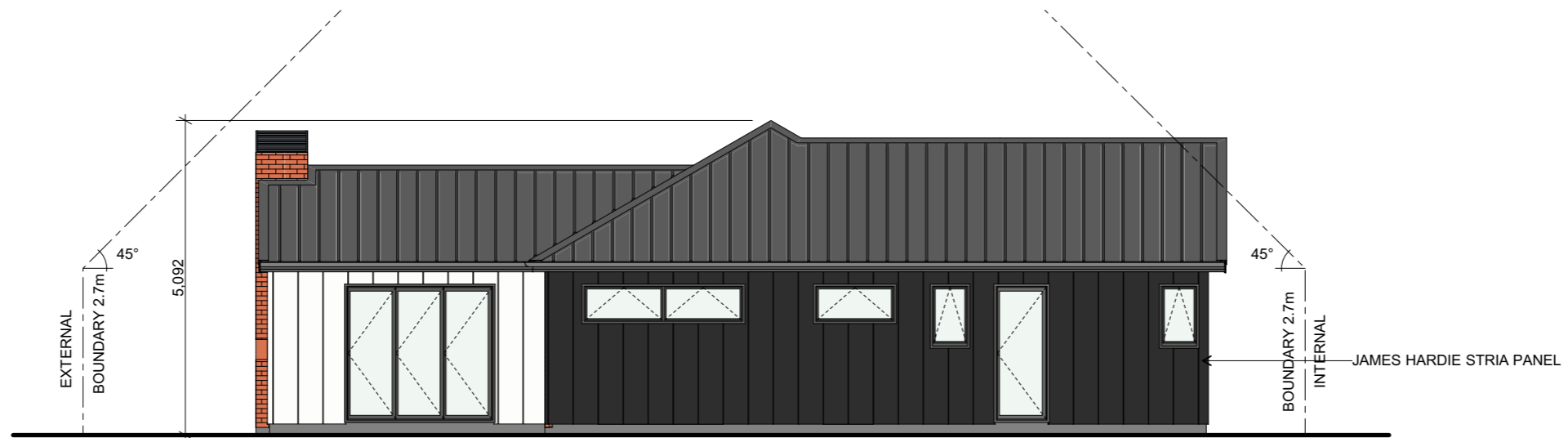
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SK5	03/07/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
SK4	05/05/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
Issue:	Date:	Description:

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Sheet no:	UNIT 1-3D

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Job no:	20/2191
Sheet no:	A2.1 of 34



NORTH ELEVATION - UNIT 1



SOUTH ELEVATION - UNIT 1



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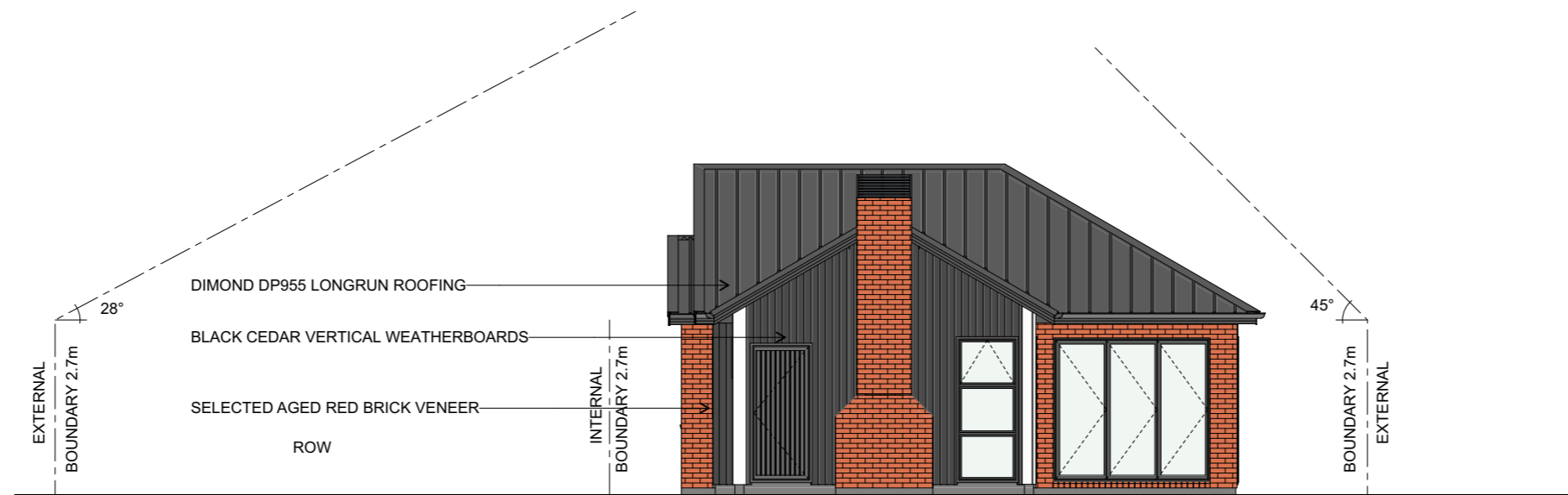
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SK4	05/05/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
Issue:	Date:	Description:

Job no:	PROPOSED RESIDENTIAL DEVELOPMENT AT 47 COLERIDGE STREET, CAMBRIDGE.
Date:	04/11/2020
Scale:	1:100
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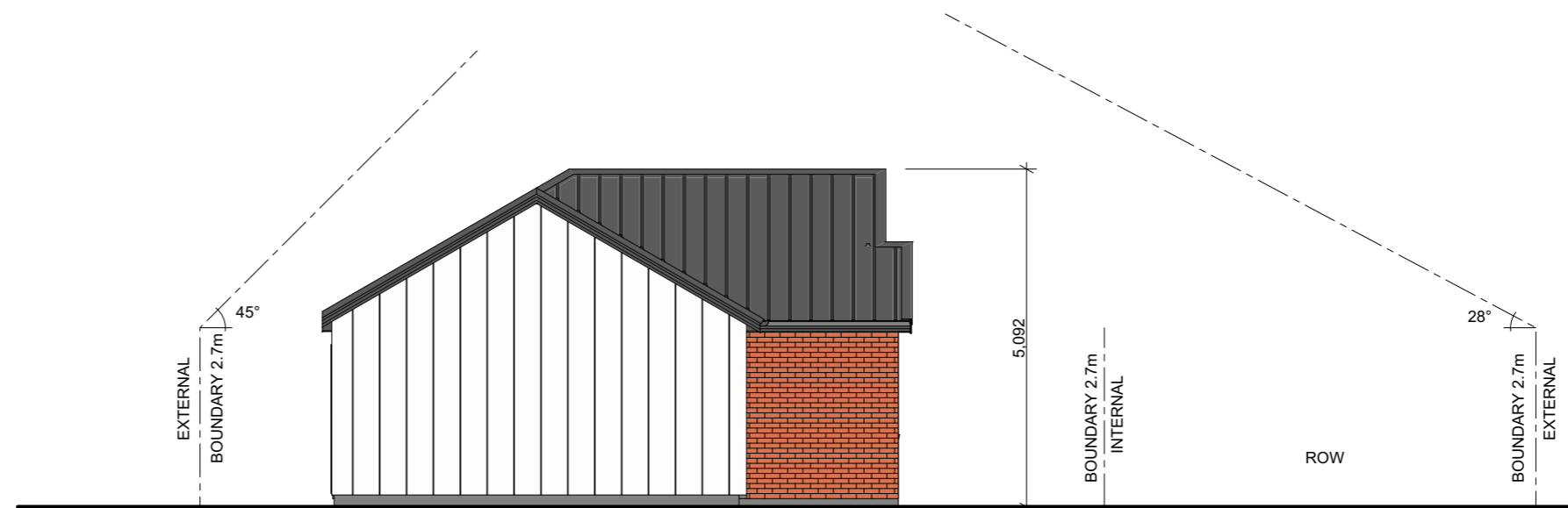
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Job no:	20/2191
Sheet no:	A2.2 of 34



