

From: "Marne Cole" <marnec@barker.co.nz>
Sent: Fri, 29 Sep 2023 15:42:09 +1300
To: "Dominic Harris" <Dominic.Harris@waipadc.govt.nz>
Cc: "Gareth Moran" <GarethM@barker.co.nz>; "Jane Zhang" <Jane.Zhang@waipadc.govt.nz>
Subject: External Sender: s92 Taylor Street
Attachments: s92 Response.pdf, Attachment 1 - Land Use Plans.pdf, Attachment 2 - Scheme Plan.pdf, RE: [#230233] 153 Taylor Street s92 RFI

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Hey Dom,

Please see our s92 response. This should cover all the points raised, I have also attached the engineering response from Cheal as they had some supplementary commentary.

Happy to answer any questions or clarifications you may have.

Have a great weekend!

Ngā mihi | Kind regards,

MARNE COLE
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29 September 2023

Waipa District Council
Attn: Dominic Harris
Via email Dominic.Harris@waipadc.govt.nz

Tēnā koe Dom

Further Information Response for SP/0074/23 & LU/0155/23 153 Taylor Street, Cambridge.

Thank you for your letter dated 14 September 2023 which set out a further information request arising from your review of the above application. Our response is provided in the table below and is supported by the following attachments:

- Attachment 1: Revised landuse plans
- Attachment 2: Revised scheme/servicing plans

Table 1: Further information response.

#	Section 92 Item	Response
1	Please provide an amended landscaping plan and planting schedule clarifying the height at which the landscaping will be planted and the timeframe.	<p>The landscaping plan provided by Christopher Beer Architects is a thorough landscaping plan with common species that grow in the residential environment. The landscaping proposed is also shown in elevations to demonstrate the vegetative buffers and proposed amenity.</p> <p>The applicants are happy to proffer a consent condition that the landscaping will be planted in accordance with the landscaping shown in the land use plans.</p> <p>Specific species and sizes are subject to supply and environmental factors, so flexibility in the species and sizes would be most practicable to implementing landscaping quickly on-site once the dwellings are constructed.</p>
2	Please confirm which internal boundary setback will be nominated to be reduced to 1.5m.	<p>The eastern boundary is the nominated boundary, shown in Attachment 1.</p>
3	Please provide an amended design to ensure that rubbish and recycling within the proposed service areas can be suitably	<p>Cambridge hire bins are 59cm wide. This can easily fit through the garage door, beside a car and taken out to the road. The bins have also been shown in Attachment 1.</p>

	transported outside of each unit for collection.	To address the non-compliance with 2.4.2.44(g), the service areas of the units are private to each lot, screened from the road and each adjoining lot, and can comfortably be accommodated in the service areas provided.
4	Please provide an assessment against policies 2.3.3.1, 2.3.3.2.	<p><i>Policies - Building setback from rear and side boundaries</i></p> <p>2.3.3.1 & 2.3.3.2</p> <p>The proposed 1.5m boundary setback from the rear/southern boundary of the site would adjoin a carport and garage of 151 Taylor Street, which also maintains 1m or less from the shared boundary. There are no outdoor living spaces associated with this area on 151 Taylor Street, there are no large windows or balconies that would overlook this property, and the new, very minor non-compliance with daylight controls had indiscernible effects on privacy and dominance compared to the permitted baseline.</p> <p>There is no loss of privacy as Units 6 & 7 as they are oriented to the north, and other than temporary construction effects, there will be no additional noise effects generated from this proposal. Units 1-5 have west facing balconies, and the boundary setback and daylight control is complying along the eastern boundary. There are no privacy or daylight effects on parties using the right of way or those on the other wise of the right of way.</p> <p>As such, I consider the proposal to be consistent with these objectives and policies.</p>
5	Please provide updated plans showing the on-site vehicle manoeuvring appropriate.	Please see Attachment 1 for smoothed manoeuvring.
6	Please provide updated plans showing the on-site vehicle manoeuvring for lot 6 as appropriate.	<p>Please see Attachment 1 for 3-point maneuvering for Unit 6 for an 85th percentile vehicle. It is not possible to achieve a 3-point manoeuvre for a 99th percentile vehicle for this lot.</p> <p>With regard to 16.4.2.16(f), we consider that providing manoeuvring for an 85th-percentile car is appropriate for residential development.</p> <p>An 85th percentile car is 4.9m long, which is the same as a 2020 Audi A6, a Bentley Continental GT, a Mazda 6 and a Jeep Wrangler. A 99th percentile car is 5.2m long, the same as a</p>

		<p>Mercedes-Benz 7-seater SUV, a Mitsubishi L200 pickup truck, and a BWM X7 7-seater SUV.</p> <p>A 85th percentile car is consistent with the RITS standards and is acceptable for a compact housing development. It is further noted that this standard is deemed acceptable within Hamilton City Council, where high-density developments of this nature are commonplace.</p> <p>All units except for Unit 6 can achieve 99th percentile manoeuvring.</p>
7	Please provide updated plans showing the WW easements as appropriate.	Please see Attachment 2.
8	Please provide updated plans showing the wastewater connection as appropriate.	Please see Attachment 2.

Urban Design

9.a	Landscaping Design	The proposed landscaping is considered appropriate for the proposed residential development, and flexibility in the planting will allow for quick implementation. We are happy for all planting to be in general accordance with the proposed landuse plans.
9.b	Pedestrian access along the ROW	As this is a small compact housing development with vehicle movements within what can be anticipated by the district plan In our view, a separate pedestrian leg is not needed to provide safe pedestrian access. Therefore, the driveway design will be kept the same.
9.c	Outdoor Living Areas	<p>The typology of these units is specifically designed to provide for people who desire small outdoor living spaces. As discussed in further detail in the AEE, the limitations of the OLA's are balanced by the greenbelt opposite the site.</p> <p>Regarding the 50% screening of the balconies, the balconies are 2.5m wide with 1m of that being set inside the façade, this equates to 40% screening for Units 2-5. All of the downstairs OLA's are screened.</p>

9.d	Fencing	Proposed fencing has been included on all site plans.
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We trust that the above addresses your queries, however, please do not hesitate to contact me should you require any further information.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited



Marne Cole

Planner

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Gareth Moran

Senior Associate

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Residences at 153 Taylor Street

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.

