

Appendix 5

Revised Site Plans

Hayley Thomas

From: Hayley Thomas
Sent: Friday, 9 April 2021 1:43 PM
To: Hayley Thomas
Subject: (ECM:10586088) SP/0155/20 & LU/0288/20 - Revised Plans
Attachments: SP015520 & LU028820 - Revised Plans - Received 9 April 2021.pdf

Afternoon Submitters,

With regard to the resource consent application from Meridian Asset Management seeking for the 'Subdivision and Land use Consent for a Compact Housing Development' at 47 Coleridge Street, Leamington, Cambridge (Council reference SP/0155/20 & LU/0288/20), Council have today received revised plans from the applicants agent. The email below summarises the changes which have been made and the revised plans are attached for your information.

Kind regards

Hayley

Hayley Thomas Project Planner **WAIPA DISTRICT COUNCIL**
hayley.thomas@waipadc.govt.nz | www.waipadc.govt.nz
PH: 0800 WAIPADC (0800 924 723)

From: Rebecca Steenstra
Sent: Friday, 9 April 2021 9:09 AM
To: Hayley Thomas
Subject: (ECM:10586008) FW: [#5018 - Meridian Asset Management] amendments to site plan

Hi Hayley,

Revised plans attached. The subdivision plan is currently being amended and will come to you in due course.

The updates are generally as per the below list:

- Constructing a new fence along the frontage with Coleridge Street.
- Working with Council to plant some trees within the berm
- Screening the outdoor storage area with landscaping
- Landscaping along the southern boundary of the right of way approx. 1.8m tall for its entire length adjoining properties 49 & 51 Coleridge St.
- 2 more visitor parks.
- All dwellings have 2 parking spaces.
- Reduce the ROW paving to 5m width.
- Plant trees within the grass at the turn around area in the carparking to break the hard surface
- Plant a tree within Unit 1 in the front yard to soften the appearance
- Provide for pedestrians within the right of way by controlling the speed of vehicles. You could do this by having some strips of paving or change of surface at certain intervals (this will not be judder bars or speed bumps).
- Add some privacy measures to the second storey windows of unit 5 – tinted glass and louvres.

Also, Lots 1, 2 and 3 have greater setbacks that originally proposed to pull the houses away from the boundary as much as possible.

Any questions, let me know.

Regards,
Rebecca Steenstra
Planning Manager



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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



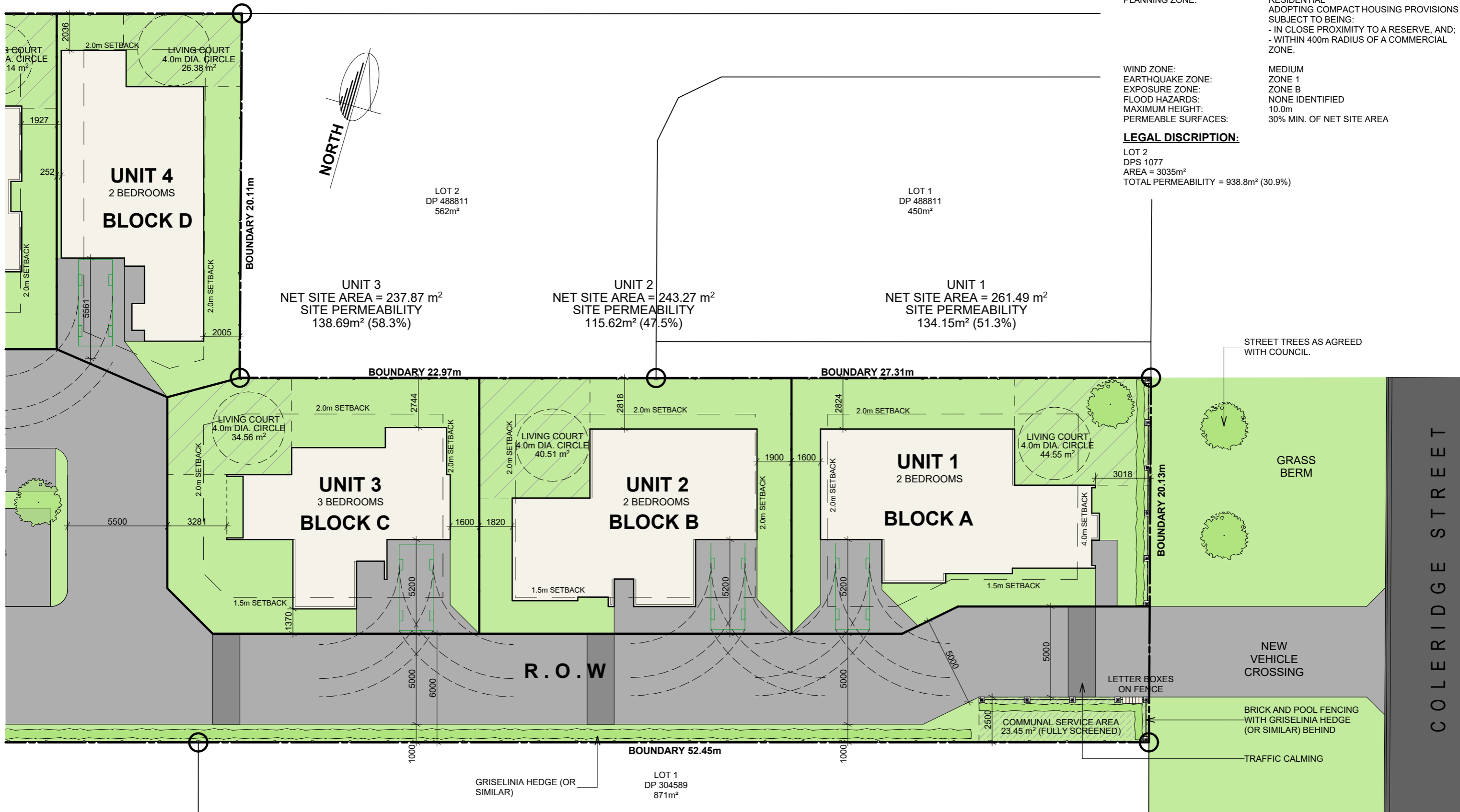
ARTIST IMPRESSION

SK7	07/04/2021	PRELIMINARY DESIGN FOR CLIENT APPROVAL
SK6	04/11/2020	PRELIMINARY DESIGN FOR CLIENT APPROVAL
SK5	03/07/2020	PRELIMINARY DESIGN FOR CLIENT APPROVAL
Issue:	Date:	Description:

BE BYRNE+ENRIGHT
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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

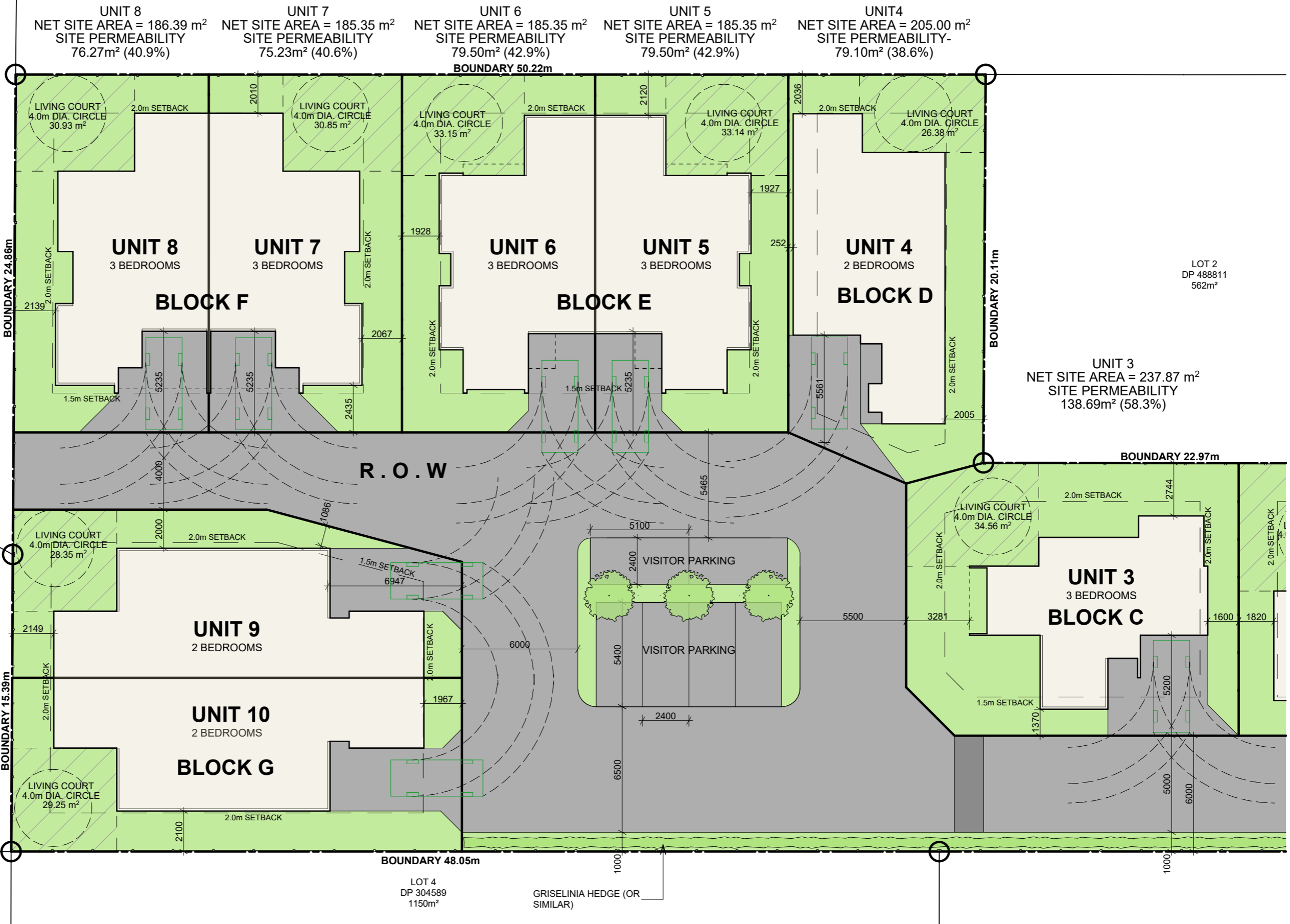
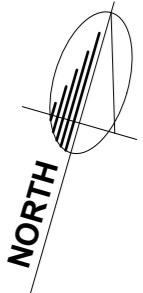
LEGAL DISCRIPTION:

LOT 2
 DPS 1077
 AREA = 3035m²
 TOTAL PERMEABILITY = 938.8m² (30.9%)

SITE DEVELOPMENT PLAN 1

SITE DIMENSIONS SUBJECT TO SURVEY

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	SK5		03/07/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT	Design:		P.E	Drawn:		S.R	of 34
			Issue:	Date:	Description:	Sheet no: SITE DEVELOPMENT PLAN 1					



SITE DEVELOPMENT PLAN 2

SITE DIMENSIONS SUBJECT TO SURVEY



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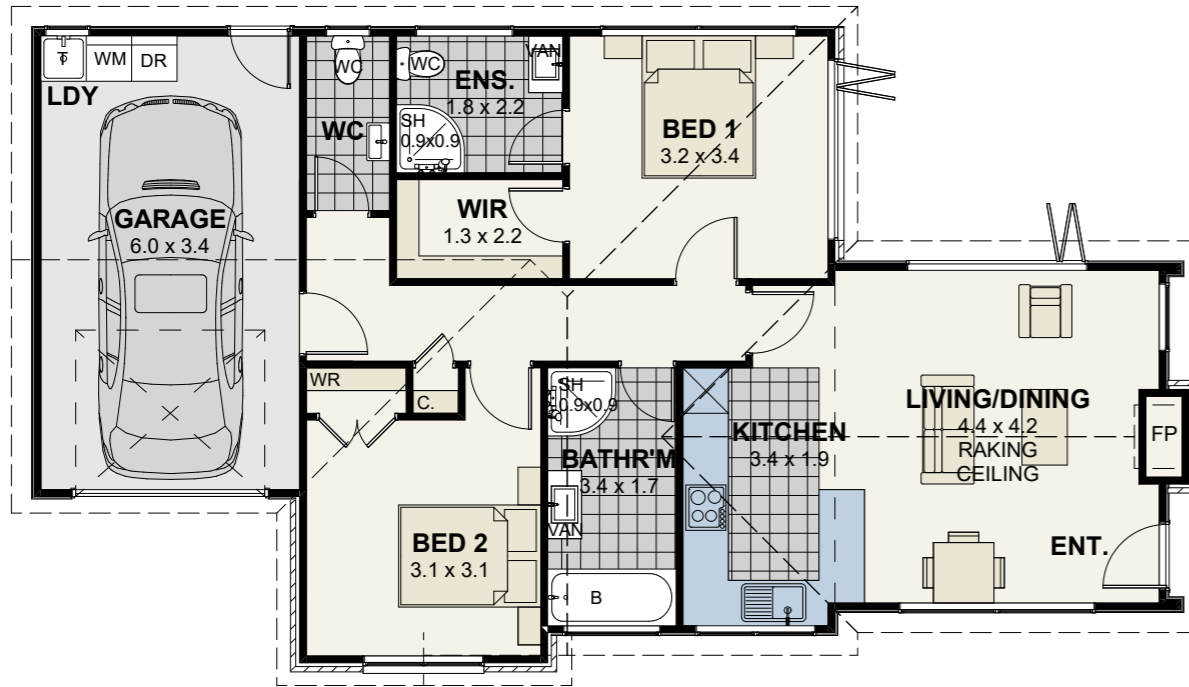
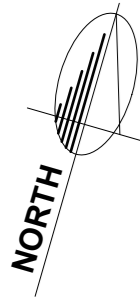
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Sheet no:	SITE DEVELOPMENT PLAN 2

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GROUND FLOOR PLAN

AREA OVER FRAME = 99.7m²

CEILING HEIGHT = 2.55m



ELEVATIONS



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SK5	03/07/2020	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:	07/04/2021	COPYRIGHT
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Design:	P.E	Drawn: S.R

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Job no:	20/2191
Sheet no:	A1.1 of 34



UNIT 1

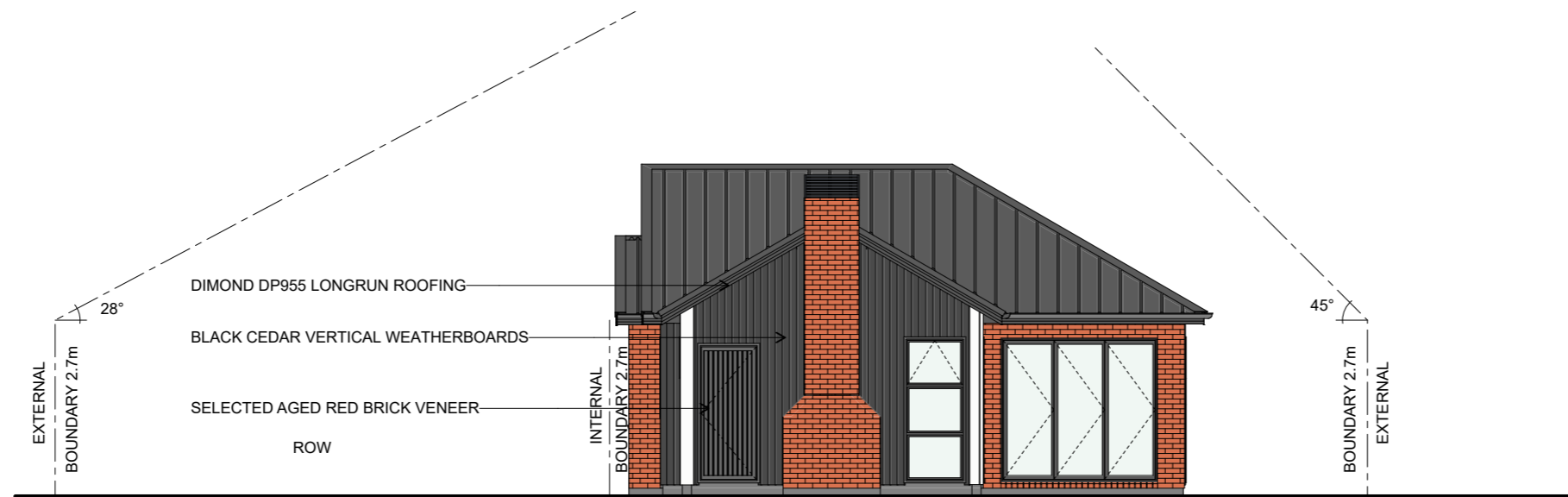
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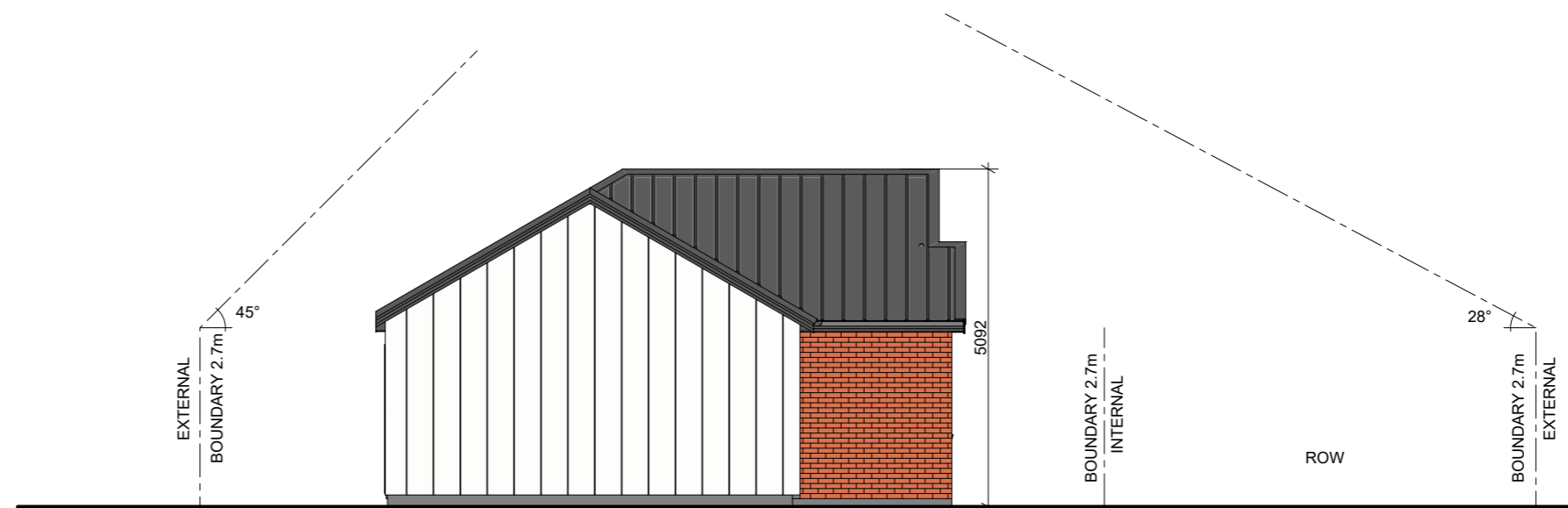
NORTH ELEVATION - UNIT 1