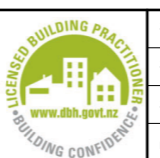
EAST ELEVATION - UNIT 1



WEST ELEVATION - UNIT 1



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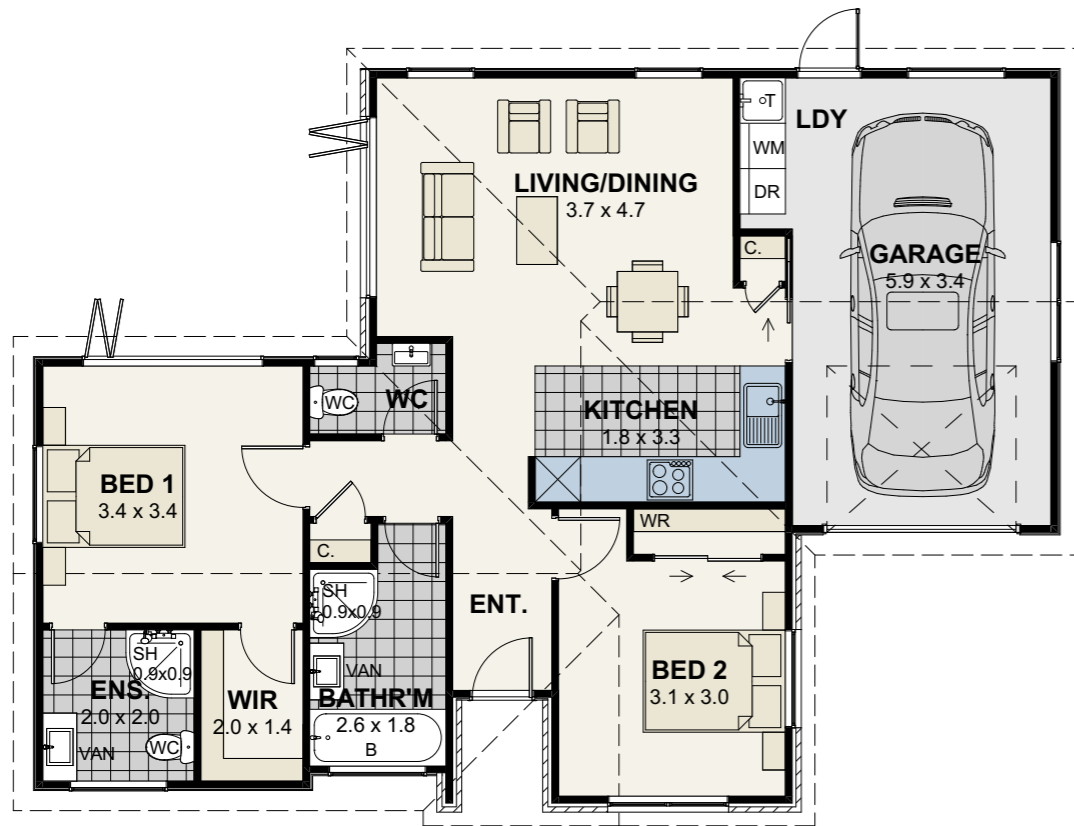
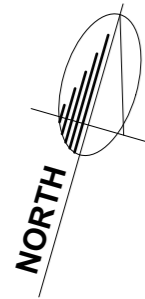
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Issue:	Date:	Description:

Job no: PROPOSED RESIDENTIAL DEVELOPMENT AT
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 Sheet no: EAST & WEST ELEVATIONS - UNIT 1

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Job no: 20/2191
 Sheet no: **A2.3** of 34



UNIT 2

GROUND FLOOR PLAN

AREA OVER FRAME = 98.13m²

CEILING HEIGHT = 2.55m



ELEVATIONS

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SK4	05/05/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
Issue:	Date:	Description:

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Job no:	20/2191
Sheet no:	B1.1 of 34



UNIT 2

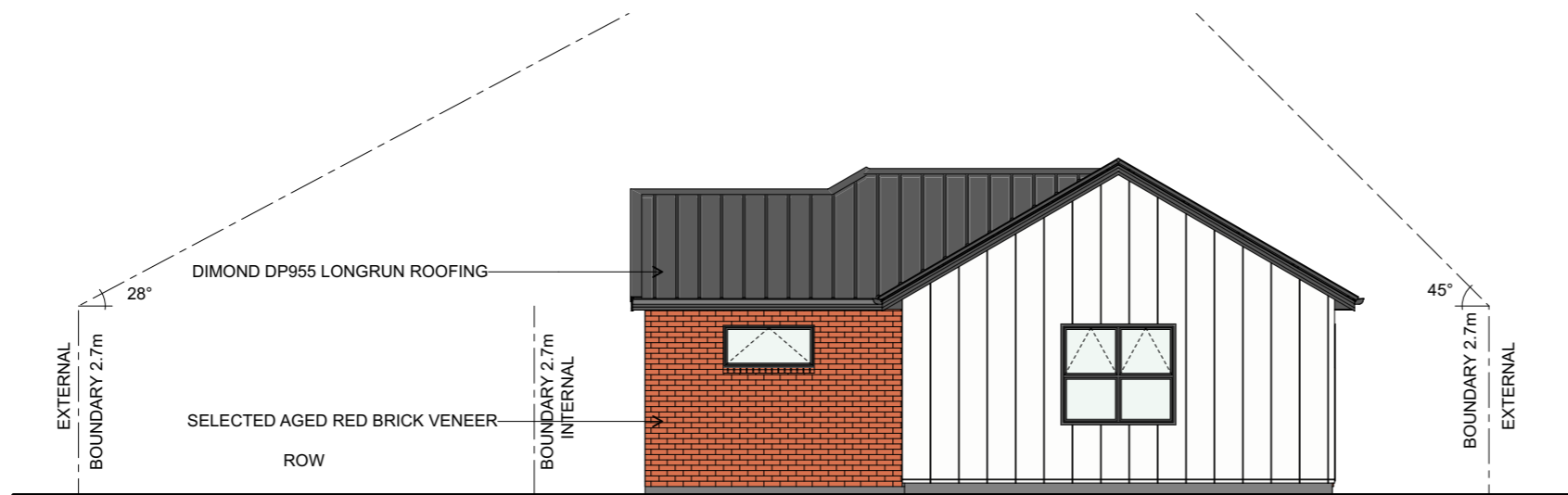
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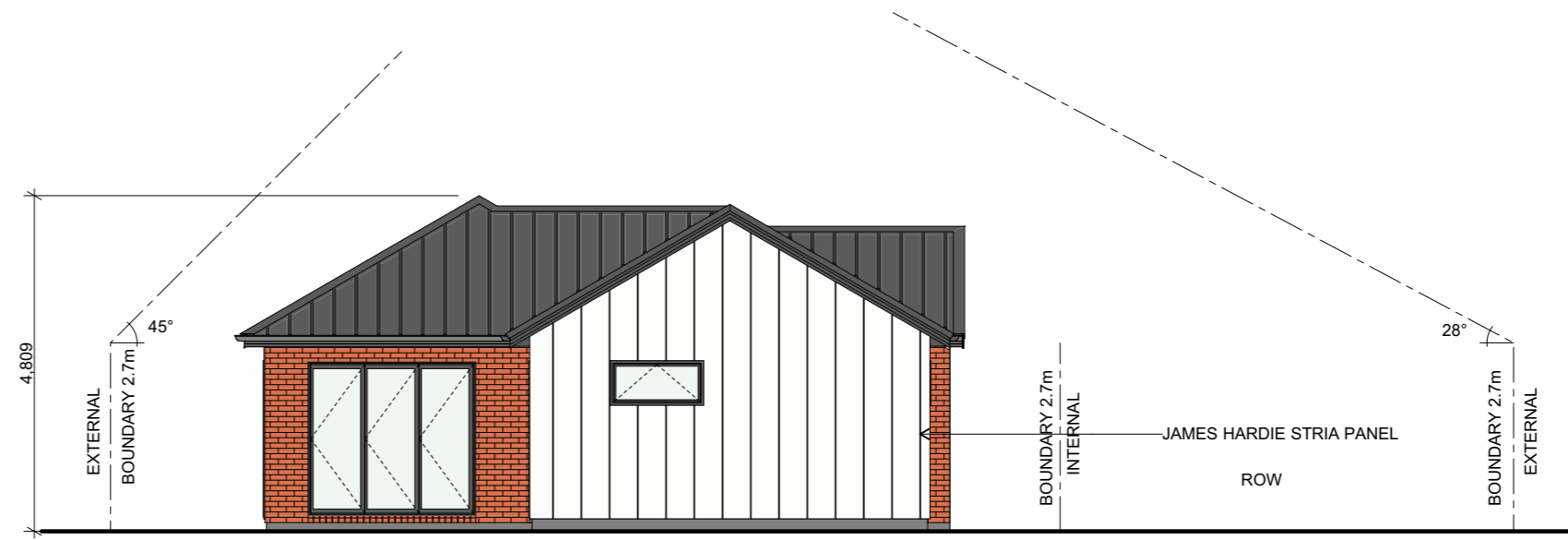
NORTH ELEVATION - UNIT 2