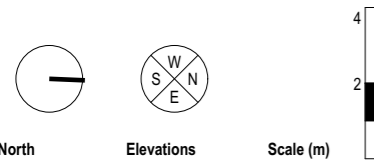
Entrances to the homes are each defined by a covered front door area and single garage door. Inside, all the living areas have a connection to the outside and all bedrooms and bathrooms are private and well separated from the living areas.

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





Site Information

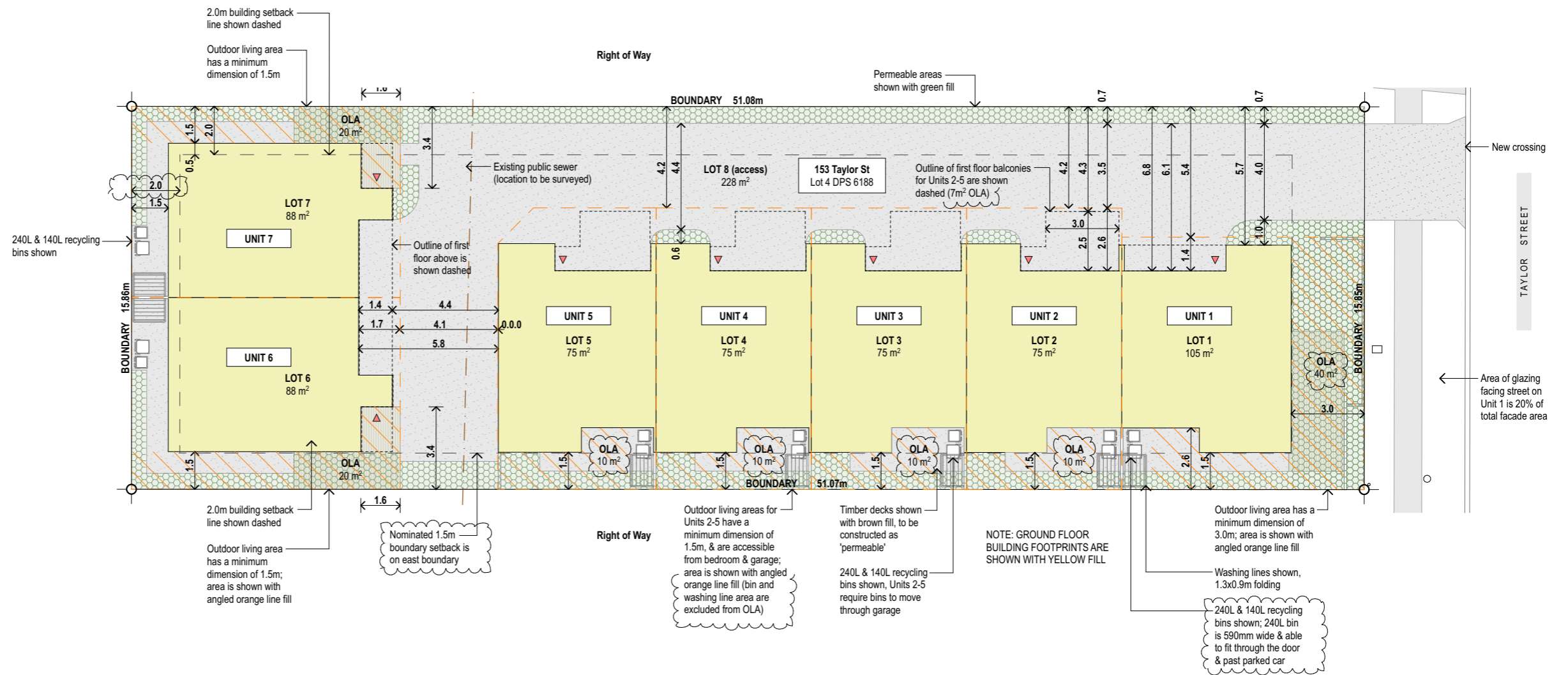
Address:	153 Taylor Street Cambridge
Legal description:	Lot 4 DPS 6188
Site area:	809m ²

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	75	20	27	48	95
Unit 3	75	20	27	48	95
Unit 4	75	20	27	48	95
Unit 5	75	20	27	48	95
Unit 6	88	18	34	36	88
Unit 7	88	18	34	36	88
Lot 8	228				
Total	809				662

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	75	56	75%	8	11%	10+7
Unit 3	75	56	75%	8	11%	10+7
Unit 4	75	56	75%	8	11%	10+7
Unit 5	75	57	76%	6	8%	10+7
Unit 6	88	59	67%	14	16%	20
Unit 7	88	59	67%	13	15%	20
Lot 8	228	0	0%	39	17%	
Total	809	400	49.4%	134	16.6%	



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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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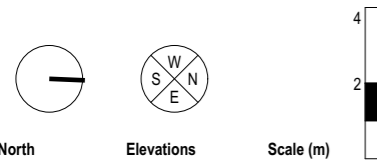
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PLAN: Site Development Restrictions & Compliance

