

DECISION OF RESOURCE MANAGEMENT ACT 1991 ('RMA') HEARING PANEL ON A LIMITED NOTIFIED RESOURCE CONSENT APPLICATION TO UNDERTAKE A COMPACT HOUSING DEVELOPMENT AND SUBDIVISION OF ONE LOT INTO SEVEN AT 153 TAYLOR STREET, CAMBRIDGE AS A NON-COMPLYING ACTIVITY

1 INTRODUCTION

- 1.1 On 23 August 2023, Barker and Associates Ltd ('the Agent'), on behalf of their applicant Assured Construction Limited ('the Applicant'), applied for the current subdivision and landuse consent to establish a compact housing development comprising seven dwellings in the Residential Zone at 153 Taylor Street, Cambridge.
- 1.2 Under the Waipā District Plan ('the Plan') the application is a Non-Complying Activity as the site fails to comply with the minimum 2,000m² lot size requirement of Rule 2.4.2.44 for compact housing and therefore Rule 15.4.2.1(b).
- 1.3 Pursuant to Sections 95A & 95B of the Act, Council proceeded with limited notification of the application to three parties on 24 November 2023. During the submission period, two 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 15 April 2024 at the Waipā District Council Chambers, Bank Street, Te Awamutu. The Hearing was officially closed at 2.30pm on Monday 15 April 2024.
- 1.6 This report sets out the Hearing Panel's decision, acting under delegated authority from the Waipā District Council and pursuant to the provisions of Sections 104, 104B, 104D and 108 of the Resource Management Act 1991.

2 DETAILS OF THE APPLICATION

APP NUMBER:	SP/0074/23 & LU/0155/23
APPLICANT:	Assured Construction Limited
AGENT:	Barker & Associates Ltd (Cambridge)
PROPERTY ADDRESS:	153 Taylor Street, Cambridge
LEGAL DESCRIPTION:	Lot 4 DPS 6188 (Record of Title SA1762/65)
SITE AREA:	809m ²
ACTIVITY STATUS:	Non-Complying
ZONING:	Residential
POLICY AREA(S):	Compact Housing Area
DESIGNATION(S):	Nil
PROPOSAL:	a) Land use consent to establish compact housing comprising seven dwellings in the compact housing area; and b) Subdivision consent to undertake one into seven lot subdivision around each dwelling.

3 THE SITE

- 3.1 The subject site is located on the southern side of Taylor Street, Cambridge and comprises of 809m². The site is currently occupied by a single storey dwelling, garage and sleepout, and lawn and gardens.
- 3.2 The property is sited within the Residential Zone and the Compact Housing Area Policy Overlay under the Waipā District Plan.
- 3.3 The surrounding properties comprise a mixture of residential dwellings. On the northern side of Taylor Street is the Cambridge Green Belt.

4 THE PROPOSAL

- 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 seven new Compact Housing dwellings and the subdivision of each into an individual fee simple title. In summary, the Application is for:

- a) Land use consent to establish compact housing comprising seven dwellings in the compact housing area; and
- b) Subdivision consent to undertake one into seven lot subdivision around each dwelling.

4.2 The compact housing development is separated into two blocks, two storeys in height, with the front block comprising five units arranged vertically along the site and the second block comprising two units at the rear of the property. Units 1 to 5 ('Block 1') all contain two bedrooms and have split outdoor living spaces on both the eastern side of the units and on the first-floor balconies facing west. Units 6 and 7 ('Block 2') are located at the southern end of the site, also have two bedrooms and have outdoor living spaces at the side and rear of the units.

4.3 The concurrent subdivision will facilitate the establishment of freehold titles around each unit. Proposed Lots 2 to 5 will be 74m², Proposed Lots 6 and 7 will be 89m² and 88m² respectively, and Proposed Lot 1 will be 105m². The access lot will be 231m². New service connections will be provided to the existing Council networks in Taylor Street.

5 STATUTORY FRAMEWORK

5.1 The application was considered under the provisions of the Resource Management Act 1991 ('the Act') in both the application and the Council Planners 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, and 104D 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 2.4.1.3(b) - Compact Housing seven or more dwellings per site located within the compact housing overlay identified on the Planning Maps;
- Rule 2.4.2.1 - Minimum building setback from road boundaries;
- Rule 2.4.2.5 - Minimum building setback from internal site boundaries;
- Rule 2.4.2.8 - Maximum building length;
- Rule 2.4.2.13(b) - Impermeable surfaces;
- Rule 2.4.2.21 - Neighbourhood amenity and safety – Fencing;
- Rule 2.4.2.44 - Compact Housing;
- Rule 15.4.1.1 - Activity Status Table;
- Rule 15.4.2.1(b) - Net lot area rules – Residential Zone Compact Housing;
- Rule 15.4.2.3 - Lot frontage, lot shape factor and vehicle crossings;
- Rule 15.4.2.5 & 15.4.2.6 - Lot design – shape factor circle;
- Rule 15.4.2.7 - Lot design;
- Rules 15.4.2.18, 15.4.2.19 & 15.4.2.20 - Additional infrastructure servicing for the Residential, Commercial and Industrial Zones within the urban limits;
- Rule 15.4.2.25 - Stormwater;
- Rule 16.4.2.5 - Vehicle entrance separation from intersections and other vehicle entrances; and
- Rule 16.4.2.14 - Parking, loading, and manoeuvring.

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 Gareth Moran, planning expert for the applicant. Both authors commented on the key principles identified within the Policy Statement and the alignment of the development with these.

National Environmental Standards

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

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

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

Waikato Regional Plan

5.7 Regarding 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

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 11093311). As a result, the application was limited notified to three owners and occupiers of properties on the 24 November 2023.

7 SUBMISSIONS

7.1 A total of two submissions were received during the statutory submission period, both of which were in opposition. In summary, concerns raised by submitters included:

- Residential Amenity (including privacy, local character and appearance, shading, noise, and density);
- Traffic (i.e. increased volume and parking);
- Infrastructure Effects (i.e. water pressure, increased stormwater runoff);
- Lack of consultation; and
- Effects on Property Values.

7.2 A copy of the submissions is included in Appendix 5 of Council Planners Section 42A Report (Council document reference 11144249).

8 THE HEARING

8.1 The hearing was held on Monday 15 April 2024 and attended by the following persons:

Role	Name
Hearing Panel	Marcus Gower (Chairperson) Clare St Pierre

Role	Name
	Lou Brown
Hearing Panel Assistance	Jo Gread - Manager - Governance Zoe Vincent - Governance Coordinator
Applicant	John Kenel – Assured Construction Limited
Appearing for Applicant	Gareth Moran – Barkers & Associates (Planning) Christopher Beer - Christopher Beer Architect Limited (Architect)
Appearing for Council	Hayley Thomas – Project Planner Quentin Budd – Consents Team Leader
Submitters in Opposition	Robert & Dawn Laws Deborah Dwyer
Submitters in Support	Nil
Observers	Jaide Ede, Darcy Stanford, Maria Turner, Naima Noor, Nikki Cahalane, Danielle Johnston, Hakono Poutapu-Matenga, Madison Freeman, Olivia Schweizer – Students from University of Waikato Hayden Laws (support for R & D Laws) Michael Parish (support for D Dwyer) Marne Cole – Barkers & Associates Peter Skilton – Waipa District Council Emily Patterson – Bloxham Burnett & Olliver
Media	Avina Vidyadharan – Waikato Times

9 SITE VISIT

- 9.1 The Hearing Panel undertook a site visit on Monday 15 April 2024 prior to the hearing. In attendance with the Hearing Panel were Ms Jo Gread, Council’s Manager - Governance, Mr Quentin Budd, Council’s Consents Team Leader, and Ms Danielle Johnston, Student from University of Waikato.

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

- 10.1 Ms Hayley Thomas, Council’s Project Planner, provided an overview of the application and purpose for the Hearing, noting where submissions in opposition

have been received these are to be heard by members of Council's Regulatory Committee or a Hearing Panel in accordance with Council's Delegations Register. The key concerns raised in the submissions related to loss of privacy, shading and density of the development.

Applicants Evidence

- 10.2 Mr Gareth Moran, Applicant's Planner, provided an introduction of the Applicant's Team and a brief description of the background for the application.
- 10.3 Mr Christopher Beer, Applicant's Architect, provided written evidence prior to the hearing which outlined the design brief for the project, described the site and neighbourhood context, described the site layout and building designs, and provided a response to the issues raised in submissions in relation to loss of density, privacy and shading.
- 10.4 In Mr Beer's verbal summary of his evidence, he highlighted:
- Similarities to the development at 107 Taylor Street;
 - Separation of the units into two blocks which support minimising the bulk and scale;
 - The lack of 1–2-bedroom dwellings in the market;
 - Inclusion of garaging to reduce number of vehicles parked on the site;
 - The design considerations regarding the proximity of the built form near the rear of the site;
 - The design considerations for each outdoor living area; and
 - The design considerations for the balconies including use of slats and not glass balustrade to reduce sense of privacy.
- 10.5 Mr John Kenel, Applicant, provided written evidence at the hearing and verbally summarised his evidence which outlined his background and development experience, and rationale for the development. Mr Kenel noted the restricted development provisions and impact for potential purchasers. Mr Kenel provided imagery of some of his previous development's artist impressions with photographs of the built developments to highlight his commitment to delivering the outcome presented in the application.
- 10.6 Mr Moran provided written evidence at the hearing which outlined the proposal, the application activity status, a summary of the statutory assessment as documented within the application, commentary on the Council's Section 42A Report and matters raised in submissions.

10.7 In Mr Moran’s verbal summary, he highlighted:

- The activity status for the landuse consent is a Discretionary Activity, and the activity status for the subdivision consent is a Non-Complying Activity;
- Compact Housing is supported by the District Plan, specifically noting Objective 2.3.4 which encourages this type of development within the Compact Housing Policy Overlay Area and adjacent to the Cambridge Green Belt;
- His agreement and alignment with the Council’s Section 42A Report, as listed in paragraph 39 of the written evidence;
- The application passes both ‘gateway tests’ under Section 104 of the Act;
- The application aligns with the NPS-UD;
- The involvement from the submitters, and summarised their key concerns related to shading, privacy, traffic, three waters, amenity/density, property values and lack of notification;
- Regarding shading, privacy, traffic, three waters, and amenity/density, the adverse effects are acceptable;
- In terms of property values, this is not a matter which can be considered under the Resource Management Act 1991; and
- Efforts were made to engage with the adjacent property owners prior to lodgement of the application, and all Resource Management Act 1991 requirements were followed.

Submitters Evidence - Robert & Dawn Laws

10.8 Mr Robert Laws provided verbal evidence in which he outlined his background and location of residence. Mr Laws noted his concerns regarding the development as:

- The consultation process undertaken by the developer;
- The effects of the development on privacy;
- The effects of the development with regard to access to sunlight;
- The impact of the proposal on property values;
- The traffic effects of the development in particular for pedestrians and school related traffic;
- The assessment of ‘acceptable’ effects; and
- The effects of the development on the existing residential character of the area.

Submitters Evidence - Deborah Dwyer

10.9 Ms Deborah Dwyer provided verbal evidence in which she firstly commented on the consultation process, her experience regarding people being on site and background to her response to the offer of a meeting with the applicant. Ms Dwyer noted in terms of the development her concerns are:

- The location of the proposed buildings only 1.5m from boundary;
- The height of the proposed building;
- The location of outdoor living areas near the property boundary;
- The impact of the proposal on property values;
- The traffic effects of the development in particular for entering and exiting driveways, and pedestrians;
- The effects on water pressure with the addition of seven units;
- The lack of alignment with the existing residential character of the area;
- The effects of the development on stormwater infrastructure;
- The assessment of 'acceptable' effects; and
- The effects of the development in terms of noise and increased number of people on site.

Council's Evidence

10.10 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.

10.11 In her verbal summary, Ms Thomas noted:

- The subject site is located in the Residential Zone and the Compact Housing Policy Overlay Area under the District Plan;
- It is anticipated under the District Plan that this area has a higher density because of its zoning and policy overlay;
- The proposal is supported by regional and national planning documents which seek to provide a variety of housing typologies in the Residential Zone and a shift from the 'quarter acre' densities;
- The submitters and their valid concerns which have been raised through the process;

- That as a planner, her professional opinion is that the adverse effects of the proposal are acceptable for context in which the development is located;
- Her recommendation for the granting of consent as outlined in the Section 42A Report remains; and
- Should the panel require, she is able to work with Mr Moran regarding suggested amendments to the recommended conditions in her report.

10.12 Councillor St Pierre questioned Ms Thomas regarding the anticipated traffic effects and capacity of Taylor Street to accommodate the proposed traffic. Ms Thomas outlined the process undertaken by Council's Development Engineering Team, in consultation with the Roding Team, when an application is received. This process includes consideration of the type of roading, known and anticipated traffic volumes, potential effects on the roading network, and if required any mitigation that may be required (i.e. types of entrances, turning bays etc).

10.13 Councillor Brown questioned Ms Thomas regarding if there would be a likely increase in demand for housing in the site surrounds due to shift of businesses from Carters Flat to the Hautapu Industrial Zone. Ms Thomas acknowledged there is potential for this to occur, especially given the close proximity of the site and ability for alternative transport such as biking to be used.

10.14 Councillor Gower questioned Ms Thomas in relation to the water pressure and level of service impacts as a result of development as raised through submissions. Ms Thomas outlined the process undertaken through Council's Development Engineering and Water Services Team with regard to pressure in and around new developments when a development application is received. At the Panels request, during the break Ms Thomas enquired with Council's Development Engineering Team Leader, Mr Harry Baxter, regarding whether any complaints regarding water pressure had been received in this area. Mr Baxter confirmed that there have been no water pressure complaints in and around the site in Taylor Street since 2015.

Applicant's Right of Reply

10.15 The Applicant's Right of Reply was presented verbally by Mr Kenel, Mr Beer and Mr Moran.

10.16 Mr Kenel, Applicant, responded to the matter raised by a submitter regarding contractors within the neighbour's driveway. He explained that he had contacted his contractors in an endeavour to understand who may have been on site, noting they use various contractors who are all professionals in their own right and should be behaving accordingly. Mr Kenel apologised for the behaviour towards the neighbours.

- 10.17 In response to the concerns raised regarding property values, Mr Kenel noted that the value associated with property is in the land. He explained that in his experience new developments like that proposed have increased property values around the sites.
- 10.18 Mr Beer outlined, in taking into consideration submitters' concerns regarding the footpath and vehicles entering/existing the site, the Landscaping Plan (SK04H) includes fencing along the road frontage at 0.8m in height. Mr Beer outlined that an amendment to this plan is proffered by the Applicant to change the fencing along the western property boundary to a height of 0.8m for a distance of 4m along the access leg.
- 10.19 Mr Moran, summarised matters raised during the hearing, noting the following:
- The site is within the Compact Housing Policy Overlay Area;
 - There is a permitted baseline and provisions within the District Plan that anticipate the outcome proposed by this development in this location;
 - Two storey dwellings are part of the existing environment and the Residential Zone;
 - Compact Housing on a site of 2,000m² can occur as a Restricted Discretionary Activity;
 - The Outdoor Living Areas for Units 5 & 6 are at the front/side of dwellings, not at the rear of the site;
 - The two windows on the first floor of the southern façade, are bathroom windows and will be obscured glass.
- 10.20 Councillor St Pierre questioned the Applicant Team regarding if alternatives for the height of balcony balustrades and types of treatment/materials used could be an option with regard to the matters raised in submissions related to privacy. Mr Beer outlined the architectural considerations in terms of balustrade height include when a person is standing and the feeling of safety, and also when a person is seated and the ability to view the surrounds in comparison to the balustrade being too high and creating a feeling of enclosure.

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

- 11.1 The principal issues that were in contention are as follows:
- Residential Character and Amenity (including, but not limited to, privacy, shading, setbacks);

- Traffic Effects (including effects for pedestrians and vehicles entering/exiting the site); and
- Infrastructure Effects (including water pressure and stormwater).

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

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

- a) The subject site is located in the Compact Housing Policy Overlay Area, in close proximity to the Cambridge Town Belt, therefore being in an area in which developments of this nature are anticipated.
- b) The development has been comprehensively designed with mitigation measures such as landscaping and internal building layout used to minimise the effects for adjacent properties.
- c) 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.
- d) In terms of the proposed traffic movements and the resulting impact on the roading network including pedestrians, the Hearing Panel accepted the applicant’s offer to amend the fencing proposed along the western boundary to assist vehicles’ views when leaving the neighbouring sites.
- e) The Panel understood from submitters there are differing opinions of ‘acceptable’ effects; however given the site location, comprehensive design, and mitigation measures, overall, the development is appropriate, and the effects are acceptable.
- f) 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.
- 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 Waipā District Plan. Overall, the consent is considered to be consistent with the objectives and policies of the Waipā District Plan.

