

**DECISION OF RESOURCE MANAGEMENT ACT 1991 ('RMA') HEARING PANEL ON A LIMITED NOTIFIED RESOURCE CONSENT APPLICATION TO UNDERTAKE A SUBDIVISION OF ONE LOT INTO TEN AND ESTABLISH A COMPACT HOUSING DEVELOPMENT AT 47 COLERIDGE STREET, CAMBRIDGE AS A NON-COMPLYING ACTIVITY.**

## **1 INTRODUCTION**

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- 1.1 On 23 November 2020, Cogswell Surveys Limited, on behalf of their applicant Meridian Asset Management ('the Applicant'), applied for resource consent for the subdivision of one lot into ten in the Residential Zone, land use consent for a Compact Housing Development and land use consent for a Show Home within Proposed Lot 1, at 47 Coleridge Street, Cambridge.
- 1.2 Under the Waipā District Plan ('the Plan') the application is a Non-Complying Activity as the proposed dwelling on Proposed Lot 1 will be within the road boundary setback (breaching Rule 2.4.2.1), and the minimum and average lot sizes cannot meet the requirements of Rule 15.4.2.1(a) – Net Lot Area.
- 1.3 The application was limited notified on 17 February 2021. During the submission period, seven submissions in opposition were received.
- 1.4 The application was referred to Council's RMA Hearing Panel ('Hearing Panel') as planning staff do not have delegated authority to determine notified applications where submissions have been lodged in opposition.
- 1.5 The Hearing was held at 10.00am on Monday 17 May 2021 at the Waipa District Council Chambers, Bank Street, Te Awamutu. The Hearing was officially closed on Monday 17 May 2021.
- 1.6 This report sets out the Hearing Panel's decision, acting under delegated authority from the Waipa District Council and pursuant to the provisions of Sections 104, 104B, 104D and 108 of the Resource Management Act 1991.

## 2 DETAILS OF THE APPLICATION

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<b>App Number:</b>	SP/0155/20 & LU/0288/20
<b>Applicant:</b>	Meridian Asset Management
<b>Property Address:</b>	47 Coleridge Street, Leamington, Cambridge
<b>Legal Description:</b>	Lot 2 DPS 1077 [SA1039/75]
<b>Site Area:</b>	3,035m <sup>2</sup>
<b>Activity Status:</b>	Non-Complying
<b>Zoning:</b>	Residential
<b>Policy Area(s):</b>	Nil
<b>Designation(s):</b>	Nil
<b>Proposal:</b>	Subdivision of one lot into ten in the Residential Zone; Land use for Compact Housing Development; and Land use for Show Home within Proposed Lot 1.

## 3 THE SITE

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- 3.1 The subject site is located on the western side of Coleridge Street, Leamington and comprises a total area of 3,035m<sup>2</sup>. The site currently contains a single dwelling with garage, two carports, shed and swimming pool.
- 3.2 The property is sited within the Residential Zone under the Waipā District Plan ('the District Plan'). There are no policy overlays or special features identified across the site.
- 3.3 The surrounding properties comprise a mixture of residential dwellings. North east of the site is Lindsay Park and south of the site is Lauriston Park, a higher density retirement village.

## 4 THE PROPOSAL

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- 4.1 A detailed description of the proposal is outlined in Section 4 of the Application, and Section 4 of the Council's Section 42A Report. The purpose of the application is to enable the construction of ten new Compact Housing dwellings and the subdivision of each into an individual fee simple title. In summary, the Application is for:
  - a) Subdivision Consent for subdivision of one lot into ten in the Residential Zone; and
  - b) Land use Consent for a Compact Housing Development.

- 4.2 At the Hearing, it was noted the Show Home component of the original application has been withdrawn from the application.
- 4.3 In terms of the subdivision of the site, the application seeks to subdivide the property into ten lots and an access lot. The lots range in size from 185m<sup>2</sup> to 243m<sup>2</sup>. Easements are proposed for servicing (i.e. electricity, telecommunications, water supply, drainage of wastewater and stormwater). New service connections will be provided to the existing Council networks in Coleridge Street. With regard to access, the existing crossing will be removed and replaced with a new crossing and access lot (Proposed Lot 11).
- 4.4 Alongside the subdivision consent, Land use Consent is sought for the creation of a Compact Housing Development. The development is proposed to create ten dwellings which have ten different typologies and vary in size and shape. The dwellings are a mix of standalone (detached) and duplex dwellings consisting of two or three bedrooms, with an open plan living/kitchen/dining area and a single garage. The dwelling material types are proposed to be a mixture of red brick, black cedar vertical weatherboards, stria panel, and long run roofing.

## 5 STATUTORY FRAMEWORK

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

### *Waipa District Plan*

- 5.2 The District Plan contains a number of objectives and policies that directly relate to this land use consent application. Those objectives and policies are contained in Section 2 – Residential Zone, Section 15 – Infrastructure, Hazards, Development and Subdivision and Section 16 – Transportation. Overall, the proposal does not give rise to conflict with the objectives and policies.
- 5.3 The assessment of the activity against the District Plan provisions confirms the activity status as a **Non-Complying Activity** due to failure to comply with the following District Plan provisions:
- Rule 2.4.2.1 – Minimum building setback from road boundaries;
  - Rule 2.4.2.4 - Minimum building setback from internal site boundaries;
  - Rule 2.4.2.10 - Daylight control;
  - Rule 2.4.2.43 - Compact Housing;

- Rule 15.4.2.1(a) - Net Lot Area;
- Rule 15.4.2.3 - Lot frontage, lot shape factor and vehicle crossings;
- Rule 15.4.2.4 - Minimum width of vehicle access;
- Rule 15.4.2.5 - Lot design – shape factor;
- Rule 15.4.2.6 - Lot design – number of rear lots; and
- Rule 15.4.2.13 - Site suitability: General.

#### ***National Policy Statements***

- 5.4 With regard to the National Policy Statements, the National Policy Statement on Urban Development is applicable and commented on in both the Council’s Section 42A Report and the evidence presented by Mr Mark Chrisp, planning expert for the applicant. Both authors commented on the objectives of the Policy Statement and the need for local authorities to provide for housing variety, accessibility, density intensification, and responsiveness to changing community demands.

#### ***National Environmental Standards***

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

#### ***Waikato Regional Policy Statement: Te Tauāki Kaupapahere Te-Rohe O Waikato***

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

#### ***Waikato Regional Plan***

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

#### ***Other Legislation***

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

## **6 NOTIFICATION ASSESSMENT**

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- 6.1 In accordance with Sections 95A to 95F of the Act, the proposal has been assessed with regards to notification by the Council (Council document reference 10551120). As a result, the application was limited notified to eight owners and occupiers of properties on the 10 February 2021.

## 7 SUBMISSIONS

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- 7.1 A total of seven submissions were received during the statutory submission period, all of which were in opposition. In summary, concerns raised by submitters included:
- Change of Zoning;
  - Property Values;
  - Lack of Consultation;
  - Residential Amenity (including privacy, intensity of development, noise, rubbish and loss of trees);
  - Traffic (i.e. increased volume and parking)
  - Construction Effects (i.e. vibration and noise); and
  - Infrastructure Effects (i.e. water pressure, increased stormwater runoff).
- 7.2 A copy of the submissions is included in Appendix 4 of Council Planner’s Section 42A Report (Council document reference 10554669).

## 8 THE HEARING

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- 8.1 The hearing was held on Monday 23 November 2020 and attended by the following persons:

Role	Name
<b>Hearing Panel</b>	Clare St Pierre (Chairperson) Lou Brown Poto Davies
<b>Hearing Panel Assistance</b>	Jenny Nemaia - Hearing Secretary Tony Quickfall - Manager District Plan and Growth
<b>Applicant</b>	Zane Beckett
<b>Appearing for Applicant</b>	Mark Chrisp - Planning Rebecca Steenstra - Planning Morné Hugo – Urban Design
<b>Appearing for Council</b>	Hayley Thomas – Project Planner Quentin Budd – Consents Team Leader Sharlene McGaughran - Team Leader Development Engineering

Role	Name
<b>Submitters in Opposition</b>	Bruce McComb Peter Hobman
<b>Submitters in Support</b>	Nil

## 9 SITE VISITS

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- 9.1 The Hearing Panel undertook a site visit on Monday 10 May 2021. In attendance with the Hearing Panel were Ms Jenny Nemaia, Hearing Secretary, and Mr Tony Quickfall, Council's Manager District Plan and Growth.

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

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

### *Applicants Evidence*

- 10.2 Mr Zane Beckett, Applicant, provided a summary of the rationale for purchasing the site and outlined the developer's vision for the development on the site. Mr Beckett noted a number of developments within the Waipā District which the applicant has created.
- 10.3 Mr Mark Chrisp, Applicant's Planner, provided written evidence prior to the hearing which outlined the proposal, an overview of the consents required including amendments to the application and plans, comments on matters raised in the Council Officer's Section 42A Report and submissions, and an overview of the statutory planning documents and the Resource Management Act 1991.
- 10.4 In Mr Chrisp's verbal summary of his evidence he highlighted:
- the existing housing crisis and demand for variety of housing typologies;
  - the National Policy Statement on Urban Development and the relevance of the Waipā District being a Tier 1 Growth Area;
  - the permitted baseline, and the panel's discretion to disregard adverse effects which are similar to those of a permitted activity pursuant to Section 104(2) of the Act;
  - the limited number of external boundary breaches with the District Plan provisions;

- the amendments to the proposal made by the applicant following receipt of submissions;
  - the deliberate mix of building typologies used and their locations;
  - the consistency of the development with the District Plan objectives and policies; and
  - the high quality outcome for the development sought by the applicant.
- 10.5 Mr Morné Hugo, Applicant’s Urban Designer, provided written evidence prior to the hearing which provided his assessment of the urban design considerations of the proposal and commentary on the urban design matters raised in the submissions. In this verbal evidence, Mr Hugo noted overall the development has been comprehensively designed with regard to consistency and control of building design; the density and variety in two storey dwellings was consistent with the wider residential character in the area; and the design will uphold the quality of the area and amenity for residential surrounds.

***Submitters Evidence – Bruce McComb***

- 10.6 Mr Bruce McComb provided verbal evidence in which he outlined his background, and location of residence. Mr McComb noted his particular concerns regarding the development as:
- the site is not within the Compact Housing Policy Overlay;
  - the upkeep of the development including the Coleridge Street berm;
  - the lack of green space within the development;
  - the lack of site coverage consideration;
  - the density of the development;
  - the amendments made by the applicant following submissions and the lack of impact of these amendments;
  - the comparison with Lauriston Park;
  - the potential restrictions for emergency vehicles along Coleridge Street; and
  - the future demographic of occupants of the development.
- 10.7 In summary Mr McComb concluded that his submission has not been adequately addressed and he remains opposed to the development.

***Submitters Evidence – Peter Hobman***

- 10.8 Mr Peter Hobman, provided verbal evidence on behalf of the affected parties and the neighbouring properties. In this presentation, Mr Hobman provided his opinion on:
- the existing character of the area;

- the sequence of events the neighbours were party to;
- the Council’s Notification and Section 42A Reports, concluding that these were not in agreement;
- the submitters’ concerns regarding the amendments made by the applicant;
- the non-conformances of the proposal with the District Plan provisions;
- the effects of the development on the character of the area and neighbours’ quality of life;
- the effects of the second storey dwellings on neighbours;
- the effects of the additional vehicles on Coleridge Street;
- the benefits of locating compact housing in greenfield areas (i.e. C1/C2 and C3);
- the effects of the development on stormwater disposal and potential flooding of neighbouring properties;
- the Hearing Report being biased in favour of the Developers; and
- an acceptable outcome would be the development of 3-4 (2-3 bedroom) single storey dwellings of high quality and integrated design in keeping with the Amenity and Character of the neighbourhood.

### *Council’s Evidence*

10.9 The Council’s Section 42A Report, prepared by Ms Hayley Thomas, Project Planner, was taken as read by the Hearing Panel. The Report provided a whole of Council response to the resource management issues raised by the application and the questions raised by submitters. Comments were included from Mr Sam Foster, Council’s Urban Design Consultant whom provided an urban design review of the application, and Mr Jonathan Marteja, Council’s Development Engineer, whom reviewed the application.

10.10 In her verbal summary, Ms Thomas noted:

- There was no dispute that the overall activity status for the development results in the activity being non-complying.
- There are no non-compliances at the external site boundaries, being those adjacent to neighbours.
- Under the Act, the Council is required to undertake an assessment to determine if the application requires public notification, in which the effects are “more than minor”, or limited notification, in which the effects on adjacent parties are “not less than minor”. The Council’s Notification Assessment, prepared by Ms Emma Norman, and the Council’s Section 42A Report, prepared by Ms Hayley Thomas, are not in disagreement with regard to the notification assessment.



- In terms of infrastructure, being roading, stormwater disposal, water supply and wastewater disposal, these matters have all been considered by Council's Water Services and Roading Teams, and adequately addressed.
- The application, amendments and submissions have been reviewed by an independent Urban Design Expert. In conclusion Mr Foster has deemed the development appropriate for the Residential Zone.
- The application has been considerably reviewed by Council staff and deemed to be in accordance with the District Plan, with the potential effects of the development being acceptable.

### *Applicant's Right of Reply*

10.11 Mr Chrisp, Applicant's Planner, provided the Applicant's Right of Reply verbally, focusing on the matters raised during the hearing and questions raised by the Hearing Panel.

10.12 Mr Chrisp noted his agreement with Ms Thomas in terms of the majority of the non-compliances being within the internal boundaries of the development, the servicing for the development is in accordance with Council's requirements, and both the Applicant's and Council's Urban Designers are in general agreement regarding the development.

10.13 In response to the Hearing Panel's questions, Mr Chrisp responded as follows:

- Question: Please explain the interpretation of Rule 15.4.2.1 and application of part (b) of this provision, as noted in paragraph 20 of Mr Chrisp's evidence.

Answer: Rule 15.4.2.1(a) applies to subdivision in the Residential Zone exclusive of Compact Housing whereas Rule 15.4.2.1(b) applies to 'Residential Zone Compact Housing'. Rule 15.4.2.1(b) is the more relevant rule to apply and does not have a minimum lot size.

- Question: One of the non-compliances is in relation to Rule 15.4.2.4 – Minimum width of vehicle access to rear lots, in which this rule outlines for 7 lots or more a public or private road may be required. Please explain why a public road is not provided for in Proposed Lot 11.

Answer: A public road is more suitable in a greenfield subdivision. The proposed access leg width is sufficient to enable two vehicles to pass safely and based on the feedback from Council at the pre-application stage it was deemed more appropriate to remain as a private access.