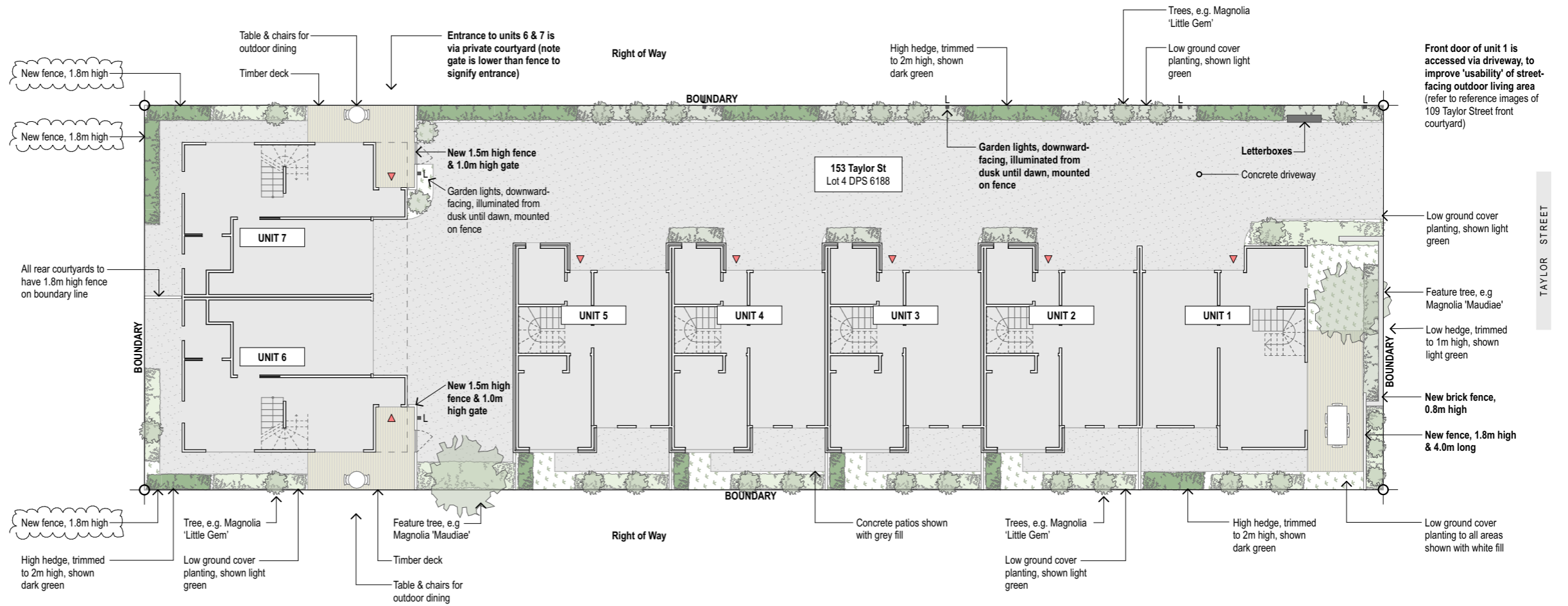
SK.03(J)

Sheet number (revision):

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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

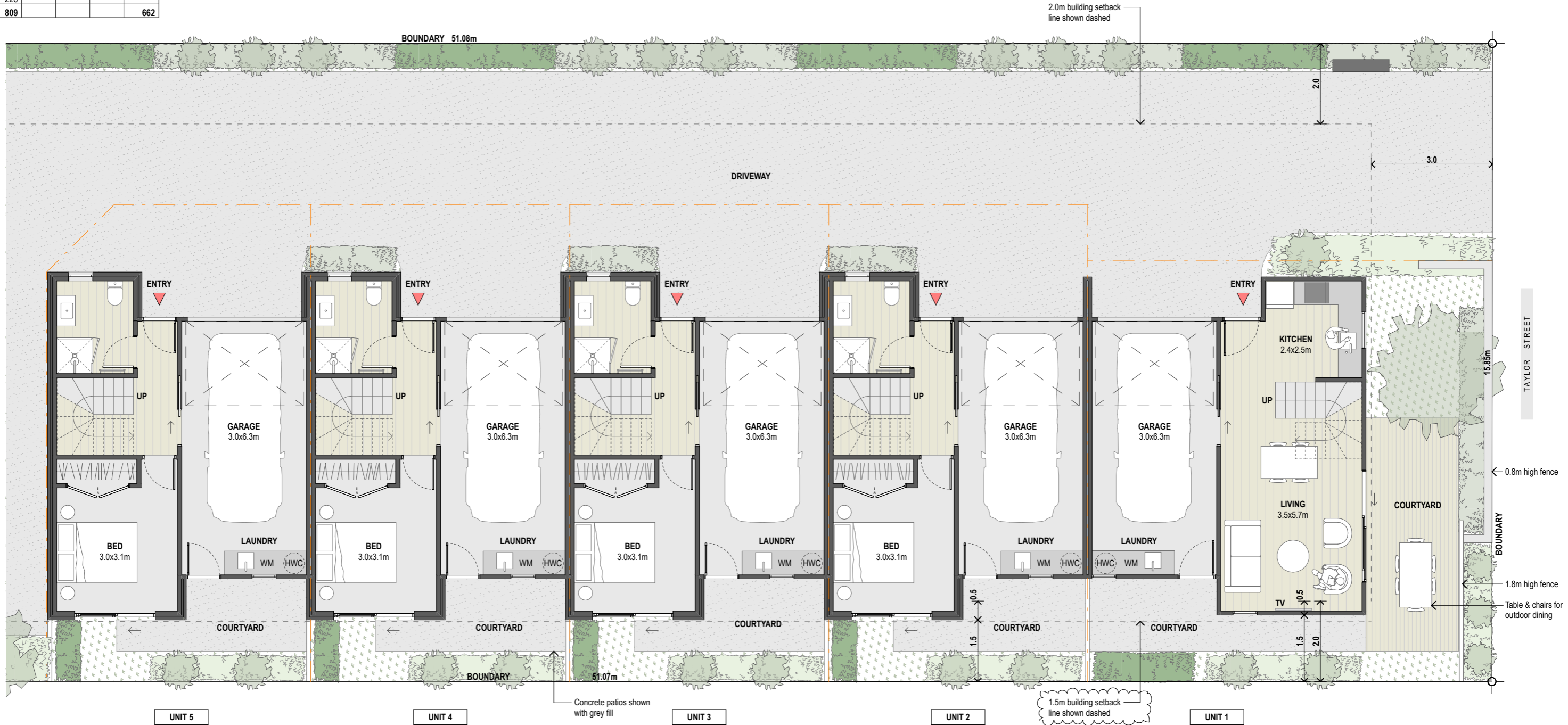
SK.04(G)

Sheet number (revision):

Drawing issued: 29/09/23
 Drawing scale: 1:200

Buildings/Lots Summary

Lot / unit number	Lot area (m ²)	Gross floor area (m ²)			
		Garage	GF	FF	Total
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Unit 2	75	20	27	48	95
Unit 3	75	20	27	48	95
Unit 4	75	20	27	48	95
Unit 5	75	20	27	48	95
Unit 6	88	18	34	36	88
Unit 7	88	18	34	36	88
Lot 8	228				
Total	809				662