- h) Pursuant to Sections 104, 104B, and 104D of the Resource Management Act 1991 the consent to be consistent with the National Policy Statement on Urban Development, Waikato Regional Policy Statement: Te Tauākī Kaupapahere Te-Rohe O Waikato, and the Waipā District Plan.
- i) 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

Acting under delegated authority from the Waipā District Council, in consideration of Section 104, and pursuant to Sections 104B, 104D and 108 of the Resource Management Act 1991, the Waipa District Council **grants consent** to Assured Construction Limited for:

- a) Land use consent to establish compact housing comprising seven dwellings in the compact housing area; and
- b) Subdivision consent to undertake one into seven lot subdivision around each dwelling and one access lot.

at 153 Taylor Street, Cambridge, legally described as Lot 4 DPS 6188 (Record of Title SA1762/65), subject to the conditions enclosed in Schedule 1 and for the reasons outlined in this decision.

Signed:



Marcus Gower
CHAIRPERSON OF HEARING PANEL
Dated: 23 April 2024

Schedule 1

CONDITIONS OF CONSENT

Resource Consent No: SP/0074/23 & LU/0155/23

General

- 1 The proposal shall proceed in general accordance with the information and plans submitted with the application, the further information provided in response to the Section 92 request, and any 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/0074/23 & LU/0155/23. A copy of the approved plans is attached.
- 2 The completed compact housing development shall consist of no more than seven dwelling units.

Landscaping

- 3 The site shall be landscaped and fenced in accordance with the approved 'Site Landscaping Plan' prepared by Christopher Beer Architect Limited dated 24 October 2023 attached to this decision. The landscaping shall be implemented to the acceptance of Council's Consents Team Leader.
- 4 The fencing along the western property boundary, behind the letterboxes, must be no greater than 0.8m in height for a distance of 4.0m into the property.

Note: *At the Hearing, the Applicant offered to amend this portion of the boundary fence to assist vehicles entering and exiting the neighbouring driveways and their ability to see along the footpath.*

Construction

- 5 At least one week prior to the commencement of construction works on site, the consent holder must provide the owner and occupier of each adjoining property, 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.
- 6 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.

- 7 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.
- 8 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

- 9 If taonga (treasured or prized possessions, including Māori 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.
- 10 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

- 11 The consent holder must notify the Waipā 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@Waipādc.govt.nz.

Landuse Conditions

- 12 Should the consent holder not proceed with subdivision of the site, Conditions 1 to 10 inclusive, 16, 17, and 19 to 32 inclusive 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

- 13 The Land Transfer Plan to give effect to this subdivision consent must be in general accordance with the approved plan prepared by Cheal Consultants drawing number

230233-SC001, Revision C, dated 6 November 2023, submitted with application SP/0074/23, unless otherwise altered by the consent conditions. A copy of the approved plan is attached.

Easements

- 14 At the time of Section 223 certification, the following easements must be expressed on the survey plan as follows:
- a) Party Walls between the units;
 - b) Private easements that must be a 2-metre minimum width to drain sewage, drain stormwater, or convey water, placed centrally over existing or proposed service connections, which will be located within any proposed new lots.
 - c) Easements in Gross that must be a minimum width of 3-metre placed centrally over any existing or proposed Council lines which will be located within any proposed new lots.

The easement documentation shall be prepared by the Councils Solicitor and registered against the relevant Certificates of Title by the consent holder at their cost.

Amalgamation

- 15 The following amalgamation condition must be expressed on the survey plan as follows:
- a) That Lot 8 hereon (legal access) be held as to seven undivided one-seventh shares by the owners of Lots 1, 2, 3, 4, 5, 6 & 7 hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith. See CSN Request 1871128.

Power

- 16 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

- 17 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 holder's 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

- 18 The following condition must be complied with on a continuing basis by the subdividing owner and subsequent owners:
- a) That for subsequent development of Lot 5 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 to ensure that the proximity of the foundation for Lot 5 is to comply with RITS 5.2.9 in relation to the pipe zone of influence.

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.

Entrance: Closure

- 19 The existing entrance to Lot 4 DPS 6188 shall be permanently closed to vehicular traffic, permanently fenced, and the drainage and berm reinstated to the acceptance of Council's Team Leader – Development Engineering at the consent holder's expense.

Entrance: Construct

- 20 The consent holder shall construct a vehicle crossing to Lot 8. All work is to be completed to the acceptance of Council's Team Leader – Development Engineering and shall be at the consent holder's expense. The following issues shall also be addressed:
- a) A vehicle crossing application will need to be completed.

- b) All work shall be completed by a Council approved contractor.

Private Way: Design and Construction

21 The consent holder shall design and construct the Proposed Private Way shown as 'A' on the scheme plan SP/0074/23. The Design plans shall be submitted to Council for acceptance prior to carrying out any construction work required by this consent. All work associated with the Private Way shall be designed, constructed and completed to the acceptance of the Council's Team Leader – Development Engineering, and at the consent holder's expense. The submitted plans shall include but is not limited to:

- a) Pavement design;
- b) Longitudinal sections;
- c) Disposal of stormwater including all structures and erosion control;
- d) Common services trench; and
- e) Surface treatment.

Private Way: Quality Assurance Certificates

22 Following completion of the Private Way required under Condition 21 – Private Way: Design and Construction 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: Design/Construction Plans

23 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/0074/23. 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 1 to 7; and
- f) Bedding/service trench details.

Water Supply: Construction

- 24 The consent holder must construct the water supply reticulation as per the Design/Construction Plans submitted and signed off in accordance with Condition 23 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

- 25 Following completion of the water supply reticulation required under Conditions 23 and 24 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

- 26 Following completion of the water supply reticulation required under Conditions 23 and 24 above, the consent holder must submit an as-built plan of all the water supply reticulation, including connections to Lots 1 to 7. 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

- 27 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/0074/23. 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;
- f) Connections to service Lots 1 to 7; and
- g) Build over ducting details.

Wastewater: Construction

- 28 The consent holder must construct wastewater gravity reticulation as per the approved Design/Construction Plans submitted and signed off in accordance with Condition 27 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

- 29 Following completion of the wastewater gravity reticulation required under Conditions 27 and 28 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

- 30 Following completion of the wastewater gravity reticulation required under Conditions 27 and 28 above, the consent holder must submit an as-built plan of all the wastewater gravity reticulation, including connections to Lots 1 to 7. All work must be to the acceptance of Council's Team Leader – Development Engineering and be at the consent holder's expense.

Wastewater: CCTV

- 31 The consent holder shall conduct a CCTV survey of all public wastewater reticulation constructed for the proposed subdivision, to assess, but not be limited to, pipe condition, pipe jointing, and gradient variations. The CCTV survey shall be submitted for approval to Council's Team Leader – Development Engineering. The following matters shall also be included when submitting CCTV survey:
- a) CCTV report from a suitably qualified professional;
 - b) Details on each separate pipe line surveyed highlighting any defects and damages found; and
 - c) Suggested remedies for the repair/elimination of defects found.

Stormwater: Private drainage

- 32 The consent holder shall install a stormwater drainage system as per the approved Stormwater Management Plan prepared by Cheal Consultants Limited prepared for Assured Construction Limited dated 4/11/2023. A suitably qualified and experienced Engineer will be required to inspect the site and submit to Council's Team Leader – Development Engineering for approval, design details on the proposed on-site stormwater disposal system, including ongoing maintenance requirements. All work shall be at the consent holder's expense.

Schedule 2

ADVISORY NOTES

Resource Consent No: SP/0074/23 & LU/0155/23

- 1 This consent is granted by the Council subject to the Council's officers and/or agents being permitted access to the property at all reasonable times for the purposes of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
- 2 Building consent is required from Waipā District Council for the construction of the dwellings.
- 3 Pursuant to Section 36 of the Resource Management Act 1991 the consent holder will be required to pay the actual and reasonable costs incurred by the Waipā 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 Waipā District Council approved Contractor.
- 5 For establishment of the new 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). 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 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.

- 10 Meter ROW Confirmation - At the construction phase, once the visible tail down the property boundary installed, a 'tap test' is to be undertaken to confirm correct meter vs property tail. Tap test involves fitting a standard tap to the tail, and having the meter lids open to check meter roll over is occurring to the correct meter.
- 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.

DEVELOPMENT CONTRIBUTION NOTICE

DC No: DC/0139/23

Date Issued: 25/08/2023

To: Assured Construction Limited

Property: 153 Taylor Street, Cambridge 3434

Details: SP/0074/23 Create 7 units in Residential Zone

Code	Description	Housing Equivalent Units	Rate (\$)	Total
DC23CICB	DC 2023 Community Infrastructure Cambridge	6.00	\$130.00	\$780.00
DC23RDCB	DC 2023 Rooding and Transport Cambridge	6.00	\$5170.00	\$31020.00
DC23RESCB	DC 2023 Parks and Reserves Cambridge	6.00	\$692.00	\$4152.00
DC23WCB	DC 2023 Water Supply Cambridge	6.00	\$1891.00	\$11346.00
DC23WWCB	DC 2023 Wastewater Cambridge	6.00	\$4177.00	\$25062.00
			Total:	\$72360.00

GST Inclusive

A section 224(c) certificate pursuant to the Resource Management Act 1991 for the subdivision consent will not be issued until the development contribution of \$72360.00 is paid.

The development contribution must be paid to Waipa District Council at one of the addresses printed at the top of this notice.

If the development contribution is not paid:

- In accordance with section 208(a)(i) of the Local Government Act 2002, Council will withhold the section 224(c) certificate that would be issued under section 224(c) of the Resource Management Act 1991; and
- the Council may, under section 208(d) of the Local Government Act 2002, register the development contribution under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land in respect of which the development contribution was required.

This Development Contribution Notice is not an invoice.

AUTHORISED OFFICER SIGNATURE:



In accordance with Council's Development Contribution Policy, this development requires a Development Contribution to be paid. This Development Contribution Notice provides details of the development contribution calculations and the total amount payable. More information is available on request from the Council.

The development contribution is calculated based on the published schedule of fees outlined in Council's Development Contribution Policy & Fees and Charges.

Further or subsequent development contributions may be required on the granting of any building consent, resource consent, or service connection.

Further information on the Development Contribution Policy is available on Council's website: www.waipadc.govt.nz (go to Planning and Resource Consents).

Reconsiderations and objections

If you are not happy with this assessed development contribution, you may apply to Council for a reconsideration of the assessment, or you may lodge a formal objection. A reconsideration is considered by Council staff, and a decision is issued to you within 15 working days of Council receiving all the information required to make the decision. A formal objection is heard by an Independent Development Contribution Commissioner appointed by the Council, and the majority of the costs associated with the objection process will be required to be paid by you. For further information on both processes please refer to the information sheet on Council's website: www.waipadc.govt.nz (under planning and resource consents), email DCenquiry@waipadc.govt.nz, or call Council on 0800 924 723.

Note:

1. You must lodge any request for reconsideration with Council within 10 working days after the date on which you receive this notice.
2. You must lodge a formal objection with Council within 15 working days after the date on which you receive this notice, or within 15 working days after you receive Council's decision on an application for reconsideration (if you lodged an application for reconsideration).
3. Refer to Council's website for reconsideration and objection application forms

Development Contributions may be paid via internet banking to Waipa District Council - ASB - 123122-0084701-01.

Please reference the application number and payer name to ensure payment is correctly allocated, and forward the remittance advice to rates@waipadc.govt.nz

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Waipa District Council

**Subject to the conditions of the
resource consent SP/0074/23 & LU/0155/23**

Residences at 153 Taylor Street

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

Architectural Design Statement

Introduction

This project proposes to develop a residential property located on the Taylor Street greenbelt. The property looks onto McKinnon Park and is within walking and cycling distance to the Cambridge town centre and local schools, shops and public facilities. The architectural design of the project seeks to create high-quality medium-density housing, using building forms and materials appropriate to its location and to create a good example for future residential development within the Cambridge compact housing areas.

Context

The local area comprises single-storey dwellings on properties of approximately 500–1,000m², and this property and adjacent properties are designated for compact housing in the District Plan. The area has little recent development and most buildings were constructed from around the 1960s onwards.

We envisage that over the next couple of decades this compact housing stretch of Taylor Street will be developed with units and townhouses, likely in two-storey duplex and terrace forms, and these will provide housing for those seeking compact, low-maintenance homes. This development has been designed to anticipate this future development and to fit with a compact housing and likely medium-density development type.

The property faces north onto Taylor Street, with a width of around 16m, and is bounded on the east and west by right-of-way driveways, which access properties to the rear. The site stretches north-south, providing great solar access into the proposed buildings from the east (morning) and west (afternoon).

Layout

A group of two-bedroom units with single garages has been designed for the site, and these are grouped in a terrace of five (with a single unit facing the street) and a duplex of two at the rear. The front and rear units have their living areas and outdoor decks/terraces on the ground floor, and the middle four units have upstairs living areas with balconies (facing west), and small additional outdoor areas opening from the ground floor bedrooms (facing east).

The units are all two-bedroom and two-bathroom, with gross floor areas of between approximately 70–85m² (plus garage). The dwellings all have good daylight access and passive solar gain potential. Units 1-5 have views of McKinnon Park from their outdoor living areas.

The buildings have been designed to fit within the height-in-relation-to-boundary recession planes, particularly on the south boundary, to ensure daylight and passive solar gain for the surrounding properties is not diminished. The buildings have been arranged to fit within the internal boundary setbacks as far as possible, and where they infringe on the setbacks, these infringements are confined to right-of-way boundaries, which ensures the buildings don't appear or feel too close to neighbouring buildings.

Local Development

We've previously designed a similar development at 109 Taylor Street (three blocks to the west), which made use of a similar site layout. This development provided a terrace of 120m² three-bedroom townhouses at the front of the site and a duplex of 100m² two-bedroom units at the rear. It was completed in 2022 and won an award in the housing category of the New Zealand Institute of Architects Awards (Waikato/BOP) in 2023.

Street Facing Unit

The front unit looks onto the footpath and reserve opposite from its kitchen, living room and upstairs bedroom. It has a generous amount of glazing on this north facade, and its outdoor living terrace and garden are located in the front yard. A low garden wall and low planting will provide a comfortable and pleasant interface between the dwelling and the street.

The front door of the unit is located on the driveway side of the dwelling, rather than on the street-facing facade. This location provides better continuity with the entrances of the other units, allows entrance into the rear of the kitchen rather than through the living room and avoids having a front door on the street-facing facade, providing more space for windows and a larger glazed sliding door.

Architectural Design

The units have been designed to balance an appearance of overall continuity and visual cohesiveness, with an individuality for each dwelling—so they appear to be one development while maintaining the feeling of individual 'homes'.

Overall, the buildings have a consistent mono-pitch roof design, with the units being expressed by articulation of the building facades—the walls and roofs stepping in and out around the buildings. This gives a consistent appearance and a proportion and rhythm to the architecture. The stepping form of the facades and the shadows created by the recesses and overhangs provide a dynamic and varied appearance, and a domestic scale to the units.

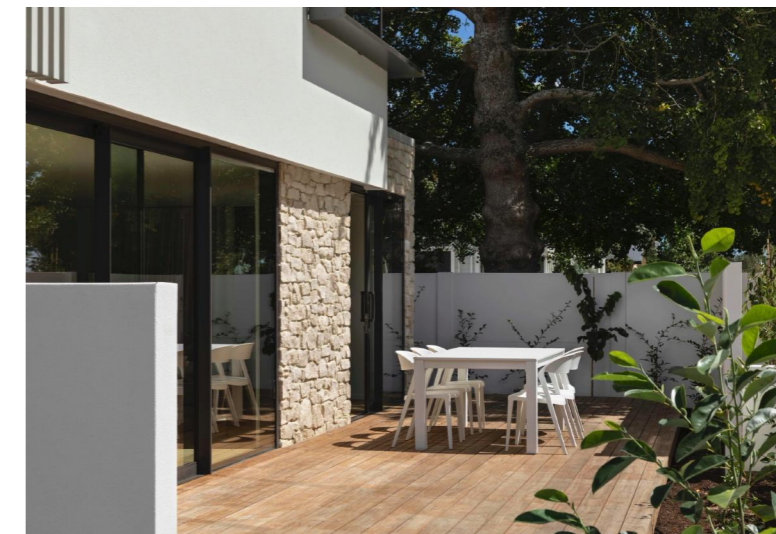
Balconies are provided on the middle group of units. These are located overlooking the shared driveway, which adds visual interest both the building and the driveway while also providing an 'activation' and community feel to this area. The driveway is a shared vehicle and pedestrian area, with landscaping and planting providing a 'soft' appearance and the narrow width encouraging the slow and safe movement of vehicles.