- Question: Please elaborate on the design considerations regarding privacy for the adjacent property at 41 Coleridge Street.

Answer: It is noted the existing dwelling located at 41 Coleridge Street is in close proximity to the site boundary. In order to minimise any potential effects on the

adjacent property, Unit 4 is proposed to be single storey and has setbacks larger than required by the District Plan provisions.

- Question: Please explain the 252mm internal boundary setback between Unit 4 and the proposed boundary with Unit 5.

Answer: This non-compliance is an internal infringement, to which the applicant is the effected party and provides their approval. Within Compact Housing Developments a zero boundary setback is typically anticipated (i.e. duplexes which have common walls along the boundary), therefore the appearance from adjacent properties is no lesser than the permitted baseline.

- Question: Please provide comment on the concerns raised regarding traffic.

Answer: Included in Appendix B of Mr Chrisp's evidence is a Traffic Assessment prepared by Ms Makinson, Traffic Engineer at CKL. In her assessment she raises no concerns regarding the proposed development and the resulting traffic. Additionally, it is noted there are more car parking spaces provided than the number specified in the District Plan.

- Question: Please clarify the effects on the adjacent southern property (49 Coleridge Street).

Answer: This property will be adjacent to the developments access leg which is proposed to have fencing and landscaping along the full length of the boundary. The level of effects is considered to align with the permitted baseline (i.e. a compliant subdivision would have the same effects along this boundary).

- Question: Please respond to the concern expressed regarding stormwater disposal and potential flooding along Coleridge Street.

Answer: At the time of the question, Ms Sharlene McGaughran – Council's Team Leader Development Engineering, advised the Hearing Panel that Council's Hazard Mapping did not show any flooding within the immediate or wider area for a 1:100 year event, and any flooding in the area is likely linked to surface flooding and a historic blocked culvert.

10.14 In response to Mr Hobman's presentation, Mr Chrisp noted:

- The images included in the presentation failed to include the wider area, including Lauriston Park, thereby providing an inaccurate picture of the character of the street;
- In terms of density considerations, the wider character includes Lauriston Park which has a higher density of buildings, regardless of its use as a retirement village.
- With regard to the concerns raised regarding maintenance of the berm and shared spaces, these will be managed through the joint ownership of these spaces.

- The communal service area provides an optional space for residents to use, which is screened by fencing and hedging, for the storage of bins.
- The table shown on Slide 16 outlines the development's internal breeches with the District Plan, which are not relevant to adjacent (external) properties.
- The Discretionary Activity<sup>1</sup> status does not mean a development has to comply with the provisions of the District Plan. If an activity did so then it would be a Permitted Activity<sup>2</sup>. Instead the relevance of the rules is they are to be used as a benchmark for consideration by the Hearing Panel.
- The comparison with the C1 to C3 development is inappropriate in this instance, particularly as the plan is out of date, and subject to a consent hearing in May 2021.

10.15 Mr Chrisp summarised, that in his planning opinion, the District Plan provides for Compact Housing Development across the Residential Zone, both inside and outside the Policy Overlay Area, and the proposed development meets the requirements stated in the District Plan (i.e. size of site, access, servicing, suitability, distance to commercial space and reserves). In conclusion, Mr Chrisp deemed the information provided in the application, amendments made by the Applicant's Team, and the evidence provided at the Hearing, all demonstrated that the actual and potential effects of the application are acceptable and there is no planning reason for the Panel to decline the consent.

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

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

- Location of a Compact Housing Development outside the Compact Housing Policy Overlay Area;
- Density of the Development;
- Residential Character and Amenity (including, but not limited to, privacy, setbacks, views, noise, traffic movements within site, internal non-compliances, rubbish collection, and mowing of berm);
- Traffic Effects (including on street parking, emergency service vehicles, ingress and egress volumes); and

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<sup>1</sup> In the District Plan, Discretionary Activities are either listed in the activity status tables; or an activity may be a discretionary activity, because it does not meet a performance standard rule. As a Discretionary Activity, the Hearing Panel retain full discretion of the matters that they consider in the decision making process in accordance with the Resource Management Act 1991.

<sup>2</sup> In the District Plan, Permitted Activities are listed in the activity status tables and are required to comply with all the relevant performance standard rules to retain this status.

- Infrastructure Effects (including water pressure, wastewater, stormwater, and flooding).

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

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

- a) The application for the compact housing development and subdivision of is a Non-Complying Activity in accordance with the provisions of the Waipā District Plan.
- b) Pursuant to Sections 95A to 95F of the Resource Management Act 1991 ('the Act'), a notification assessment considered the following effects of the application:
  - i) Residential Character and Amenity;
  - ii) Rooding Network;
  - iii) Infrastructure; and
  - iv) Construction Noise.
- c) The application proceeded to limited notification on 17 February 2021 to a total of eight parties. A total of seven submissions were received during the statutory submission period, all of which were in opposition. The Hearing Panel wish to acknowledge the submitter's contributions and presentations at the Hearing. In particular the Panel noted these were well thought out, articulated well and included sufficient detail.
- d) The potential effects of the activity raised in the application, Council's notification assessment, the submissions received, and the technical information provided in support of the application, were considered pursuant to Section 104 of the Act. In terms of the evidence presented, and discussion regarding the permitted baseline, the Hearing Panel accepts the evidence presented by Mr Chrisp that the accepted permitted baseline would result in very similar levels of density.
- e) When considering the permitted baseline, the Hearing Panel gave regard to the submitters' concerns regarding privacy, noting that additional privacy features (i.e. tinted and louvered windows on the first floor) and greater boundary setbacks had been proffered by the applicant, and provide mitigation that would not otherwise be provided if the full extent of the permitted baseline was applied.

- f) In terms of the proposed traffic movements and the resulting impact on adjacent properties, the Hearing Panel noted when applying the permitted baseline, a total of 50 movements are permitted, whereas 100 movements are anticipated from the development. The Panel, noting the lack of evidence contesting the information provided in the Applicant's evidence, and the close proximity of the site to a number of local amenities (i.e. Leamington commercial area, and local reserves), deem the traffic effects from the development to not be significantly different from the permitted baseline.
- g) The proposal has been assessed against the objectives and policies within Section 2 – Residential Zone, Section 15 – Infrastructure, Hazards Development and Subdivision, and Section 16 – Transportation of the Waipa District Plan. Overall, the consent is considered to be consistent with the objectives and policies of the Waipa District Plan.
- h) With regard to the Planner's Assessment regarding Rule 15.4.2.1(a) and 15.4.2.1(b), the Hearing Panel have considered Mr Chrisp's evidence, and note that Rule 15.4.2.1(b) references Rule 2.4.2.43 which applies to Compact Housing within the Compact Housing Policy Overlay. The Panel, in taking the pragmatic approach, concur with Mr Chrisp's assessment, and note that there may be an issue with the District Plan regarding clarification of the rule.
- i) The Hearing Panel has turned their mind to the matters raised by the submitters and note in particular:
  - i) The application is for ten dwelling units which have been designed and incorporated into seven buildings;
  - ii) The development design is to be complimented with regard to the variation within the development through the use of a variety of building typologies and materials, resulting in commendable urban design outcomes;
  - iii) The infrastructure required for the development (being access, water supply, stormwater and wastewater) is sufficient to cope with the level of demand from the development;
  - iv) The development has provided an excess of parking spaces above that required by the District Plan;
  - v) The Panel is required to have regard to the National Policy Statement on Urban Development which reinforces the purpose of residential housing and the use of land within the Residential Zone; and
  - vi) The effects of the activity can be appropriately avoided, remedied or mitigated to an acceptable level.

- j) Overall, the granting of the consent provides for the purpose of the Resource Management Act 1991 being the sustainable management of natural and physical resources.

## 13 DECISION

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- 13.1 Acting under delegated authority from the Waipā District Council and in consideration of Section 104, and pursuant to Sections 104B, 104D and 108 of the Resource Management Act 1991D and the Operative Waipa District Plan, the Waipa District Council **grants consent** to Meridian Asset Management for the subdivision of one lot into ten and establishment of a compact housing development at 47 Coleridge street, Cambridge, legally described as Lot 2 DPS 1077 [SA1039/75], subject to the conditions enclosed in Schedule 1 and for the reasons outlined in this report.
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**Signed:**



Councillor Clare St Pierre  
**CHAIRPERSON OF HEARING PANEL**

**Dated: 2 June 2021**

# Schedule 1

## Conditions of Consent

Resource Consent No: SP/0155/20 & LU/0288/20

### General

- 1 The proposal shall proceed in general accordance with the information and plans submitted with the application on 23 November 2020, and the revised information provided through the hearing process, except where another condition of this consent must be complied with. This information is entered into council records as SP/0155/20 & LU/0288/20. A copy of the approved plans are attached.
- 2 The completed compact housing development shall consist of no more than 10 dwelling units.

### Landscaping

- 3 The site shall be landscaped and fenced in accordance with the approved 'Site Development Plan' prepared by Byrne + Enright Architecture Ltd dated 7 April 2021 titled 'Proposed Residential development at 47 Coleridge Street, Cambridge' (Job No: 20/2191), attached to this decision. The landscaping shall be implemented to the acceptance of Council's Consents Team Leader.

### Construction

- 4 At least one week prior to the commencement of construction works on site, the consent holder must provide the owner and occupier of each property identified in Figure 1 below, with a letter describing the works to be undertaken on site. The letter must set out the expected duration of the works, and contact details for the site manager or consent holder in the event that there are concerns with the works.





**Figure 1:** Properties to be notified of works shown with yellow stars

- 5 That construction on site must be restricted to the hours of 7.30am to 6.00pm Monday to Saturday. No works must be undertaken on Sundays or public holidays.
- 6 All noise associated with the proposed works must comply with the requirements for construction noise set out in New Zealand Standard NZS 6803:1999 – Acoustics - Construction Noise.
- 7 The consent holder must ensure that the construction activities are managed in a manner to ensure that there are no dust emissions occurring beyond the boundary of the site that are objectionable or offensive.

**Accidental Discovery Protocol**

- 8 If taonga (treasured or prized possessions, including Maori artefacts) or archaeological sites are discovered in any area being earth-worked, the consent holder shall cease work within a 100m radius of the discovery immediately and contact local iwi, Heritage New Zealand (HNZ) and Council’s Consents Team Leader. Works must not recommence until sign off to continue work is given by Council’s Consents Team Leader.

- 9 If during construction activities, any Koiwi (skeletal remains) or similar material are uncovered, works are to cease within a 100m radius of the discovery immediately, and the consent holder must notify the New Zealand Police, local iwi, Heritage New Zealand (HNZ) and Council's Consents Team Leader. Works must not recommence until sign off to continue work is given by Council's Consents Team Leader.

### Monitoring

- 10 The consent holder must notify the Waipa District Council enforcement team in writing two weeks prior to the commencement of activities associated with this consent.

**Note:** This advice should be emailed to:- [consentmonitoring@waipadc.govt.nz](mailto:consentmonitoring@waipadc.govt.nz).

### Landuse Conditions

- 11 Should the consent holder not proceed with subdivision of the site, Conditions 15, 16, and 18 to 29 inclusive, in addition to Conditions 1 to 10 above must be complied with.

**Note:** This consent has been approved on the basis the landuse and subdivision proceed concurrently, however there is the opportunity for the consent holder to proceed with the landuse without undertaking subdivision of the development. In order to ensure necessary infrastructure is provided to each dwelling, design and construction of infrastructure as outlined in the abovementioned conditions is required.

## Subdivision Conditions

### General

- 12 The Land Transfer Plan to give effect to this subdivision consent must be in general accordance with the approved plans prepared by Cogswell Surveys reference 5018, revision 5, dated 12 April 2021 submitted with application SP/0155/20, unless otherwise altered by the consent conditions. A copy of the approved plan is attached.

### Easements

- 13 At the time of Section 223 certification, the following easements must be expressed on the survey plan as follows:
- a) The Right of Way shown as 'A' on the scheme plan of subdivision SP/0155/20 must be created and duly granted or reserved; and
  - b) Easements in Gross for the right to convey water and the right to drain sewage as shown as 'A' on the scheme plan of subdivision SP/0155/20 must be created and duly granted or reserved.

### Amalgamation

- 14 The following amalgamation condition must be expressed on the survey plan as follows:
- a) That Lot 11 hereon be held as to 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 therewith. See CSN Request (*Number to be inserted*).

### Power

- 15 The consent holder must arrange with a local network electricity operator for the underground reticulation of electricity to serve all lots and pay all costs attributable to such work. The consent holder must submit to the Council written confirmation from the local network operator that satisfactory arrangements have been made for the reticulation of the service to all lots in the subdivision. This is to include if necessary, the resiting, repositioning or removal of any electric power lines which exist on the land being subdivided.

Where electric power lines are crossing the boundary of any lots registered easements must be created for such services.

### Telecommunications

- 16 The consent holder must arrange with a telecommunications company for the underground reticulation of telecommunication or fibre optic cables to serve all lots and pay all costs

attributable to such work. The consent holder must submit to the Council written confirmation from the telecommunications provider that the reticulation of the service to all lots in the subdivision has been provided. This is to include if necessary, the resiting, repositioning or removal of any telecommunication cables which exist on the land being subdivided. All work must be undertaken at the consent holders' expense.

Where telecommunication or fibre optic cables serving any lot are required to cross the boundary of any other lot or lots registered easements must be created for such services.

### Consent Notice

17 The following condition must be complied with on a continuing basis by the subdividing owner and subsequent owners:

- a) That for subsequent development of Lots 1 to 10 a suitably qualified and experienced Engineer will be required to inspect the site and submit to Council for approval, at the time of building consent, design details on the foundations of the buildings.

***Reason:*** *The above condition is required as the site is subject to soils of unknown quality.*

- b) That for subsequent development of Lots 1 to 10 a suitably qualified and experienced Engineer will be required to inspect the site and submit to Council for approval, at the time of building consent, design details on the proposed on-site stormwater disposal system.

***Reason:*** *The above condition is required to ensure that stormwater generated from the development on Lots 1 - 10 is wholly disposed of on site.*

- c) That for subsequent development of Lots 1 to 10, a building consent application for the construction of the dwellings must demonstrate compliance with the approved resource consent plans prepared by Bryne + Enright Architecture Ltd and held by Council under consent reference for LU/0288/20.

***Reason:*** *The dwelling design is intrinsically linked to the subdivision consent application and therefore any future development of the site needs to be built in accordance with the approved plans or be of a lesser scale. Compliance must be demonstrated prior to the approval of the building consent application.*

- d) That the current and future owners of Lots 1 to 10 must maintain the landscape planting required as part of Condition 3 of land use consent (LU/0288/20) in perpetuity. All dead or dying plants must be removed and replaced as soon as practical.