SOUTH ELEVATION - UNIT 2

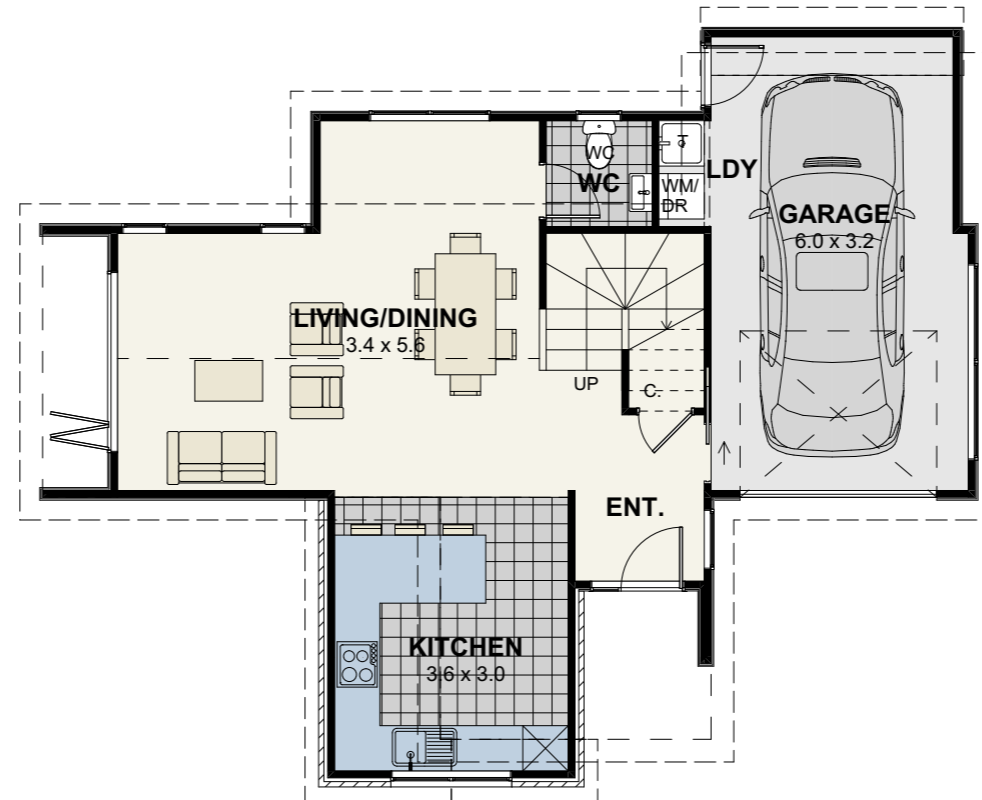
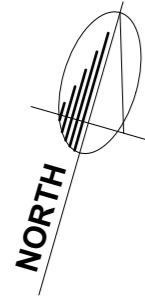


EAST ELEVATION - UNIT 2



WEST ELEVATION - UNIT 2

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	SK5		03/07/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT	Scale: 1:100		Sheet no: B2.3 of 34		
	SK4		05/05/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT	Design: P.E		Drawn: L.G		
	Issue:		Date:	Description:					



UNIT 3

GROUND FLOOR PLAN

GR FL AREA OVER FRAME = 71.9m²

UP FL AREA OVER FRAME = 62.4m²

TOTAL AREA OVER FRAME = 134.3m²

CEILING HEIGHT = 2.55m



ELEVATIONS

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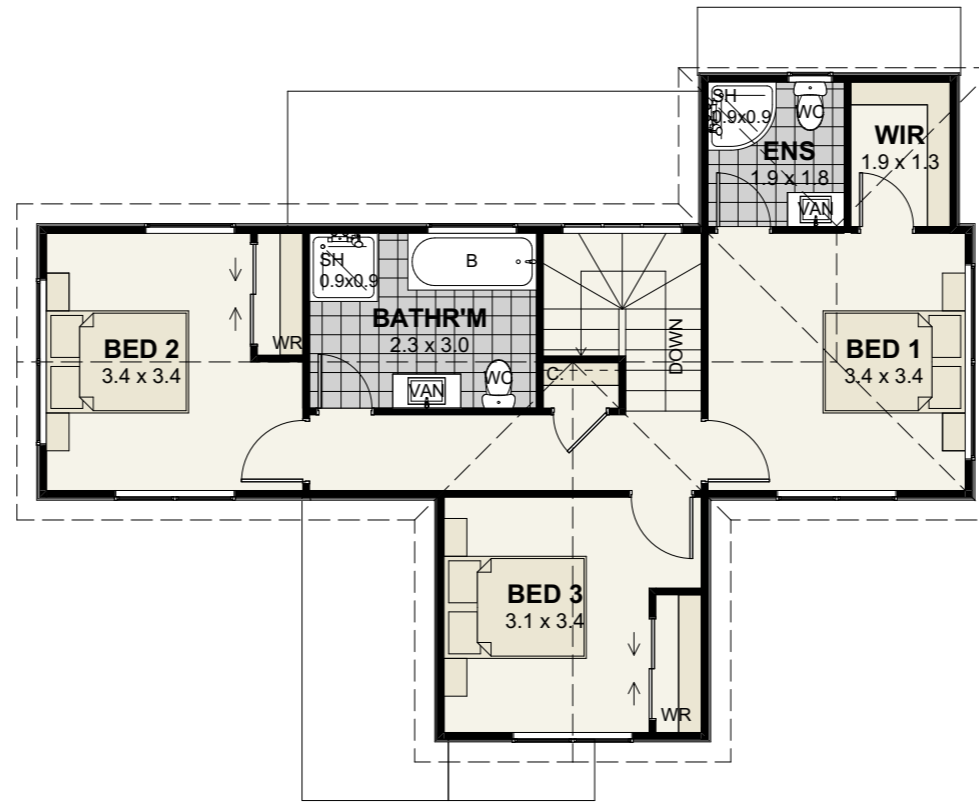
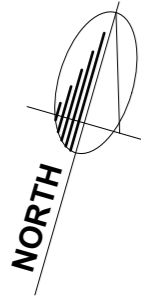
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Issue:	Date:	Description:

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Job no:	20/2191
Sheet no:	C1.1 of 34



UNIT 3

UPPER FLOOR PLAN

GR FL AREA OVER FRAME = 71.9m²
 UP FL AREA OVER FRAME = 62.4m²
 TOTAL AREA OVER FRAME = 134.3m²
 CEILING HEIGHT = 2.55m



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Issue:	Date:	Description:

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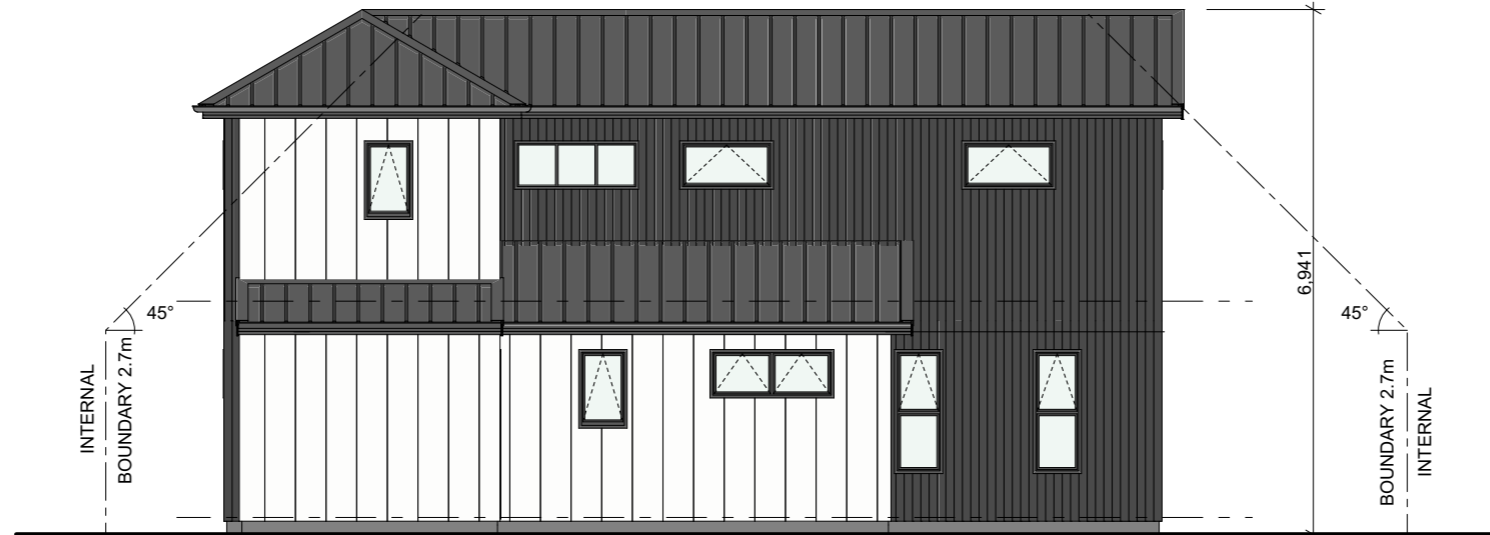
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Issue:	Date:	Description:

Job no:	PROPOSED RESIDENTIAL DEVELOPMENT AT 47 COLERIDGE STREET, CAMBRIDGE.
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Sheet no:	C2.1 of 34



NORTH ELEVATION - UNIT 3



SOUTH ELEVATION - UNIT 3

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			Issue:	Date:	Description:		Sheet no:			NORTH & SOUTH ELEVATIONS - UNIT 3		



EAST ELEVATION - UNIT 3



WEST ELEVATION - UNIT 3



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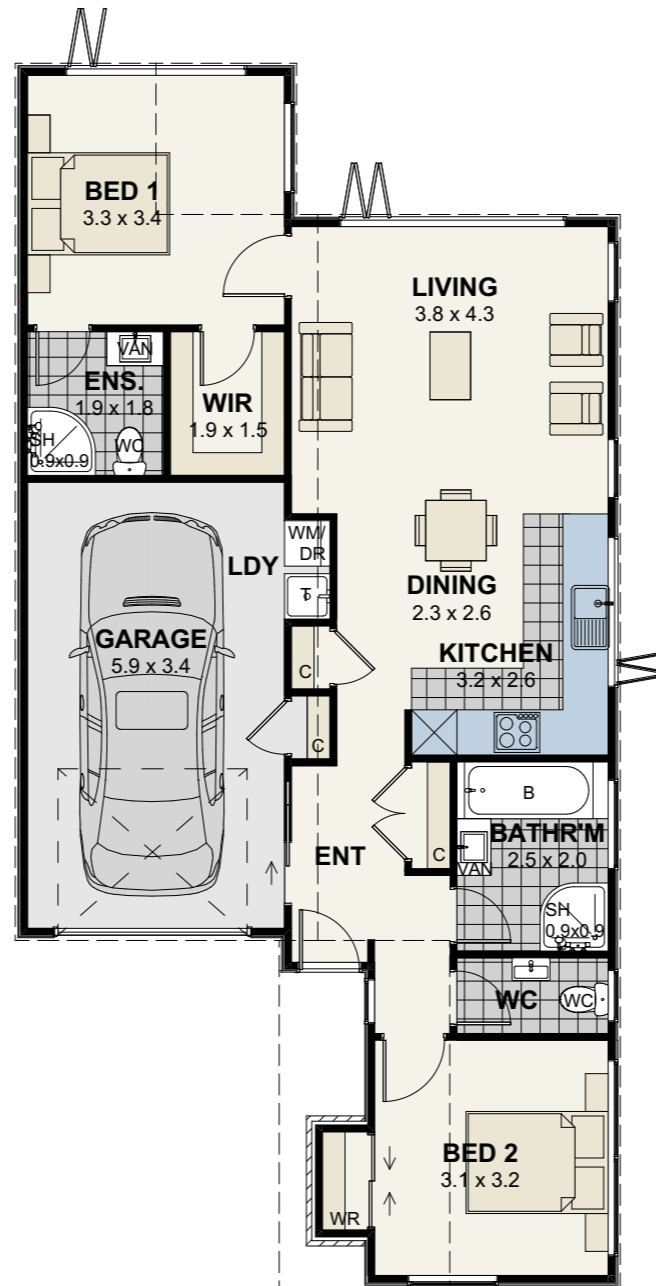
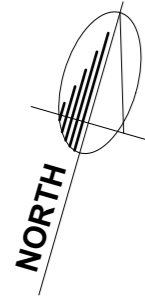
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Issue:	Date:	Description:

Job no:	PROPOSED RESIDENTIAL DEVELOPMENT AT 47 COLERIDGE STREET, CAMBRIDGE.
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Job no:	20/2191
Sheet no:	C2.3 of 34



UNIT 4

GROUND FLOOR PLAN

AREA OVER FRAME = 98.04m²

CEILING HEIGHT = 2.55m



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SK4	05/05/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
Issue:	Date:	Description:

Job no:	PROPOSED RESIDENTIAL DEVELOPMENT AT 47 COLERIDGE STREET, CAMBRIDGE.
Sheet no:	GROUND FLOOR PLAN - UNIT 4

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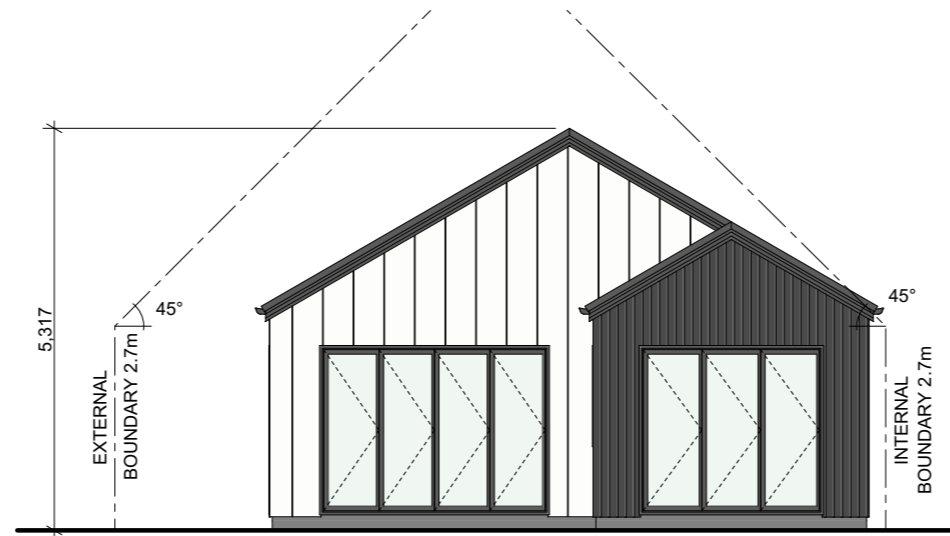
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Sheet no:	3D - UNIT 4