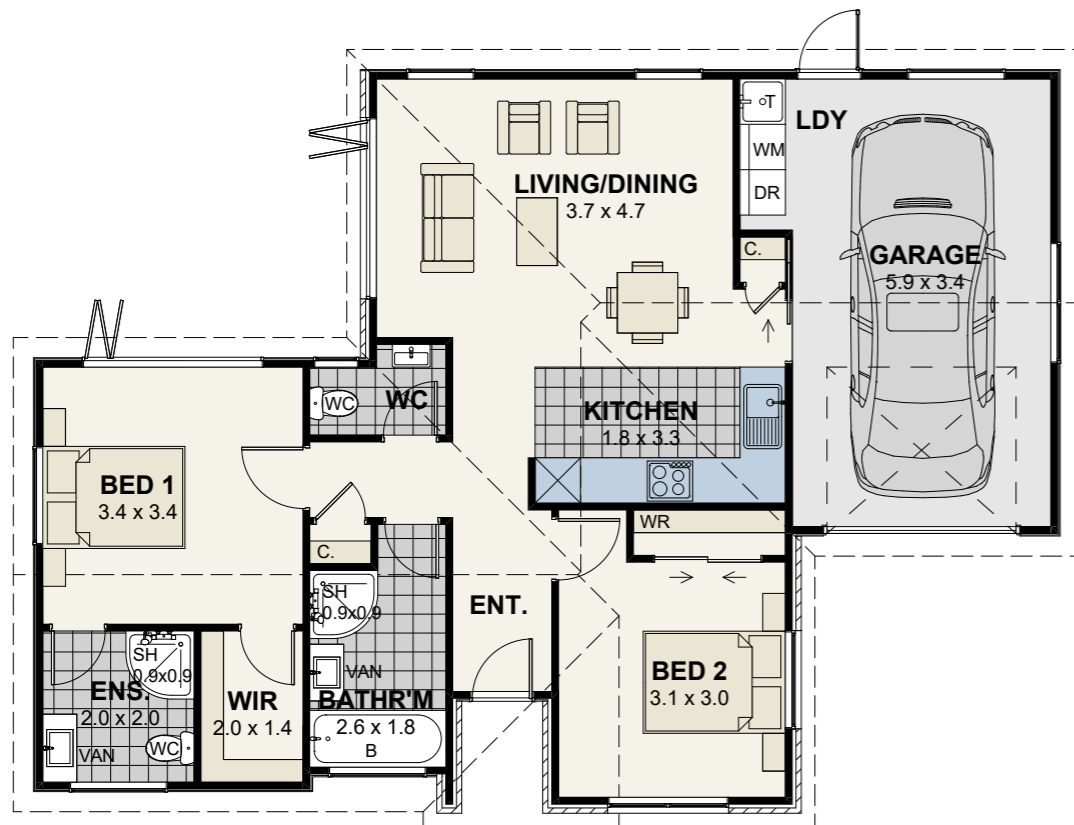
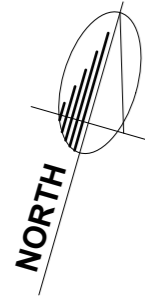
SOUTH ELEVATION - UNIT 1



EAST ELEVATION - UNIT 1



WEST ELEVATION - UNIT 1



UNIT 2

GROUND FLOOR PLAN

AREA OVER FRAME = 98.13m²

CEILING HEIGHT = 2.55m



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Issue:	Date:	Description:

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UNIT 2

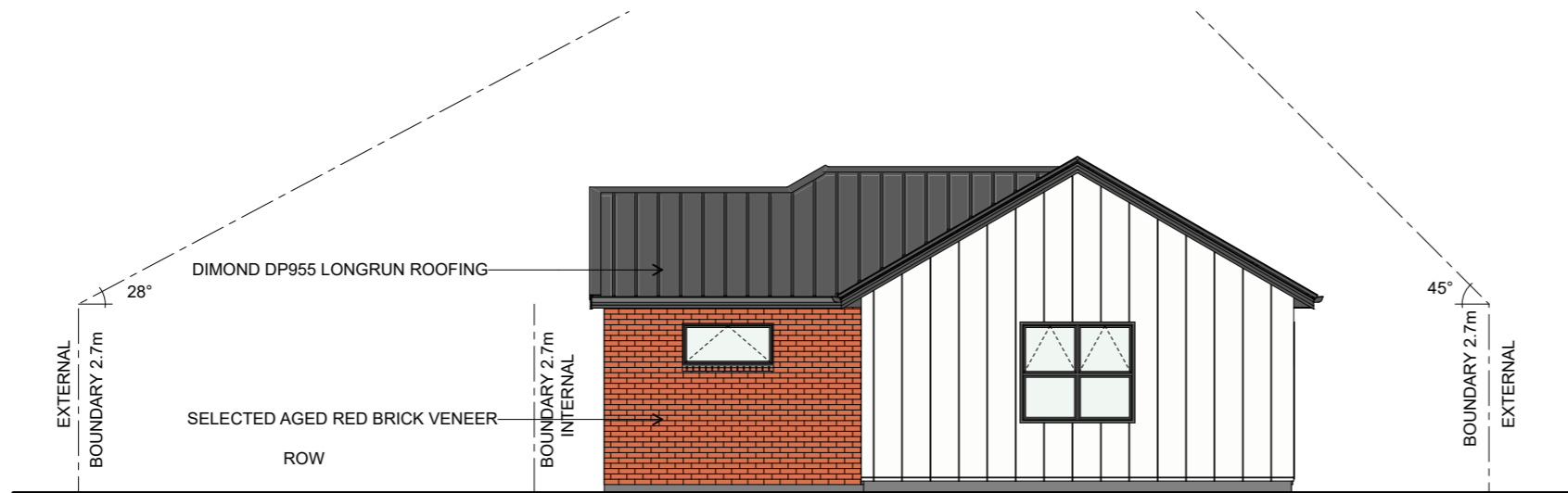
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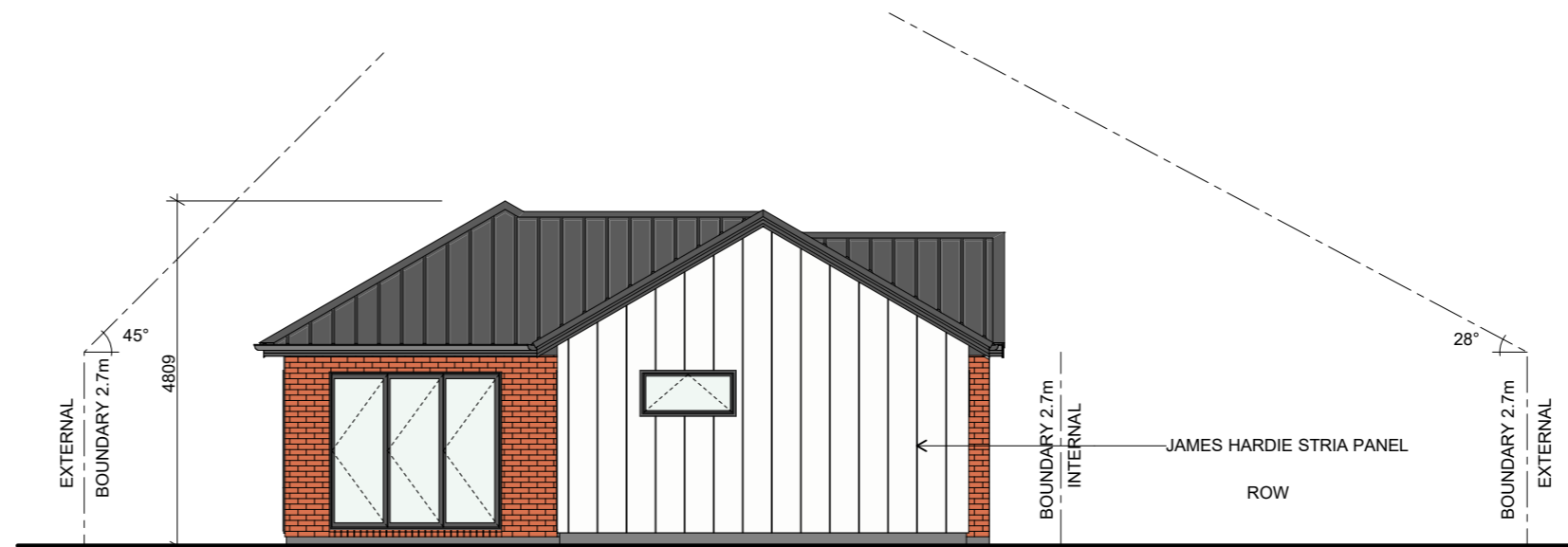
NORTH ELEVATION - UNIT 2



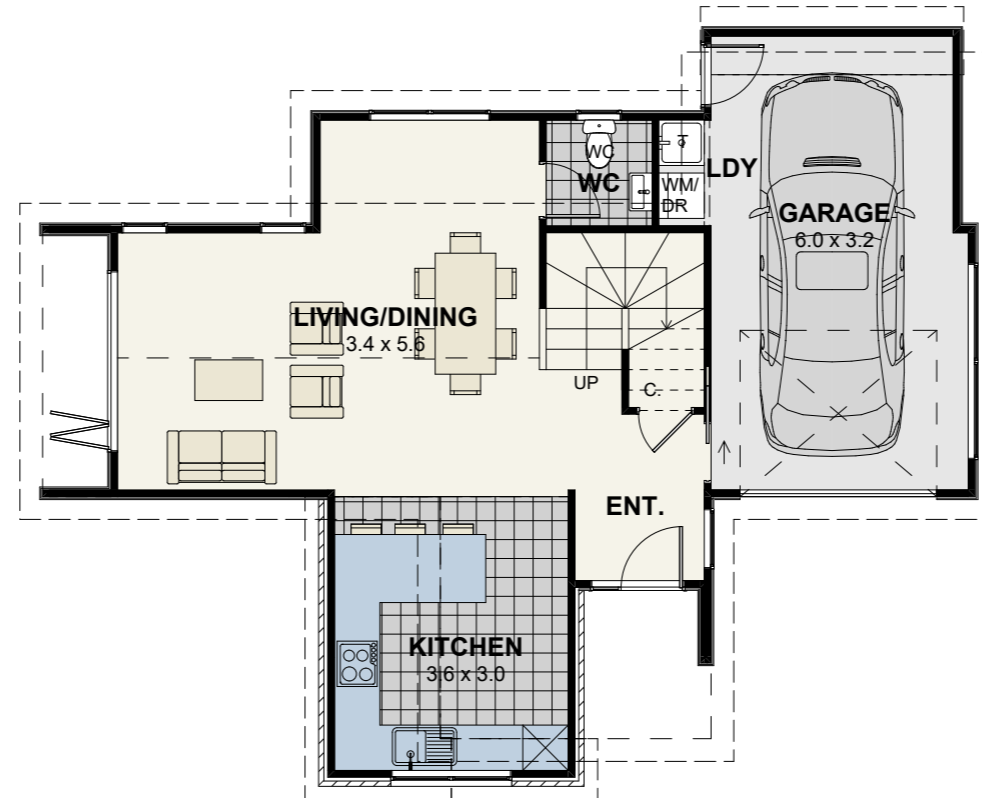
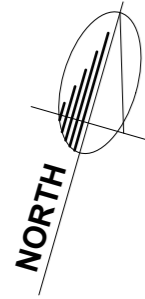
SOUTH ELEVATION - UNIT 2