Buildings/Lots Summary

Lot / unit number	Lot area (m ²)	Gross floor area (m ²)			
		Garage	GF	FF	Total
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Unit 2	75	20	27	48	95
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Unit 4	75	20	27	48	95
Unit 5	75	20	27	48	95
Unit 6	88	18	34	36	88
Unit 7	88	18	34	36	88
Lot 8	228				
Total	809				662



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 A R C H I T E C T

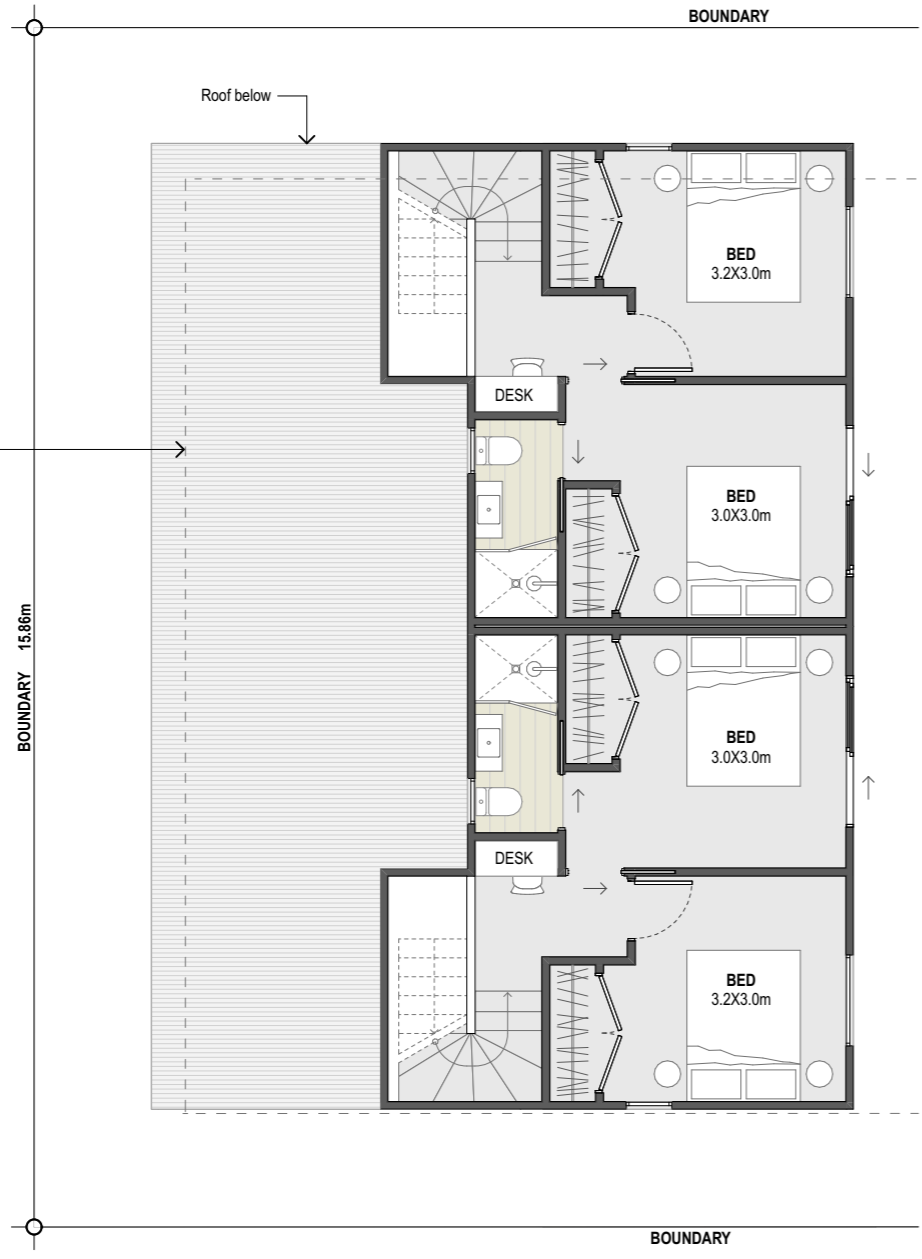
PLAN: Unit 1-5 FF Floor Plans

SK.06(G)

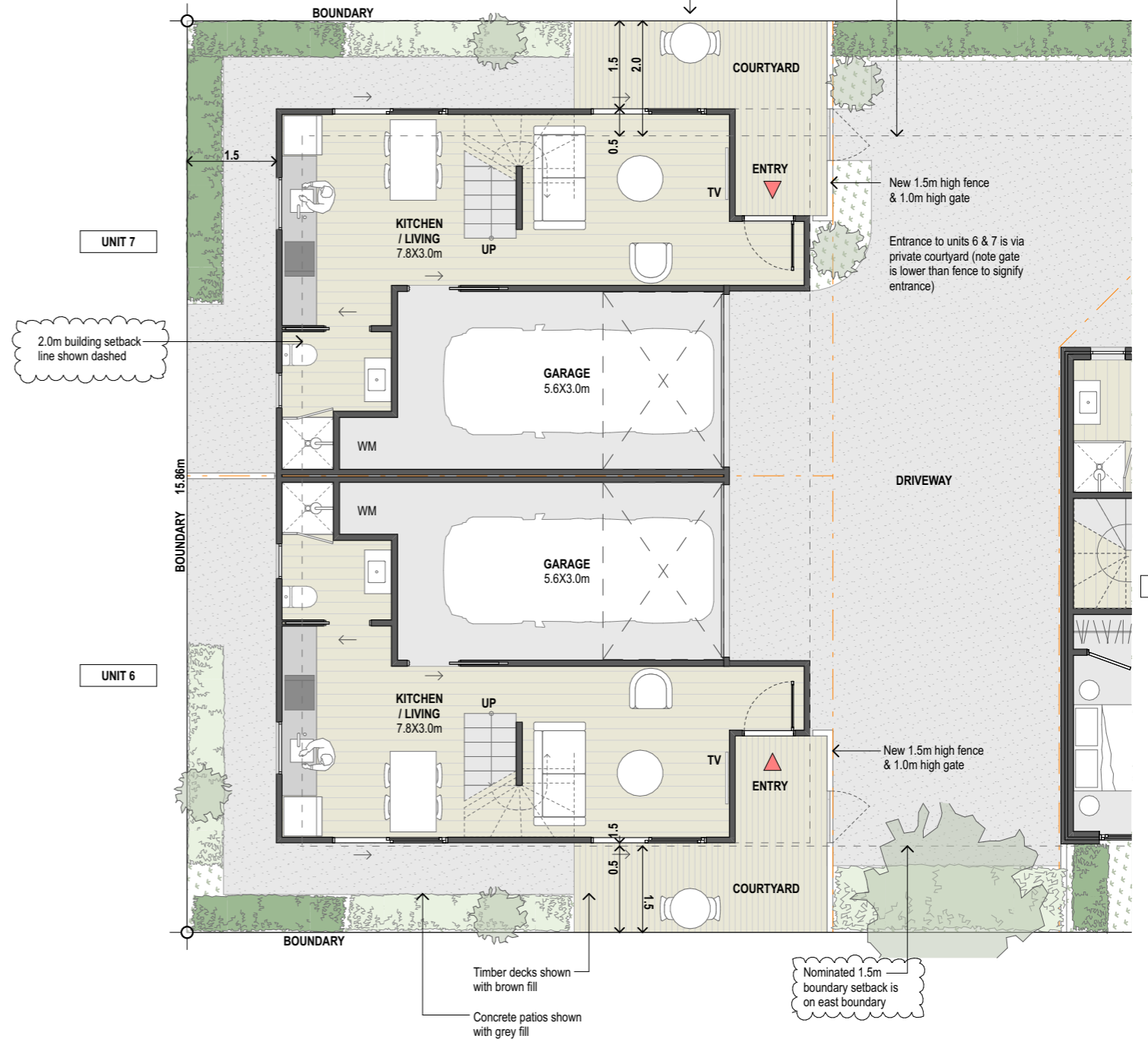
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 Drawing scale: 1:100