Entrances to the homes are each defined by a covered front door area and single garage door. Inside, all the living areas have a connection to the outside and all bedrooms and bathrooms are private and well separated from the living areas.

Materials are selected for durability, low-maintenance and to age and weather well. Their various textures and colours will provide a varied and high-quality appearance.

Development Precedent Images

Existing townhouse development at 109 Taylor Street



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studio@christopherbeerarchitect.com

Preliminary Design Drawing Set - For RESOURCE CONSENT

Assured Construction Limited
Residences at 153 Taylor Street
153 Taylor Street, Cambridge

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Architectural Design Statement

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Sheet number (revision):

Drawing issued: 24/10/23
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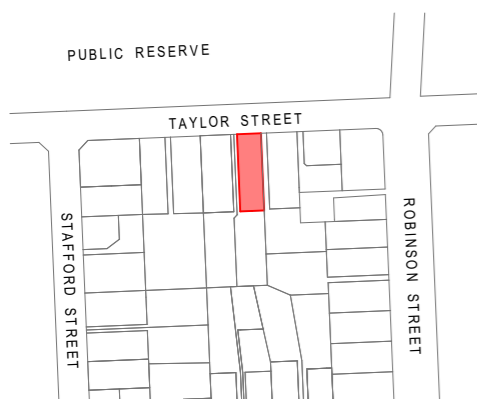
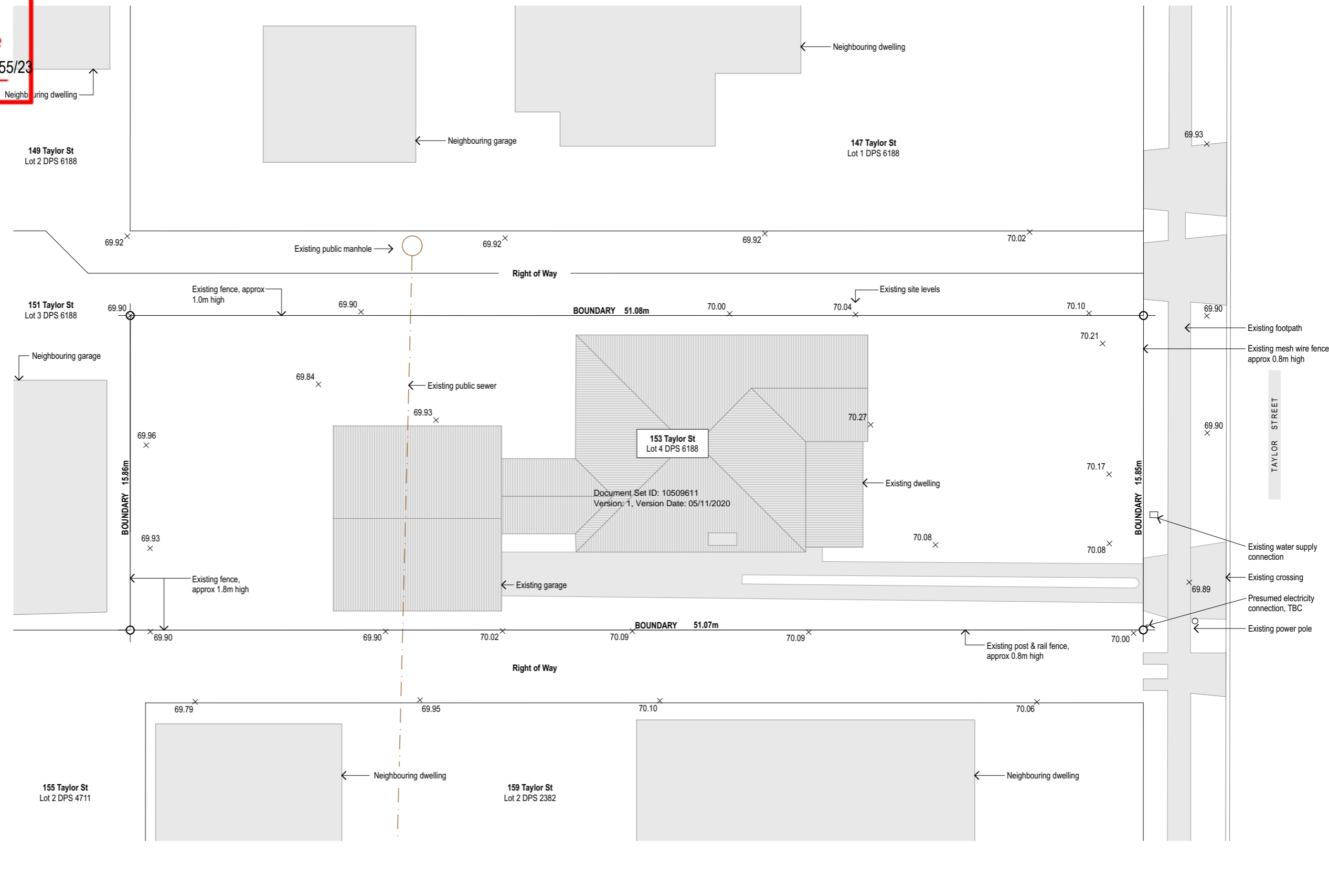
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Site Information	
Address:	153 Taylor Street Cambridge
Legal description:	Lot 4 DPS 6188
Site area:	809m ²



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PLAN: Existing Site

SK.01(B)

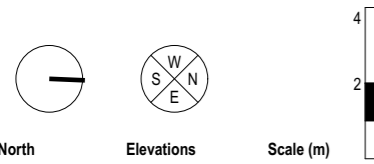
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Site Information

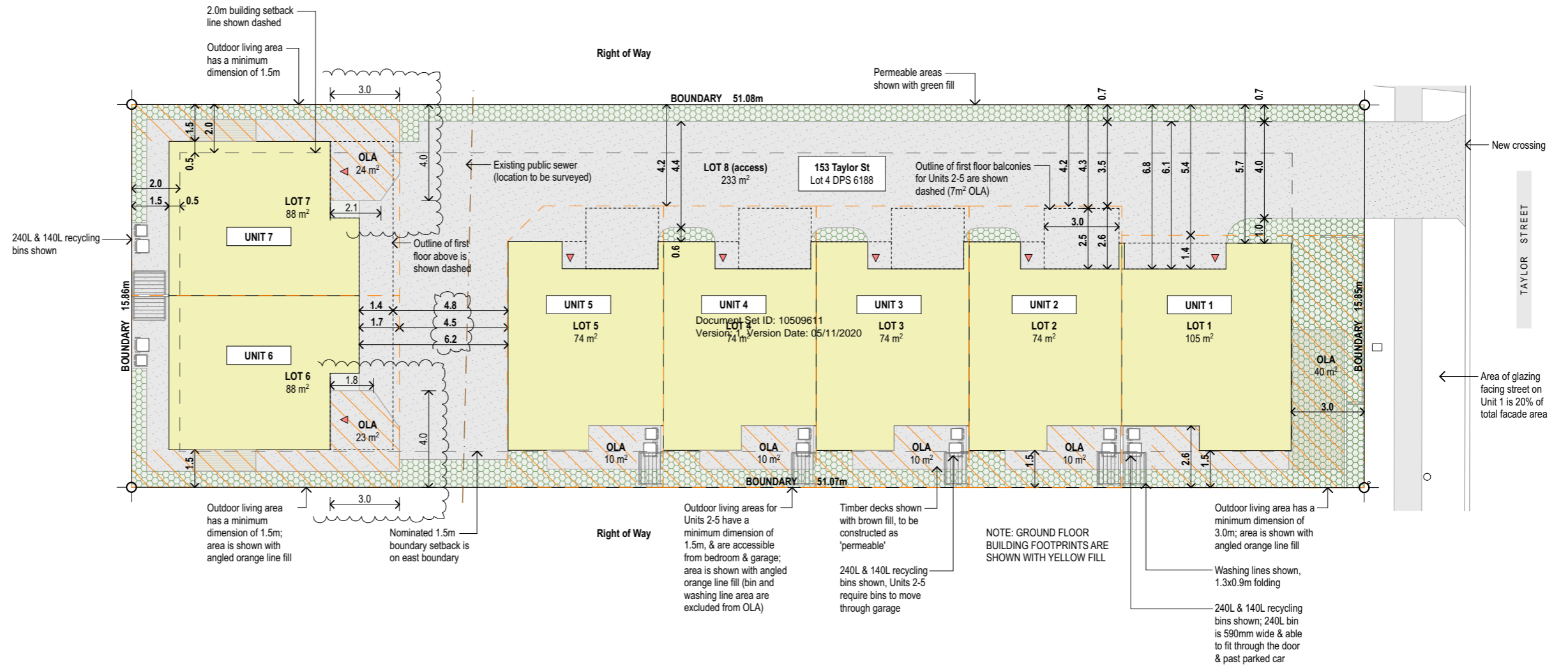
Address:	153 Taylor Street Cambridge
Legal description:	Lot 4 DPS 6188
Site area:	809m ²

Buildings/Lots Summary

Lot / unit number	Lot area (m ²)	Gross floor area (m ²)			
		Garage	GF	FF	Total
Unit 1	105	20	31	55	106
Unit 2	74	20	26	47	93
Unit 3	74	20	26	47	93
Unit 4	74	20	26	47	93
Unit 5	74	20	26	47	93
Unit 6	88	18	28	41	87
Unit 7	88	18	28	41	87
Lot 8	233				
Total	810				652

Site Compliance Summary

Lot / unit number	Lot area (m ²)	Coverage (m ²)		Permeable (m ²)		OLA (m ²)
		Area	%	Area	%	
Unit 1	105	57	54%	38	36%	40
Unit 2	74	55	75%	7	10%	10+7
Unit 3	74	55	75%	7	10%	10+7
Unit 4	74	55	75%	7	10%	10+7
Unit 5	74	56	75%	6	8%	10+7
Unit 6	88	59	67%	12	14%	23
Unit 7	88	59	67%	12	14%	24
Lot 8	233	0	0%	38	16%	
Total	809	396	48.9%	128	15.8%	



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PLAN: Site Development Restrictions & Compliance

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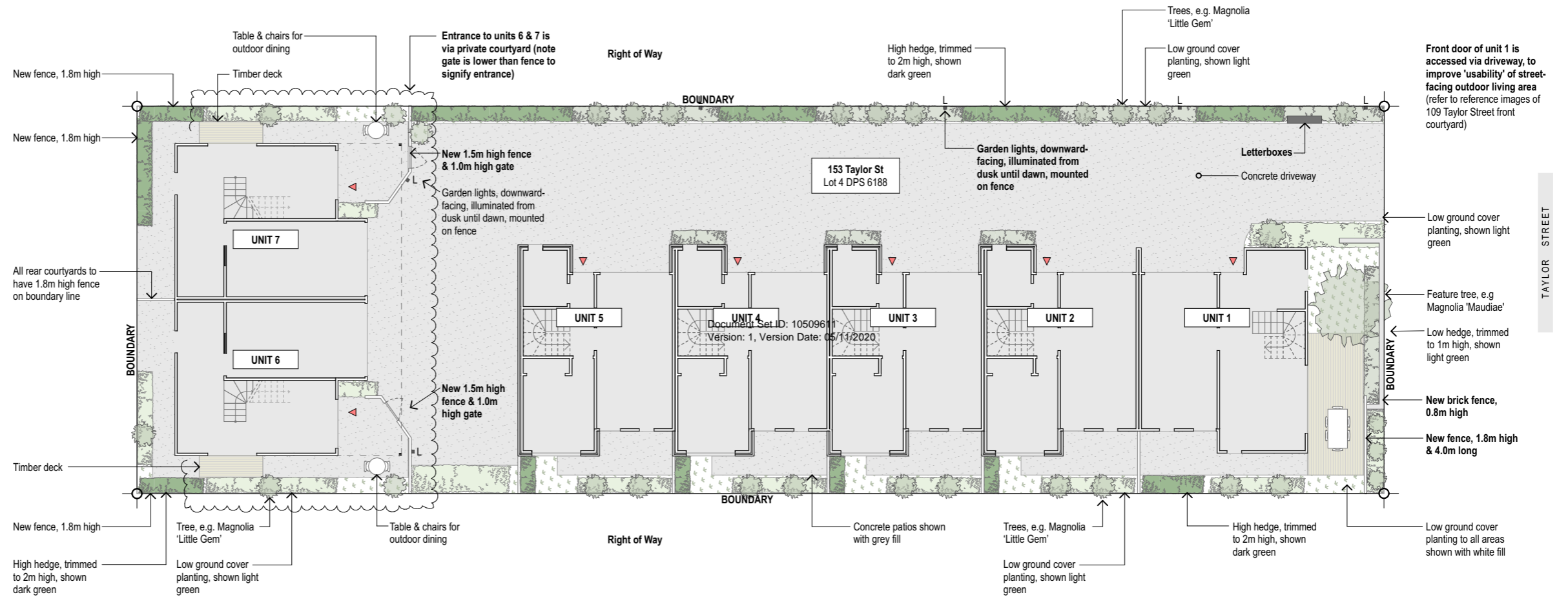
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Site Information

Address:	153 Taylor Street Cambridge
Legal description:	Lot 4 DPS 6188
Site area:	809m ²



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PLAN: Site Landscaping

SK.04(H)

Sheet number (revision):

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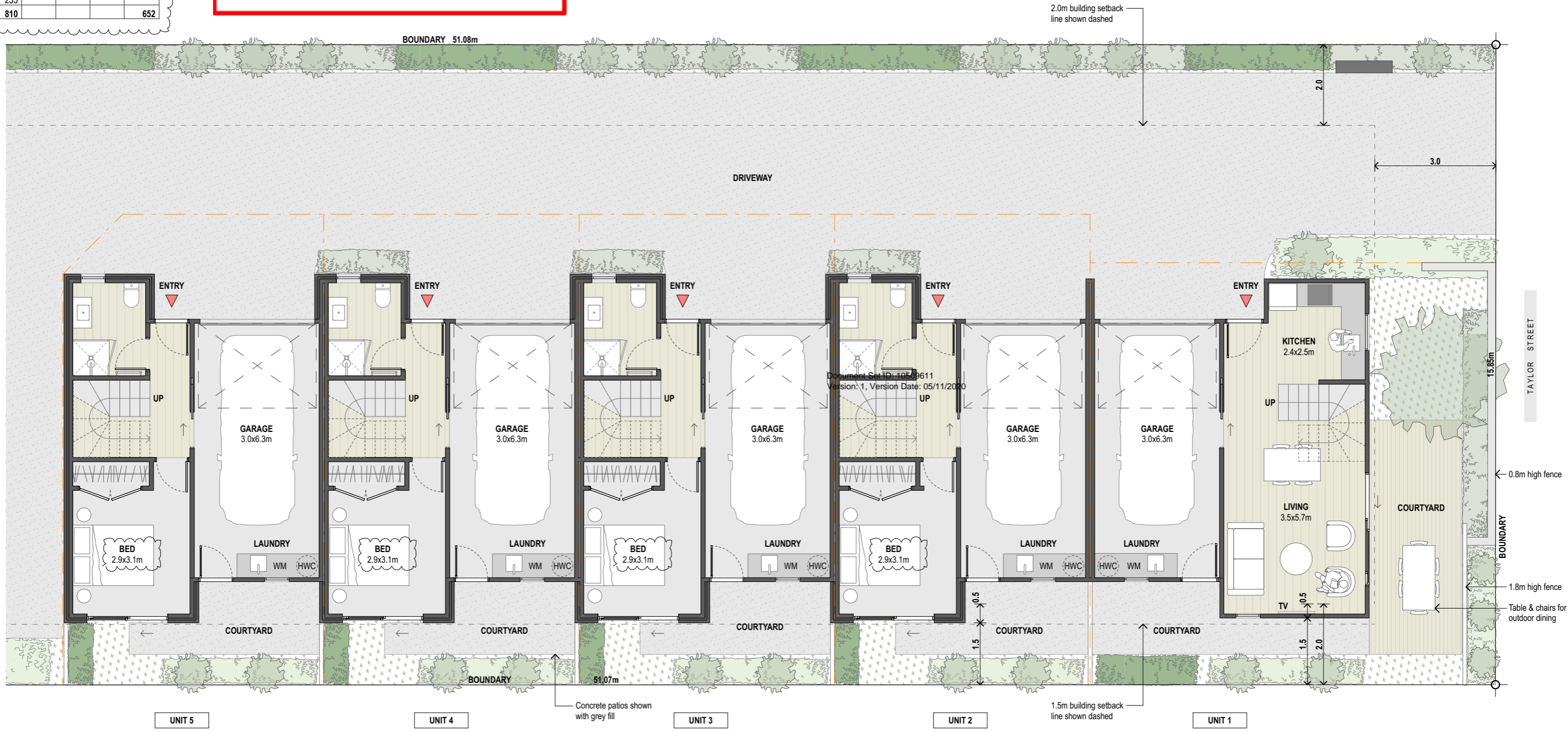
TAYLOR STREET