***Reason:*** *The above condition is required to ensure landscaping is maintained pursuant to the approved consent.*

Before the deposit of the survey plan the Council must issue a consent notice pursuant to Section 221 of the Resource Management Act 1991 specifying the above condition. Such

consent notice must be either prepared or checked at the cost of the subdividing owner by the Council's solicitors and must be registered against the relevant titles.

### **Upgrade Entrance**

- 18 The consent holder must upgrade the existing vehicle crossing to Lot 11. All work must be carried out and completed to the acceptance of Council's Team Leader – Development Engineering, be at the consent holder's expense, and completed by a Council certified contractor.

### **Access Lot: Plans for Acceptance**

- 19 The consent holder must submit Design/Construction Plans for Lot 11 to Council for certification prior to carrying out any construction work required by this consent. All work associated with the Access Lot must be designed, constructed and completed to the acceptance of the Council's Team Leader – Development Engineering, and at the consent holders' expense. The submitted plans must include:
- a) Pavement design;
  - b) Longitudinal sections;
  - c) Disposal of stormwater including all structures and erosion control;
  - d) Common services trench; and
  - e) Visitor car park.

### **Access Lot: Construction**

- 20 The consent holder must construct proposed Access Lot (Lot 11) as per the plans approved as part of Condition 19 above. All work is to be carried out and completed to the satisfaction of the Council's Team Leader – Development Engineering and must be at the consent holder's expense.

### **Access Lot: Quality Assurance Certificates**

- 21 Following completion of the Access Lot required under Conditions 19 and 20 above, Quality Assurance Certificates for the Access Lot within Lot 11, from a suitably qualified and experienced professional must be completed, signed and submitted to Council's Team Leader – Development Engineering for acceptance.

### **Water Supply: Design/Construction Plans**

- 22 The consent holder must submit Design/Construction Plans for the water reticulation system to supply the proposed lots and connection to the existing reticulated network as shown on scheme plan SP/0155/20. The Design/Construction Plans must be submitted to Council for

certification prior to carrying out any construction work required by this consent. This system must be designed to the acceptance of Council's Team Leader – Development Engineering and must be at the consent holder's expense. The submitted plans must include, but is not limited to:

- a) Reticulation layout;
- b) Pipe size, material and pressure ratings;
- c) Hydrant Locations;
- d) Valves and fittings details;
- e) Connections to service Lots 2 to 10; and
- f) Bedding/service trench details.

**Note:** *The existing water supply connection to the site is to be used for Lot 1.*

#### **Water Supply: Construction**

- 23 The consent holder must construct the water supply reticulation as per the signed off Design/Construction Plans submitted and signed off in accordance with Condition 22 above. All work is to be carried out and completed to the acceptance of Council's Team Leader – Development Engineering and must be at the consent holder's expense.

#### **Water Supply: Quality Assurance Certificates**

- 24 Following completion of the water supply reticulation required under Conditions 22 and 23 above, Quality Assurance Certificates from a suitably qualified and experienced professional must be completed, signed and submitted to Council's Team Leader – Development Engineering for acceptance.

#### **Water Supply: As-built Plan**

- 25 Following completion of the water supply reticulation required under Conditions 22 and 23 above, the consent holder must submit an as-built plan of all the water supply reticulation, including connections to Lots 2 to 10. All work must be to the acceptance of Council's Team Leader – Development Engineering and be at the consent holder's expense.

#### **Wastewater: Design/Construction Plans**

- 26 The consent holder must submit Design/Construction Plans for the gravity wastewater reticulation system to supply the proposed lots and connection to the existing receiving network shown on scheme plan SP/0155/20. The Design/Construction Plans must be submitted to Council for acceptance prior to carrying out any construction work required by this consent. This system must be designed to the acceptance of Council's Team Leader –

Development Engineering and must be at the consent holder's expense. The submitted plans must include, but is not limited to:

- a) Flow direction and grades;
- b) Pipe sizing and material;
- c) Bedding details;
- d) Manhole sizing and details;
- e) Longitudinal sections; and
- f) Connections to service Lots 2 to 10.

**Note:** *The existing wastewater connection to the site is to be used for Lot 1.*

#### **Wastewater: Construction**

- 27 The consent holder must construct wastewater gravity reticulation as per the approved Design/Construction Plans submitted and signed off in accordance with Condition 26 above. All work is to be carried out and completed to the acceptance of Council's Team Leader – Development Engineering and must be at the consent holder's expense.

#### **Wastewater: Quality Assurance Certificates**

- 28 Following completion of the wastewater gravity reticulation required under Conditions 26 and 27 above, Quality Assurance Certificates from a suitably qualified and experienced professional must be completed, signed and submitted to Council's Team Leader – Development Engineering for acceptance.

#### **Wastewater: As-built Plan**

- 29 Following completion of the wastewater gravity reticulation required under Conditions 26 and 27 above, the consent holder must submit an as-built plan of all the wastewater gravity reticulation, including connections to Lots 2 to 10. All work must be to the acceptance of Council's Team Leader – Development Engineering and be at the consent holder's expense.

## Schedule 2

### Advisory Notes

#### Resource Consent No: SP/0155/20 & LU/0288/20

- 1 This consent is granted by the Council subject to the Council's officers and/or agents being permitted access to the property at all reasonable times for the purposes of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
- 2 Building consent is required from Waipa District Council for the construction of the dwellings.
- 3 Pursuant to Section 36 of the Resource Management Act 1991 the consent holder will be required to pay the actual and reasonable costs incurred by the Waipa District Council when monitoring the conditions of this consent.
- 4 The crossing standards are set out in the Regional Infrastructure and Technical Specification (RITS) and all entrance work within the road corridor is only to be carried out by a Waipa District Council approved Contractor.
- 5 For both upgrading of the entrance to the site, a Vehicle Crossing Application will need to be submitted to Council. There is no administration fee for the application to upgrade the entrance.
- 6 All contractors or persons undertaking work in the road corridor, for which reinstatement work will be necessary, are required to make a Corridor Access Request (CAR) via the Submitica web site ([www.submitica.co.nz](http://www.submitica.co.nz)). A Traffic Management Plan for the works will need to be submitted with the CAR.
- 7 Once the Section 224C completion certificate has been issued by Council for this subdivision, Council will advise the consent holder of property number(s). Entrances are required to be accurately numbered in accordance with the Rural and urban addressing standard, AS/NZS4819:2011. To conform to the above standard, the existing property numbering may need to change.
- 8 The Regional Infrastructure and Technical Specification ('RITS') sets out a means of compliance for the design, construction and recording of all infrastructure assets.
- 9 The location of the water connections will need to comply with all aspects of Waipa District Council Water Supply Bylaw 2013.
- 10 To ensure the new infrastructure constructed can connect to council infrastructure safely and comply to the New Zealand Drinking Water Standards 2005 (Revised 2018), the consent holder



shall complete a network shutdown request and submit to development engineering, councils shut down applications forms (available on request):

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

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

- 11 As-built plans and information of all infrastructure assets, which are to be vested in Council, will need to be provided prior to the final inspection. This information is a statutory requirement.
- 12 This consent does not absolve any responsibility of the consent holder to comply with the provisions of the Wastewater Drainage Bylaw 2011 and Water Supply Bylaw 2013.

**Schedule 3**

**Approved Plans**

**Resource Consent No: SP/0155/20 & LU/0288/20**

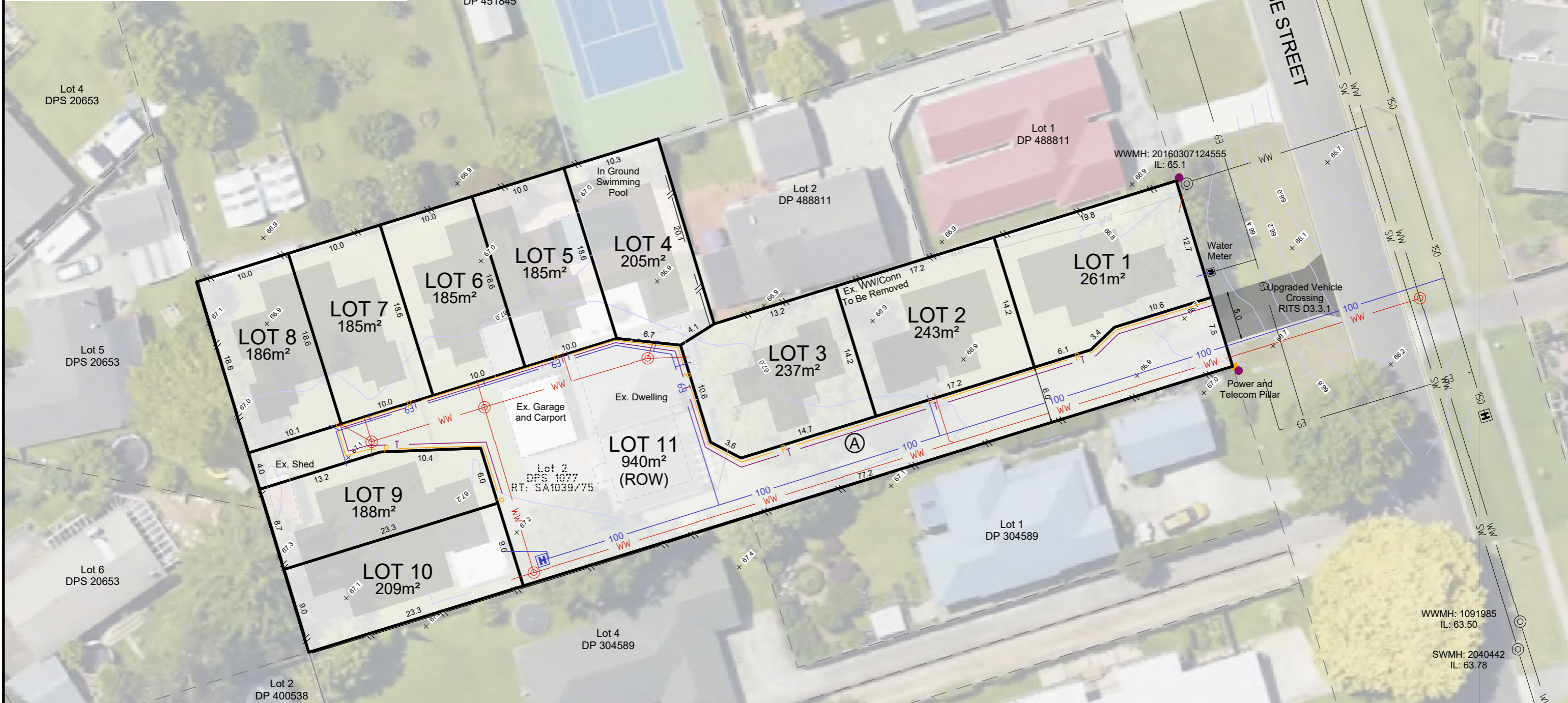
Memorandum of Easements			
Purpose/Interest	Shown	Burdened Land	Benefited Land
Right of Way	A	LOT 11	LOTS 1 – 10
Right to Convey Electricity and Telecommunications	A	LOT 11	LOTS 1 – 10
Right to Convey Water	A	LOT 11	LOTS 2 – 10
Right to Drain Sewage	A	LOT 11	LOTS 2 – 10
Right to Drain Water	A	LOT 11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

To SWMH: 2040443 IL: 62.78 To WWMH: 1091984 IL: 62.35

**APPROVED**  
**Waipa District Council**  
 Subject to the conditions of the resource consent SP/0155/20




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[www.kogswellsurveys.co.nz](http://www.kogswellsurveys.co.nz)

**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
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 V05\_PLOTTED: Mon Apr 12 14:48:10 2021

# PROPOSED RESIDENTIAL DEVELOPMENT AT 47 COLERIDGE STREET, HAMILTON

**APPROVED**

**Waipa District Council**

**Subject to the conditions of the  
resource consent LU/0288/20**

## 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

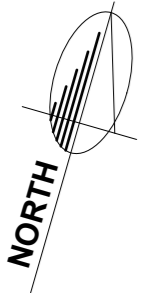
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SK6	04/11/2020	PRELIMINARY DESIGN FOR CLIENT APPROVAL
SK5	03/07/2020	PRELIMINARY DESIGN FOR CLIENT APPROVAL
Issue:	Date:	Description:

**BE** BYRNE+ENRIGHT  
ARCHITECTURE LTD

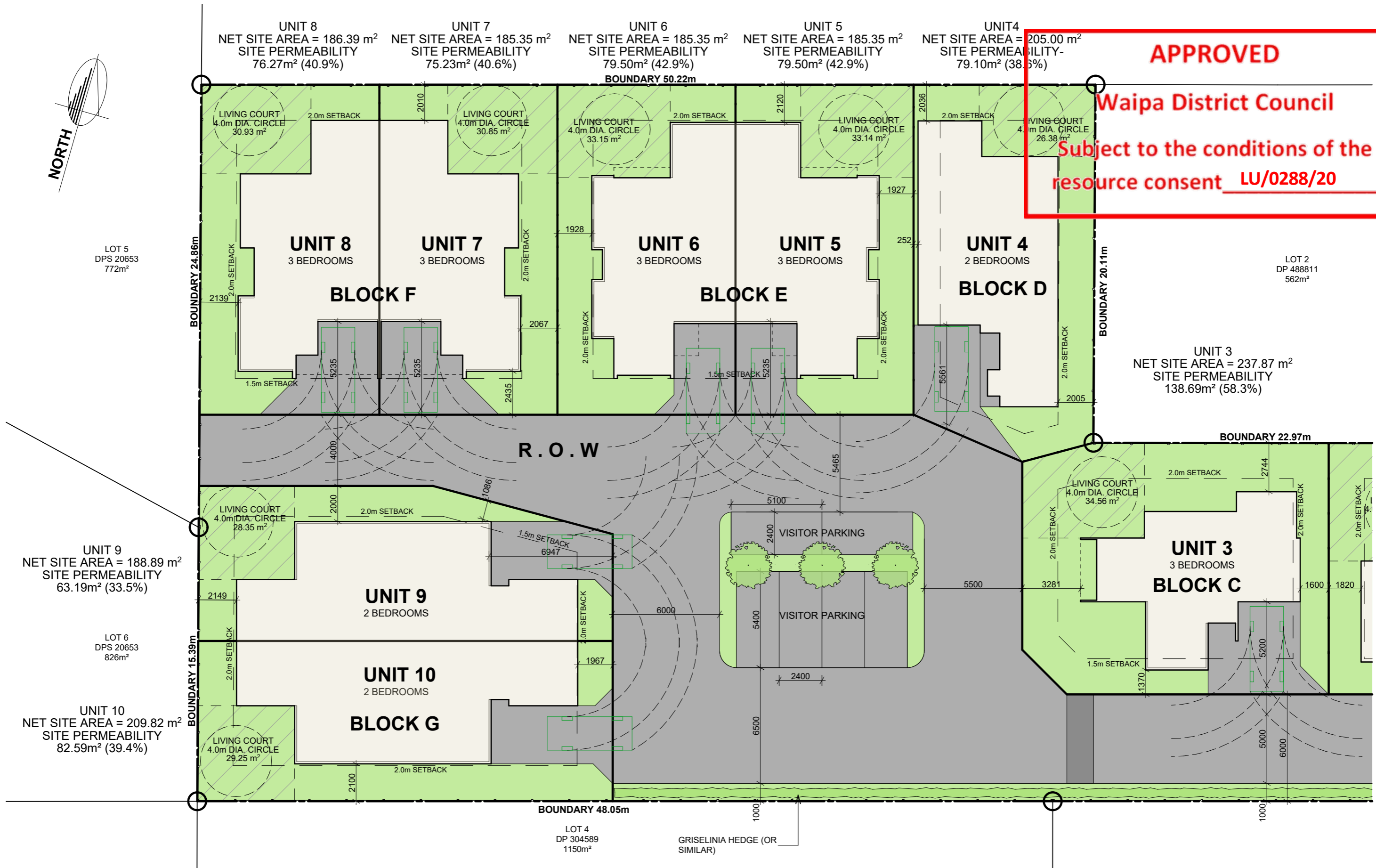
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## SITE DEVELOPMENT PLAN 2