Buildings/Lots Summary					
Lot / unit number	Lot area (m ²)	Gross floor area (m ²)			
		Garage	GF	FF	Total
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Unit 3	75	20	27	48	95
Unit 4	75	20	27	48	95
Unit 5	75	20	27	48	95
Unit 6	88	18	34	36	88
Unit 7	88	18	34	36	88
Lot 8	228				
Total	809				662



FIRST FLOOR PLAN



GROUND FLOOR PLAN

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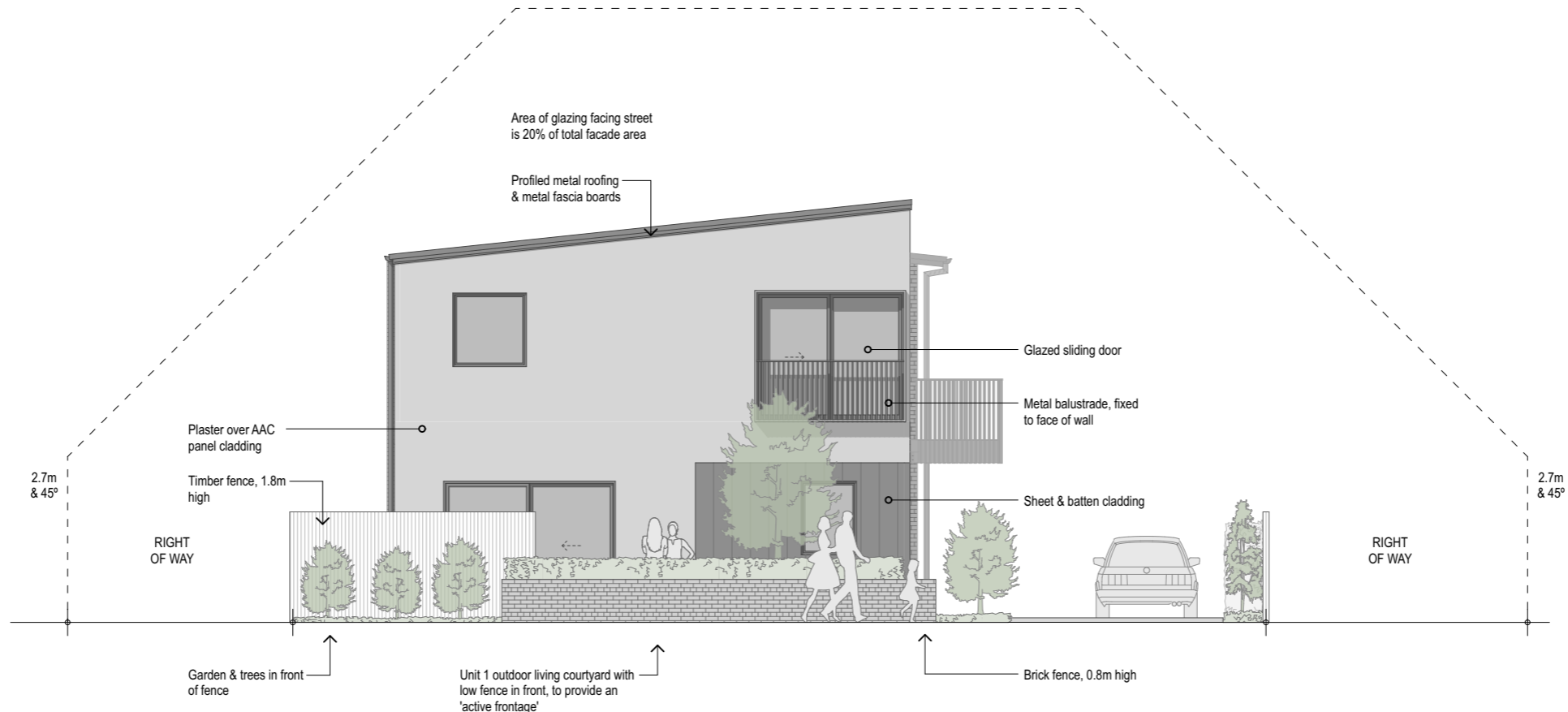
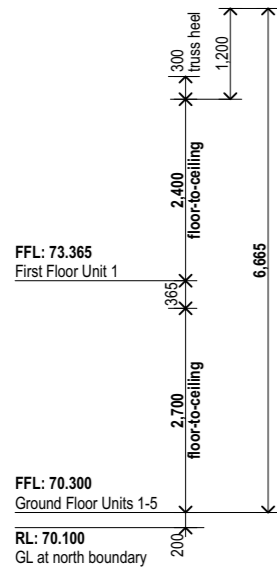
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PLAN: Unit 6-7 Floor Plans