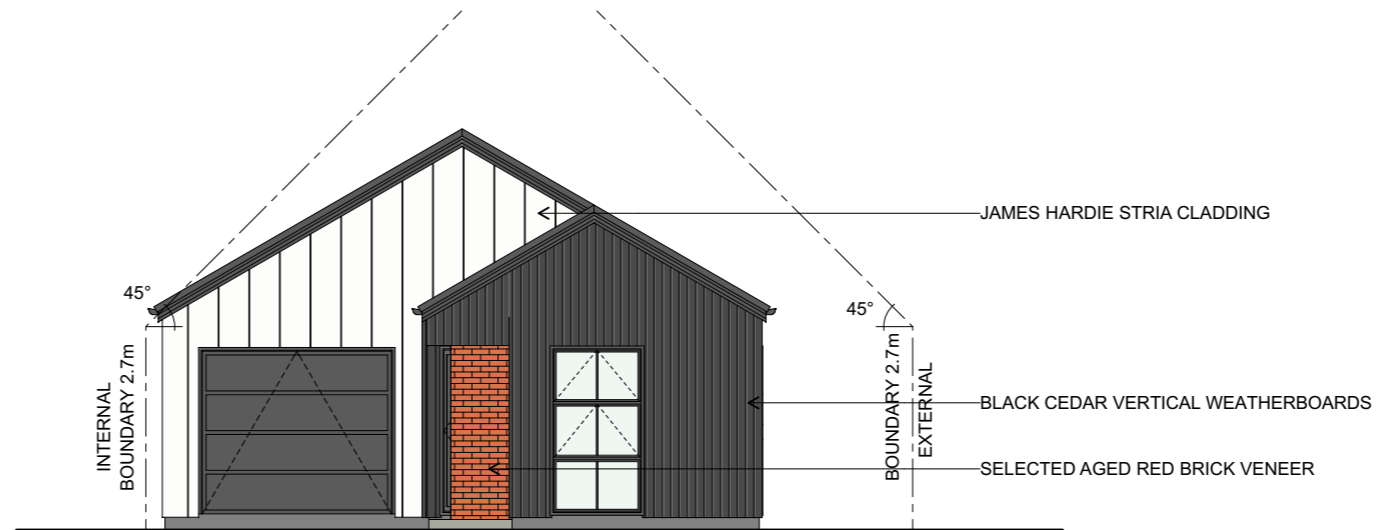
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Job no:	20/2191
Sheet no:	D2.1 of 34



NORTH ELEVATION - UNIT 4



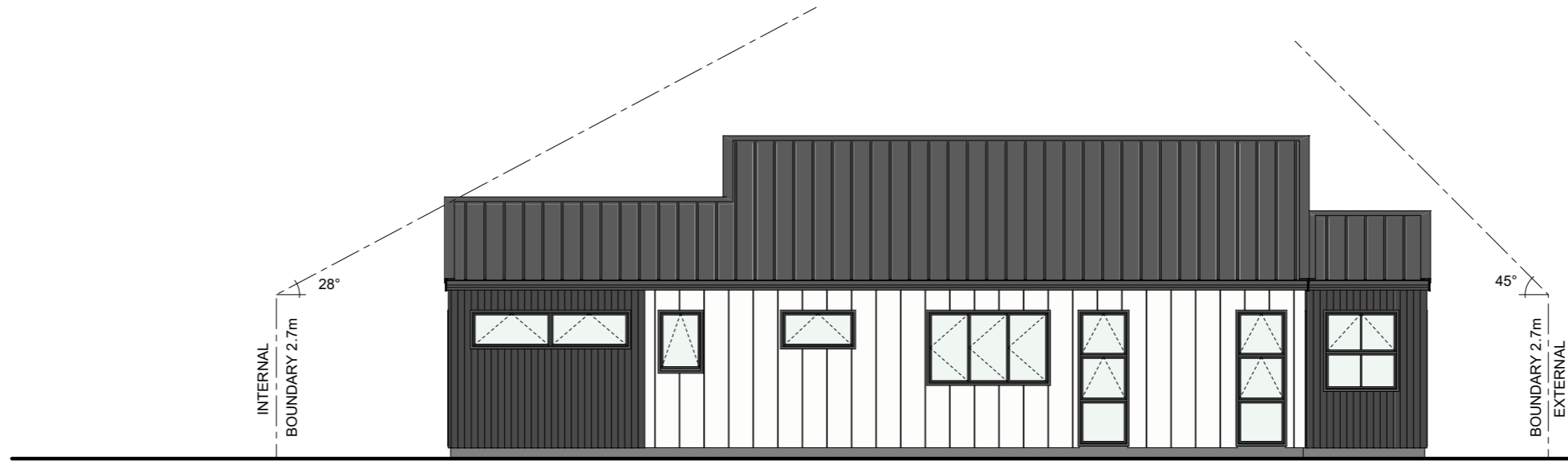
SOUTH ELEVATION - UNIT 4

SK6	04/11/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
SK5	03/07/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
SK4	05/05/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
Issue:	Date:	Description:

Job no:	PROPOSED RESIDENTIAL DEVELOPMENT AT 47 COLERIDGE STREET, CAMBRIDGE.
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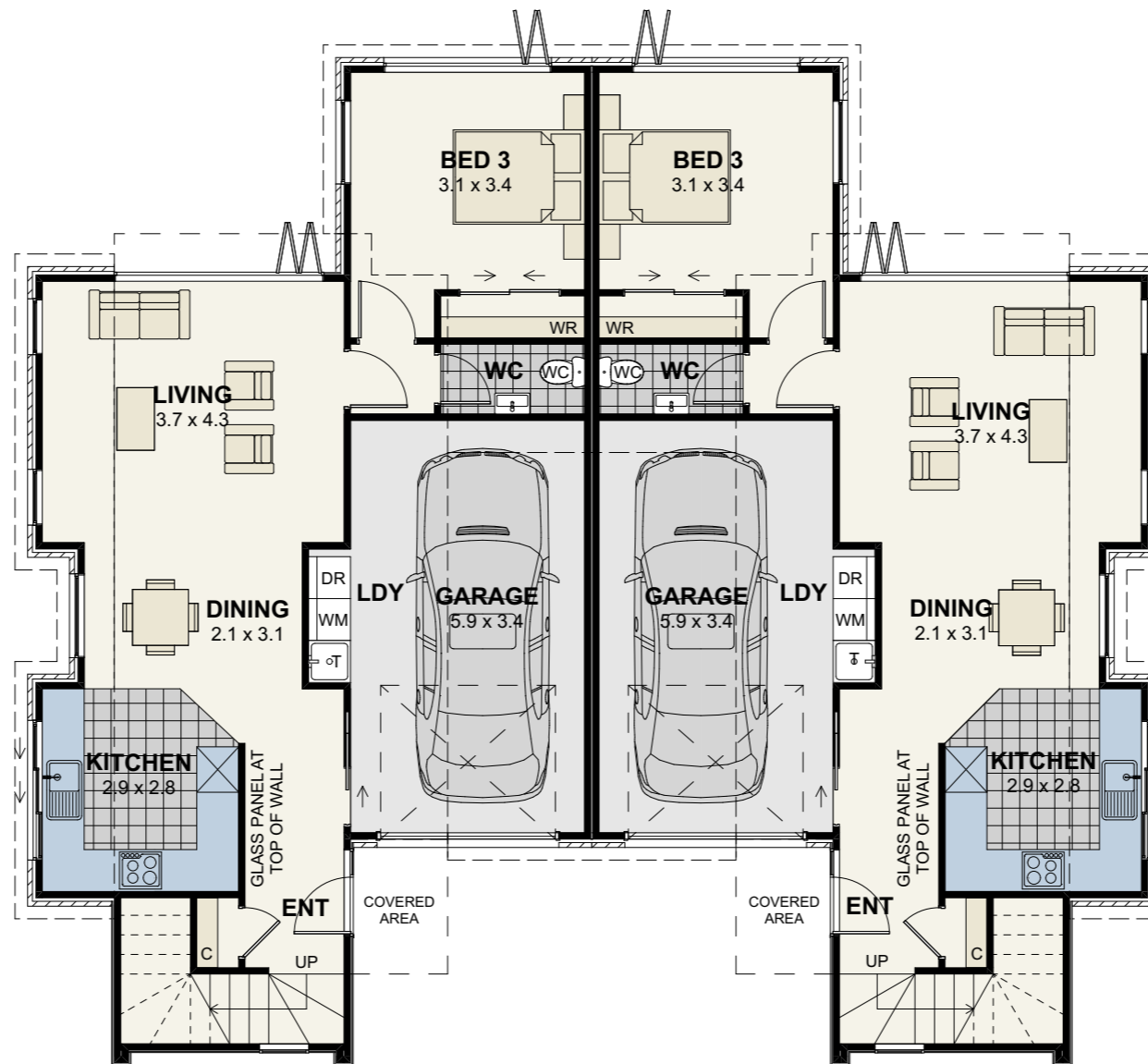
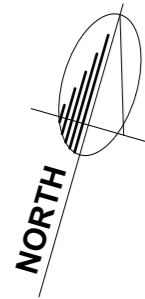