Buildings/Lots Summary					
Lot / unit number	Lot area (m ²)	Gross floor area (m ²)			
		Garage	GF	FF	Total
Unit 1	105	20	31	55	106
Unit 2	74	20	26	47	93
Unit 3	74	20	26	47	93
Unit 4	74	20	26	47	93
Unit 5	74	20	26	47	93
Unit 6	88	18	28	41	87
Unit 7	88	18	28	41	87
Unit 8	233				
Total	810				652

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PLAN: Unit 1-5 GF Floor Plans

SK.05(H)

Sheet number (revision):

Drawing issued: 24/10/23
 Drawing scale: 1:100

Buildings/Lots Summary

Lot / unit number	Lot area (m ²)	Gross floor area (m ²)			
		Garage	GF	FF	Total
Unit 1	105	20	31	55	106
Unit 2	74	20	26	47	93
Unit 3	74	20	26	47	93
Unit 4	74	20	26	47	93
Unit 5	74	20	26	47	93
Unit 6	88	18	28	41	87
Unit 7	88	18	28	41	87
Lot 8	233				
Total	810				652

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PLAN: Unit 1-5 FF Floor Plans

SK.06(I)

Sheet number (revision):

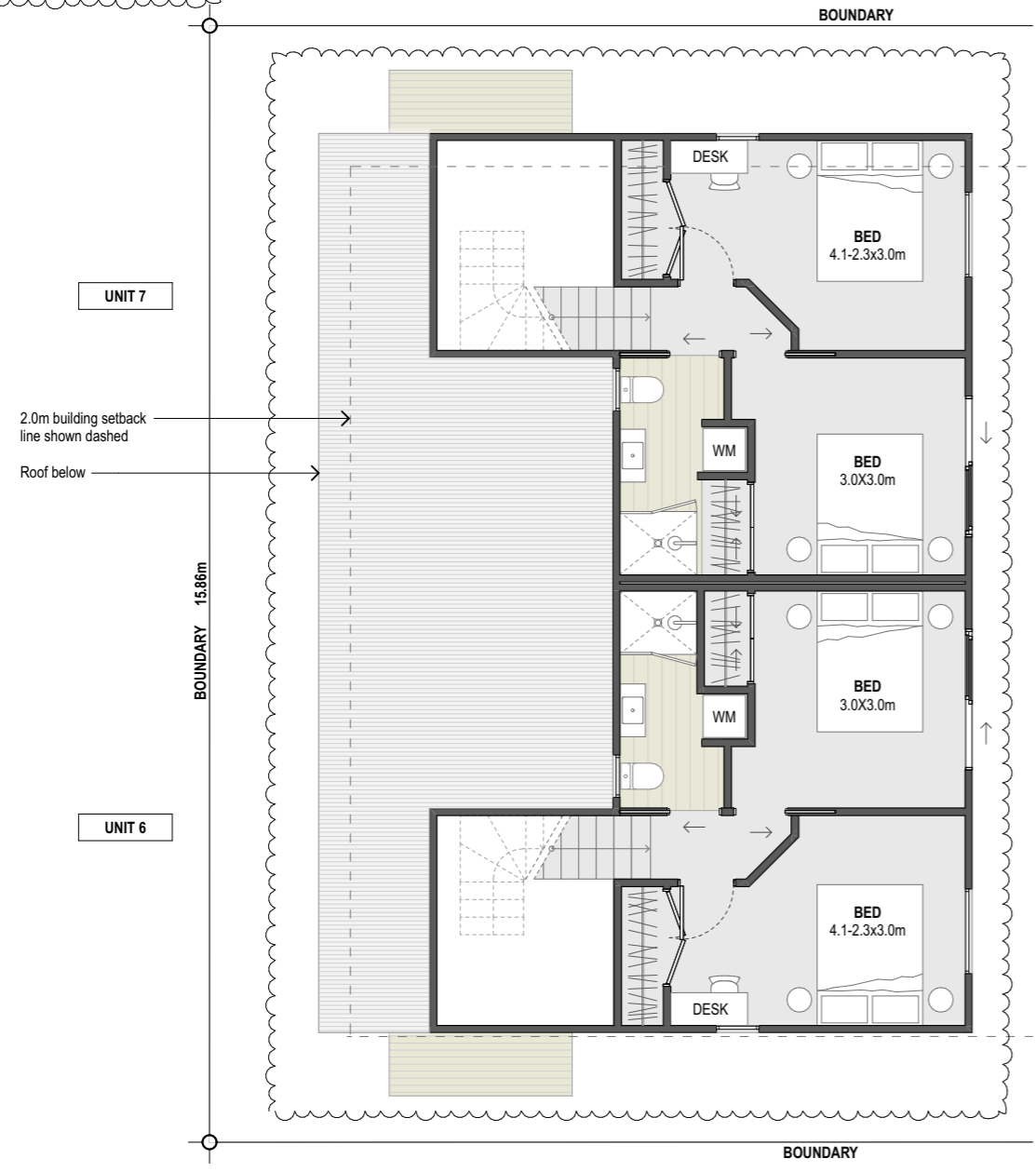
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Drawing scale: 1:100

Buildings/Lots Summary					
Lot / unit number	Lot area (m ²)	Gross floor area (m ²)			
		Garage	GF	FF	Total
Unit 1	105	20	31	55	106
Unit 2	74	20	26	47	93
Unit 3	74	20	26	47	93
Unit 4	74	20	26	47	93
Unit 5	74	20	26	47	93
Unit 6	88	18	28	41	87
Unit 7	88	18	28	41	87
Lot 8	233				
Total	810				652

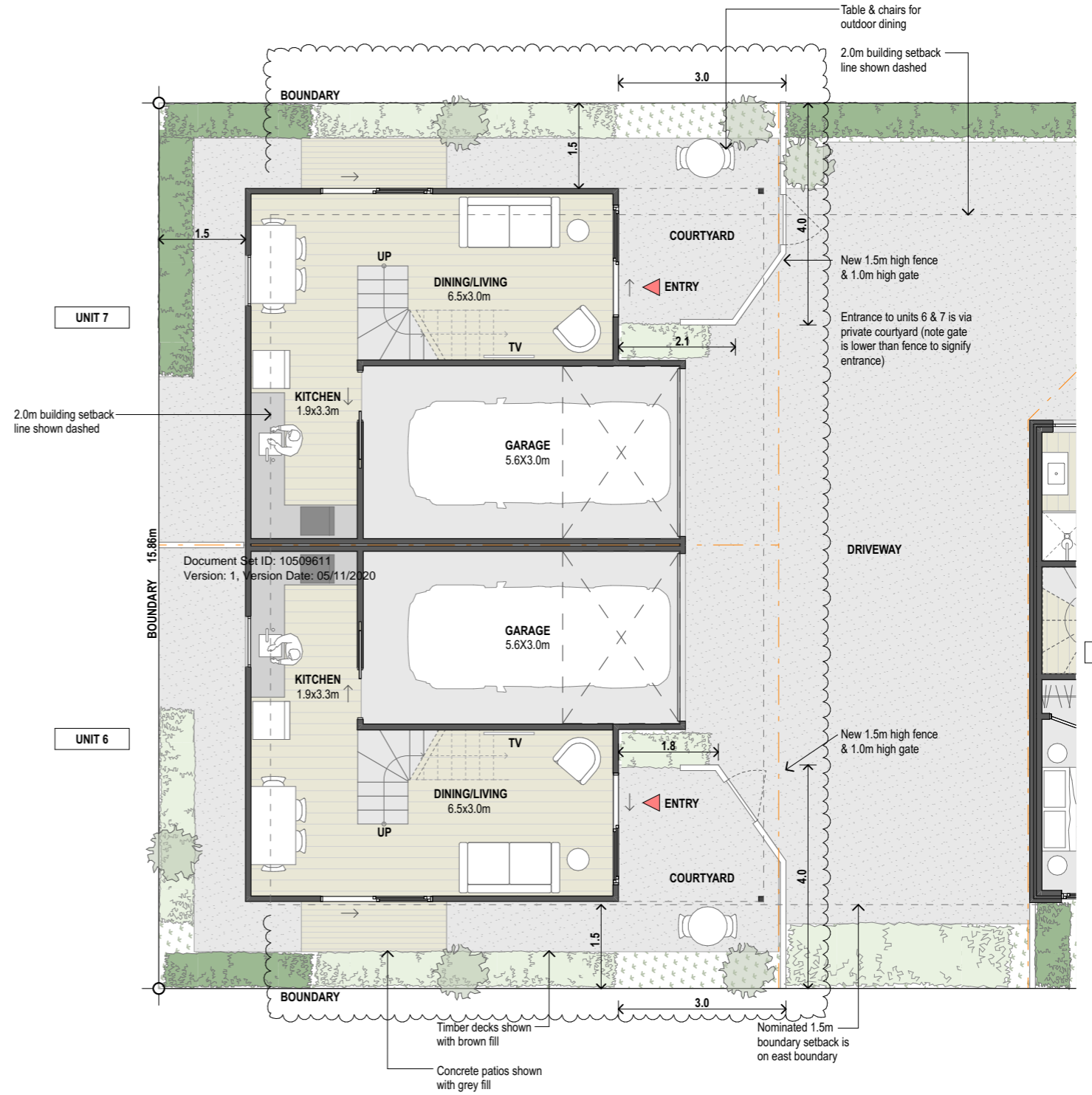
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FIRST FLOOR PLAN



GROUND FLOOR PLAN

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c h r i s t o p h e e r a r c h i t e c t

PLAN: Unit 6-7 Floor Plans

SK.07(C)

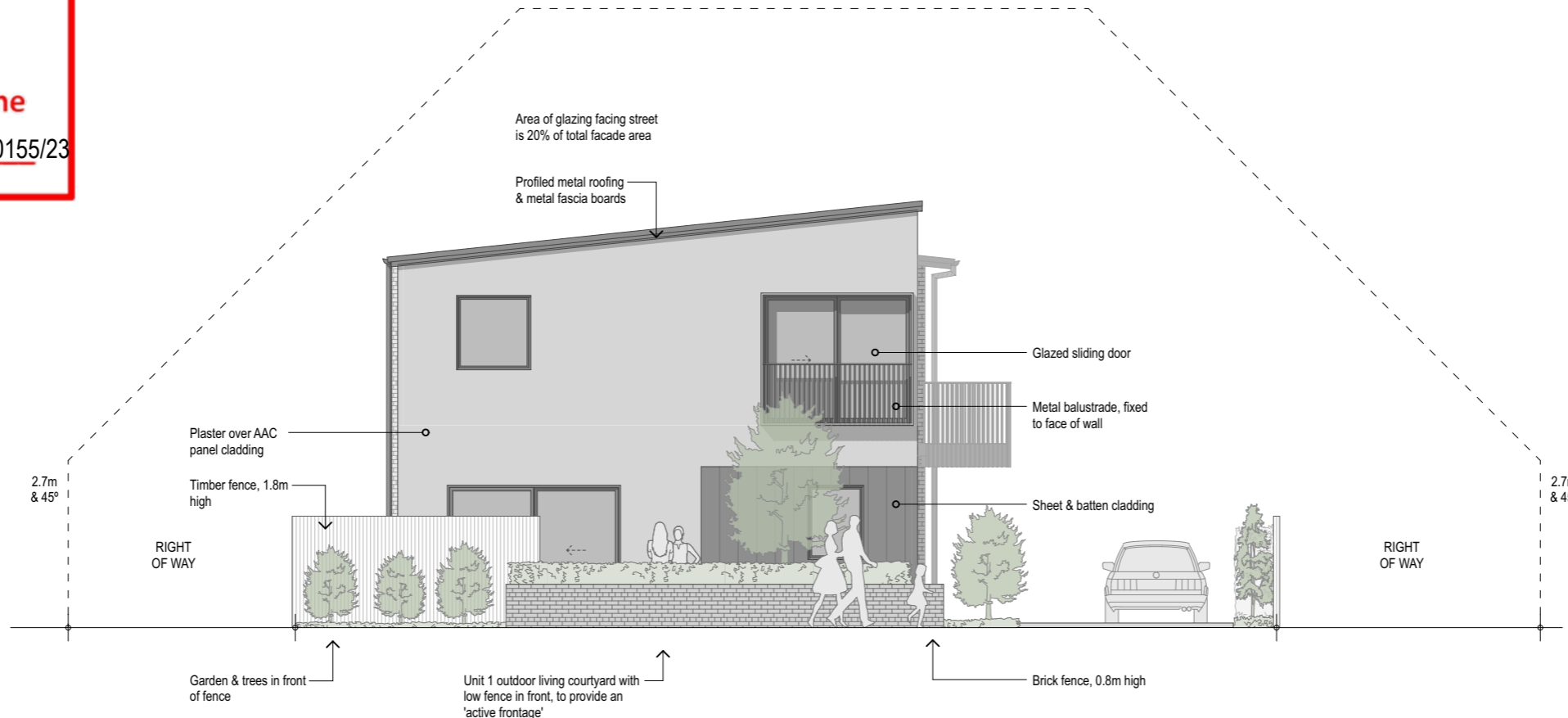
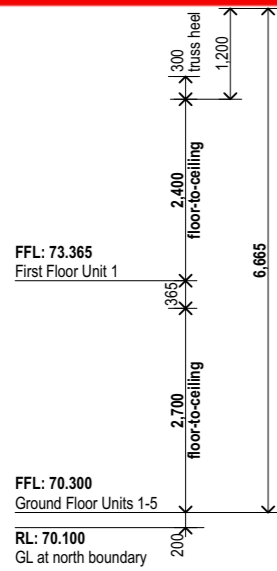
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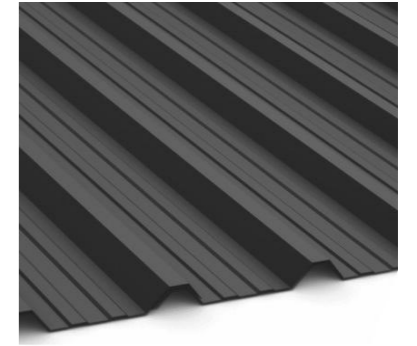
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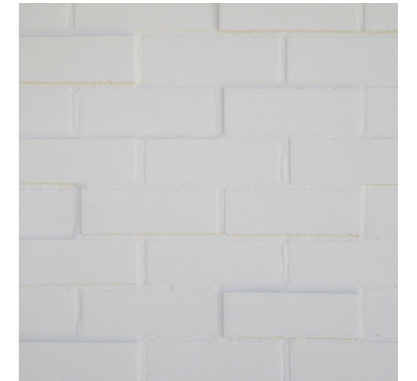
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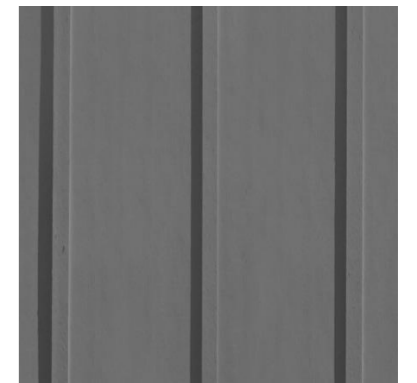
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#LayID
ELEVATION: North (facing Taylor St)
Scale 1:100