EAST ELEVATION - UNIT 2



WEST ELEVATION - UNIT 2



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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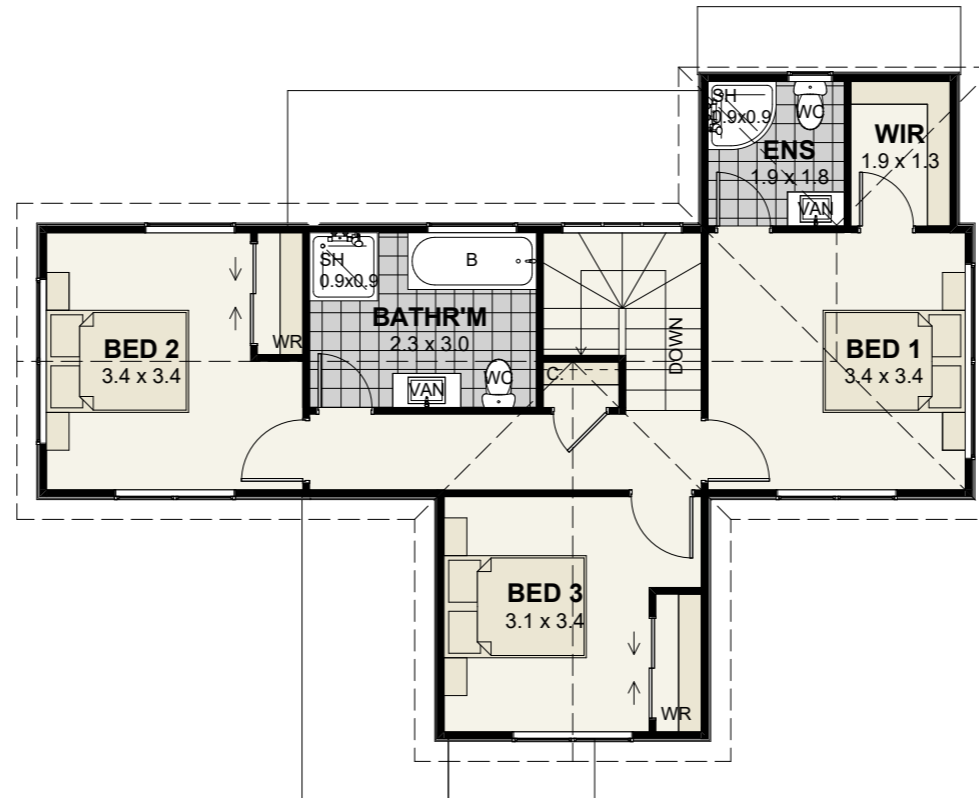
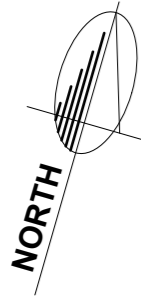
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Issue:	Date:	Description:

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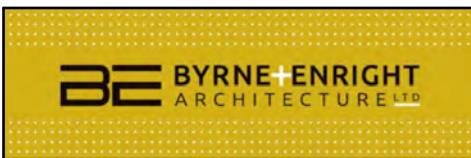


UNIT 3

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:		UPPER FLOOR PLAN - UNIT 3					



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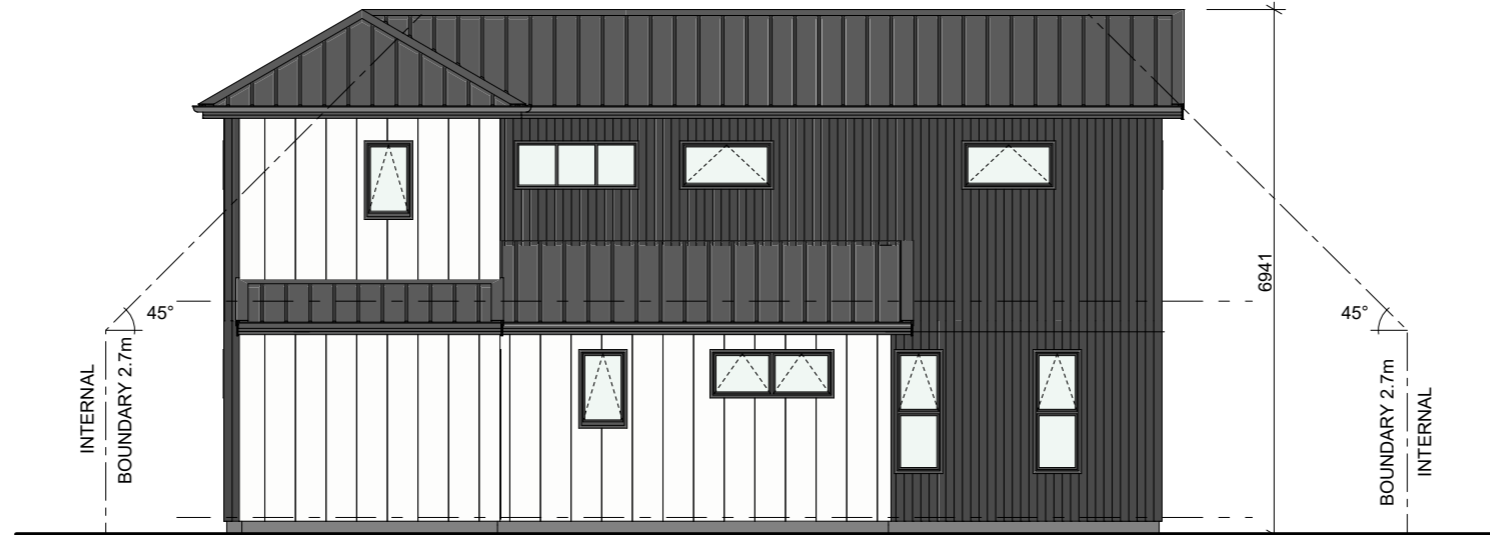
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NORTH ELEVATION - UNIT 3



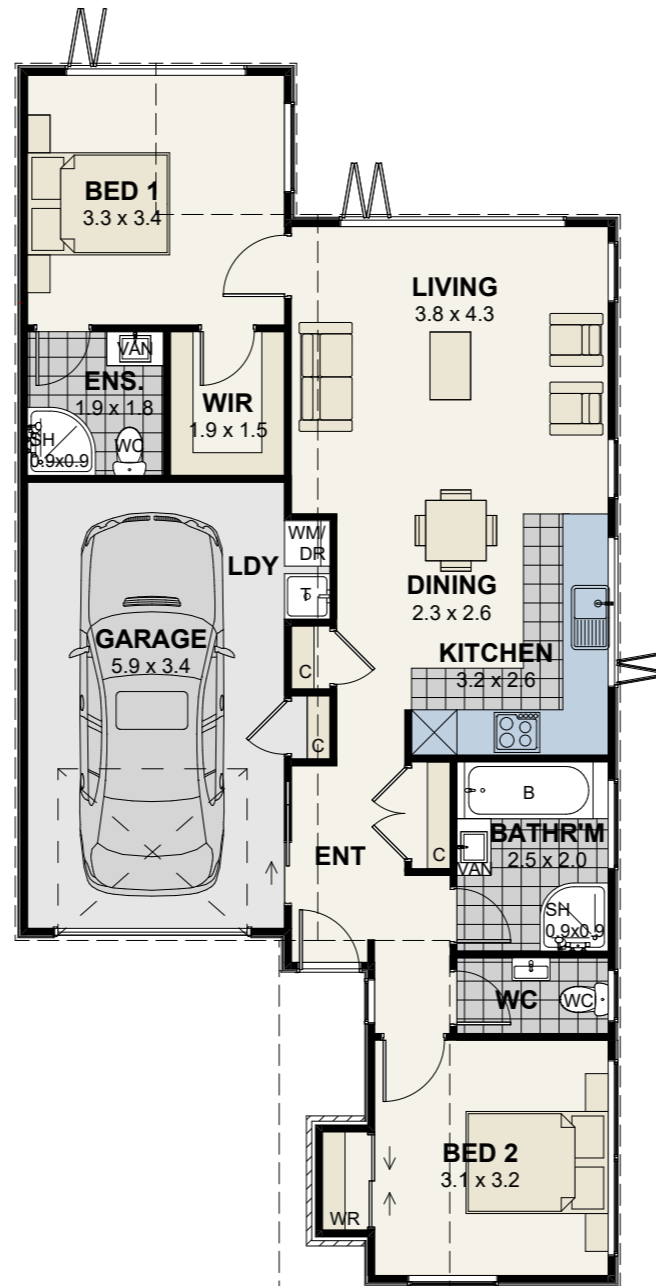
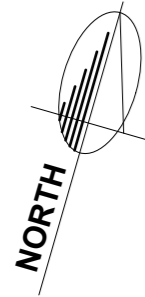
SOUTH ELEVATION - UNIT 3



EAST ELEVATION - UNIT 3



WEST ELEVATION - UNIT 3



UNIT 4

GROUND FLOOR PLAN

AREA OVER FRAME = 98.04m²

CEILING HEIGHT = 2.55m



ELEVATIONS



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Issue:	Date:	Description:

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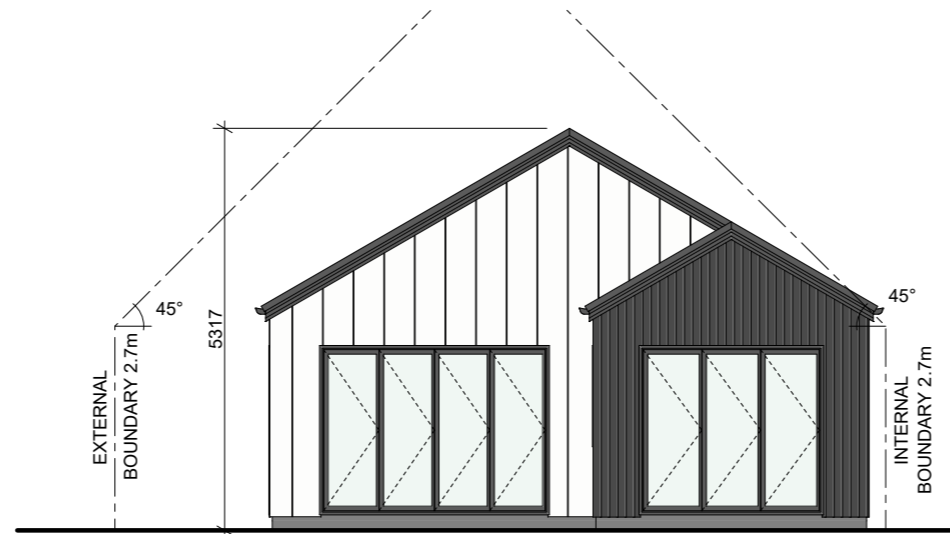
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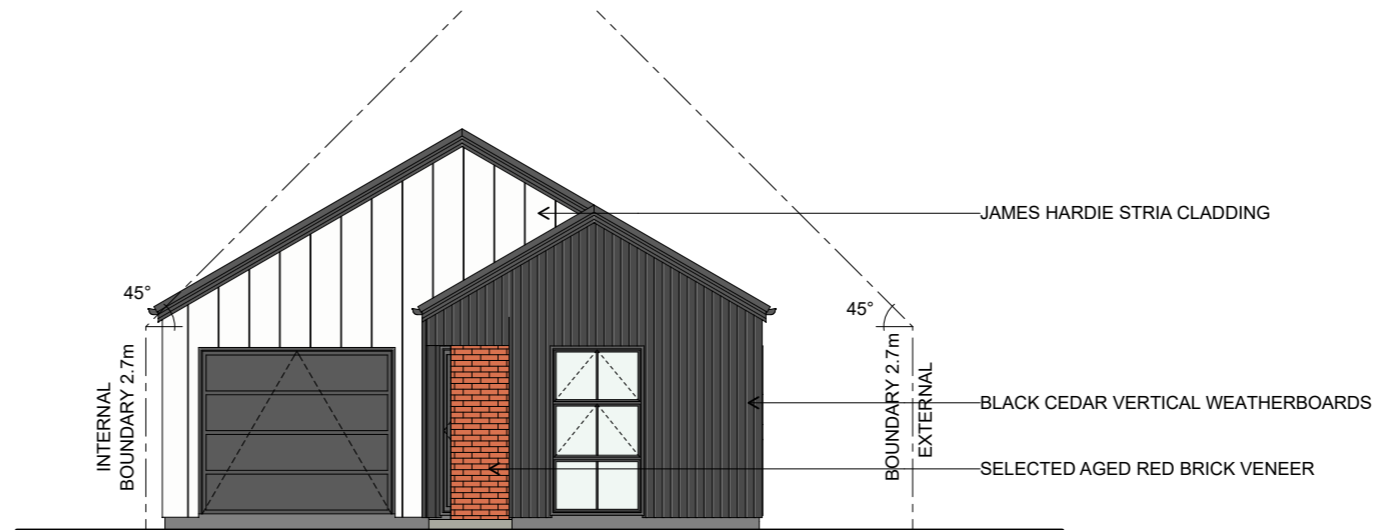
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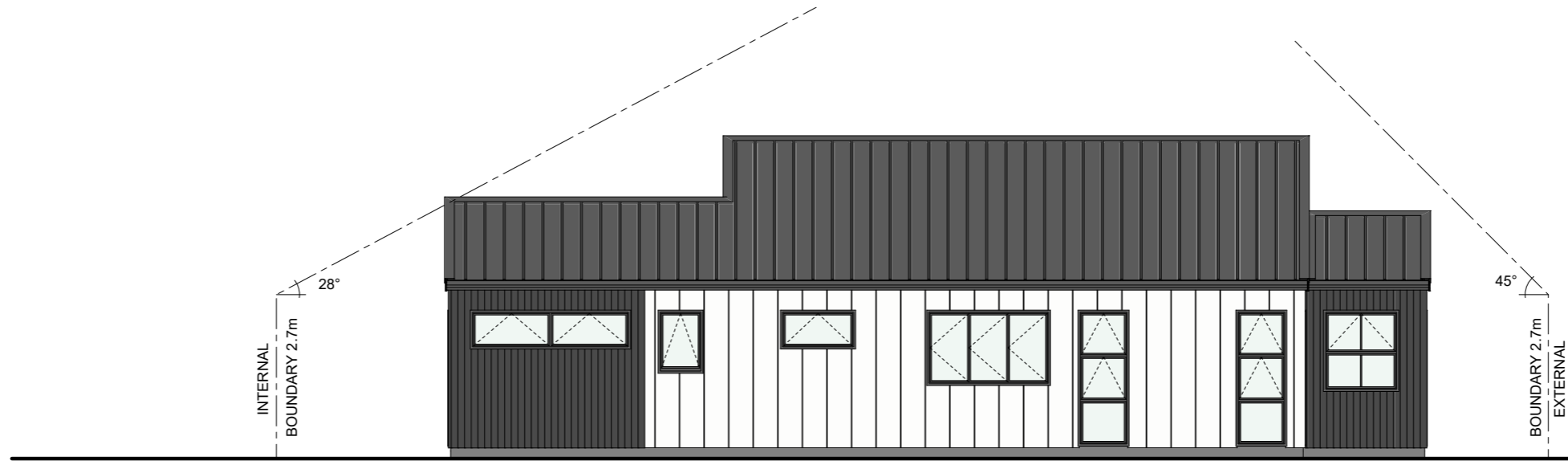
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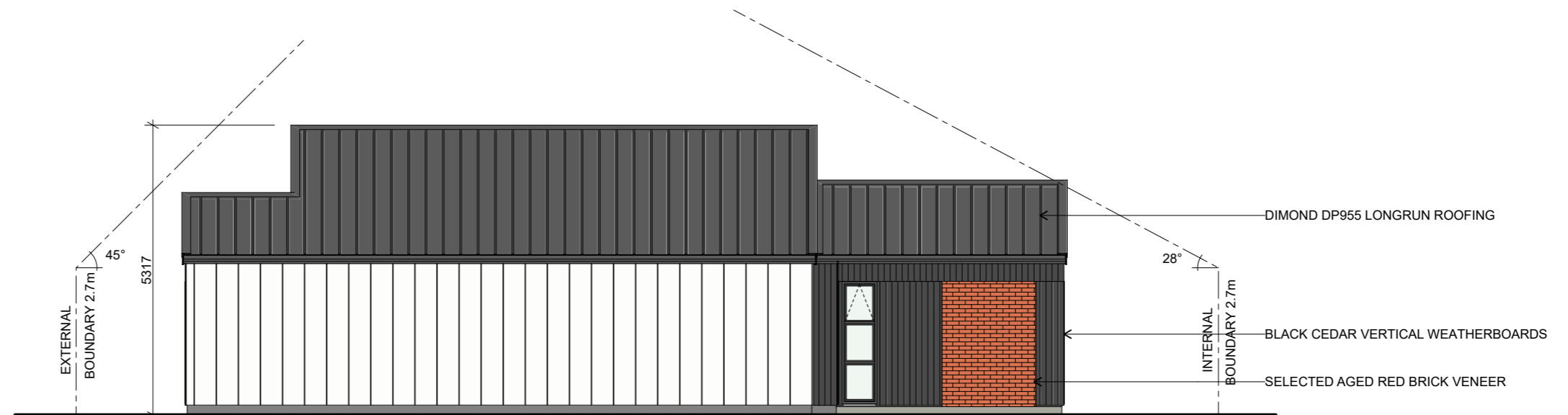
NORTH ELEVATION - UNIT 4



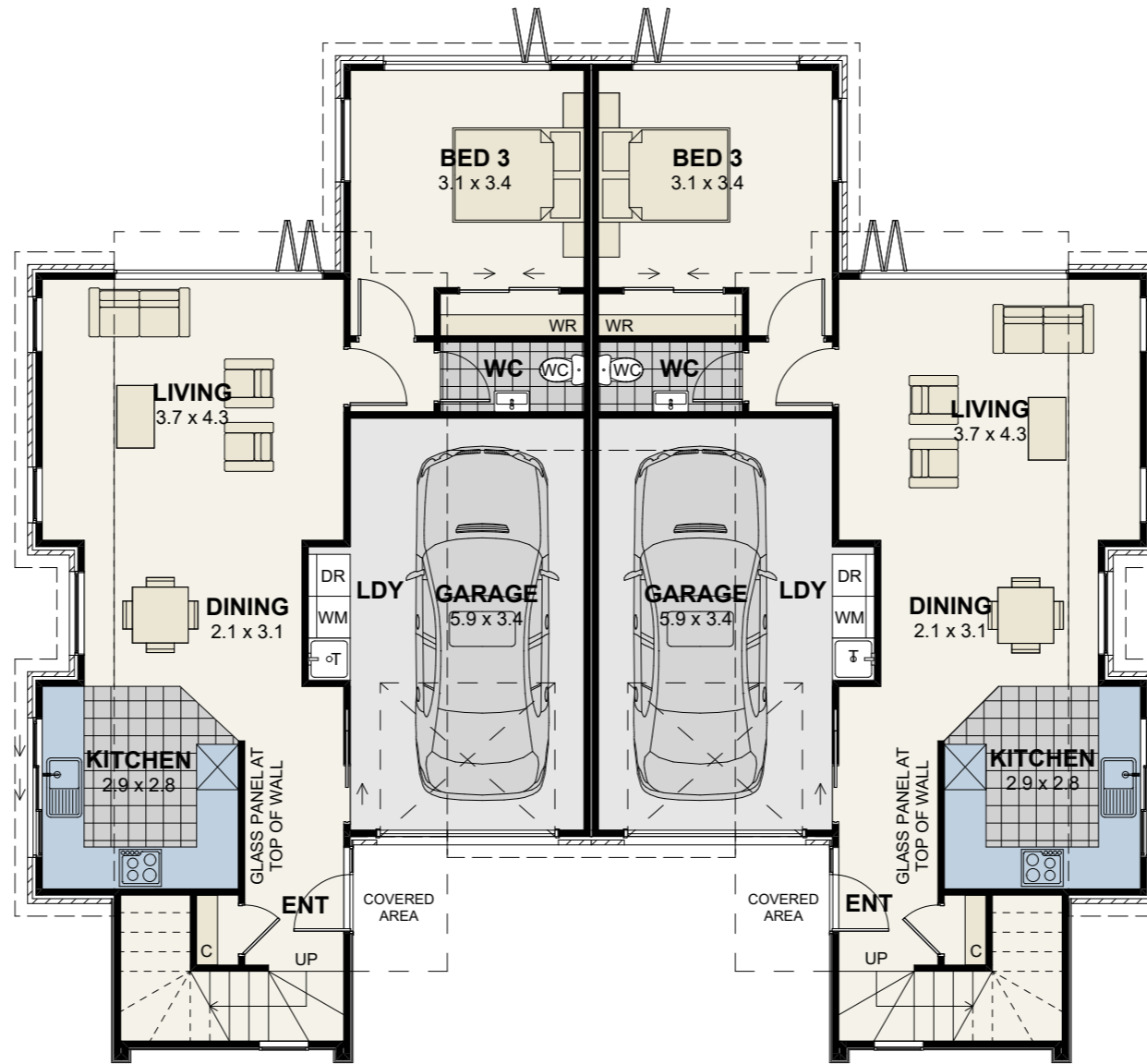
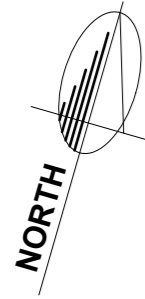
SOUTH ELEVATION - UNIT 4