SITE DIMENSIONS SUBJECT TO SURVEY



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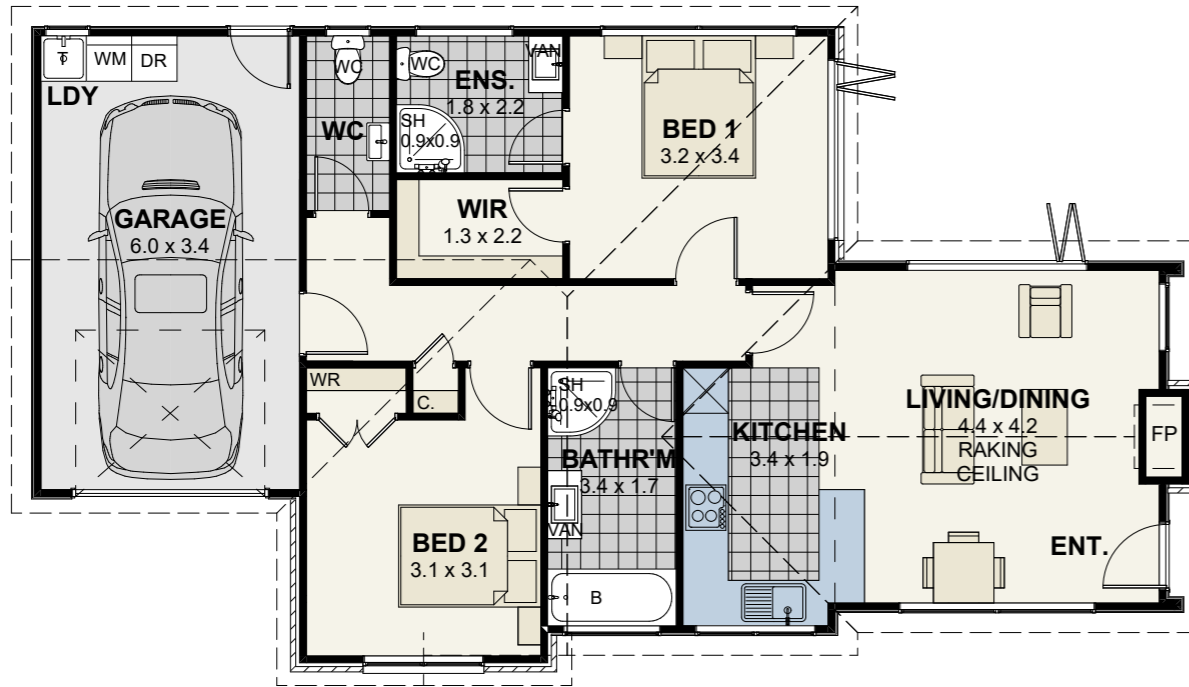
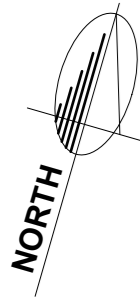
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SK6	04/11/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
SK5	03/07/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
Issue:	Date:	Description:

Job no:	PROPOSED RESIDENTIAL DEVELOPMENT AT 47 COLERIDGE STREET, CAMBRIDGE.
Sheet no:	SITE DEVELOPMENT PLAN 2

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



### GROUND FLOOR PLAN

AREA OVER FRAME = 99.7m<sup>2</sup>

CEILING HEIGHT = 2.55m

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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:	GROUND FLOOR PLAN - UNIT 1

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

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**UNIT 1**

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	SK6	04/11/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT		Scale:	Job no: 20/2191 Sheet no: A2.1 of 34					
	SK5	03/07/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT		Design: P.E		Drawn: S.R				
	Issue:	Date:	Description:								



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**NORTH ELEVATION - UNIT 1**

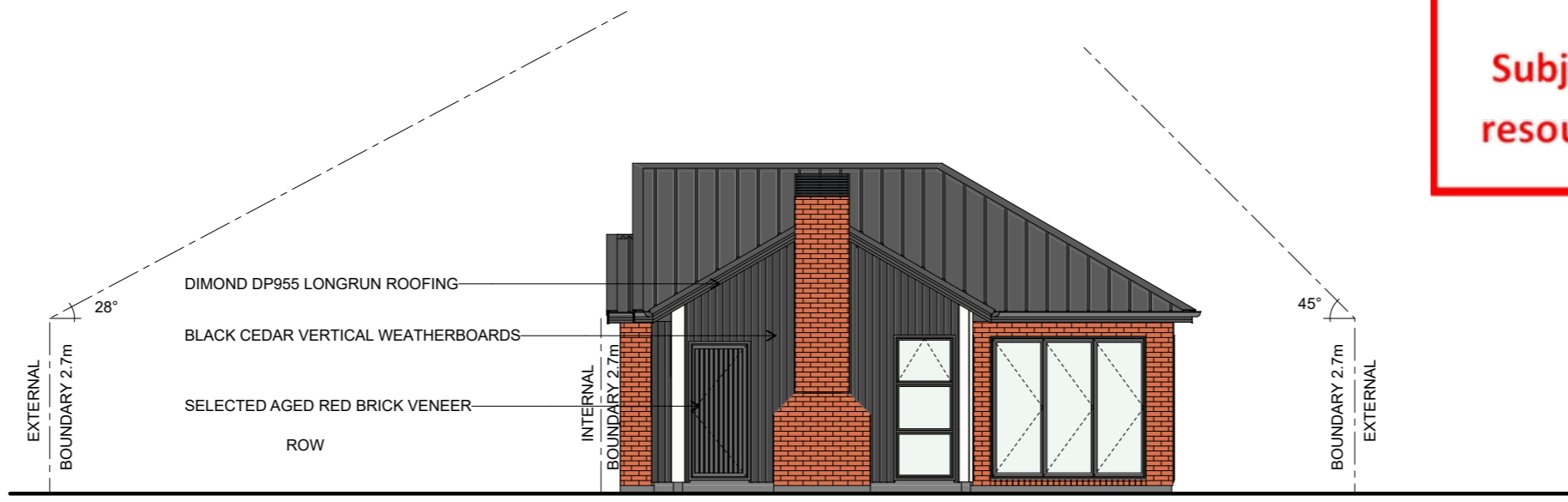


**SOUTH ELEVATION - UNIT 1**

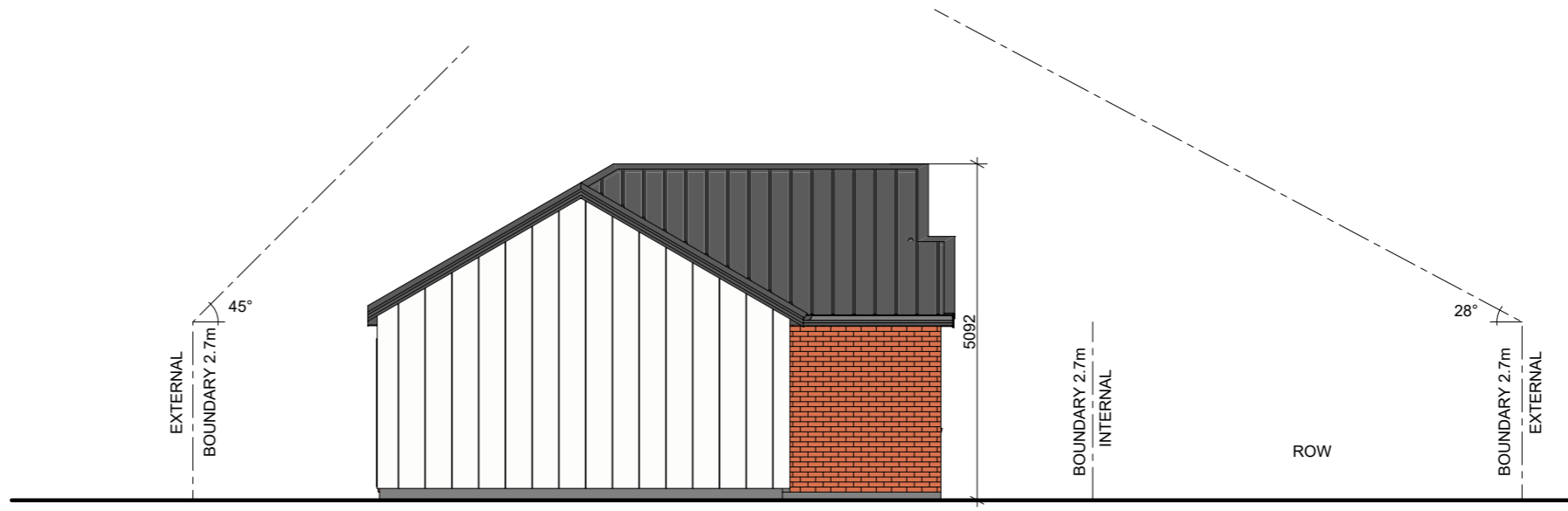
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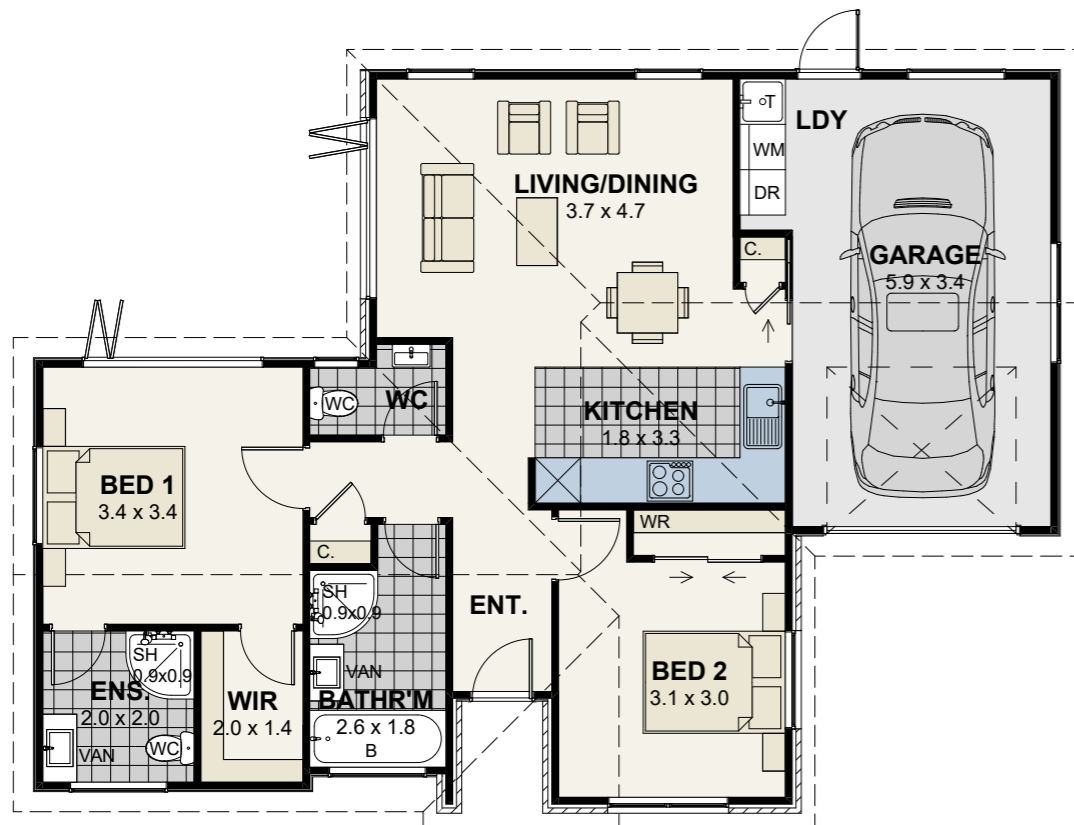
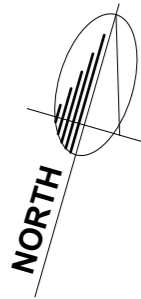
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**EAST ELEVATION - UNIT 1**



**WEST ELEVATION - UNIT 1**



## UNIT 2

### GROUND FLOOR PLAN

AREA OVER FRAME = 98.13m<sup>2</sup>

CEILING HEIGHT = 2.55m

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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:	GROUND FLOOR PLAN - UNIT 2