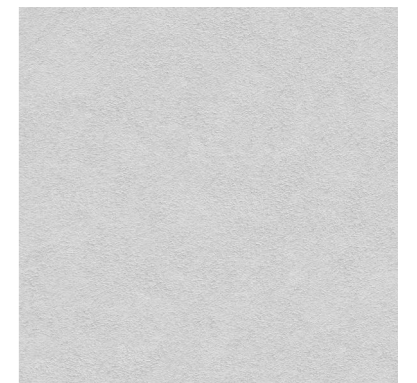
Profilid metal roofing: mid-grey



Brick cladding: white

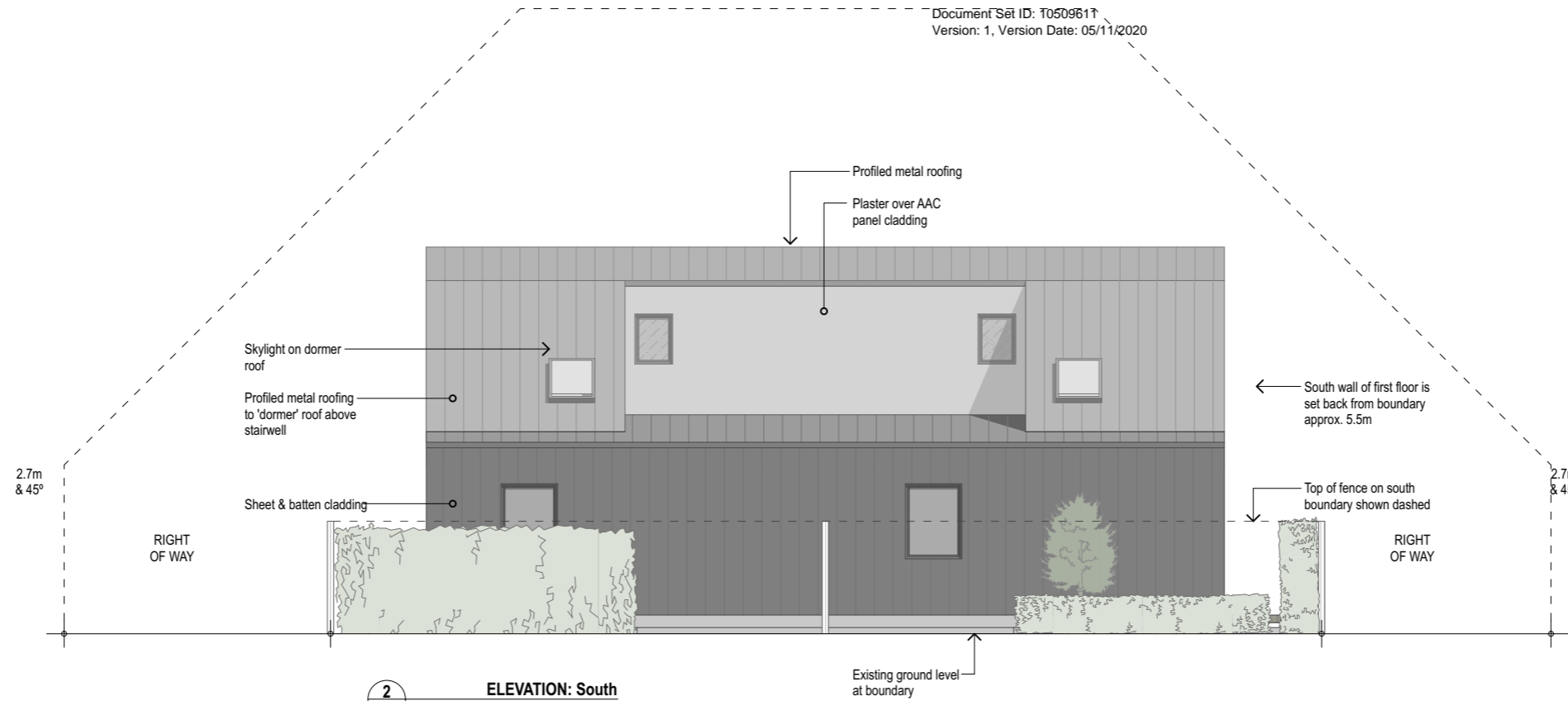
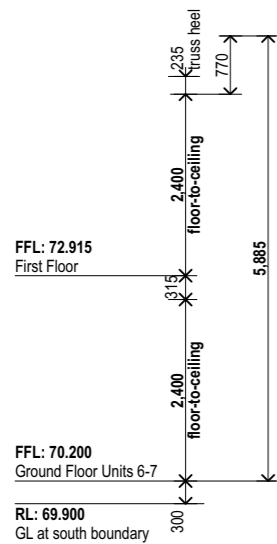


Fibre-cement sheet & batten cladding: mid-grey



Plaster cladding: white

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



2
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ELEVATION: South
Scale 1:100

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Preliminary Design Drawing Set - For RESOURCE CONSENT

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153 Taylor Street, Cambridge

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ELEVATIONS: North & South

SK.08(D)

Sheet number (revision):

Drawing issued: 24/10/23
Drawing scale: 1:100

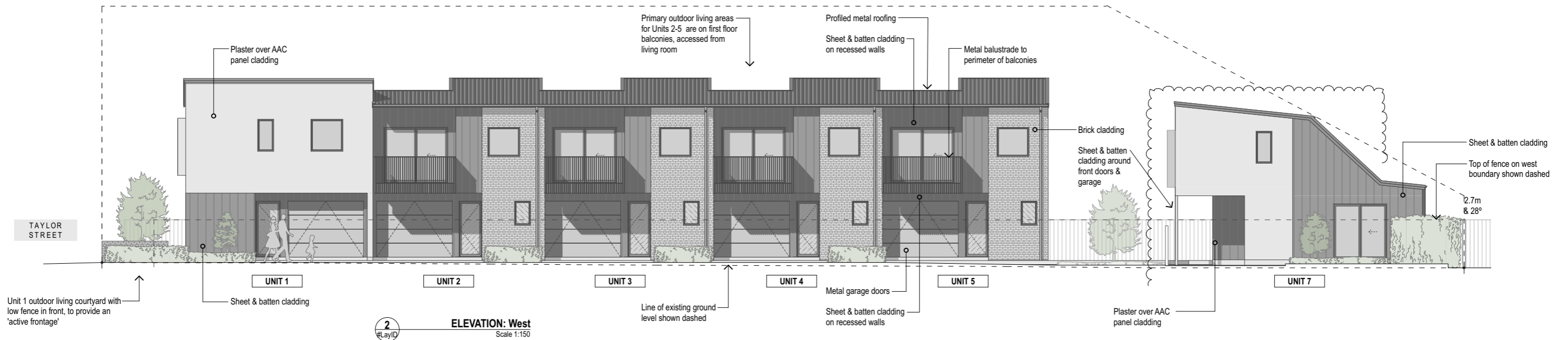
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Waipa District Council

**Subject to the conditions of the
resource consent SP/0074/23 & LU/0155/23**



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



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+64 (0)7 827 9944
studio@christopherbeerarchitect.com

Preliminary Design Drawing Set - For RESOURCE CONSENT

Assured Construction Limited
Residences at 153 Taylor Street
153 Taylor Street, Cambridge

This drawing is for information
and consent purposes only. Read
in conjunction with other
consultants' documentation.
The copyright to this drawing and
all parts thereof remain the
property of Christopher Beer
Architect Limited.

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ELEVATIONS: East & West

SK.09(C)

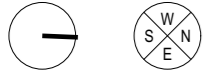
Sheet number (revision):

Drawing issued: 24/10/23
Drawing scale: 1:150

APPROVED

Waipa District Council

Subject to the conditions of the resource consent SP/0074/23 & LU/0155/23

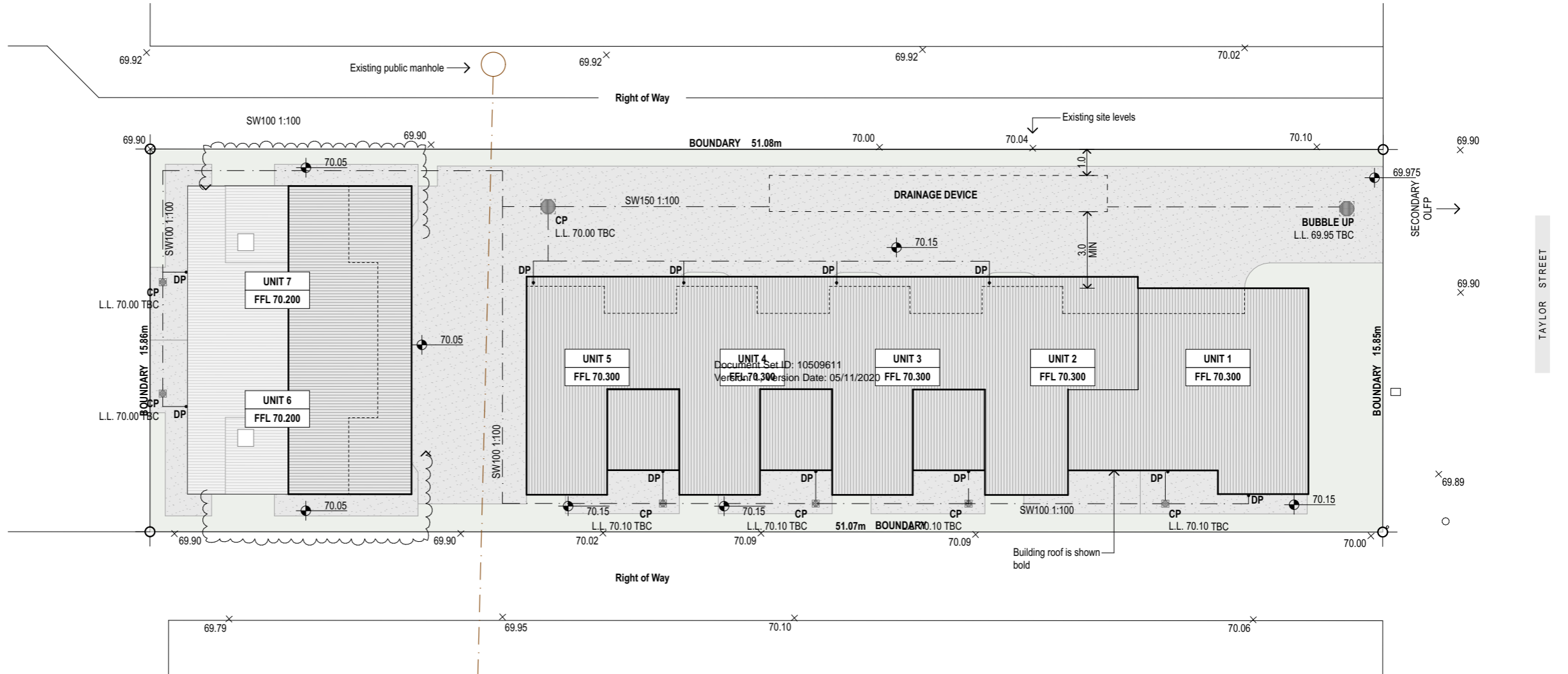


North Elevations Scale (m)



Site Information

Address:	153 Taylor Street Cambridge
Legal description:	Lot 4 DPS 6188
Site area:	809m ²



Christopher Beer Architect Limited
 32 Victoria Street (rear), Cambridge
 +64 (0)7 827 9944
 studio@christopherbeerarchitect.com

Preliminary Design Drawing Set - For RESOURCE CONSENT

Assured Construction Limited
Residences at 153 Taylor Street
 153 Taylor Street, Cambridge

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PLAN: Site Drainage

SK.20(B)

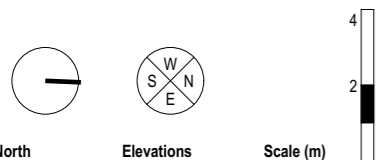
Sheet number (revision):

Drawing issued: 24/10/23
 Drawing scale: 1:200

APPROVED

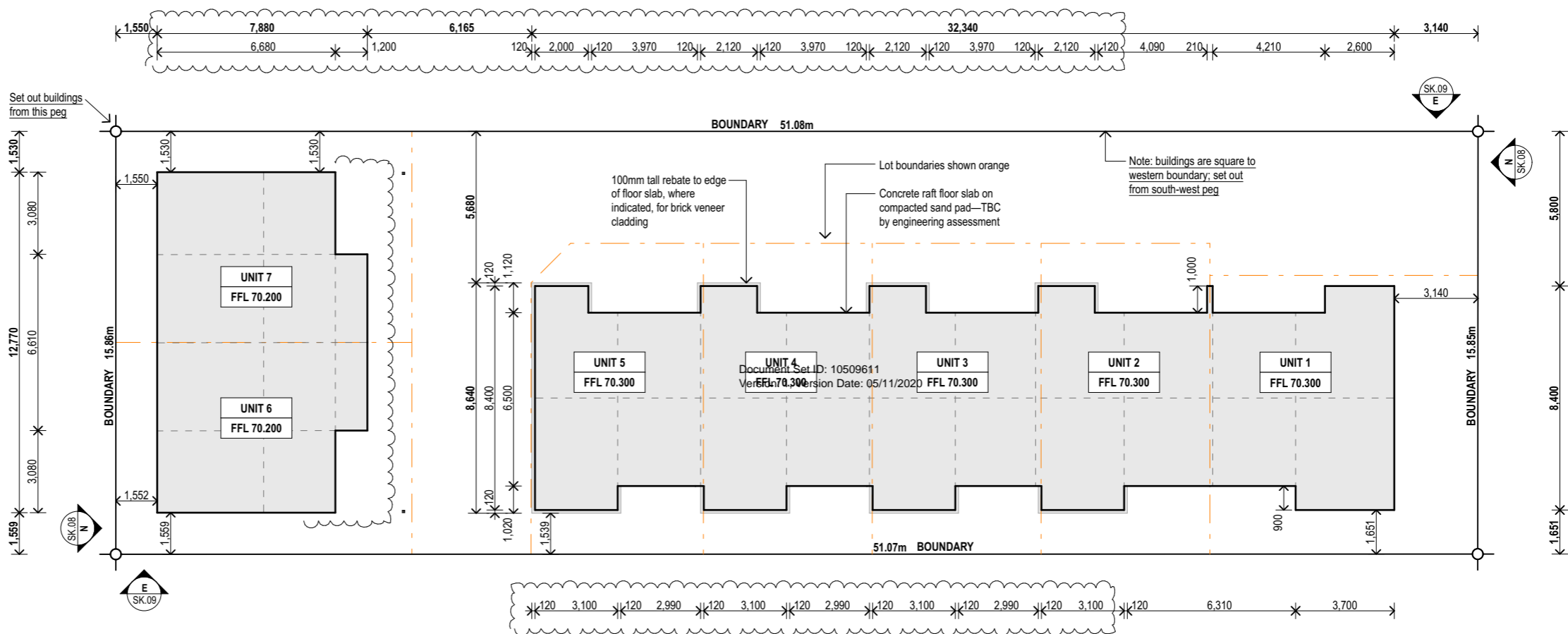
Waipa District Council

Subject to the conditions of the resource consent SP/0074/23 & LU/0155/23



Site Information

Address:	153 Taylor Street Cambridge
Legal description:	Lot 4 DPS 6188
Site area:	809m ²



TAYLOR STREET

Christopher Beer Architect Limited
 32 Victoria Street (rear), Cambridge
 +64 (0)7 827 9944
 studio@christopherbeerarchitect.com

Preliminary Design Drawing Set - For RESOURCE CONSENT

Assured Construction Limited
 Residences at 153 Taylor Street
 153 Taylor Street, Cambridge

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PLAN: Ground Floor Slab & Foundation

SK.21(C)

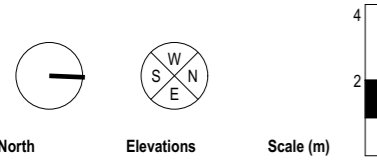
Sheet number (revision):