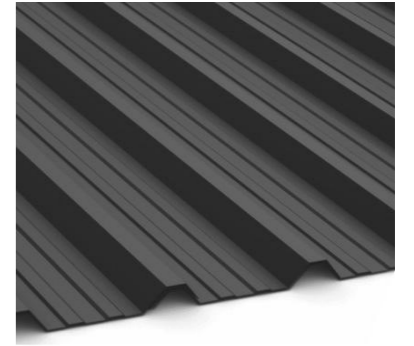
SK.07(B)

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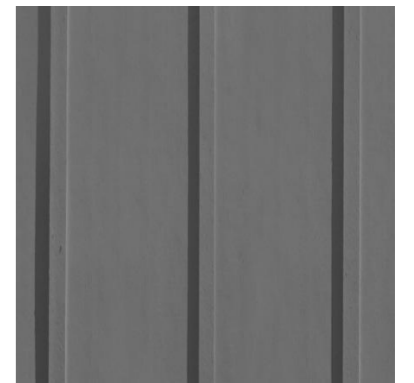
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ELEVATION: North (facing Taylor St)
Scale 1:100



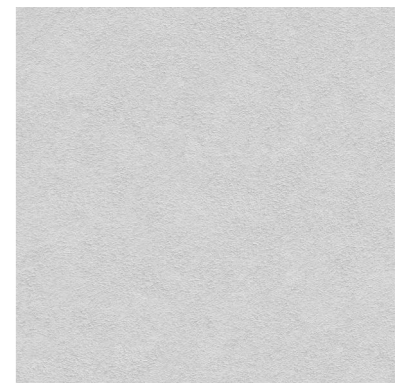
Profiled metal roofing: mid-grey



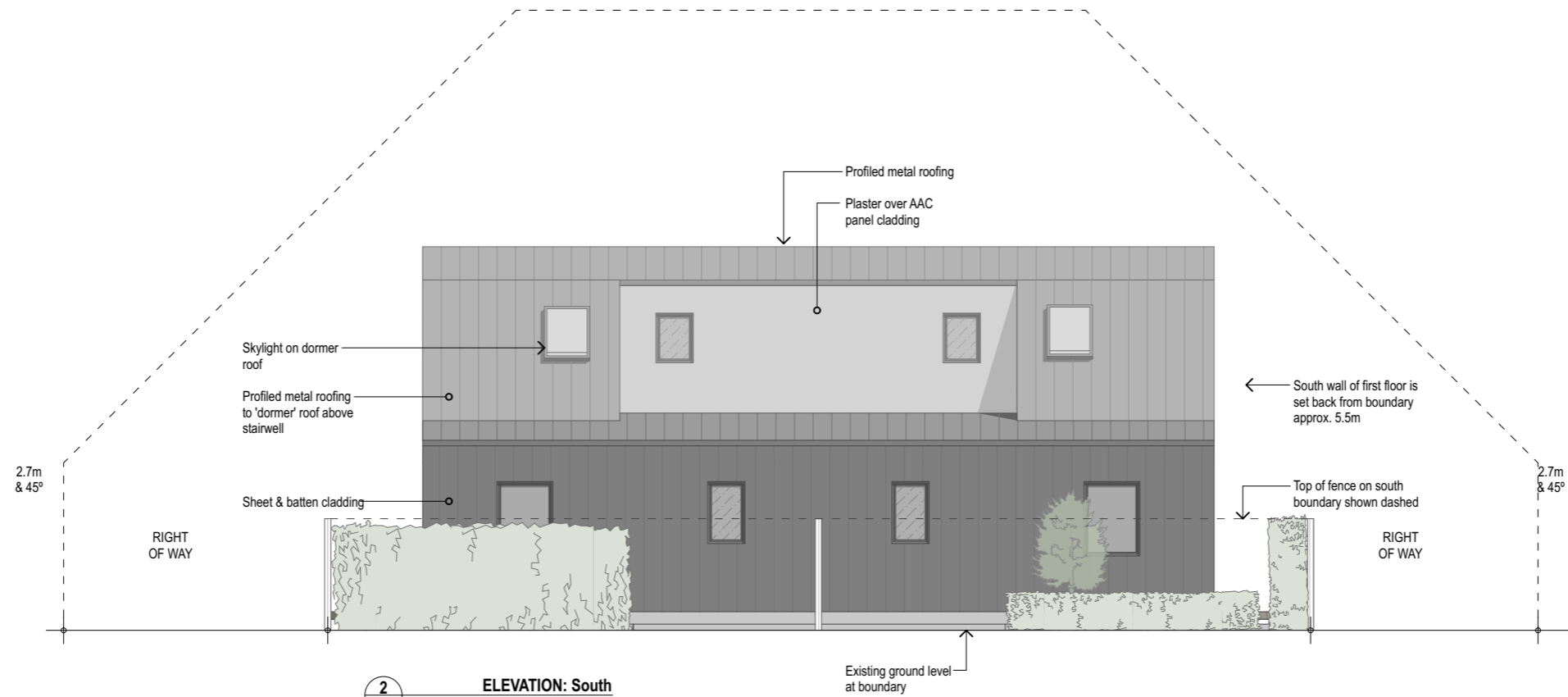
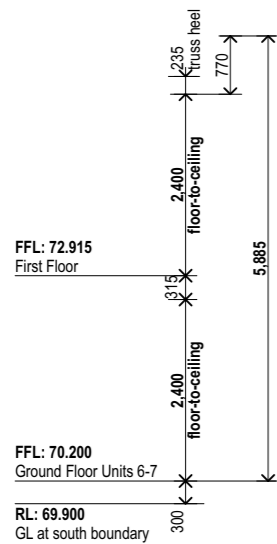
Brick cladding: white