EAST ELEVATION - UNIT 4



WEST ELEVATION - UNIT 4

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			SK5	03/07/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT		Scale:	1:100		Sheet no:	D2.3	
			SK4	05/05/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT		Design:	P.E		Drawn:	L.G	of 34
			Issue:	Date:	Description:		EAST & WEST ELEVATIONS - UNIT 4					



UNIT 6

GR FL AREA OVER FRAME = 84.7m²
 UP FL AREA OVER FRAME = 53.63m²
 TOTAL AREA OVER FRAME = 138.33m²

UNIT 5

GR FL AREA OVER FRAME = 84.7m²
 UP FL AREA OVER FRAME = 53.63m²
 TOTAL AREA OVER FRAME = 138.33m²

GROUND FLOOR PLAN

TOTAL GR FL AREA OVER FRAME = 169.4m²
 TOTAL UP FL AREA OVER FRAME = 107.26m²
 TOTAL AREA OVER FRAME = 276.66m²
 CEILING HEIGHT = 2.55m



ELEVATIONS

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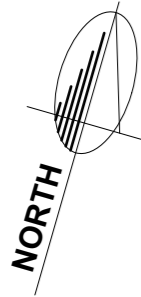
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SK4	05/05/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
Issue:	Date:	Description:

Job no:	PROPOSED RESIDENTIAL DEVELOPMENT AT 47 COLERIDGE STREET, CAMBRIDGE.
Sheet no:	GROUND FLOOR PLAN - UNITS 5 & 6

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Job no:	20/2191
Sheet no:	E1.1 of 34



UNIT 6

GR FL AREA OVER FRAME = 84.7m²
 UP FL AREA OVER FRAME = 53.63m²
 TOTAL AREA OVER FRAME = 138.33m²

UNIT 5

GR FL AREA OVER FRAME = 84.7m²
 UP FL AREA OVER FRAME = 53.63m²
 TOTAL AREA OVER FRAME = 138.33m²

UPPER FLOOR PLAN

TOTAL GR FL AREA OVER FRAME = 169.4m²
 TOTAL UP FL AREA OVER FRAME = 107.26m²
 TOTAL AREA OVER FRAME = 276.66m²
 CEILING HEIGHT = 2.4m



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SK5	03/07/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
SK4	05/05/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
Issue:	Date:	Description:

Job no:	PROPOSED RESIDENTIAL DEVELOPMENT AT 47 COLERIDGE STREET, CAMBRIDGE.
Sheet no:	UPPER FLOOR PLAN - UNITS 5 & 6

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Job no:	20/2191
Sheet no:	E1.2 of 34



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Job no:	20/2191
Sheet no:	E2.1 of 34



NORTH ELEVATION - UNIT 5 & 6



SOUTH ELEVATION - UNIT 5 & 6



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Job no:	20/2191
Sheet no:	E2.2 of 34



EAST ELEVATION - UNIT 5 & 6



WEST ELEVATION - UNIT 5 & 6



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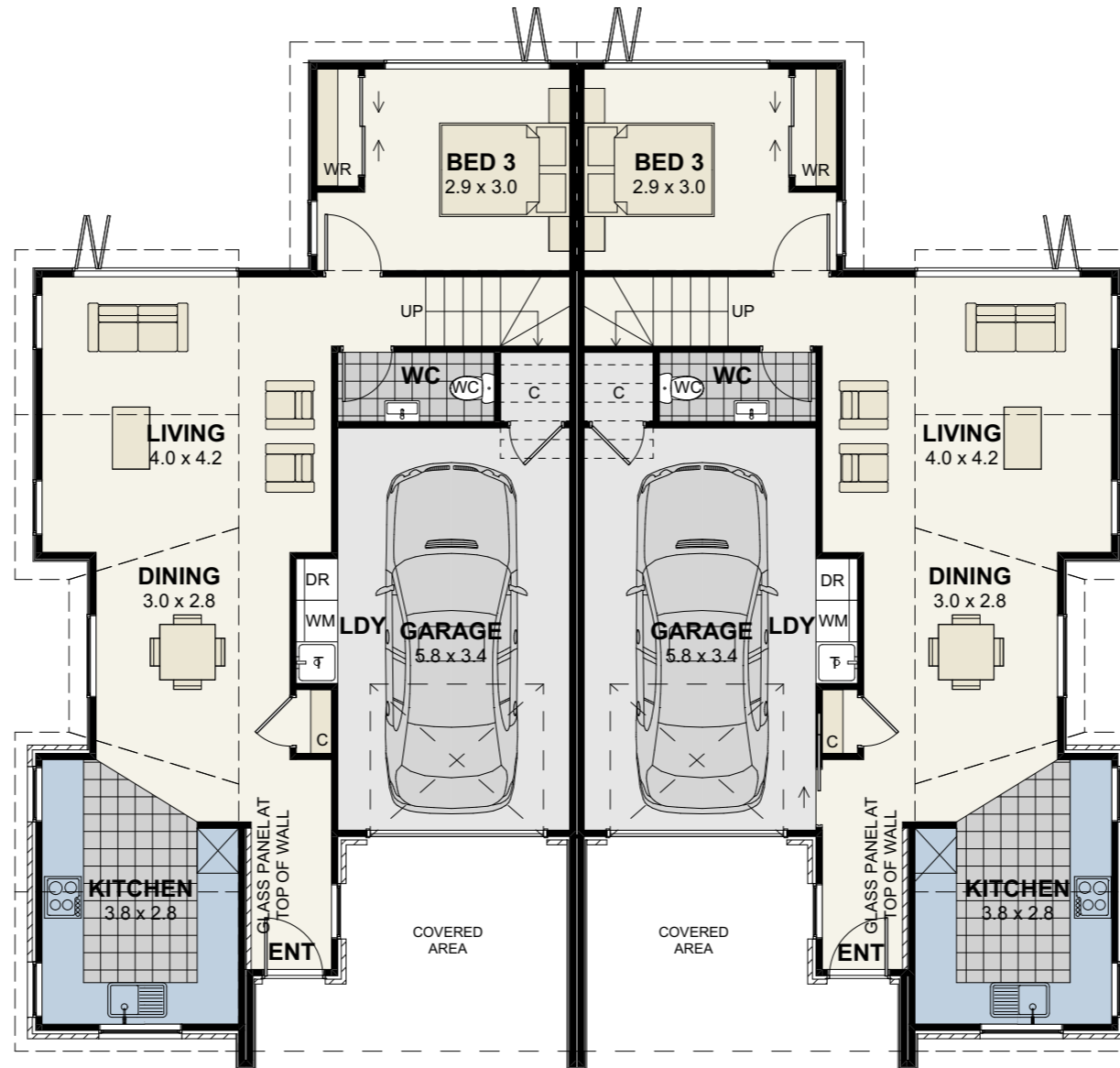
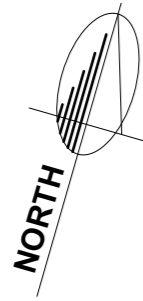
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Job no:	20/2191
Sheet no:	E2.3 of 34