Drawing issued: 24/10/23
 Drawing scale: 1:200

APPROVED

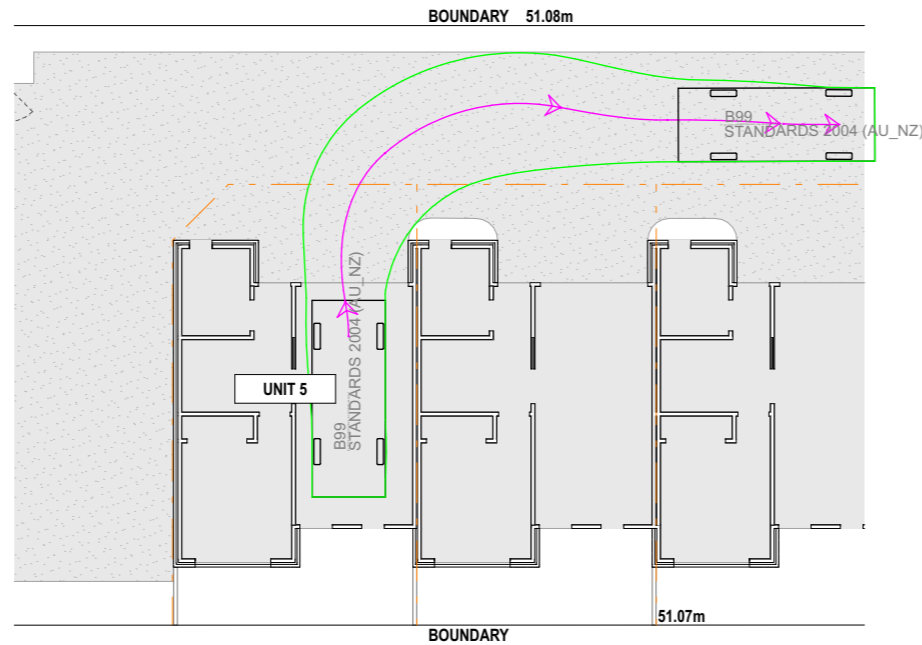
Waipa District Council

Subject to the conditions of the resource consent SP/0074/23 & LU/0155/23

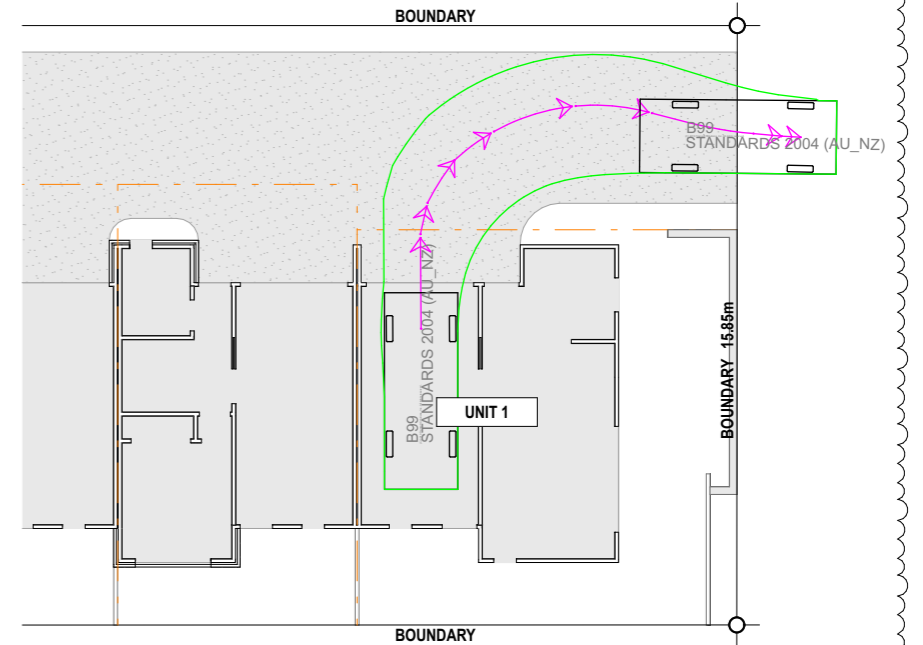


Site Information

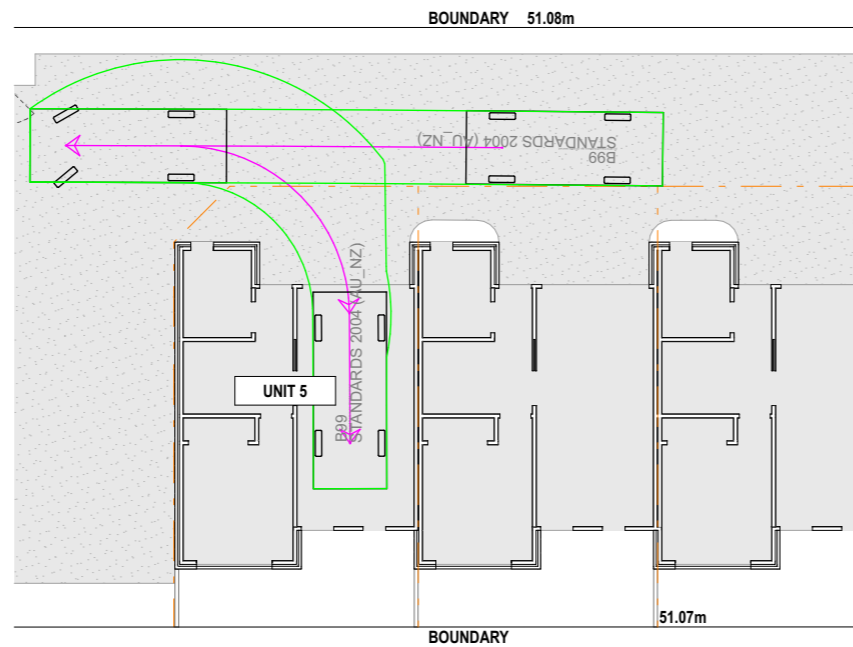
Address:	153 Taylor Street Cambridge
Legal description:	Lot 4 DPS 6188
Site area:	809m ²



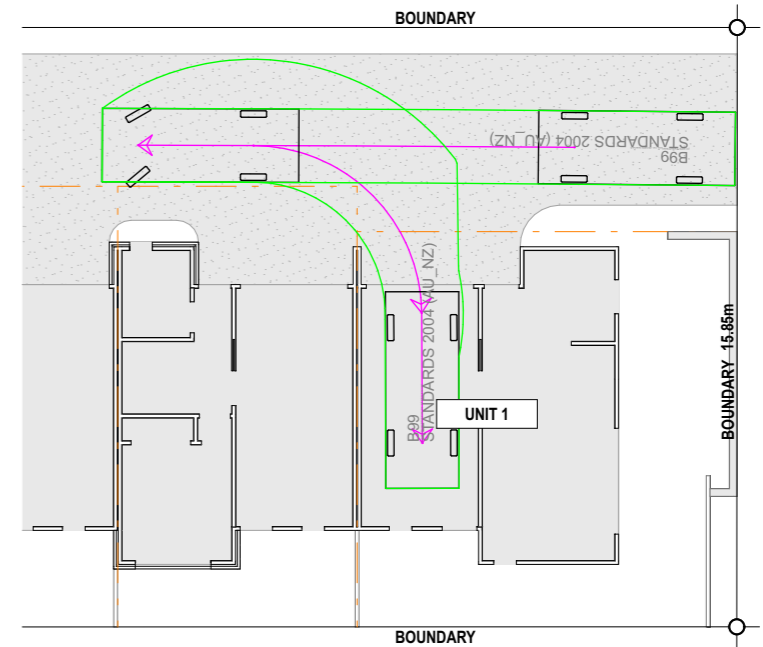
UNITS 2, 3, 4 & 5 - drive out manoeuvre (B99 vehicle)



UNIT 1 - drive out manoeuvre (B99 vehicle)



UNITS 2, 3, 4 & 5 - reverse in manoeuvre (B99 vehicle)



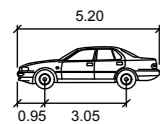
UNIT 1 - reverse in manoeuvre (B99 vehicle)

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

Vehicle manoeuvring for Units 1-5:

- Tracking shown for AS/NZS 2890 B99 Car

- Garage door opening complies with AS/NZS 2890 Figure 5.4, with width of doorway at 2.8m & width of driveway (apron width) greater than 6.0m (includes 300mm reduction due to garden on opposite side)



B99

	Meters
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0 s
Steering Angle	: 33.9 deg

Christopher Beer Architect Limited
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+64 (0)7 827 9944
studio@christopherbeerarchitect.com

Preliminary Design Drawing Set - For RESOURCE CONSENT

Assured Construction Limited
Residences at 153 Taylor Street
153 Taylor Street, Cambridge

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christopher
beer
architect

PLAN: Site Manoeuvring - Units 1 & 2-5

SK.22(D)

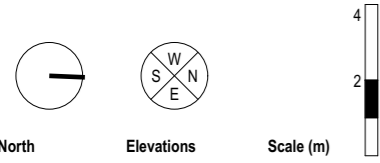
Sheet number (revision):

Drawing issued: 24/10/23
Drawing scale: 1:200

APPROVED

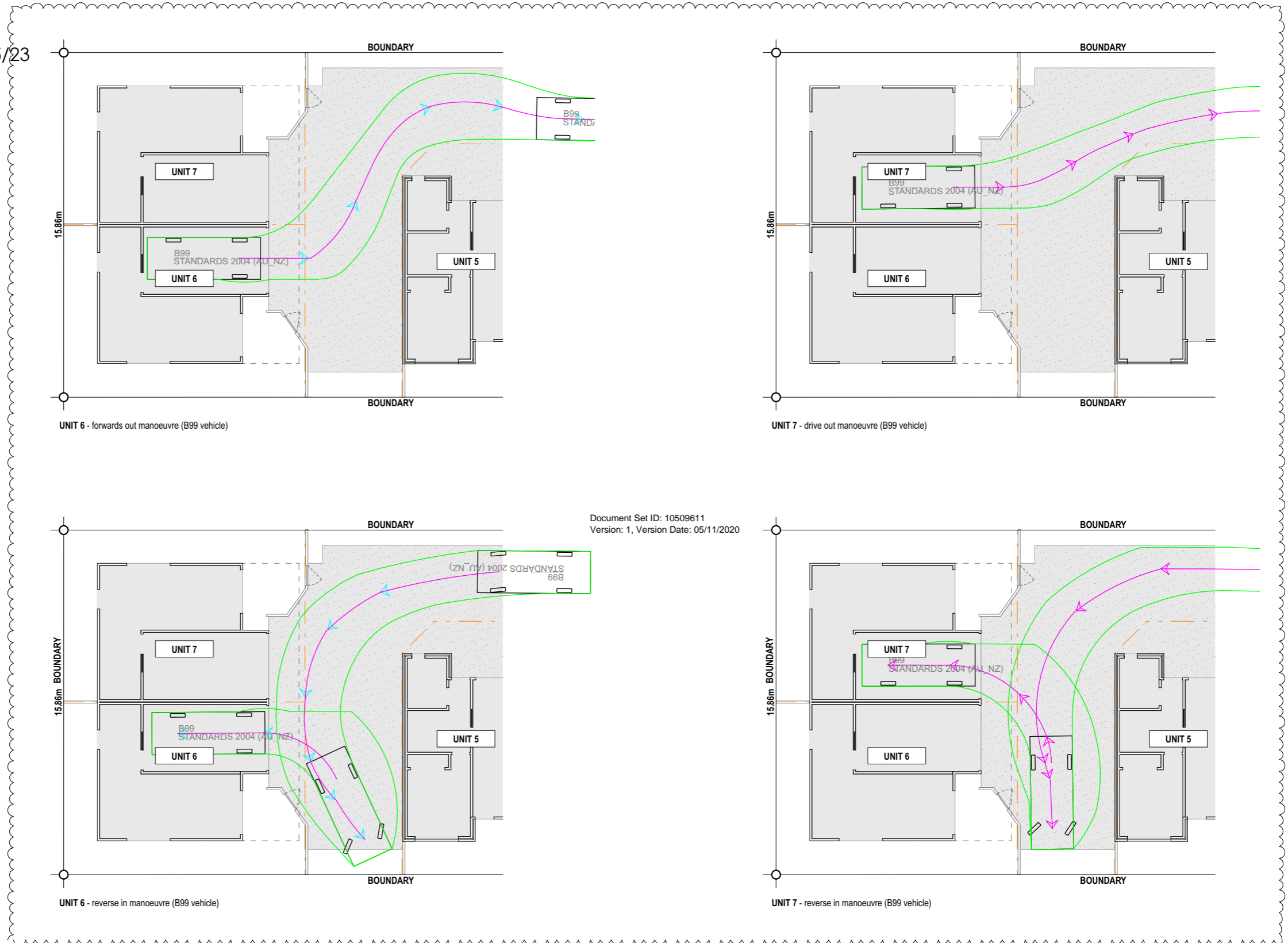
Waipa District Council

Subject to the conditions of the resource consent SP/0074/23 & LU/0155/23



Site Information

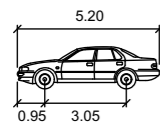
Address:	153 Taylor Street Cambridge
Legal description:	Lot 4 DPS 6188
Site area:	809m ²



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

Vehicle manoeuvring for Unit 6 & 7:

- Tracking shown for AS/NZS 2890 B99 Car
- Garage door opening complies with AS/NZS 2890 Figure 5.4, with width of doorway at 3.0m & width of driveway (apron width) greater than 5.7m



B99

	Meters
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0 s
Steering Angle	: 33.9 deg

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+64 (0)7 827 9944
studio@christopherbeerarchitect.com

Preliminary Design Drawing Set - For RESOURCE CONSENT

Assured Construction Limited
Residences at 153 Taylor Street
153 Taylor Street, Cambridge

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CHRISTOPHER
BEER
ARCHITECT

PLAN: Site Manoeuvring - Units 6 & 7

SK.23(D)

Sheet number (revision):

Drawing issued: 24/10/23
Drawing scale: 1:200

APPROVED

Waipa District Council

Subject to the conditions of the resource consent SP/0074/23 & LU/0155/23

cheal

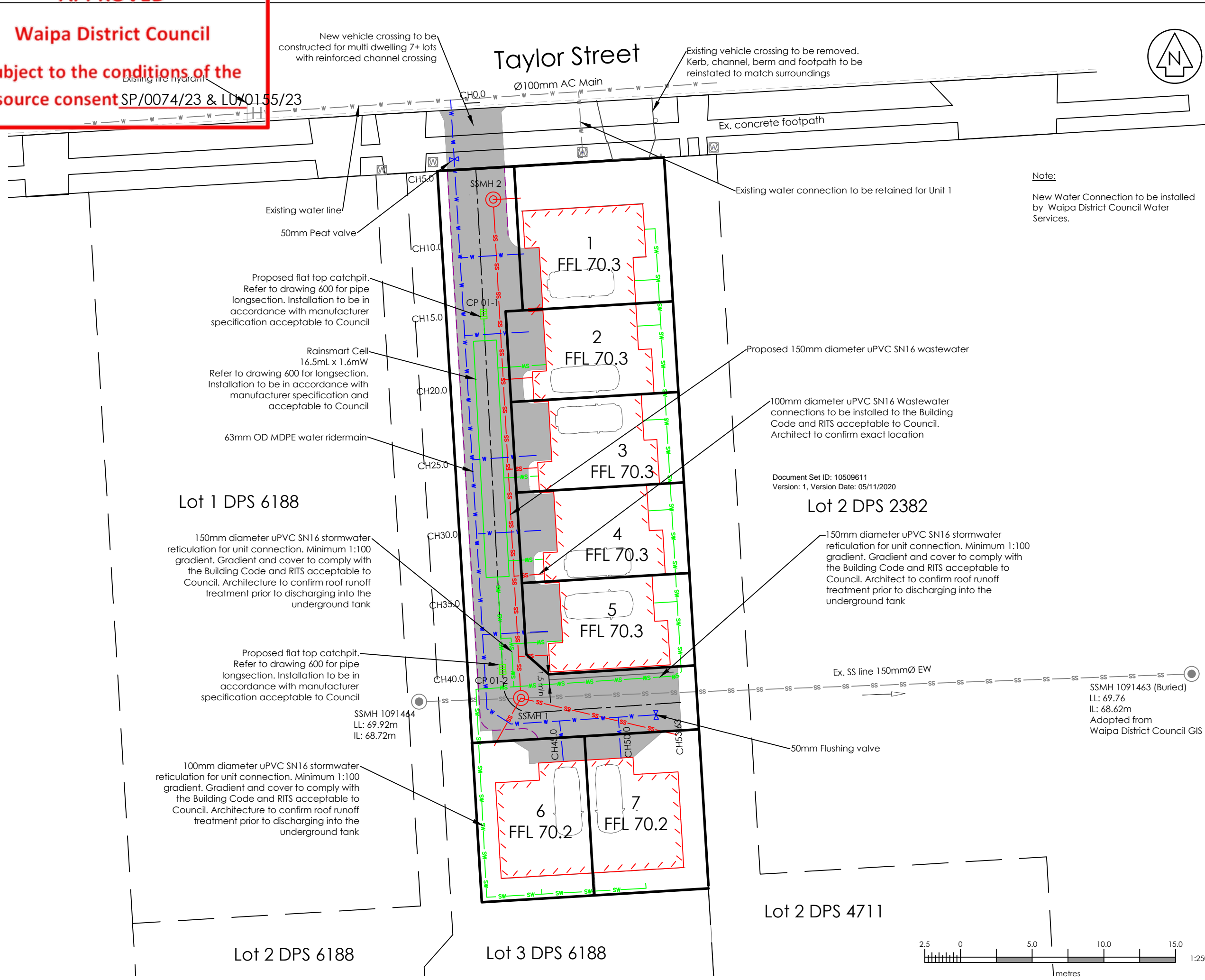
www.cheal.co.nz

NOTES:

- All work shall be done in accordance with the Regional Infrastructure Technical Specifications (RITS) and approval of Waipa District Council
- Reduced Levels are in terms of Maturiki Vertical Datum 1953
Origin: IT I DPS 84228
Benchmark: R.L. 69.47m
Source : LINZ Geodetic Database
- Contractor to locate and identify existing utility location and depths prior to construction. The project engineer shall be informed of any discrepancies to the information depicted on these plans immediately for revised drawings.
- Contractor shall install and maintain all stormwater, dust and erosion control during construction as per earthworks management plan and the Waikato Regional Council Erosion and Sediment Control - "Guidelines for soil disturbing activities".
- All disturbed areas shall be re-topped and grassed within 30 days upon completion of contract works.
Dust control shall be maintained until grassed areas have become established.