EAST ELEVATION - UNIT 4



WEST ELEVATION - 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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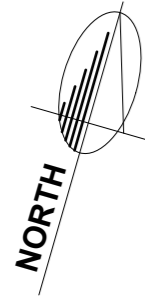
SK7	07/04/2021	PRELIMINARY DESIGN FOR CLIENT COMMENT
SK6	04/11/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
SK5	03/07/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
Issue:	Date:	Description:

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

Job no:	PROPOSED RESIDENTIAL DEVELOPMENT AT 47 COLERIDGE STREET, CAMBRIDGE.
Sheet no:	3D - UNIT 5 & 6

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



NORTH ELEVATION - UNIT 5 & 6



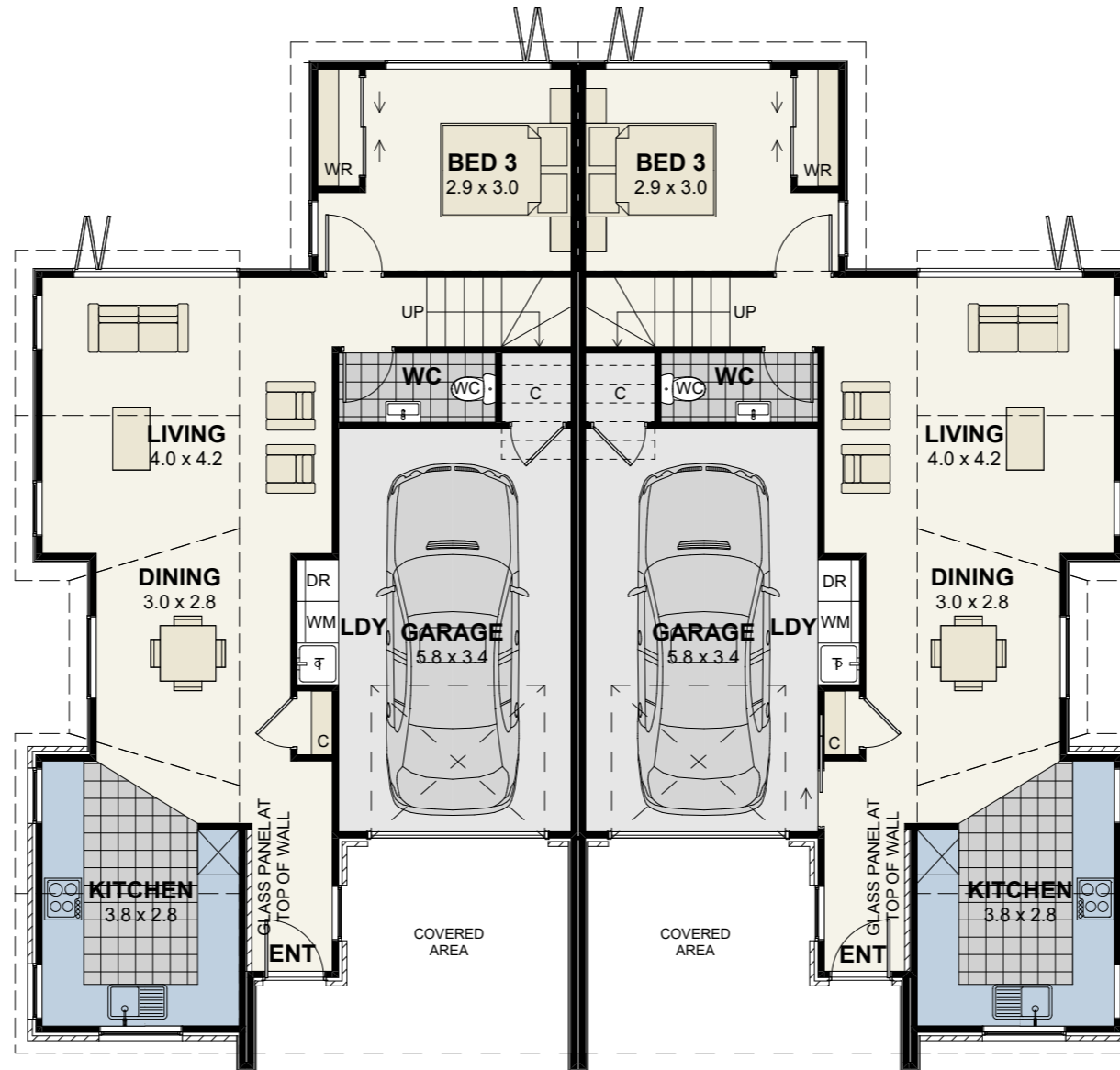
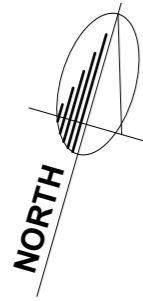
SOUTH ELEVATION - UNIT 5 & 6



EAST ELEVATION - UNIT 5 & 6



WEST ELEVATION - UNIT 5 & 6



UNIT 8

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

UNIT 7

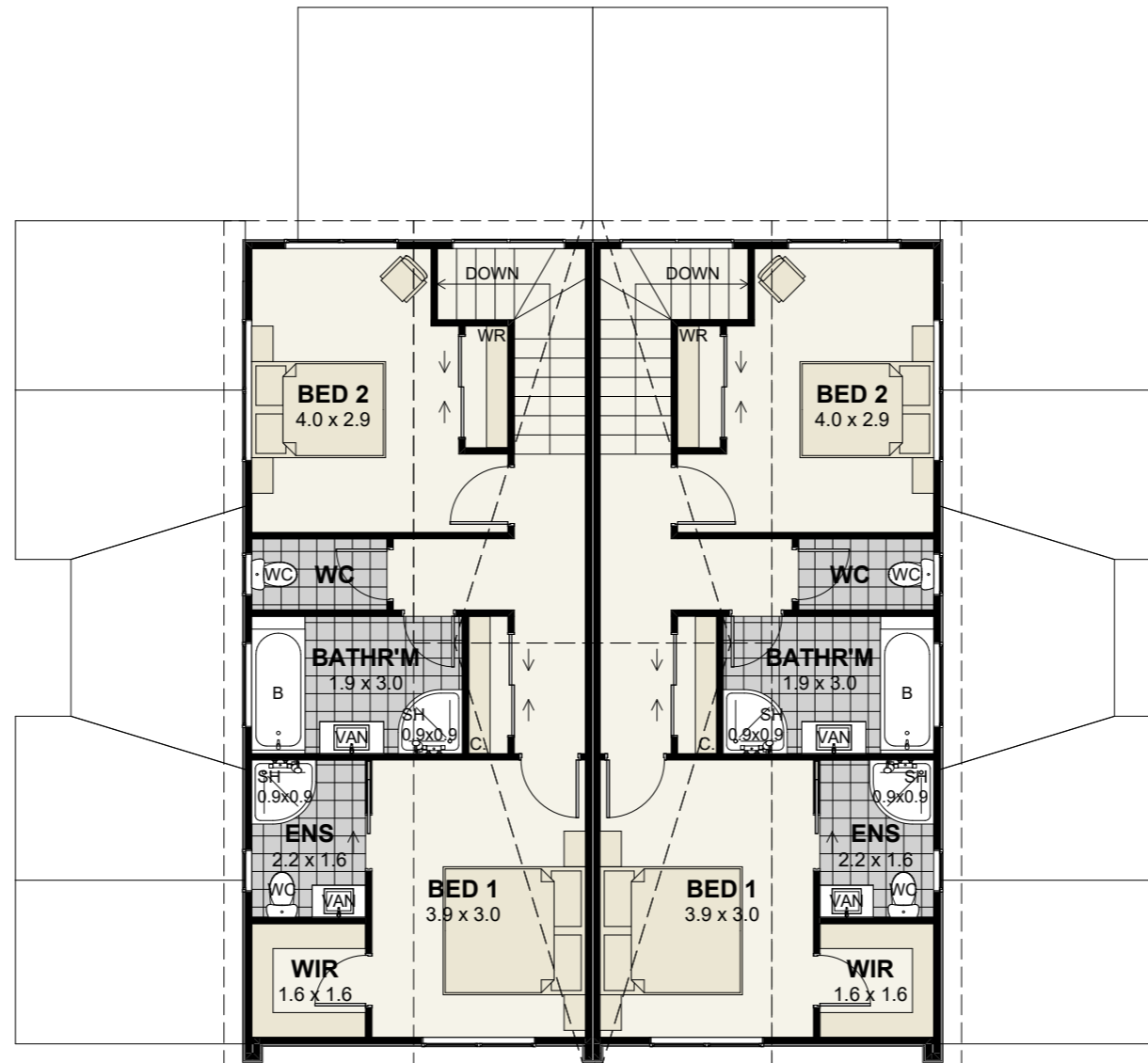
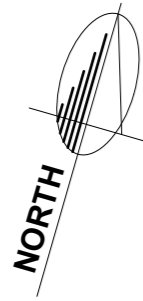
GR FL AREA OVER FRAME = 84.85m²
 UP FL AREA OVER FRAME = 55.07m²
 TOTAL AREA OVER FRAME = 139.73m²

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



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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	SK6		04/11/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT	Scale:		1:100	Sheet no:		F1.2	
	SK5		03/07/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT	Design:		P.E	Drawn:		S.R	of 34
	Issue:		Date:	Description:	Sheet no:		UPPER FLOOR PLAN - UNITS 7 & 8				



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Issue:	Date:	Description:

Job no:	PROPOSED RESIDENTIAL DEVELOPMENT AT 47 COLERIDGE STREET, CAMBRIDGE.
Sheet no:	3D - UNIT 7 & 8

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



NORTH ELEVATION 7 & 8



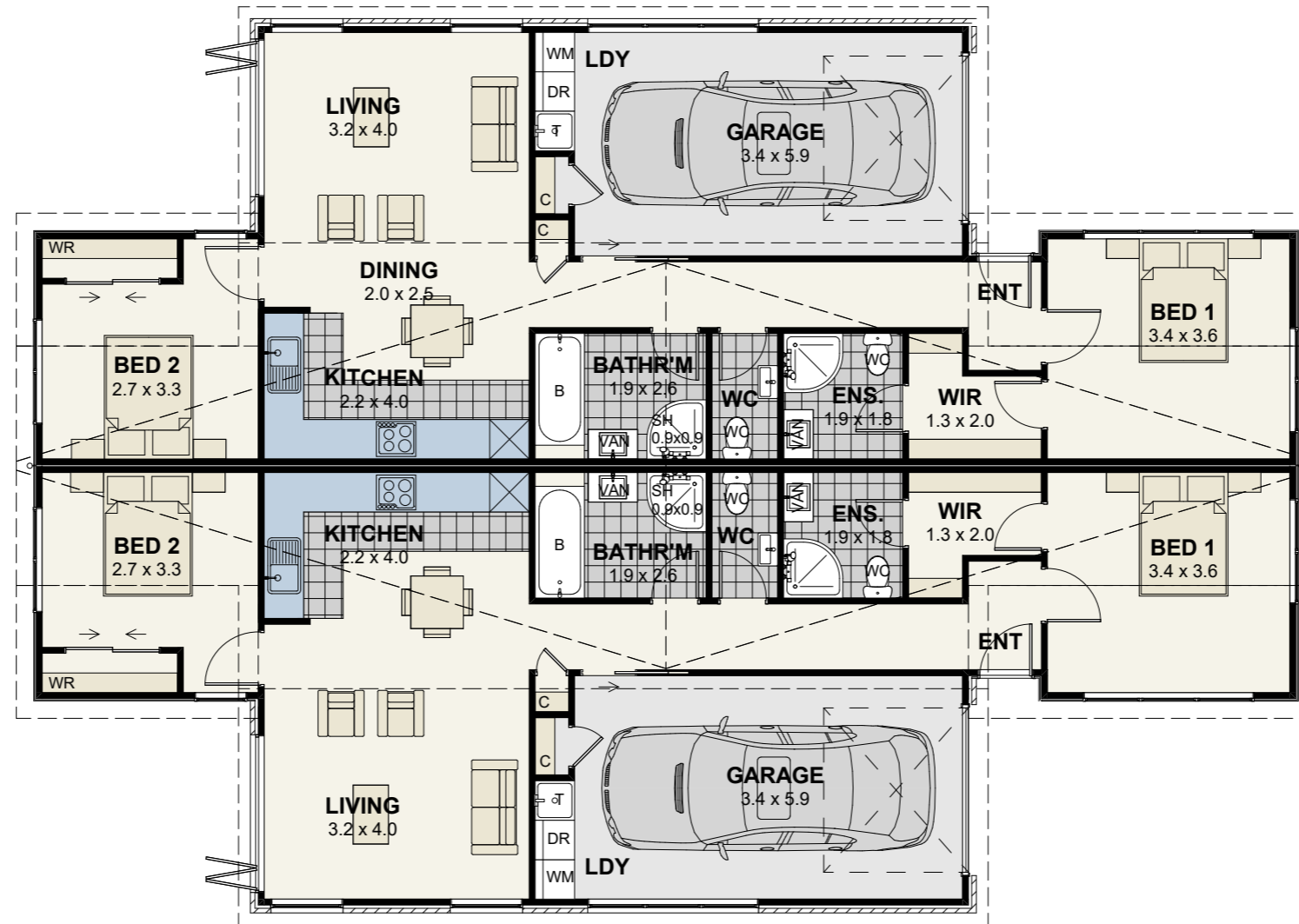
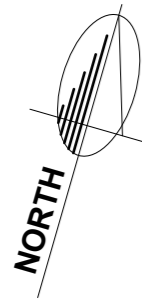
SOUTH ELEVATION - UNIT 7 & 8



EAST ELEVATION - UNIT 7 & 8



WEST ELEVATION - UNIT 7 & 8



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

Job no:	PROPOSED RESIDENTIAL DEVELOPMENT AT 47 COLERIDGE STREET, CAMBRIDGE.
Sheet no:	GROUND FLOOR PLAN - UNITS 9 & 10

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Job no:	20/2191
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Issue:	Date:	Description:

Job no:	PROPOSED RESIDENTIAL DEVELOPMENT AT 47 COLERIDGE STREET, CAMBRIDGE.
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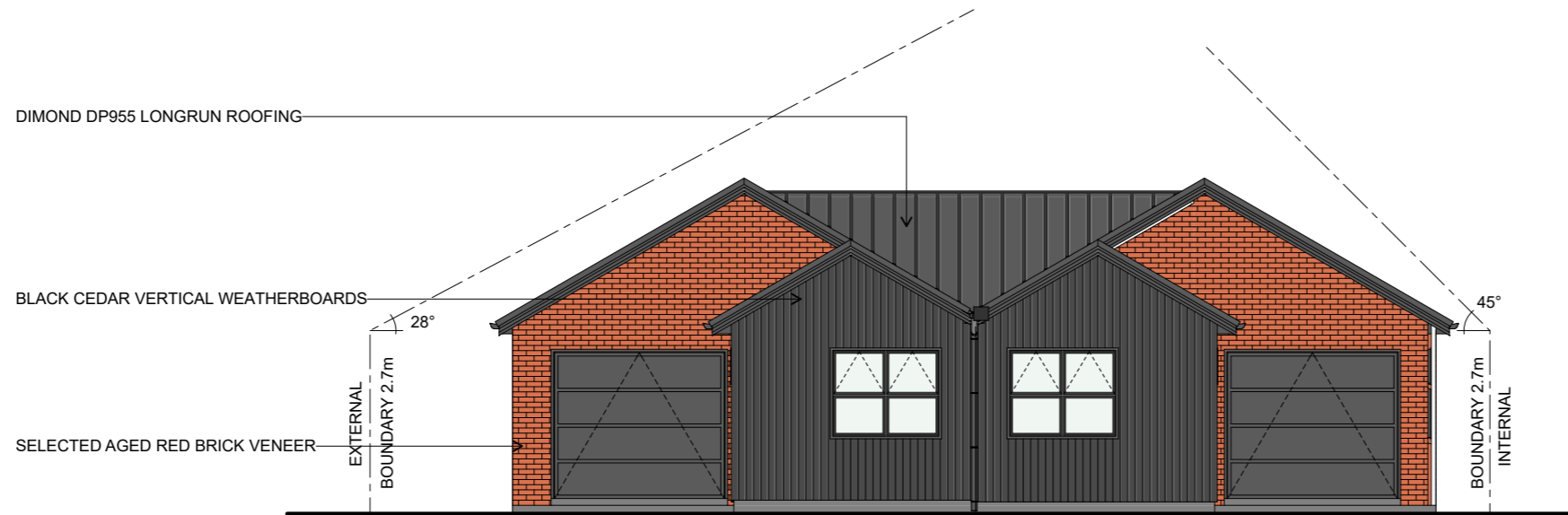
Job no:	20/2191
Sheet no:	G2.1 of 34



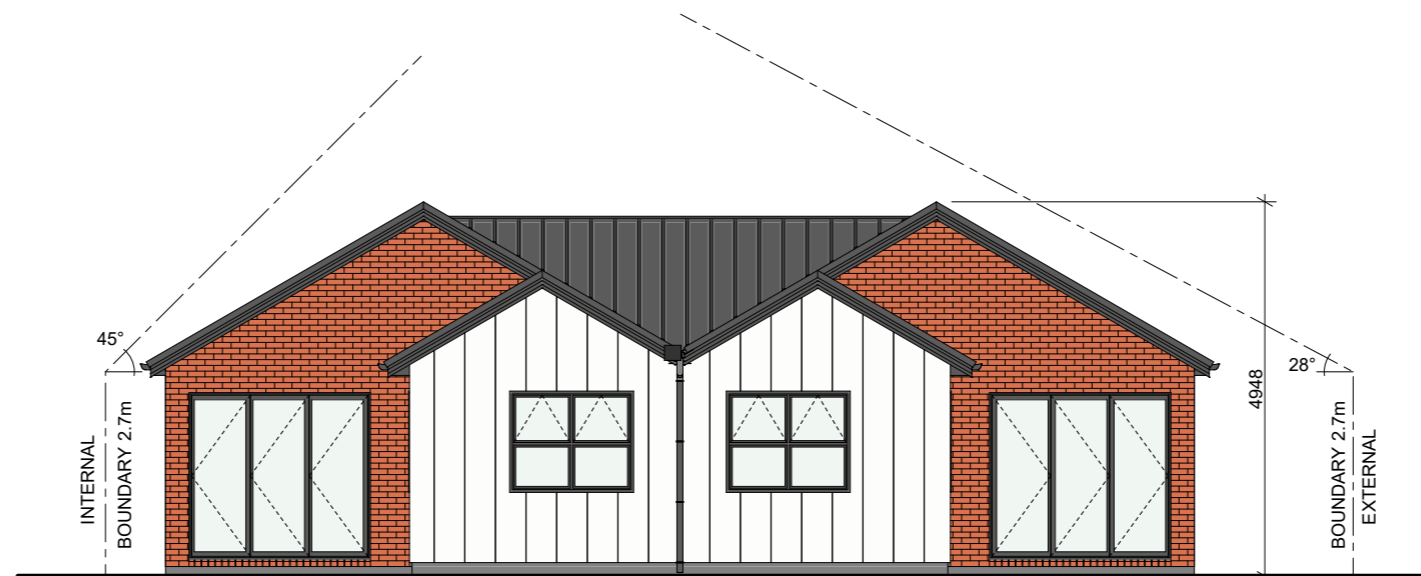
NORTH ELEVATION - UNIT 9 & 10



SOUTH ELEVATION - UNIT 9 & 10



EAST ELEVATION - UNIT 9 & 10



WEST ELEVATION - UNIT 9 & 10

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			SK6	04/11/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT		Scale:	1:100		Sheet no:	G2.3	
			SK5	03/07/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT		Design:	P.E		Drawn:	S.R	of 34
			Issue:	Date:	Description:		Sheet no:	EAST & WEST ELEVATIONS - UNIT 9 & 10				

Hayley Thomas

From: Hayley Thomas
Sent: Monday, 12 April 2021 4:25 PM
To: Hayley Thomas
Subject: (ECM:10587231) SP/0155/20 & LU/0288/20 - Revised Subdivision Plan and Answer to Submitters Queries
Attachments: SP015520 - Revised Subdivision Plan - 12 April 2021.pdf

Afternoon Submitters,

Following my email below I have received an updated Subdivision Plan (refer attached). This reflects the plans sent to you last week.