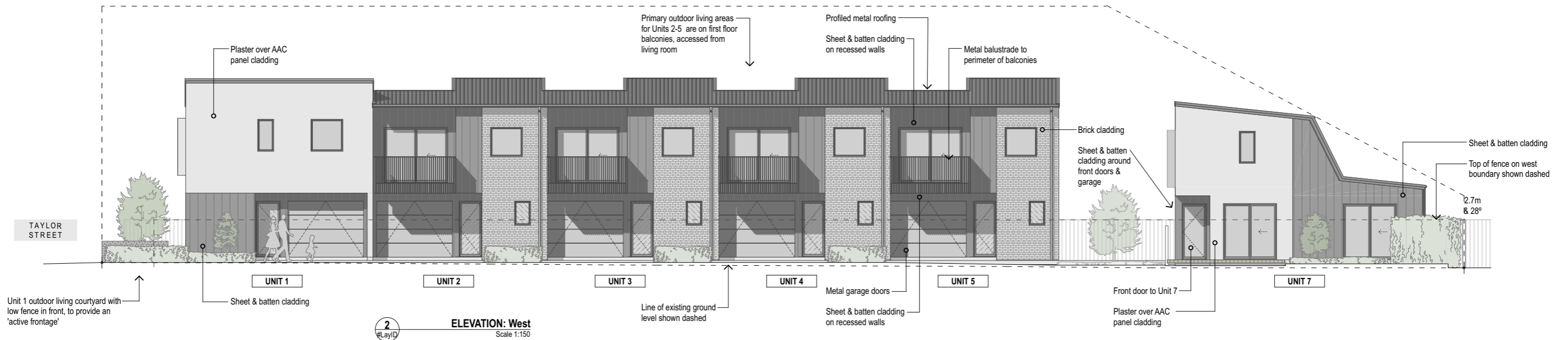
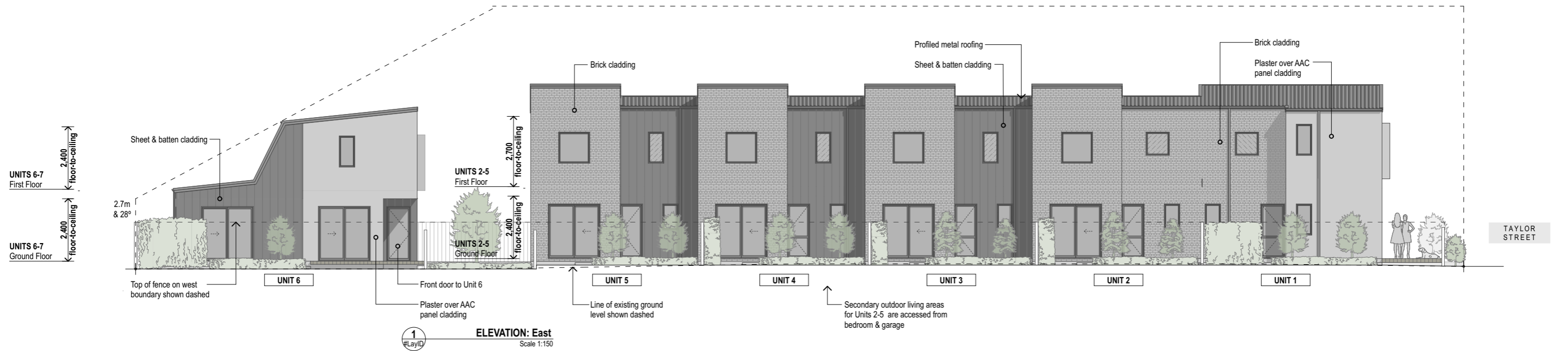
Fibre-cement sheet & batten cladding: mid-grey



Plaster cladding: white

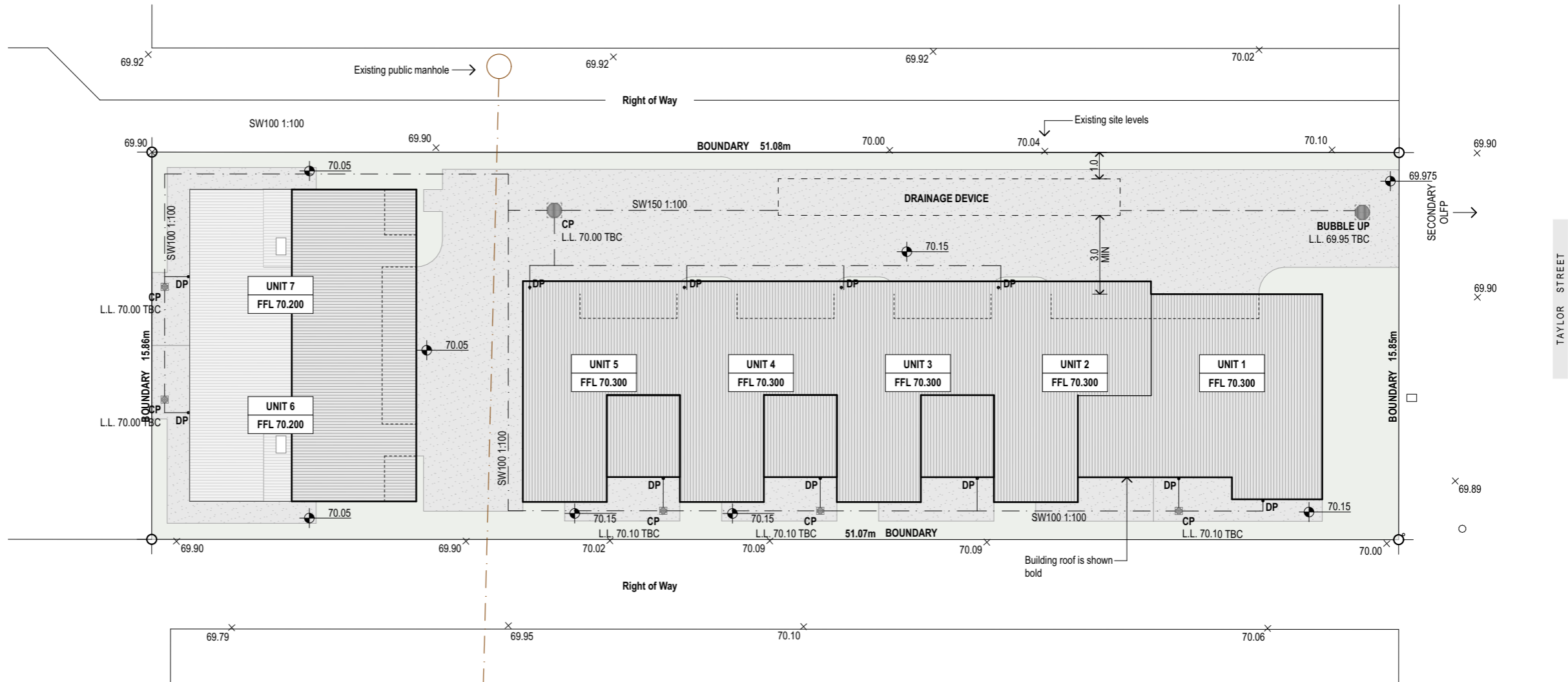


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ELEVATION: South
Scale 1:100