Note:

New Water Connection to be installed by Waipa District Council Water Services.



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

Legend:

---	Existing edge of seal
---	Existing edge of footpath
---	Proposed edge of concrete
○	Proposed building
○	Ex. sewer manhole
SS	Proposed sewer line
SW	Proposed stormwater line
○	Proposed sewer manhole
□	Proposed catchpit
SS	Existing sewer line
W	Proposed water line
W	Existing water line
W	Existing water meter

Rev	Date	Amendment	By	Chk	App
C	06/11/23	Boundary Change	ZM	DVM	DVM
B	24/08/23	Add note to water connection	SV	DVM	DVM
A	17/08/23	Engineering Approval	SV	RFK	DVM

Project Title
Assured Construction Limited
153 Taylor Street
Cambridge

Drawing Title
Proposed Engineering Works
Overall Site Plan
Services Layout

Task	Name	Date	Initials
Surveyed	S.Pen	09/08/23	SP
Designed	S.Veerla	09/08/23	SV
Checked	R. Kilgour	11/08/23	RFK
Approved	D.McCracken	17/08/23	DVM

Status **ENGINEERING APPROVAL**

Scale A1 | A3
A3 1:250 | A3

Drawing Number 230233-100 | Rev C

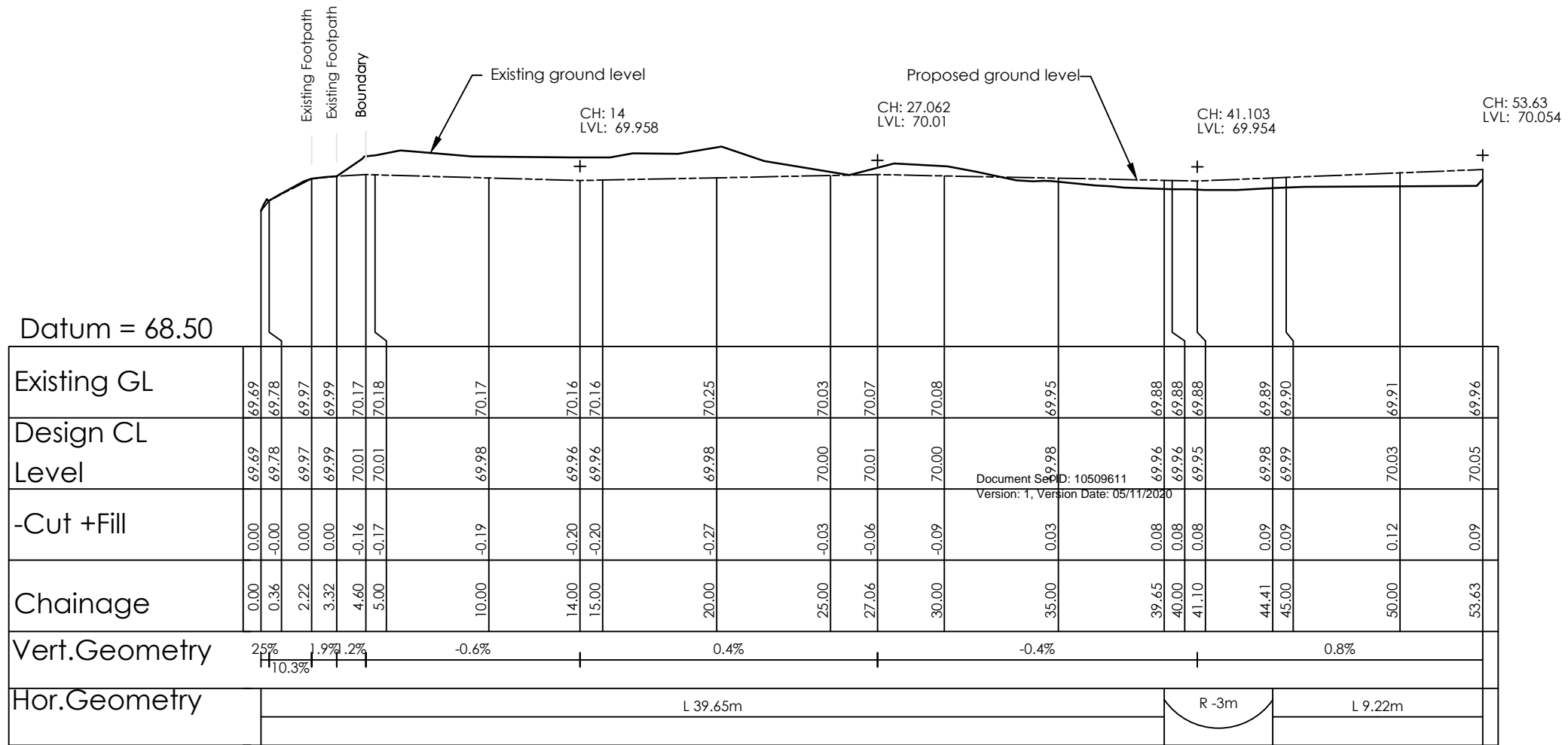
APPROVED
Waipa District Council
 Subject to the conditions of the
 resource consent SP/0074/23 & LU/0155/23



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NOTES:

- All work shall be done in accordance with the Regional Infrastructure Technical Specifications (RITS) and approval of Waipa District Council
- Reduced Levels are in terms of Moturiki Vertical Datum 1953
Origin: IT I DPS 84228
Benchmark: R.L. 69.47m
Source : LINZ Geodetic Database
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- All disturbed areas shall be re-topsoiled and grassed within 30 days upon completion of contract works.
Dust control shall be maintained until grassed areas have become established.



Longsection - Proposed Driveway
 SCALES: HOR 1:250 @ A3 VERT 1:50 @ A3

Rev	Date	Amendment	By	Chk	App
A	11/08/23	Engineering Approval	SV	RFK	DVM

Project Title
Assured Construction Limited
 153 Taylor Street
 Cambridge

Drawing Title
Proposed Engineering Works
 ROW Long Section

Surveyed			
Designed	S.Pen	09/08/23	SP
Drawn	S.Veerla	09/08/23	SV
Checked	R. Kilgour	11/08/23	RFK
Approved	D.McCracken	11/08/23	DVM

Status **ENGINEERING APPROVAL**

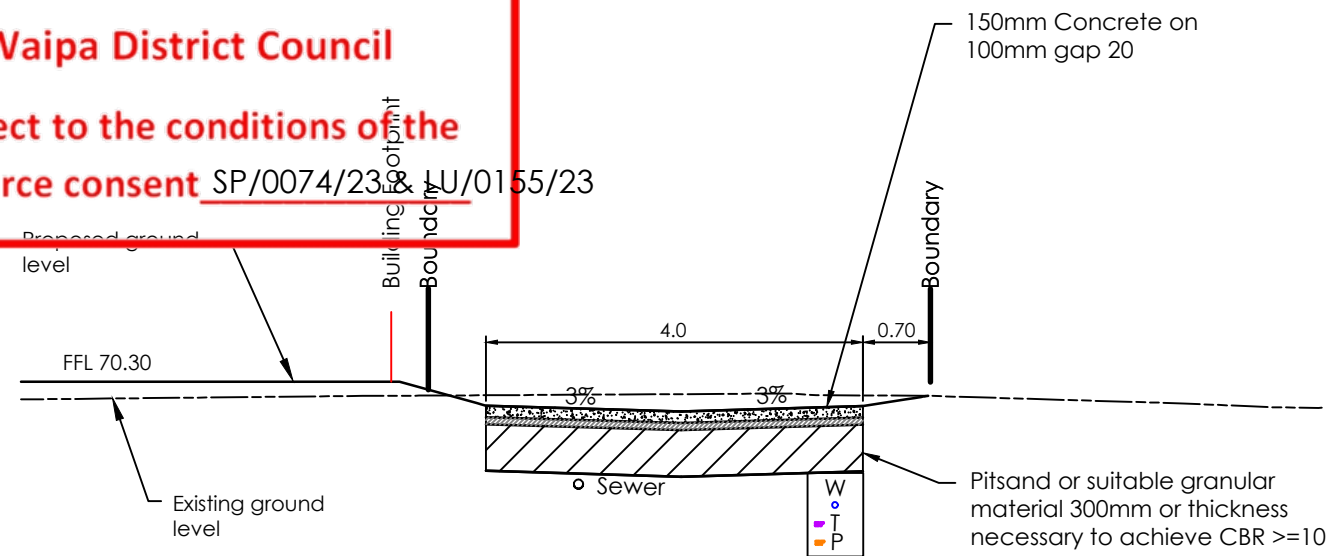
Scale	A1	A3
	As Shown	

Drawing Number	230233-301	Rev	A
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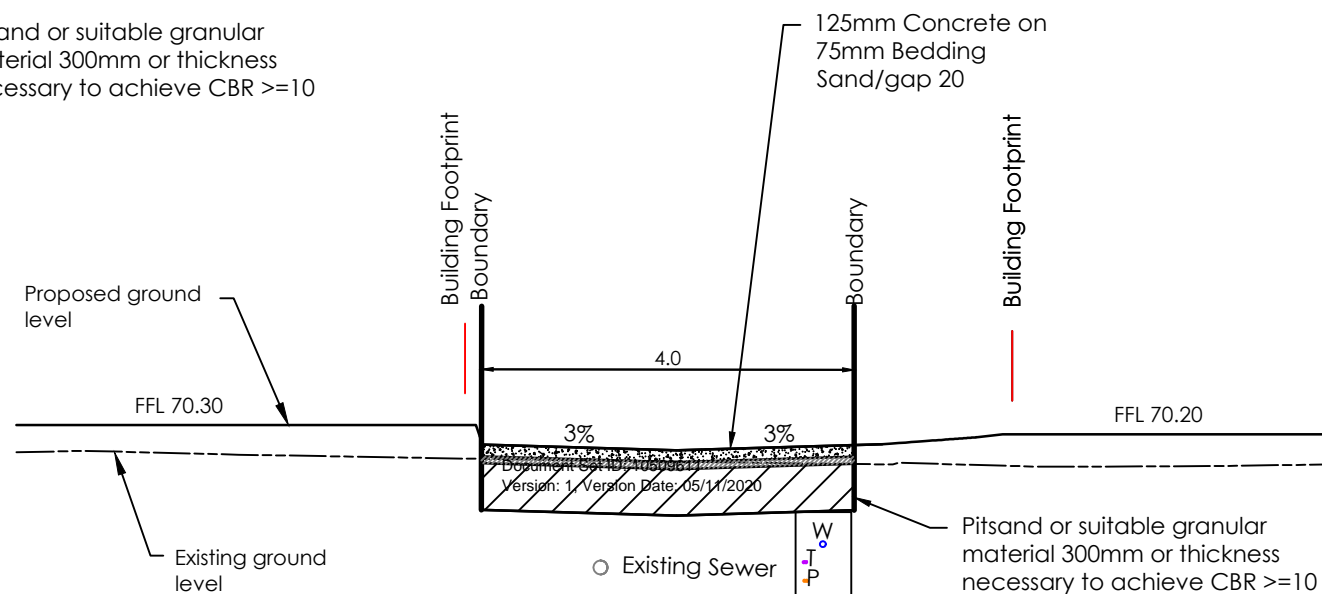
NOTES:

1. All work shall be done in accordance with the Regional Infrastructure Technical Specifications (RITS) and approval of Waipa District Council
2. Reduced Levels are in terms of Moturiki Vertical Datum 1953
Origin: IT I DPS 84228
Benchmark: R.L. 69.47m
Source : LINZ Geodetic Database
3. Contractor to locate and identify existing utility location and depths prior to construction. The project engineer shall be informed of any discrepancies to the information depicted on these plans immediately for revised drawings.
4. Contractor shall install and maintain all stormwater, dust and erosion control during construction as per earthworks management plan and the Waikato Regional Council Erosion and Sediment Control - "Guidelines for soil disturbing activities".
5. All disturbed areas shall be re-topsoiled and grassed within 30 days upon completion of contract works.
Dust control shall be maintained until grassed areas have become established.

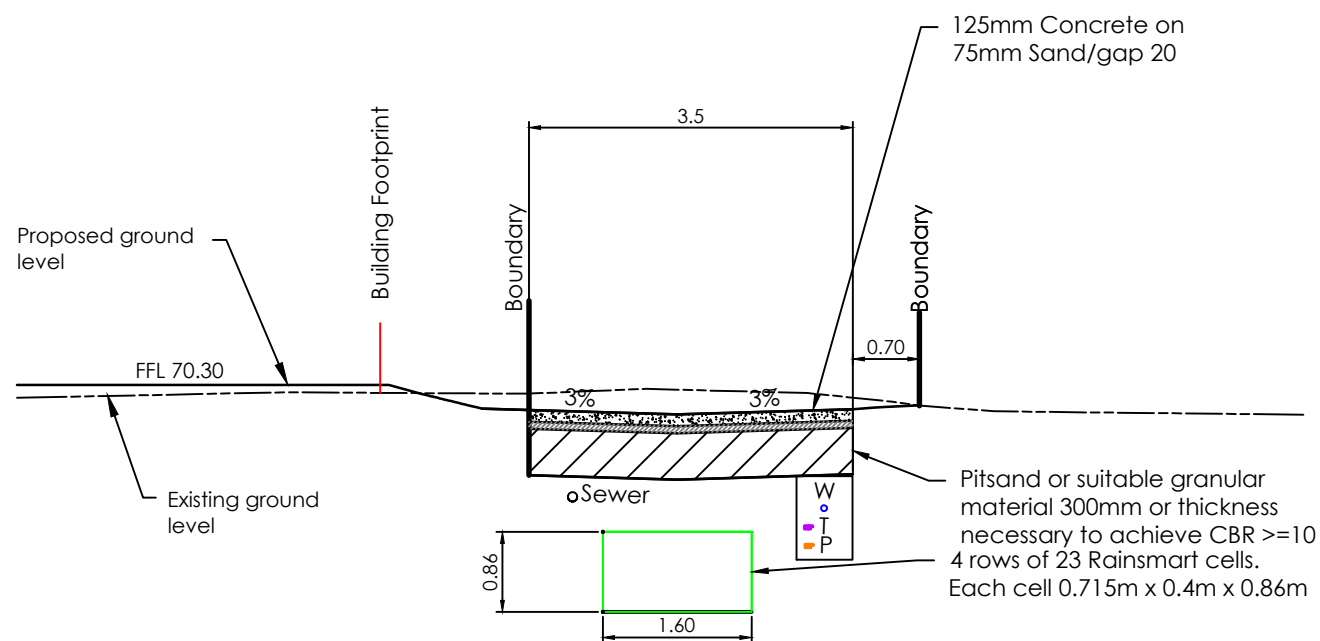
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Waipa District Council
Subject to the conditions of the resource consent SP/0074/23 & LU/0155/23