UNIT 8

GR FL AREA OVER FRAME = 84.85m²
 UP FL AREA OVER FRAME = 55.07m²
 TOTAL AREA OVER FRAME = 139.73m²

UNIT 7

GR FL AREA OVER FRAME = 84.85m²
 UP FL AREA OVER FRAME = 55.07m²
 TOTAL AREA OVER FRAME = 139.73m²

GROUND FLOOR PLAN

TOTAL GR FL AREA OVER FRAME = 169.7m²
 TOTAL UP FL AREA OVER FRAME = 110.14m²
 TOTAL AREA OVER FRAME = 279.46m²
 CEILING HEIGHT = 2.55m



ELEVATIONS

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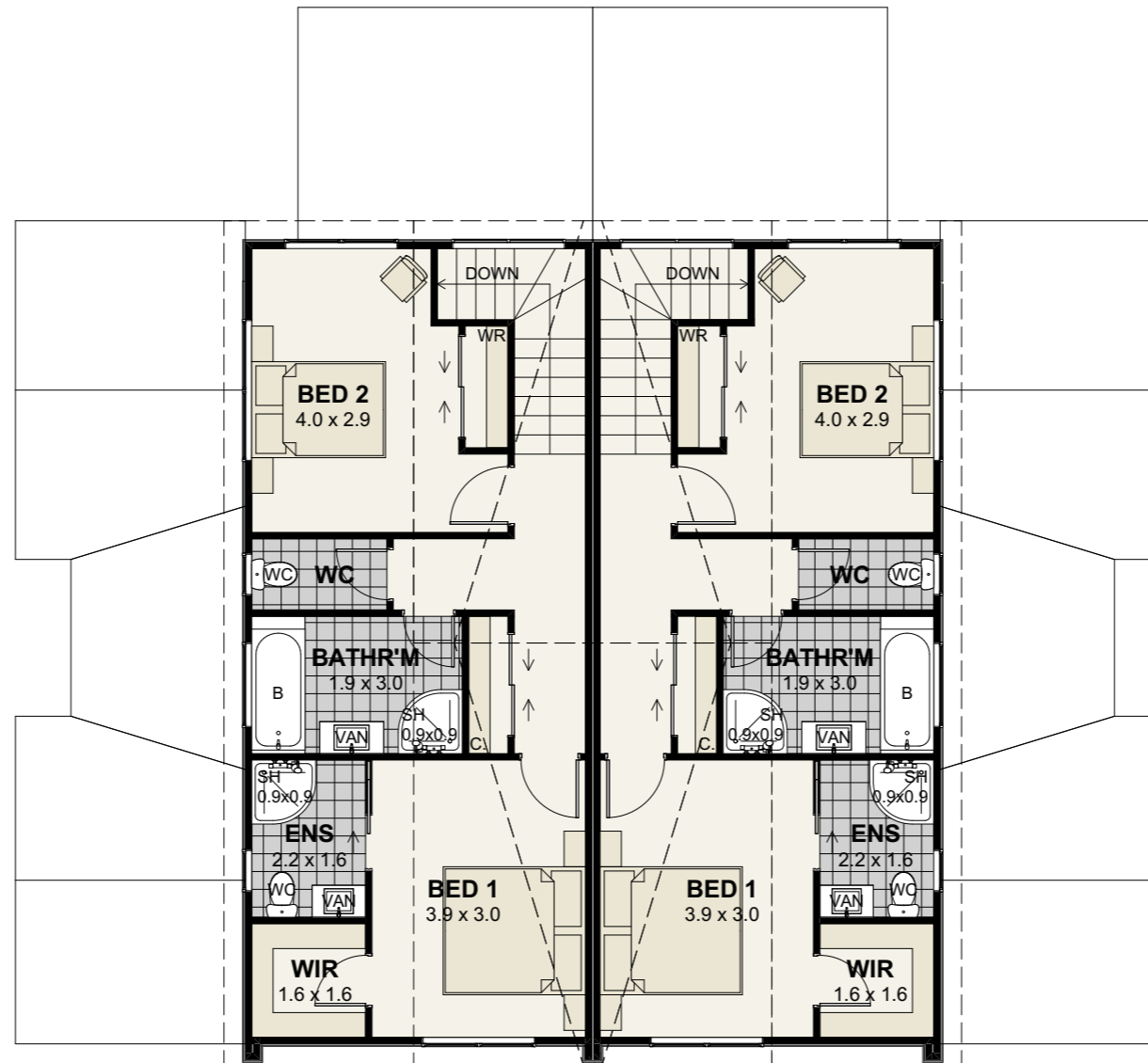
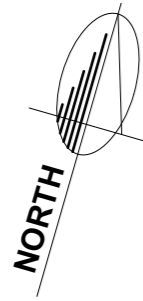
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Job no:	20/2191
Sheet no:	F1.1 of 34



UNIT 8

GR FL AREA OVER FRAME = 84.85m²
 UP FL AREA OVER FRAME = 55.07m²
 TOTAL AREA OVER FRAME = 139.73m²

UNIT 7

GR FL AREA OVER FRAME = 84.85m²
 UP FL AREA OVER FRAME = 55.07m²
 TOTAL AREA OVER FRAME = 139.73m²

UPPER FLOOR PLAN

TOTAL GR FL AREA OVER FRAME = 169.7m²
 TOTAL UP FL AREA OVER FRAME = 110.14m²
 TOTAL AREA OVER FRAME = 279.46m²
 CEILING HEIGHT = 2.4m



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Job no:	20/2191
Sheet no:	F1.2 of 34



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Job no:	20/2191
Sheet no:	F2.1 of 34



NORTH ELEVATION 7 & 8



SOUTH ELEVATION - UNIT 7 & 8



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Job no:	20/2191
Sheet no:	F2.2 of 34



EAST ELEVATION - UNIT 7 & 8



WEST ELEVATION - UNIT 7 & 8



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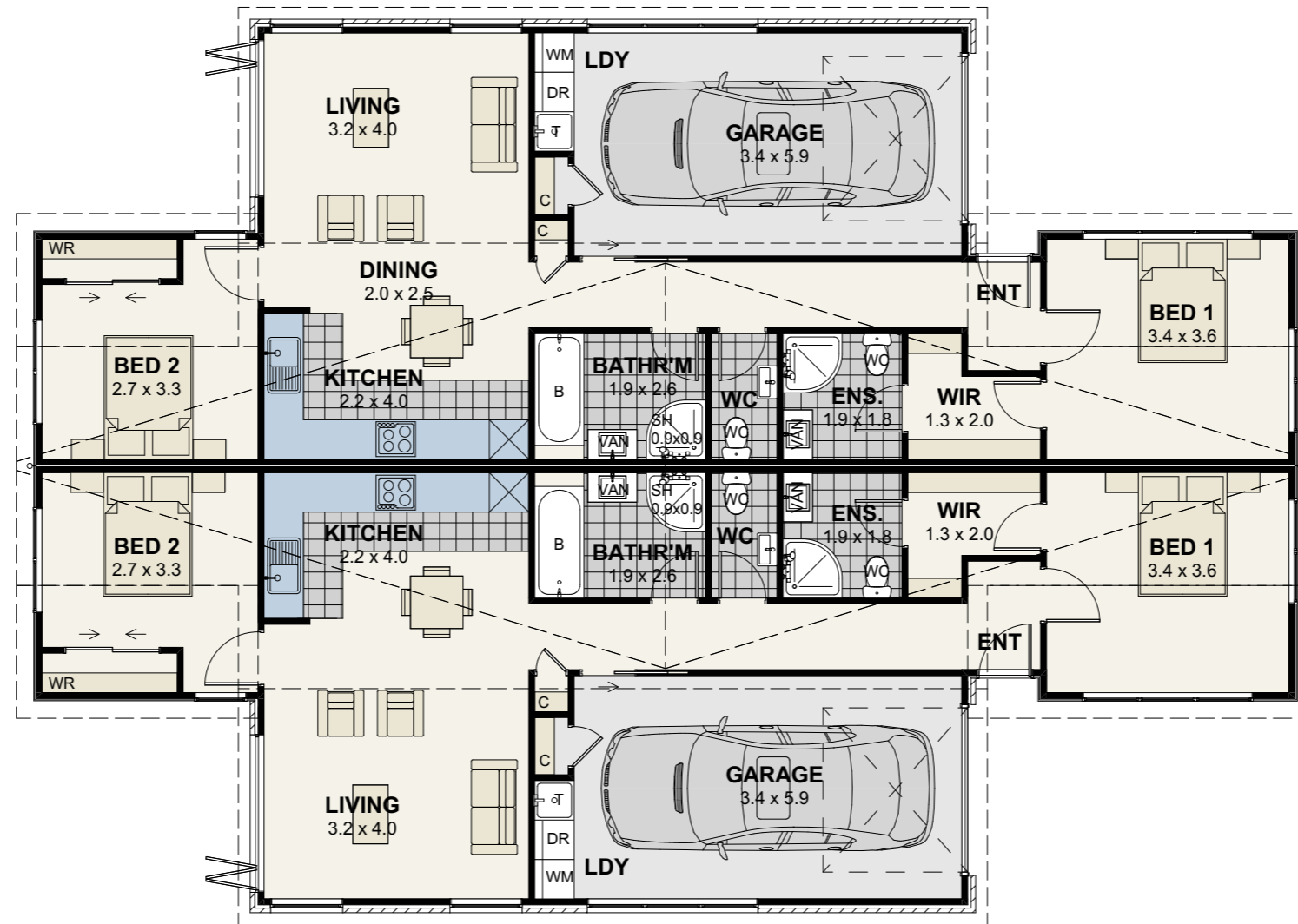
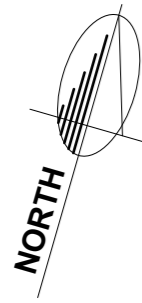
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Job no:	20/2191
Sheet no:	F2.3 of 34