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

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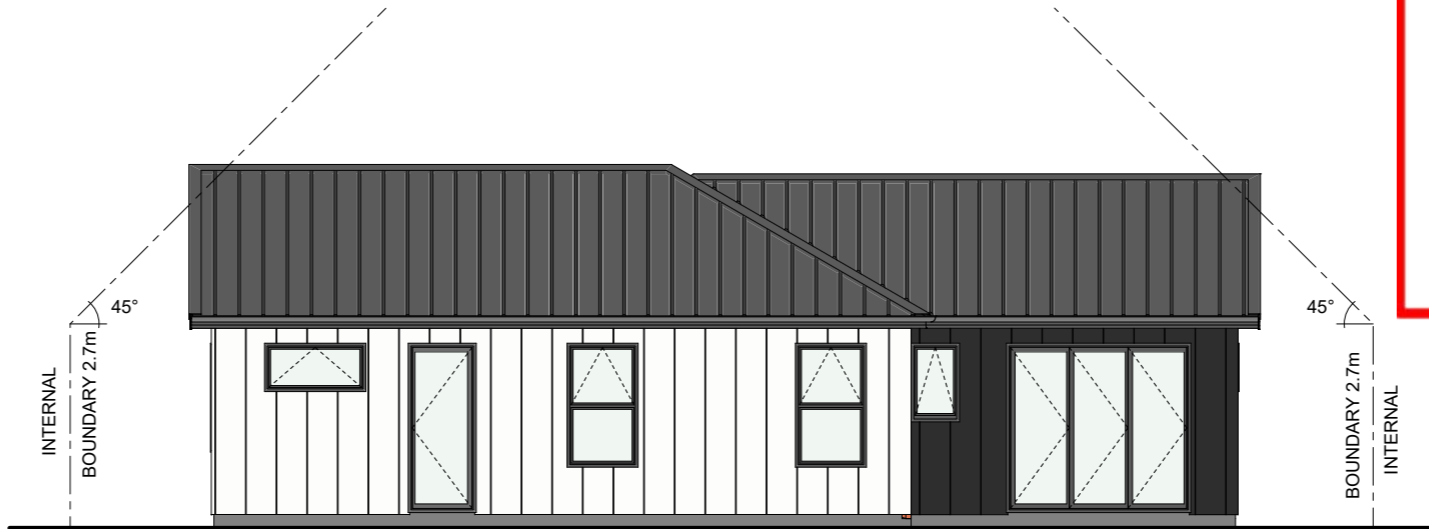
**UNIT 2**

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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:					
Sheet no: UNIT 2 - 3D									

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**NORTH ELEVATION - UNIT 2**

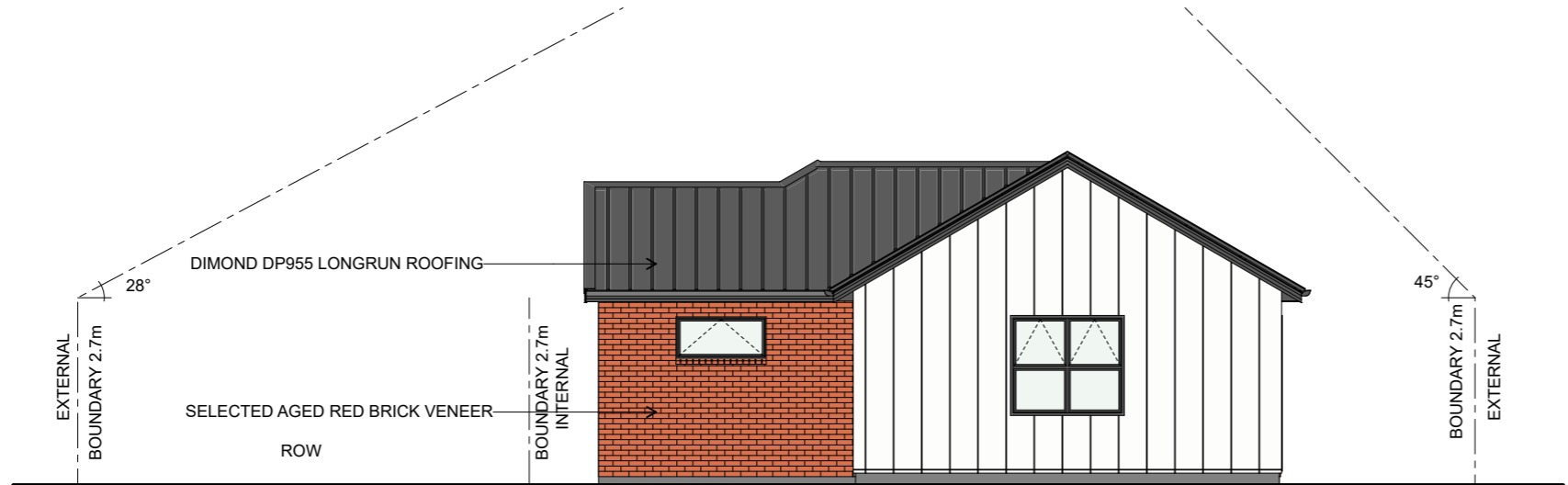


**SOUTH ELEVATION - UNIT 2**

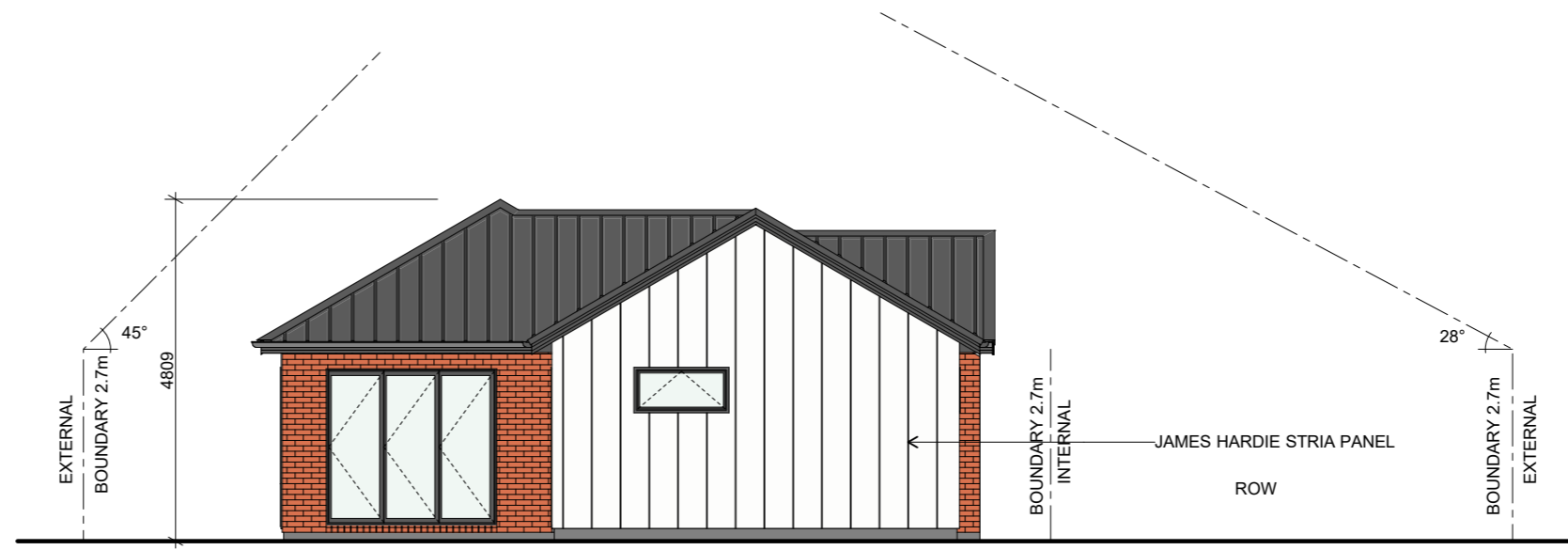
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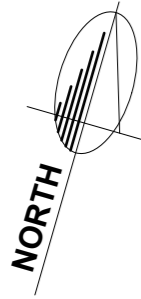
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resource consent LU/0288/20**



**EAST ELEVATION - UNIT 2**



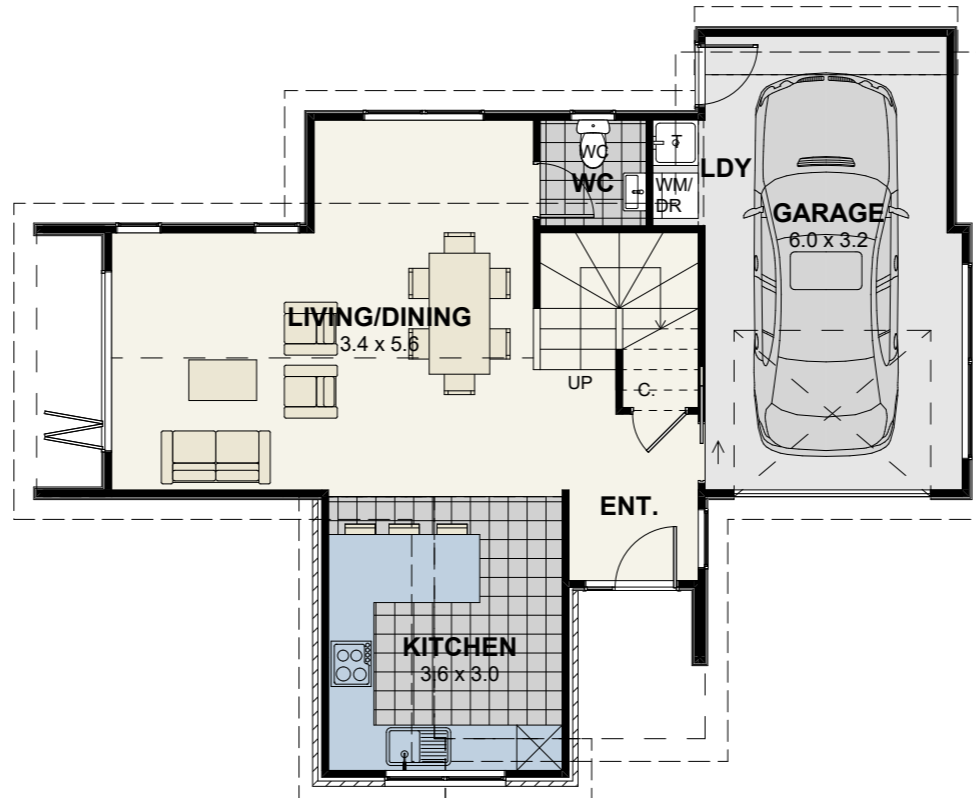
**WEST ELEVATION - UNIT 2**



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resource consent LU/0288/20**



**UNIT 3**

**GROUND FLOOR PLAN**

**GR FL AREA OVER FRAME = 71.9m<sup>2</sup>**  
**UP FL AREA OVER FRAME = 62.4m<sup>2</sup>**  
**TOTAL AREA OVER FRAME = 134.3m<sup>2</sup>**  
**CEILING HEIGHT = 2.55m**



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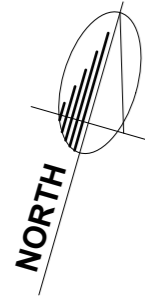
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SK5	03/07/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT
Issue:	Date:	Description:

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

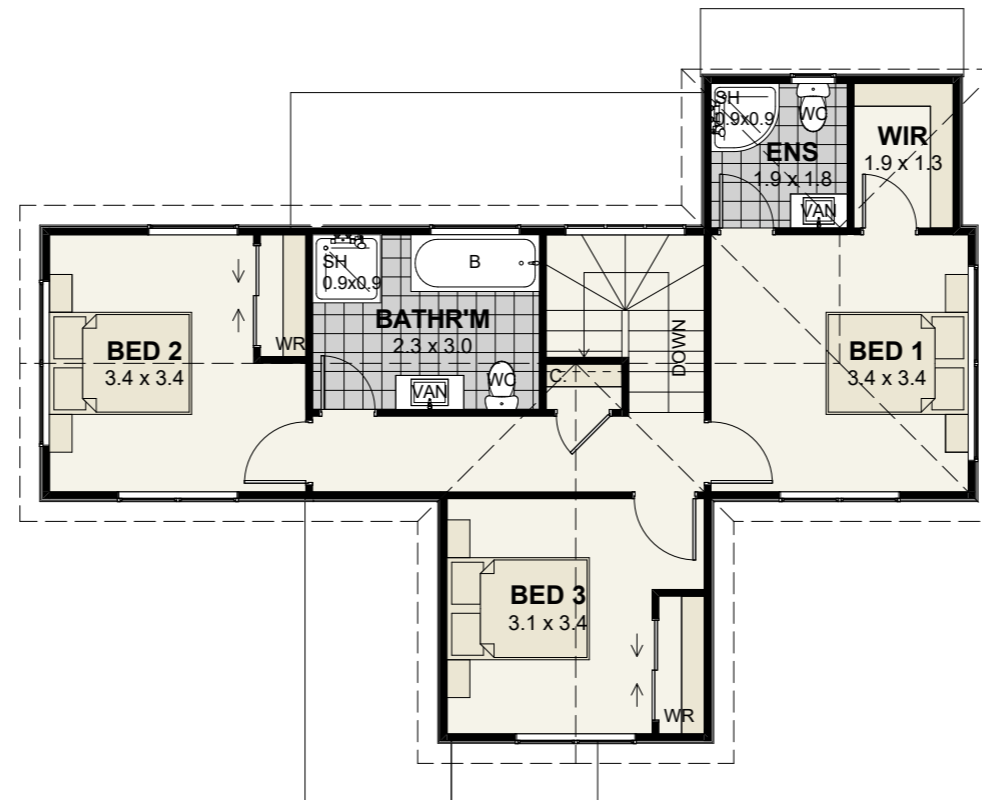
Job no:	20/2191
Sheet no:	<b>C1.1</b> of 34



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### UNIT 3

## UPPER FLOOR PLAN

**GR FL AREA OVER FRAME = 71.9m<sup>2</sup>**  
**UP FL AREA OVER FRAME = 62.4m<sup>2</sup>**  
**TOTAL AREA OVER FRAME = 134.3m<sup>2</sup>**  
**CEILING HEIGHT = 2.55m**

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	SK5		03/07/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT	Design:		P.E	Drawn:		S.R	of 34
			Issue:	Date:	Description:	UPPER FLOOR PLAN - UNIT 3					