I have also had some queries from submitters regarding the process for the hearing so have taken the opportunity to provide you all with further information regarding the next steps for the process. In summary, the process remains unchanged to that outlined in the submission acknowledgement letter that was sent on 23 March 2021 and is as follows:

1 – Council staff prepare a Section 42A Report

This report summarises the application, the notification assessment, the submission process (and submissions received), the issues and concerns raised, the environmental effects, and an assessment against the requirements of the Resource Management Act 1991. This report is sent out to both the applicant and all submitters 15 working days before the hearing. This report may include recommendations, which the hearing committee can refer to in making its decision – note the hearing committee is not bound to follow the report’s recommendations, but can use them as a guide.

When you receive this report it will come with a set of Hearing Directions which outline the process for the Hearing. Following the Council report being circulated, the applicant is required to circulate their evidence 10 working days before the hearing, and submitters are required to circulate their evidence 5 working days before the hearing. The Hearing Directions will outline these dates.

2 – Hearing

Under the Resource Management Act 1991 the hearing is required to be held within 45 working days of the close of submissions. The close of submissions was 22 March 2021 which means the hearing must be held before the 26 May 2021. Council staff are just in the process of finalising the hearing date (subject to some elected members confirming their availability).

At the hearing, submitters have the chance to explain their submission to the hearing committee, and present any evidence that supports your submission.

3 – Decision

Following the Hearing, the committee deliberate, taking into account the staff report, applicants evidence and submitters evidence. A decision is required to be issued no more than 15 working days after the hearing date closes. Submitters, and the applicant, have the chance to appeal the decision with the Environment Court if they wish.

A link you may find useful which explains the process can be found at the Ministry for the Environment website: <https://www.mfe.govt.nz/publications/fresh-water/everyday-guide-appearing-council-resource-consent-hearing/everyday-guide>.

With regard to specific questions that have been asked:

- Will we continue with a hearing?
Yes the process will continue to a hearing as submissions have been received in opposition. The application has been referred to a Hearing Panel as Planning Staff do not have delegated authority to make a decision on notified applications where submissions have been lodged in opposition. Following the close of submissions, Council often have applicants amend their plans in response to points raised by submitters,

and they circulate these ahead of the evidence exchange to provide the opportunity for the new plan to be assessed in the Council's Section 42A Report.

- Do we need to put a new submission for this updated plan?

There is no need to put in new submissions however if you would like to clarify any points of your submission as they relate to the amended plans, you are more than welcome to email me.

If a submitter has changed their mind, based on the new plans, submitters can choose to withdraw their submission right up to the day before the hearing.

- What is the time scale?

As mentioned above, Council are just finalising the details for the Hearing and preparing the Section 42A Report. Hearing Directions will be sent to all parties with the Section 42A Report 15 working days prior to the Hearing.

Kind regards

Hayley

.....
Hayley Thomas Project Planner **WAIPA DISTRICT COUNCIL**

hayley.thomas@waipadc.govt.nz | www.waipadc.govt.nz

PH: 0800 WAIPADC (0800 924 723)

On 9/04/2021, at 1:43 PM, Hayley Thomas <Hayley.Thomas@waipadc.govt.nz> wrote:

Afternoon Submitters,

With regard to the resource consent application from Meridian Asset Management seeking for the 'Subdivision and Land use Consent for a Compact Housing Development' at 47 Coleridge Street, Leamington, Cambridge (Council reference SP/0155/20 & LU/0288/20), Council have today received revised plans from the applicants agent. The email below summarises the changes which have been made and the revised plans are attached for your information.

Kind regards

Hayley

.....
Hayley Thomas Project Planner **WAIPA DISTRICT COUNCIL**

hayley.thomas@waipadc.govt.nz | www.waipadc.govt.nz

PH: 0800 WAIPADC (0800 924 723)

From: Rebecca Steenstra

Sent: Friday, 9 April 2021 9:09 AM

To: Hayley Thomas

Subject: (ECM:10586008) FW: [#5018 - Meridian Asset Management] amendments to site plan

Hi Hayley,

Revised plans attached. The subdivision plan is currently being amended and will come to you in due course.

The updates are generally as per the below list:

- Constructing a new fence along the frontage with Coleridge Street.
- Working with Council to plant some trees within the berm
- Screening the outdoor storage area with landscaping
- Landscaping along the southern boundary of the right of way approx. 1.8m tall for its entire length adjoining properties 49 & 51 Coleridge St.
- 2 more visitor parks.

- All dwellings have 2 parking spaces.
- Reduce the ROW paving to 5m width.
- Plant trees within the grass at the turn around area in the carparking to break the hard surface
- Plant a tree within Unit 1 in the front yard to soften the appearance
- Provide for pedestrians within the right of way by controlling the speed of vehicles. You could do this by having some strips of paving or change of surface at certain intervals (this will not be judder bars or speed bumps).
- Add some privacy measures to the second storey windows of unit 5 – tinted glass and louvres.

Also, Lots 1, 2 and 3 have greater setbacks that originally proposed to pull the houses away from the boundary as much as possible.

Any questions, let me know.

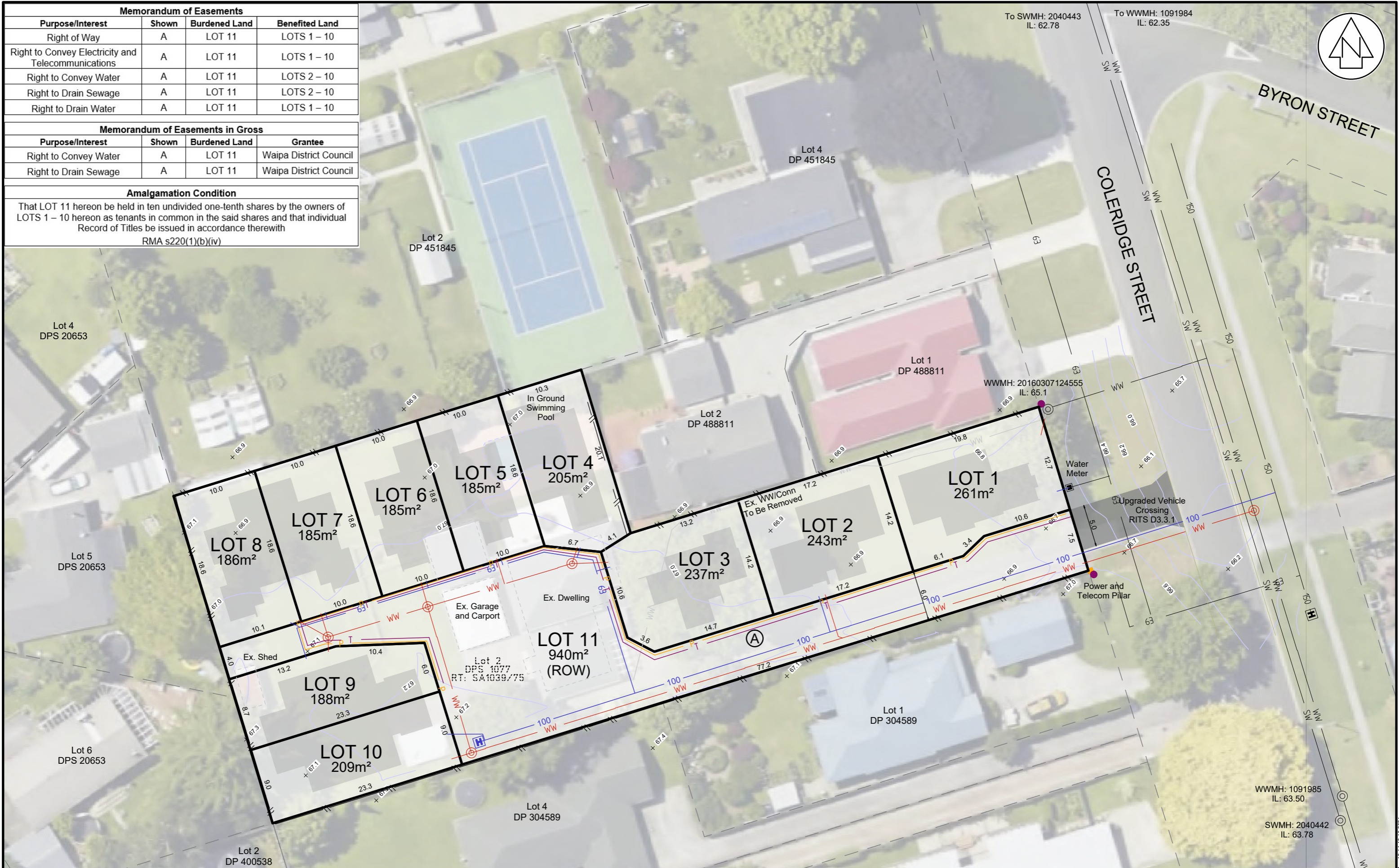
Regards,
Rebecca Steenstra
Planning Manager
<image001.jpg>

=====
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=====

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)




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PROPOSED SUBDIVISION OF LOT 2 DPS 1077 47 Coleridge Street

PREPARED FOR: Meridian Asset Management Ltd

SCALE: 1:400	ORIGINAL PLAN SIZE: A3	DRAWN: AGB
DATE: 12/04/21	SHEET: 1 of 1	DESIGNED: -
REV: 5	NOTE: BOUNDARIES AND DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO ALTERATION BY APPROVAL OR SURVEY. LEVELS ARE IN TERMS OF Matoriki Datum 1953. ORIGIN OF LEVELS - PLUG IN FOOTPATH (RL: 66.277m).	CHECKED: RS
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