UNIT 9

FL AREA OVER FRAME = 101.4m²

UNIT 10

FL AREA OVER FRAME = 101.4m²

GROUND FLOOR PLAN

TOTAL FL AREA OVER FRAME = 202.4m²

CEILING HEIGHT = 2.55m



ELEVATIONS



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Job no:	20/2191
Sheet no:	G1.1 of 34



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Job no:	20/2191
Sheet no:	G2.1 of 34



NORTH ELEVATION - UNIT 9 & 10



SOUTH ELEVATION - UNIT 9 & 10



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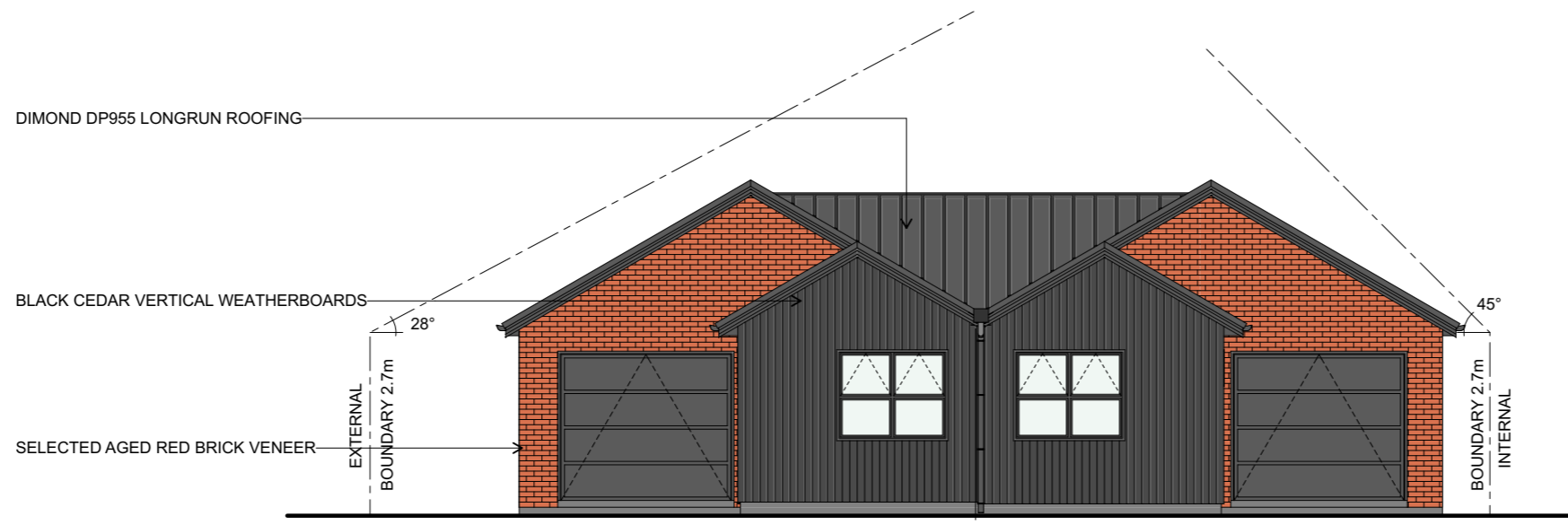
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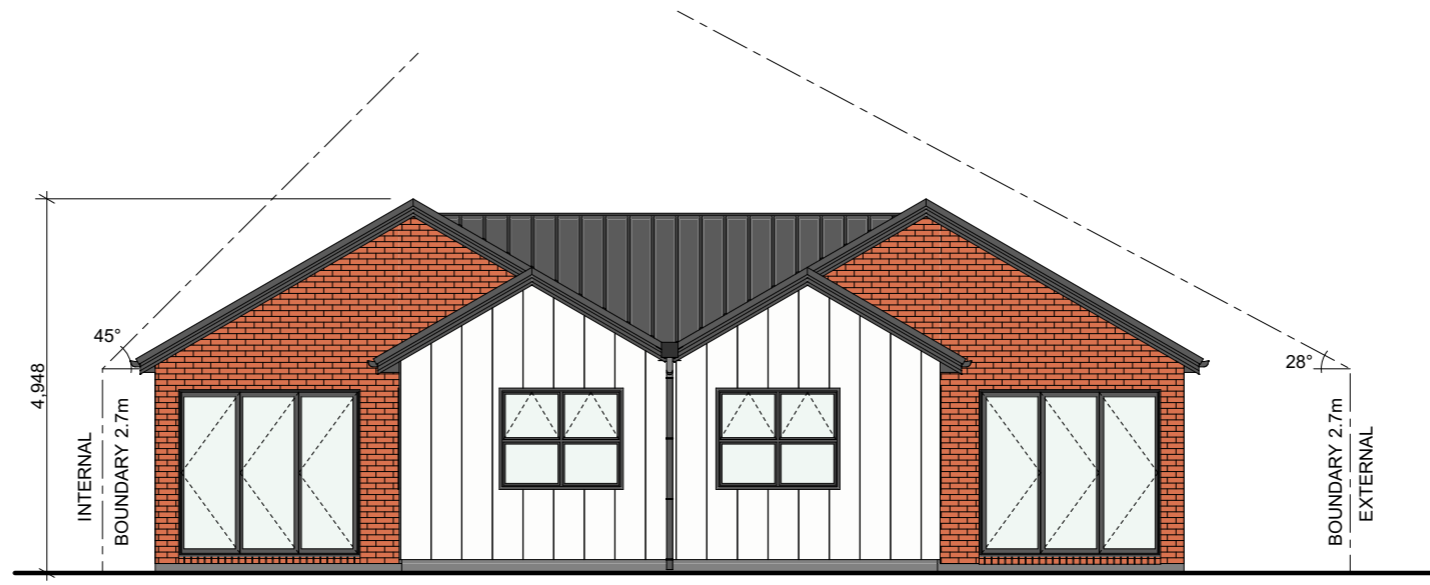
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Job no: **20/2191**
 Sheet no: **G2.2** of 34



EAST ELEVATION - UNIT 9 & 10



WEST ELEVATION - UNIT 9 & 10



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Job no:	20/2191
Sheet no:	G2.3 of 34