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

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Design:	P.E	Drawn:
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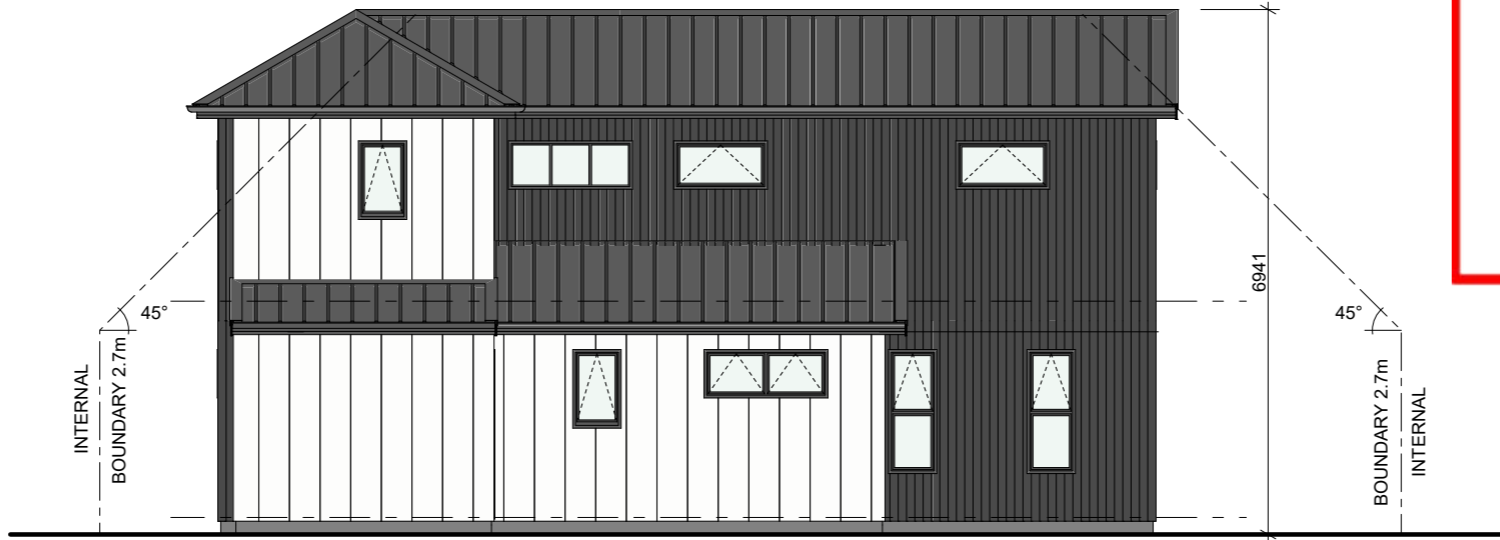
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**NORTH ELEVATION - UNIT 3**

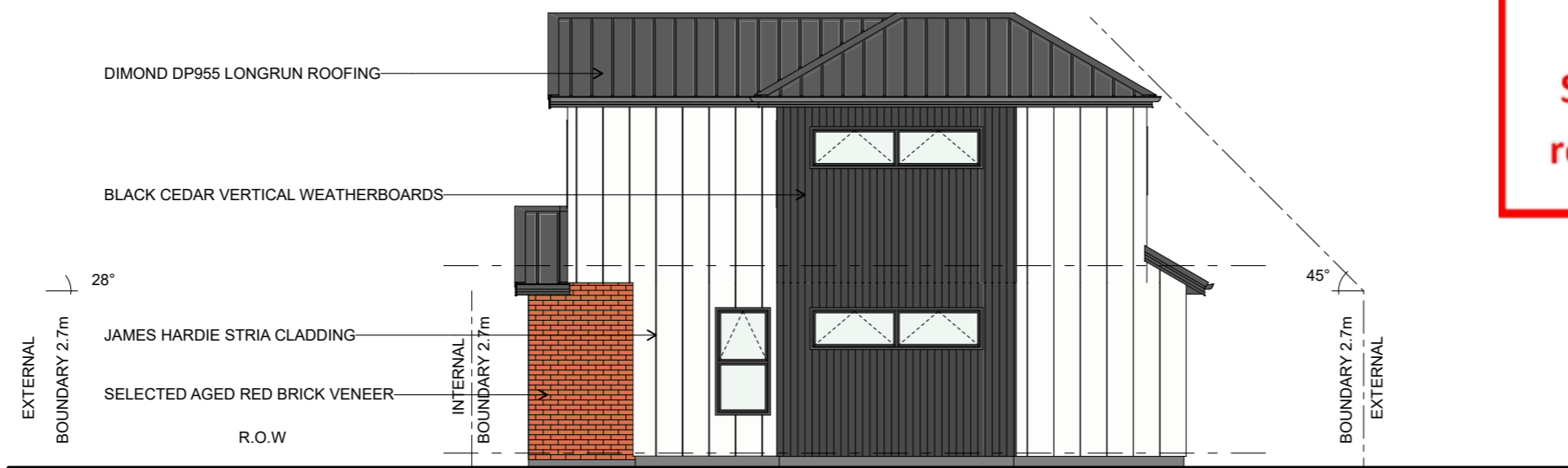


**SOUTH ELEVATION - UNIT 3**

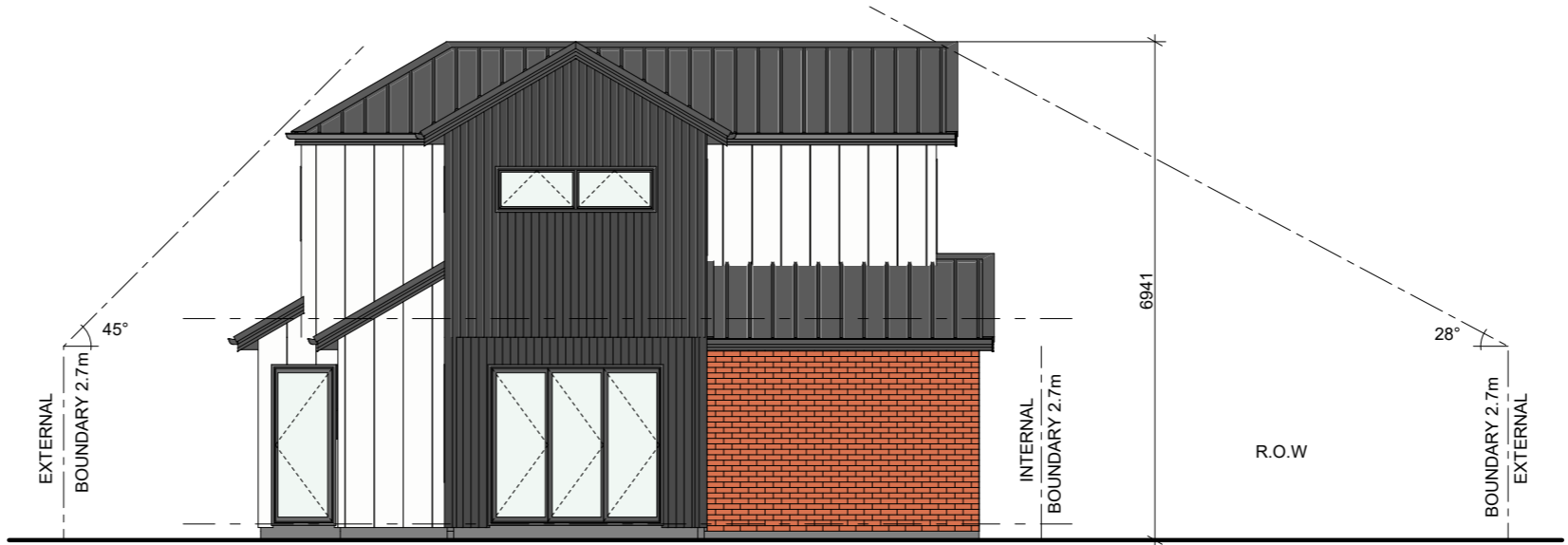
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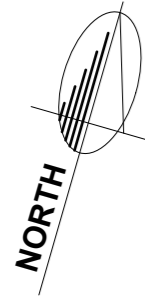
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**EAST ELEVATION - UNIT 3**



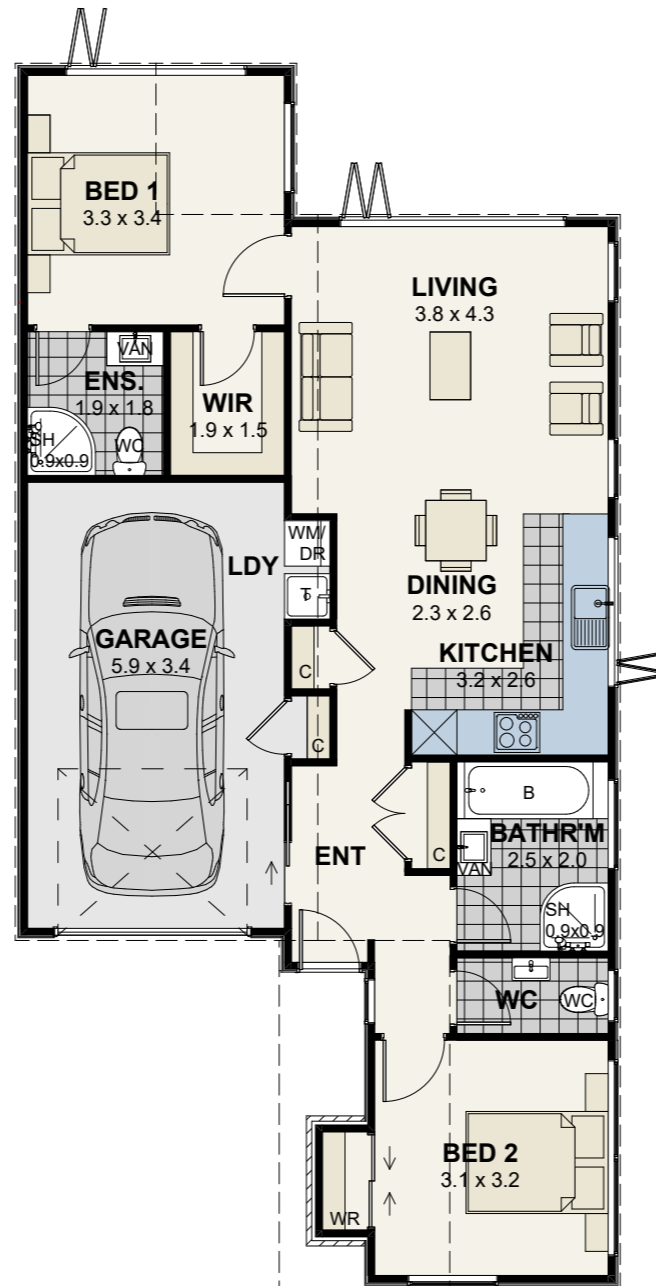
**WEST ELEVATION - UNIT 3**



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## UNIT 4

### GROUND FLOOR PLAN

AREA OVER FRAME = 98.04m<sup>2</sup>  
CEILING HEIGHT = 2.55m



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	SK6		04/11/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT	Scale:		1:100	Sheet no:			D1.1	
	SK5		03/07/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT	Design:		P.E	Drawn:			S.R	of 34
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Design:	P.E	Drawn: S.R

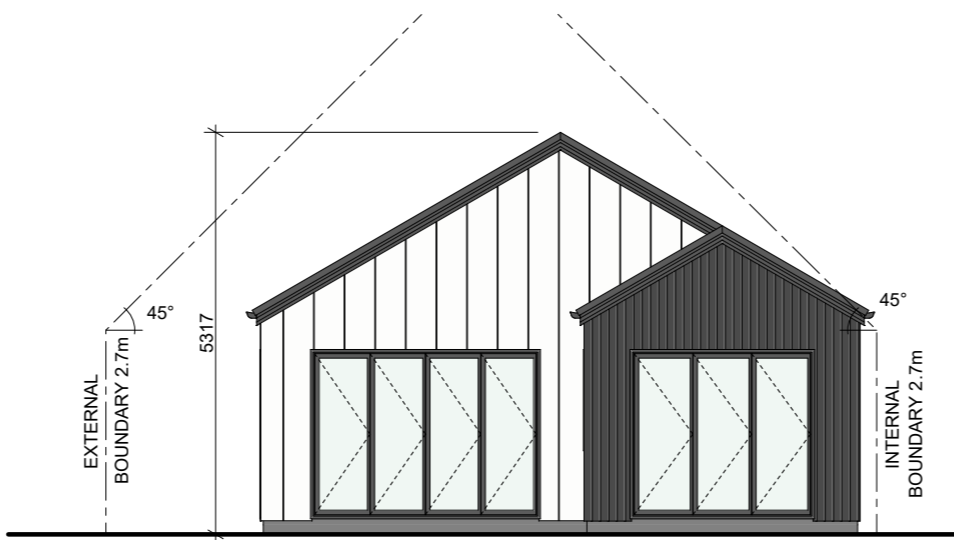
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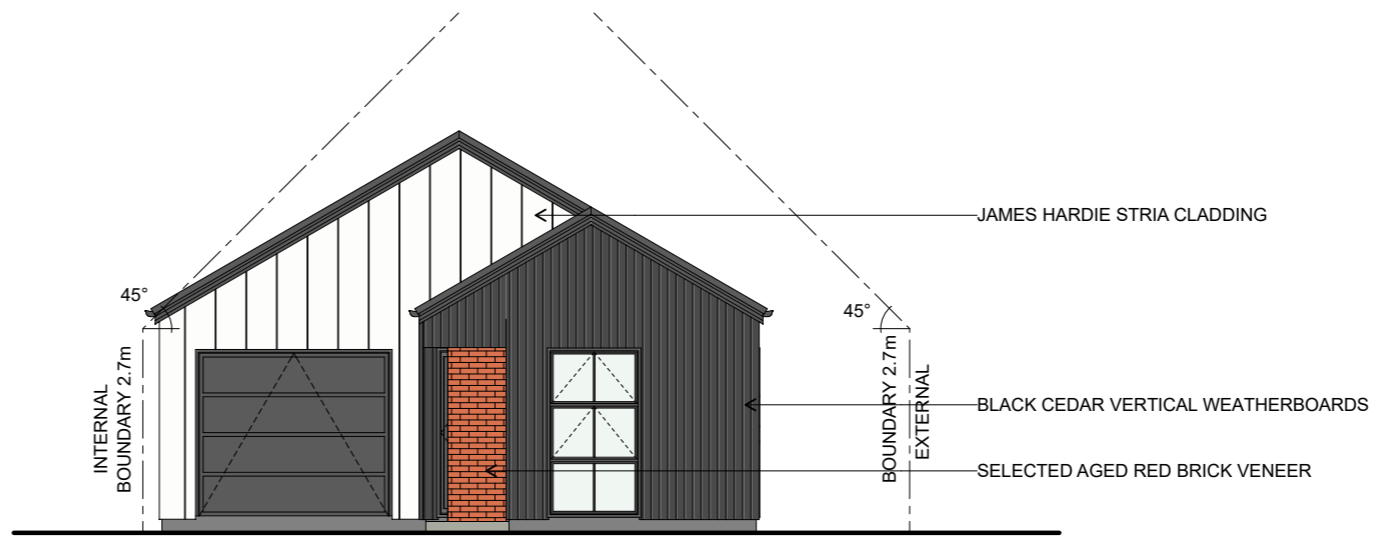
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**NORTH ELEVATION - UNIT 4**