Typical Cross Section
From start of boundary to Ch 20.00



Typical Cross Section
From Ch 42.00 to end



Typical Cross Section
From Ch 20.00 to Ch 42.00

Rev	Date	Amendment	By	Chk	App
A	11/08/23	Engineering Approval	SV	RFK	DVM

Project Title
Assured Construction Limited
153 Taylor Street
Cambridge

Drawing Title
Proposed Engineering Works
ROW Typical Cross Sections

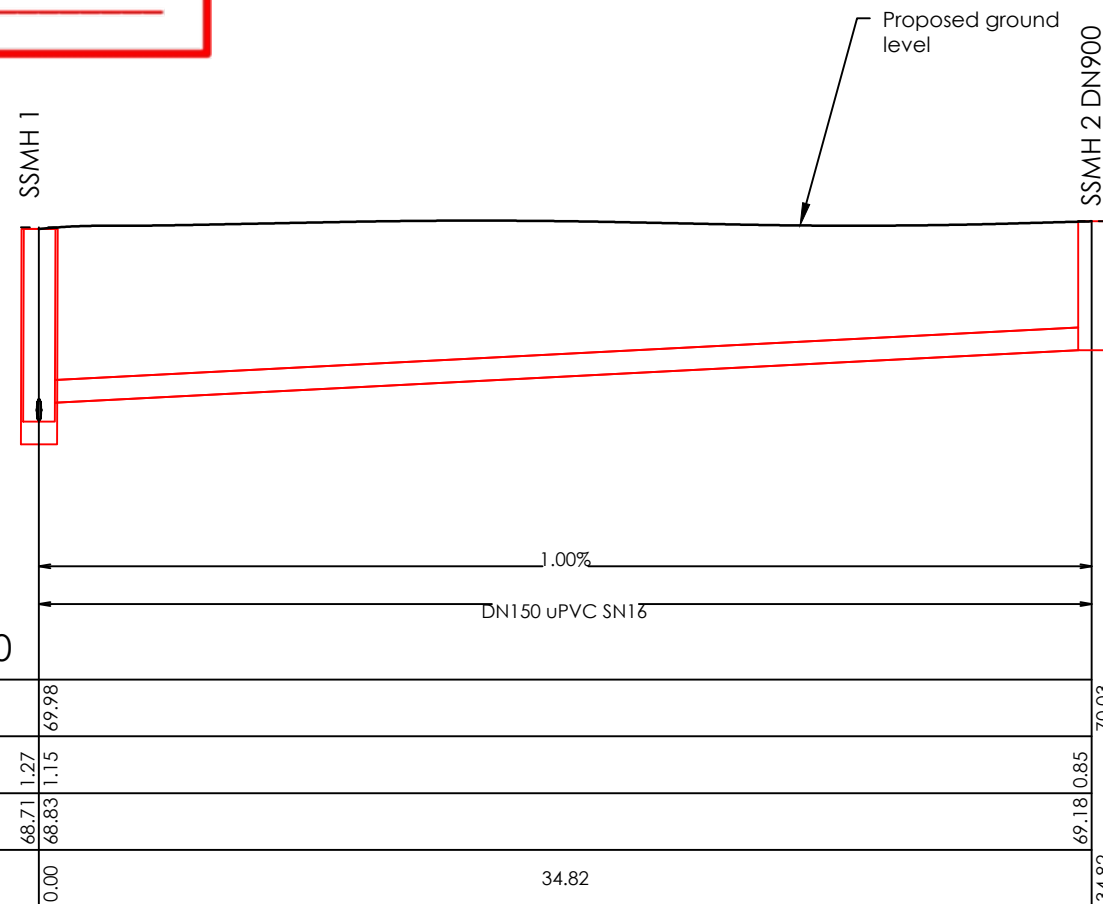
Surveyed				
Designed	S.Pen	09/08/23		SP
Drawn	S.Veerla	09/08/23		SV
Checked	R. Kilgour	11/08/23		RFK
Approved	D.McCracken	11/08/23		DVM

Status **ENGINEERING APPROVAL**

Scale	A1		A3
	A3	NTS	

Drawing Number
230233-302 | A

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Waipa District Council
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Grade
 Pipe Size (mm) & Class
 Datum = 67.00

Lid Level	69.98	70.03
Depth To Inv	1.27	1.15
Invert Level	68.71	68.83
Distance	0.00	34.82

Wastewater Line A
 Scale: Hor 1:250 @ A3
 Vert 1:50 @ A3

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

NOTES:

- All work shall be done in accordance with the Regional Infrastructure Technical Specifications (RITS) and approval of Waipa District Council
- Reduced Levels are in terms of Moturiki Vertical Datum 1953
 Origin: IT I DPS 84228
 Benchmark: R.L. 69.47m
 Source : LINZ Geodetic Database
- Contractor to locate and identify existing utility location and depths prior to construction. The project engineer shall be informed of any discrepancies to the information depicted on these plans immediately for revised drawings.
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- All disturbed areas shall be re-topped and grassed within 30 days upon completion of contract works. Dust control shall be maintained until grassed areas have become established.

Rev	Date	Amendment	By	Chk	App
A	11/08/23	Engineering Approval	SV	RFK	DVM

Project Title
Assured Construction Limited
 153 Taylor Street
 Cambridge

Drawing Title
Proposed Engineering Works
Stormwater & Sewer Long Sections

Surveyed			
Designed	S.Pen	09/08/23	SP
Drawn	S.Veerla	09/08/23	SV
Checked	R. Kilgour	11/08/23	RFK
Approved	D.McCracken	11/08/23	DVM

Status **ENGINEERING APPROVAL**

Scale	A1	A3
	A3	1:250

Drawing Number	230233-500	Rev	A
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Waipa District Council

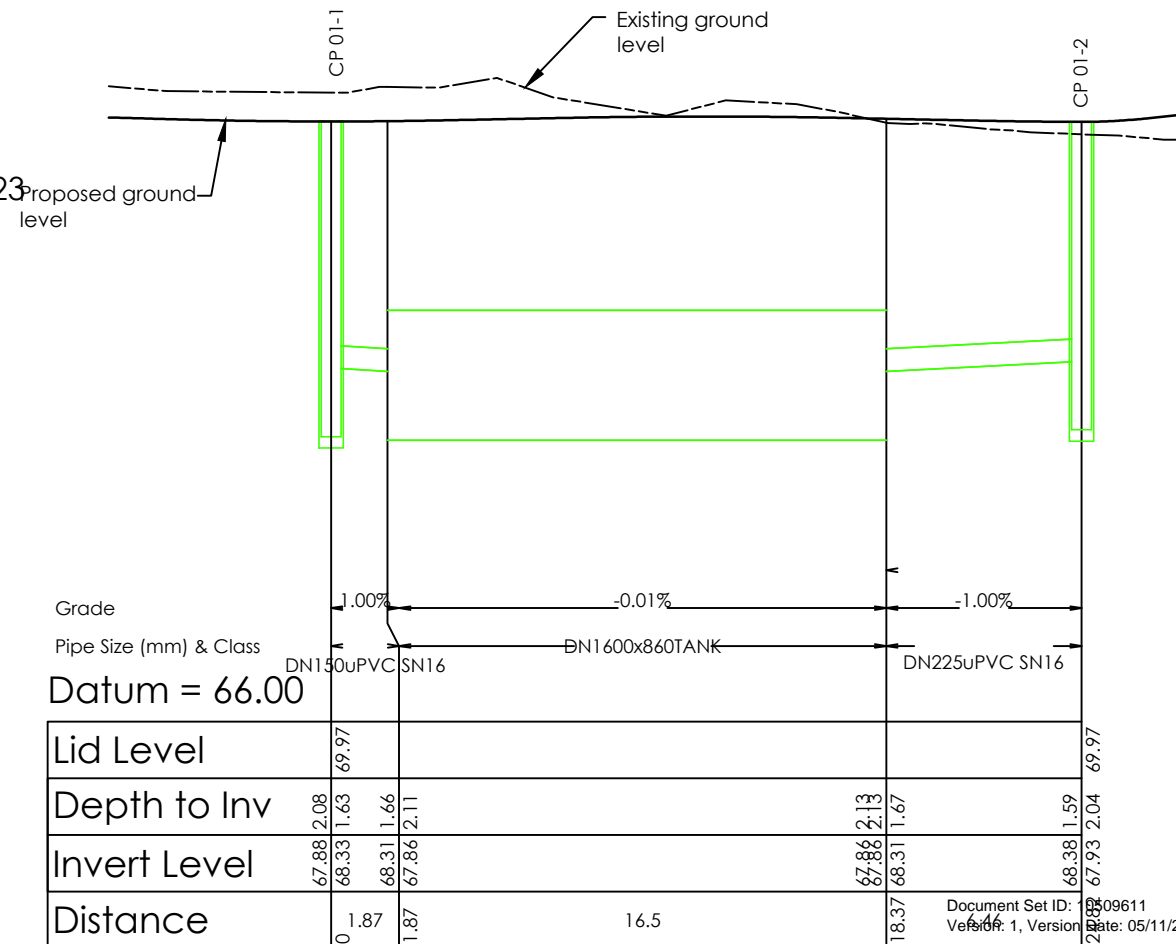
Subject to the conditions of the resource consent SP/0074/23 & LU/0155/23

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NOTES:

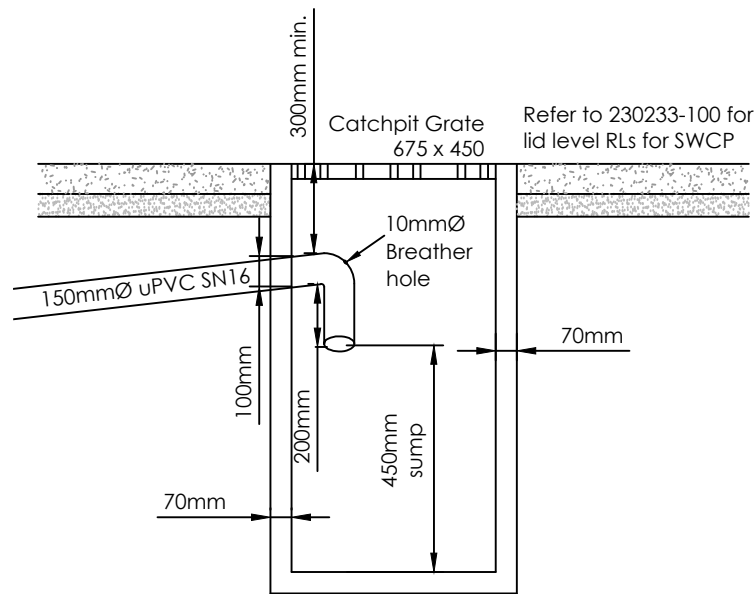
- All work shall be done in accordance with the Regional Infrastructure Technical Specifications (RITS) and approval of Waipa District Council
- Reduced Levels are in terms of Moturiki Vertical Datum 1953
Origin: IT I DPs 84228
Benchmark: R.L. 69.47m
Source : LINZ Geodetic Database
- Contractor to locate and identify existing utility location and depths prior to construction. The project engineer shall be informed of any discrepancies to the information depicted on these plans immediately for revised drawings.
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Dust control shall be maintained until grassed areas have become established.



Datum = 66.00

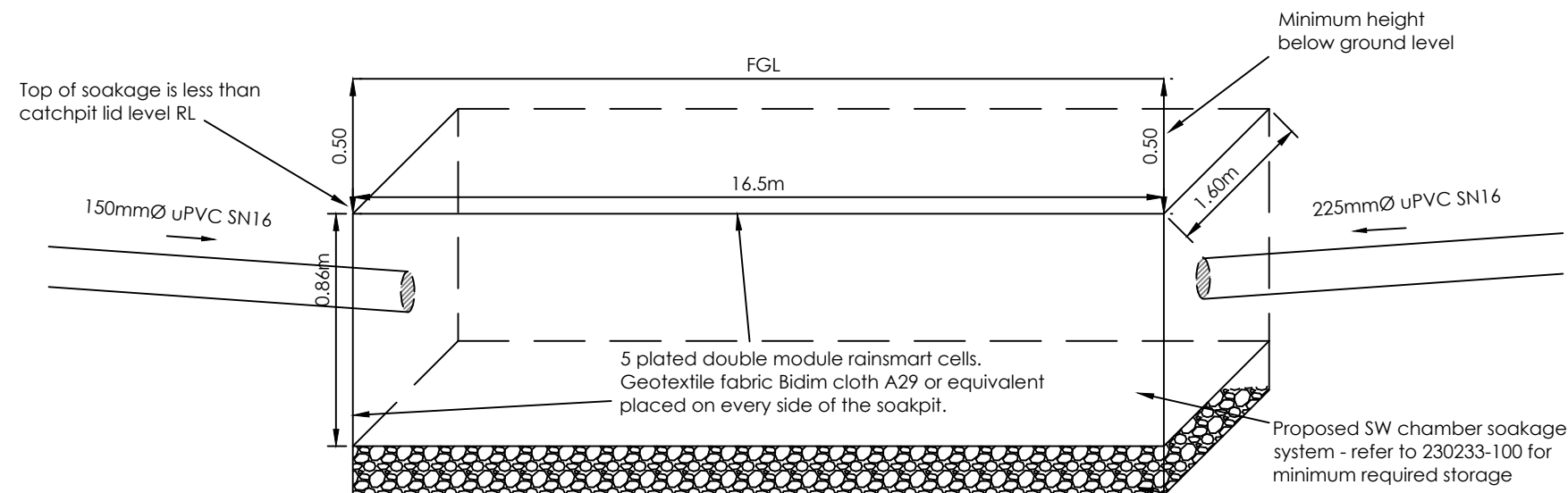
Lid Level	69.97		69.97
Depth to Inv	2.08	1.63	1.66
Invert Level	67.88	68.33	68.31
Distance	0	1.87	18.37

Stormwater Line SW 01
Scale: Horz. 1:250 @ A3
Vert. 1:50 @ A3



Standard Catchpit Detail

Scale 1:25



Stormwater Detention Cell Detail

Not to Scale

Rev	Date	Amendment	By	Chk	App
A	17/08/23	Engineering Approval	SV	RFK	DVM

Project Title
Assured Construction Limited
153 Taylor Street
Cambridge

Drawing Title
Proposed Engineering Works
Stormwater Details

Surveyed	Designed	Drawn	Checked	Approved
	S.Pen 09/08/23 SP	S.Veerla 09/08/23 SV	R.Kilgour 11/08/23 RFK	D.McCracken 17/08/23 DVM

Status **ENGINEERING APPROVAL**

Scale	A1	A3
	1:250	A3

Drawing Number
230233-600

Rev
A

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Waipa District Council
 Subject to the conditions of the
 resource consent SP/0074/23 & LU/0155/23



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NOTES:
 This plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan. As areas and dimensions are likely to vary upon survey it should not be attached to any sale & purchase agreements without an appropriate condition to cover such variations.

Local Authority: Waipa District Council
 Zone: Residential
 Owner: Haart Holdings Limited
 Record of Title: SA1762/65
 Total Area: 809m²

Amalgamation Condition

That Lot 8 hereon (legal access) be held as to seven undivided one-seventh shares by the owners of Lots 1, 2, 3, 4, 5, 6 & 7 hereon as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.

See.....
 Sec 220(1)(b)(iv) RMA 1991

Legend:

- ohP Power overhead
- P Power pole
- SS Sewer line
- Ex. SSMH
- K Kerb
- Edge of footpath
- Edge of seal
- Water line
- Water meter

I, David Vernon McCracken, Licensed Cadastral Surveyor, do hereby certify that this plan has been prepared by me for a Resource Consent under the provisions of the Resource Management Act 1991 and should not be used for any other purpose.

6/11/2023
 Licensed Cadastral Surveyor Date

Rev	Date	Description	By	Chk	App
C	03/11/23	Boundary Change	ZM	DVM	DVM
B	22/09/23	Add Easement Schedule in Gross	SV	SNW	SNW
A	10/08/23	Resource Consent	SV	SNW	SNW

Project Title
Assured Construction
153 Taylor Street
Cambridge

Drawing Title
Proposed Subdivision of
Lot 4 DPS 6188

Surveyed	Designed	Drawn	Checked	Approved
		S.Veerfa	10/08/23	SV
		S.Walker	10/08/23	SNW
		S.Walker	10/08/23	SNW

Status **RESOURCE CONSENT**

Scale A1
 A3 1:250 | A3

Drawing Number
230233-SC001 | Rev
C