**SOUTH ELEVATION - UNIT 4**

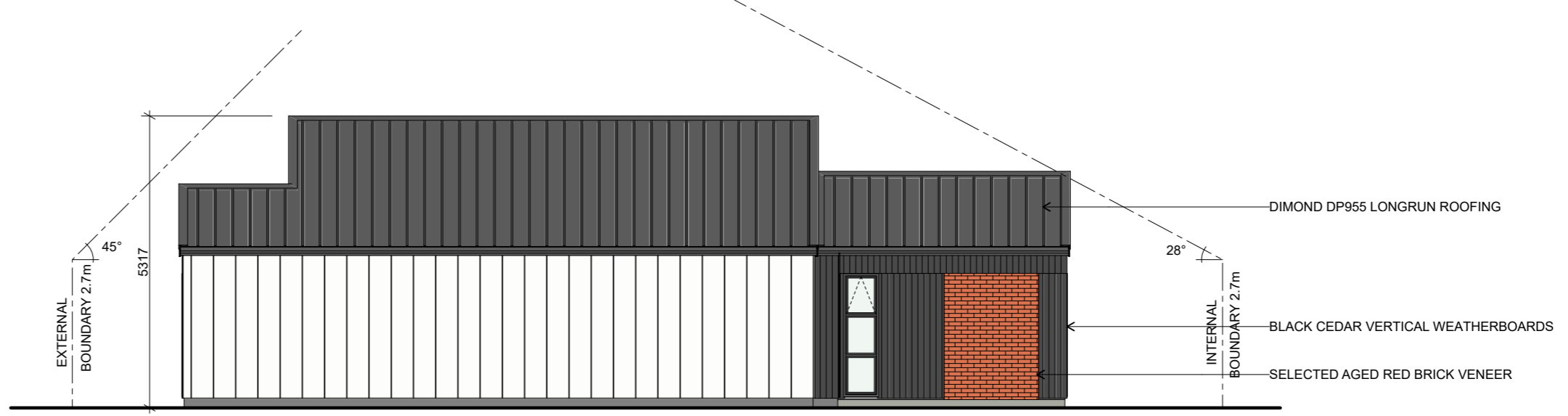
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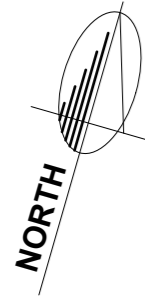
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**EAST ELEVATION - UNIT 4**



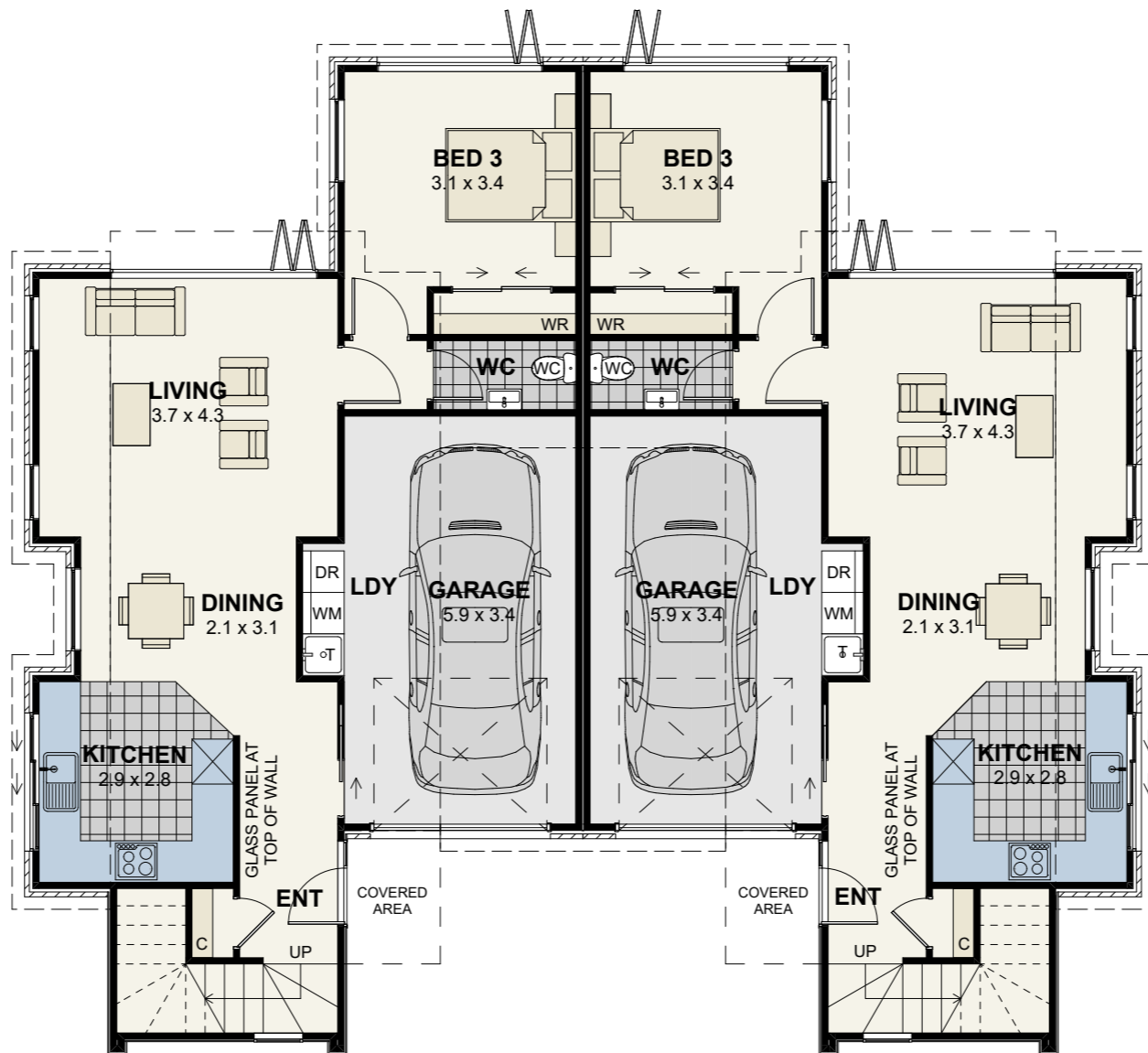
**WEST ELEVATION - UNIT 4**



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**UNIT 6**

GR FL AREA OVER FRAME = 84.7m<sup>2</sup>  
 UP FL AREA OVER FRAME = 53.63m<sup>2</sup>  
 TOTAL AREA OVER FRAME = 138.33m<sup>2</sup>

**UNIT 5**

GR FL AREA OVER FRAME = 84.7m<sup>2</sup>  
 UP FL AREA OVER FRAME = 53.63m<sup>2</sup>  
 TOTAL AREA OVER FRAME = 138.33m<sup>2</sup>

**GROUND FLOOR PLAN**

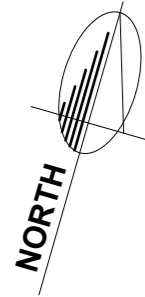
TOTAL GR FL AREA OVER FRAME = 169.4m<sup>2</sup>  
 TOTAL UP FL AREA OVER FRAME = 107.26m<sup>2</sup>  
 TOTAL AREA OVER FRAME = 276.66m<sup>2</sup>  
 CEILING HEIGHT = 2.55m



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	SK6	04/11/2020		PRELIMINARY DESIGN FOR CLIENT COMMENT	Scale:	1:100		Sheet no:	E1.1			
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**UNIT 6**

GR FL AREA OVER FRAME = 84.7m<sup>2</sup>  
 UP FL AREA OVER FRAME = 53.63m<sup>2</sup>  
 TOTAL AREA OVER FRAME = 138.33m<sup>2</sup>

**UNIT 5**

GR FL AREA OVER FRAME = 84.7m<sup>2</sup>  
 UP FL AREA OVER FRAME = 53.63m<sup>2</sup>  
 TOTAL AREA OVER FRAME = 138.33m<sup>2</sup>

**UPPER FLOOR PLAN**

TOTAL GR FL AREA OVER FRAME = 169.4m<sup>2</sup>  
 TOTAL UP FL AREA OVER FRAME = 107.26m<sup>2</sup>  
 TOTAL AREA OVER FRAME = 276.66m<sup>2</sup>  
 CEILING HEIGHT = 2.4m

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	SK6	04/11/2020		PRELIMINARY DESIGN FOR CLIENT COMMENT	Scale:	1:100		Sheet no:	E1.2			
	SK5	03/07/2020		PRELIMINARY DESIGN FOR CLIENT COMMENT	Design:	P.E		Drawn:	S.R			
	Issue:	Date:		Description:	Sheet no:	UPPER FLOOR PLAN - UNITS 5 & 6		of 34				

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	SK5	03/07/2020	PRELIMINARY DESIGN FOR CLIENT COMMENT		Design:	P.E	Drawn:		S.R	of 34			
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**NORTH ELEVATION - UNIT 5 & 6**



**SOUTH ELEVATION - UNIT 5 & 6**

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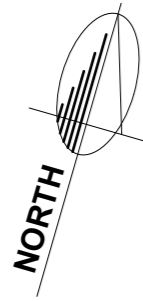
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**EAST ELEVATION - UNIT 5 & 6**



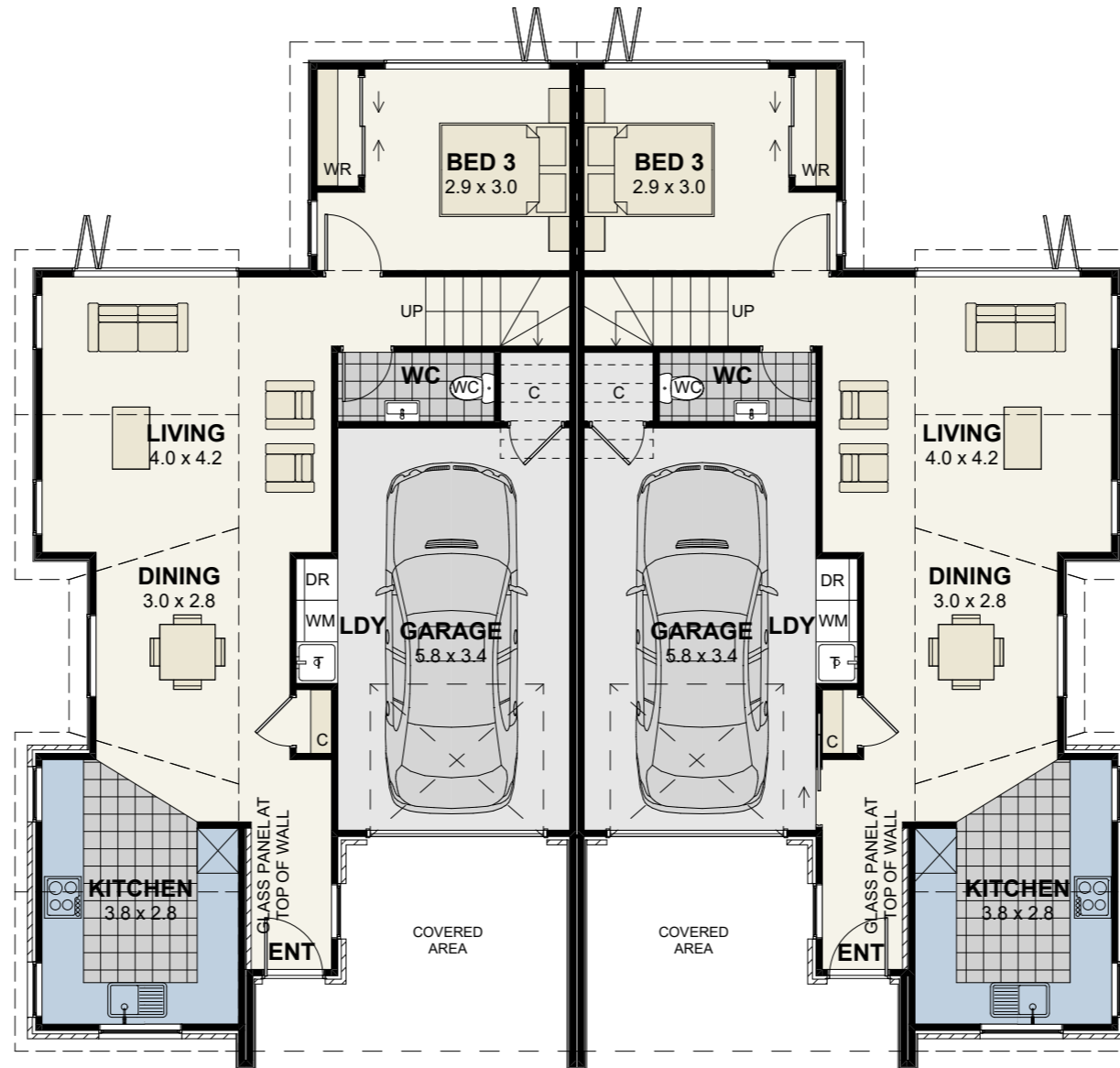
**WEST ELEVATION - UNIT 5 & 6**



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**UNIT 8**  
 GR FL AREA OVER FRAME = 84.85m<sup>2</sup>  
 UP FL AREA OVER FRAME = 55.07m<sup>2</sup>  
 TOTAL AREA OVER FRAME = 139.73m<sup>2</sup>

**UNIT 7**  
 GR FL AREA OVER FRAME = 84.85m<sup>2</sup>  
 UP FL AREA OVER FRAME = 55.07m<sup>2</sup>  
 TOTAL AREA OVER FRAME = 139.73m<sup>2</sup>

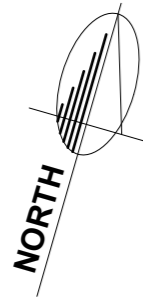
## GROUND FLOOR PLAN

TOTAL GR FL AREA OVER FRAME = 169.7m<sup>2</sup>  
 TOTAL UP FL AREA OVER FRAME = 110.14m<sup>2</sup>  
 TOTAL AREA OVER FRAME = 279.46m<sup>2</sup>  
 CEILING HEIGHT = 2.55m



ELEVATIONS

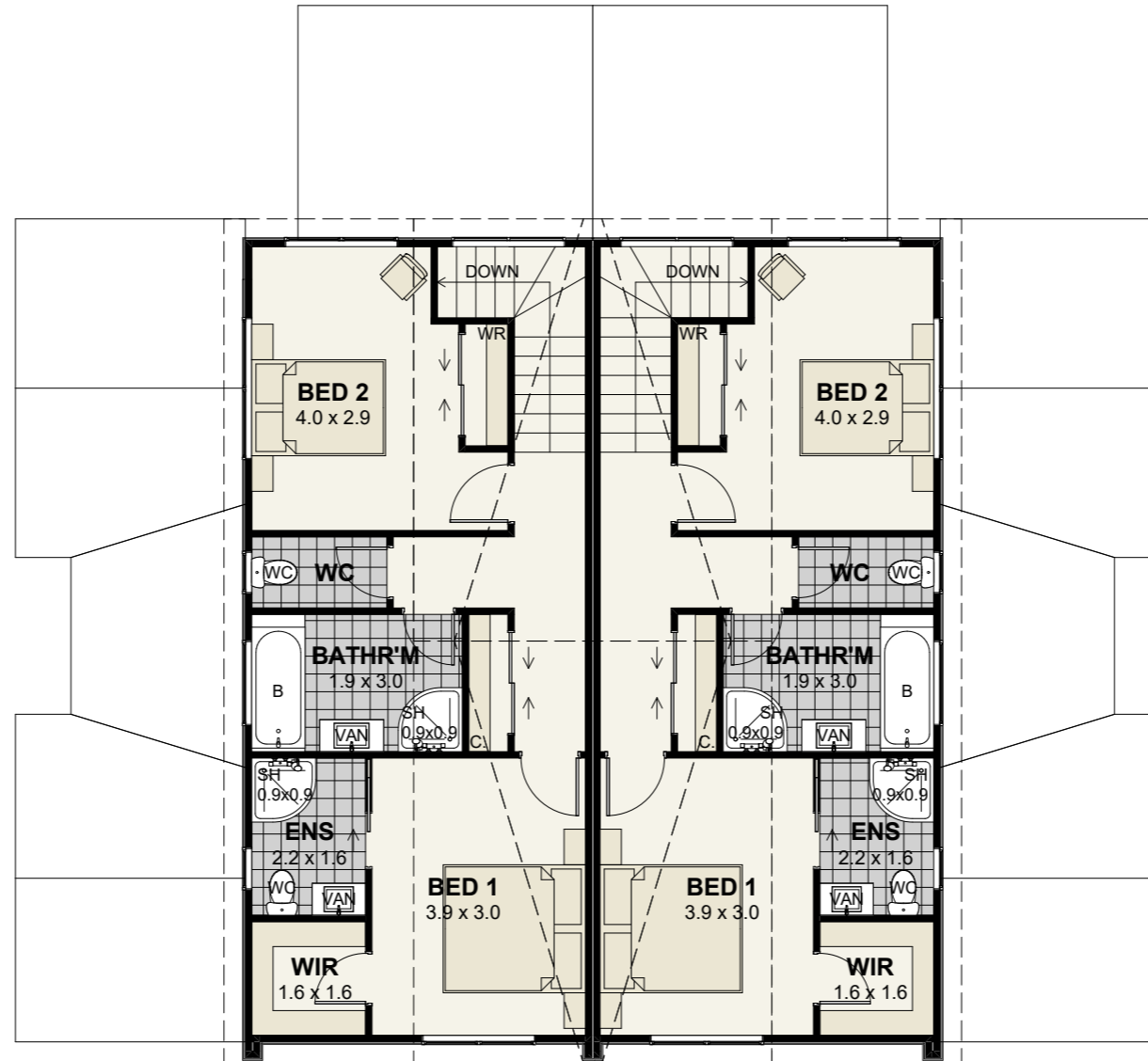
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### UNIT 8

GR FL AREA OVER FRAME = 84.85m<sup>2</sup>  
 UP FL AREA OVER FRAME = 55.07m<sup>2</sup>  
 TOTAL AREA OVER FRAME = 139.73m<sup>2</sup>

### UNIT 7

GR FL AREA OVER FRAME = 84.85m<sup>2</sup>  
 UP FL AREA OVER FRAME = 55.07m<sup>2</sup>  
 TOTAL AREA OVER FRAME = 139.73m<sup>2</sup>

## UPPER FLOOR PLAN

TOTAL GR FL AREA OVER FRAME = 169.7m<sup>2</sup>  
 TOTAL UP FL AREA OVER FRAME = 110.14m<sup>2</sup>  
 TOTAL AREA OVER FRAME = 279.46m<sup>2</sup>  
 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
			Issue:	Date:	Description:	UPPER FLOOR PLAN - UNITS 7 & 8					

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Issue:	Date:	Description:

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**NORTH ELEVATION 7 & 8**



**SOUTH ELEVATION - UNIT 7 & 8**



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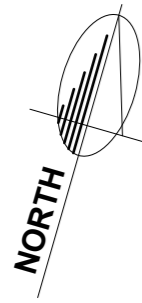
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**EAST ELEVATION - UNIT 7 & 8**



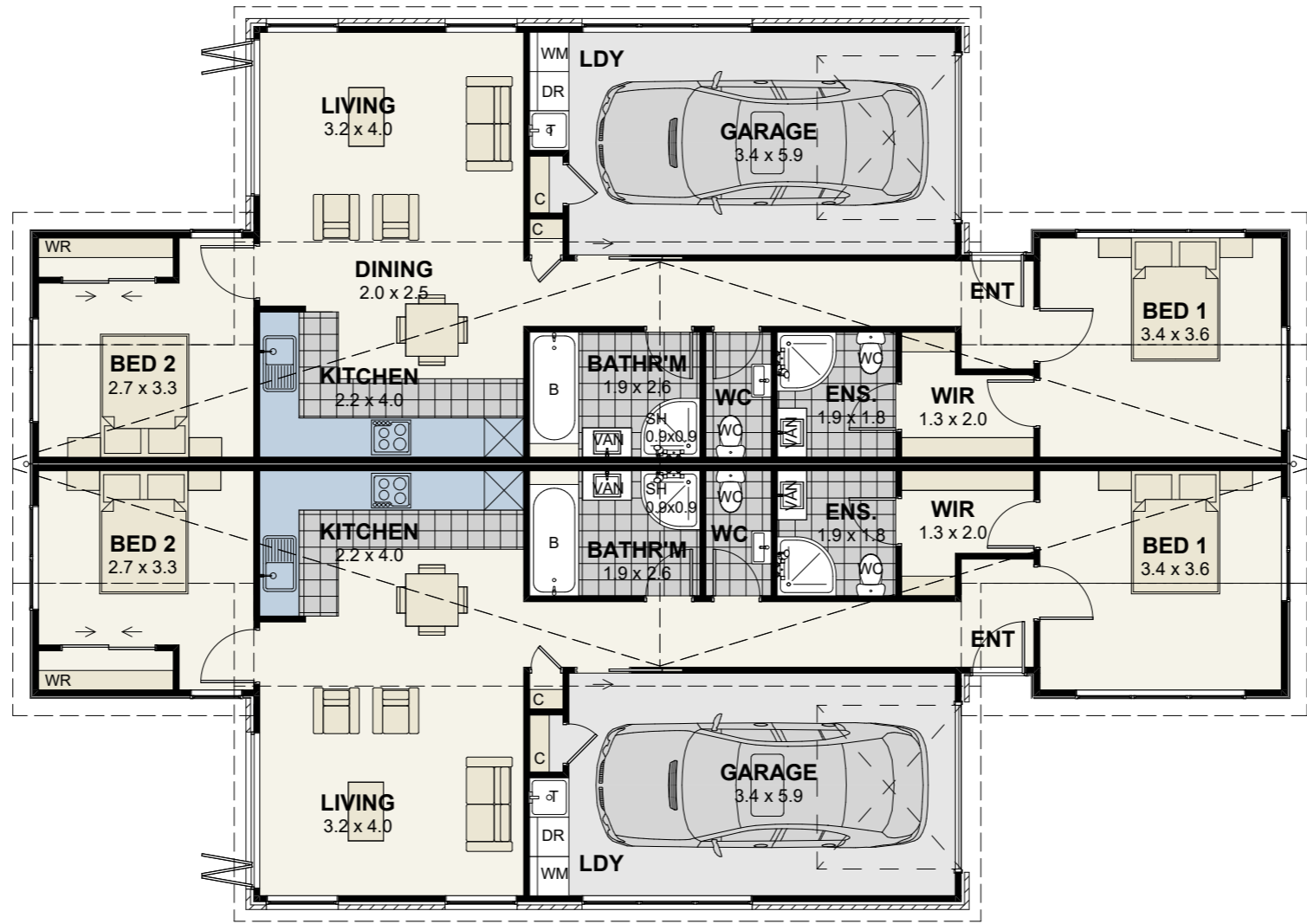
**WEST ELEVATION - UNIT 7 & 8**



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**UNIT 9**  
FL AREA OVER FRAME = 101.4m<sup>2</sup>

**UNIT 10**  
FL AREA OVER FRAME = 101.4m<sup>2</sup>

**GROUND FLOOR PLAN**

TOTAL FL AREA OVER FRAME = 202.4m<sup>2</sup>  
CEILING HEIGHT = 2.55m



**ELEVATIONS**

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				Sheet no: GROUND FLOOR PLAN - UNITS 9 & 10			
				Issue:      Date:      Description:			

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Issue:	Date:	Description:

Job no:	PROPOSED RESIDENTIAL DEVELOPMENT AT 47 COLERIDGE STREET, CAMBRIDGE.
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**NORTH ELEVATION - UNIT 9 & 10**

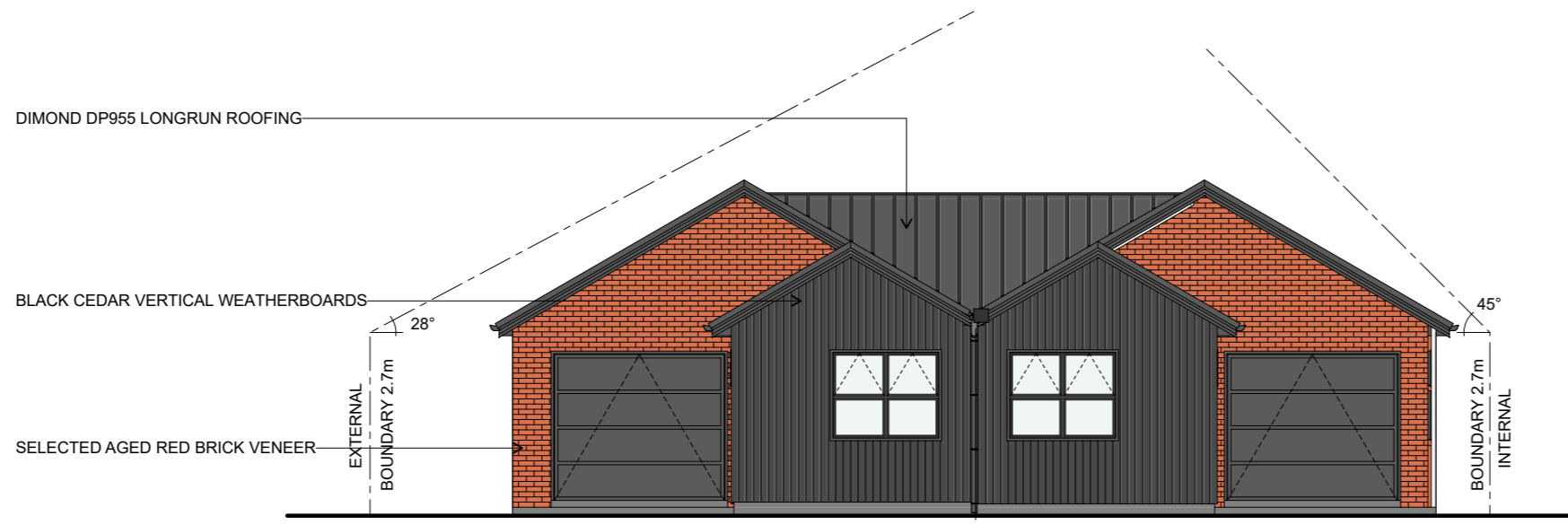


**SOUTH ELEVATION - UNIT 9 & 10**

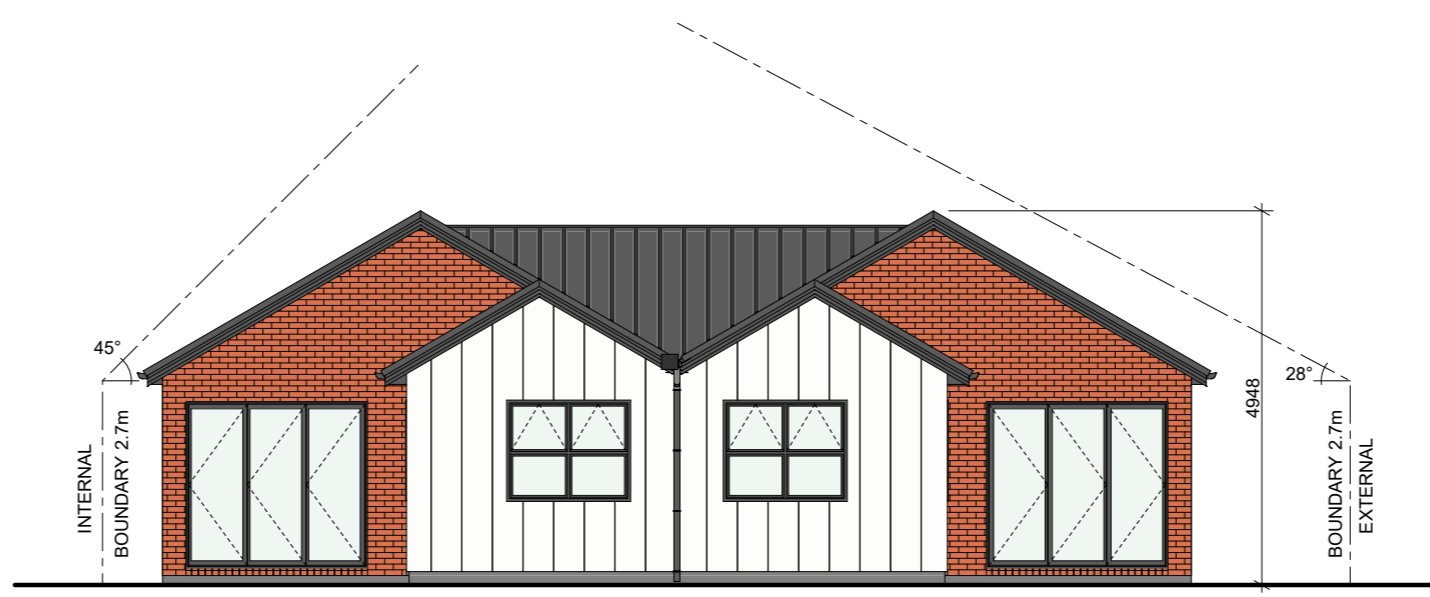
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**EAST ELEVATION - UNIT 9 & 10**



**WEST ELEVATION - UNIT 9 & 10**