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



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Preliminary Design Drawing Set - For RESOURCE CONSENT

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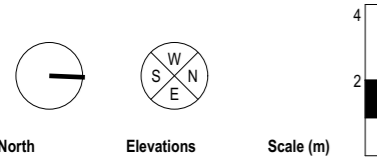
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PLAN: Site Drainage

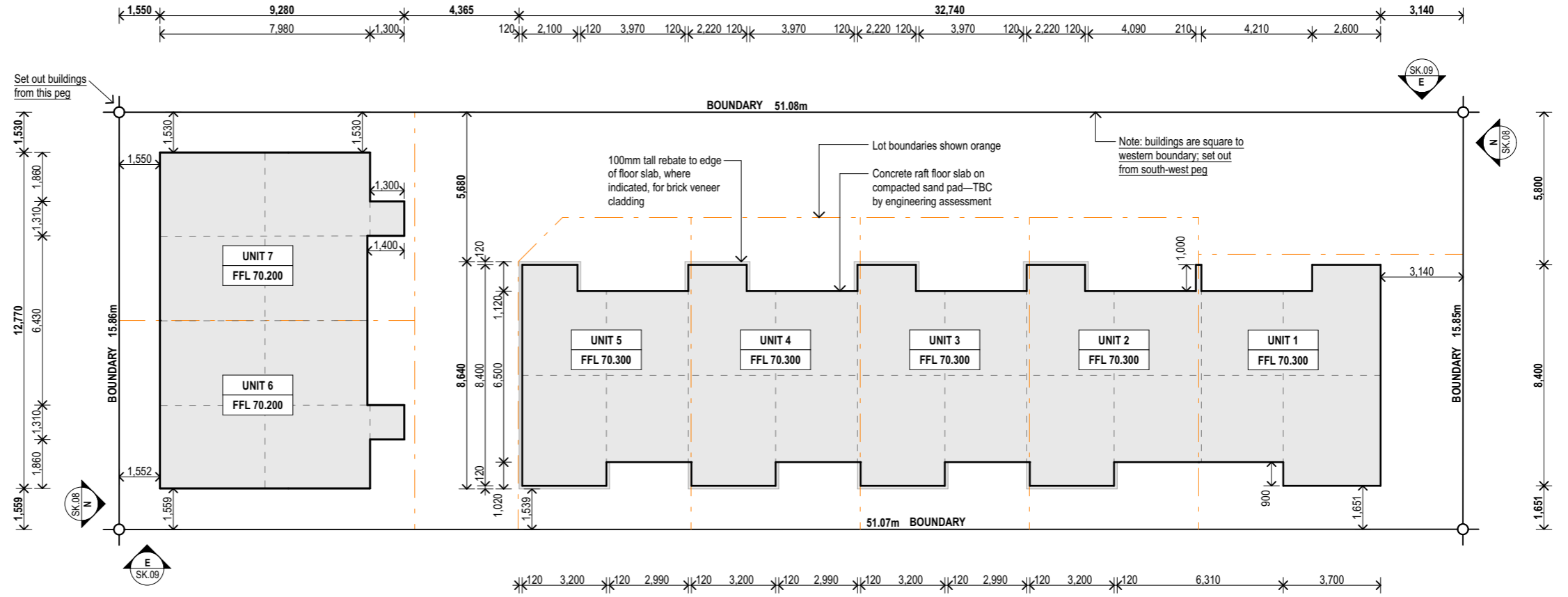
SK.20(A)

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Legal description:	Lot 4 DPS 6188
Site area:	809m ²



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PLAN: Ground Floor Slab & Foundation

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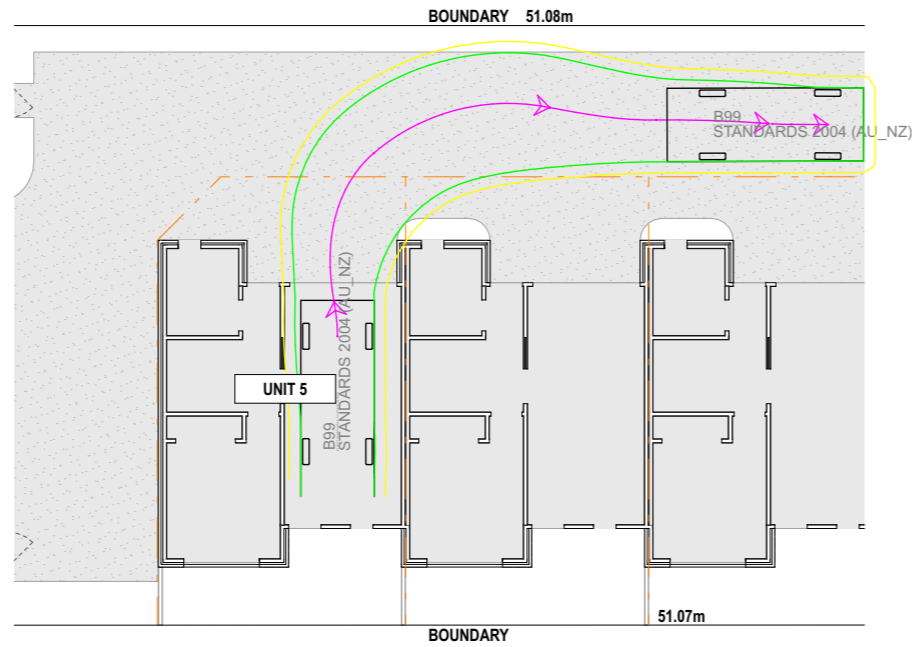
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Drawing issued: 29/09/23
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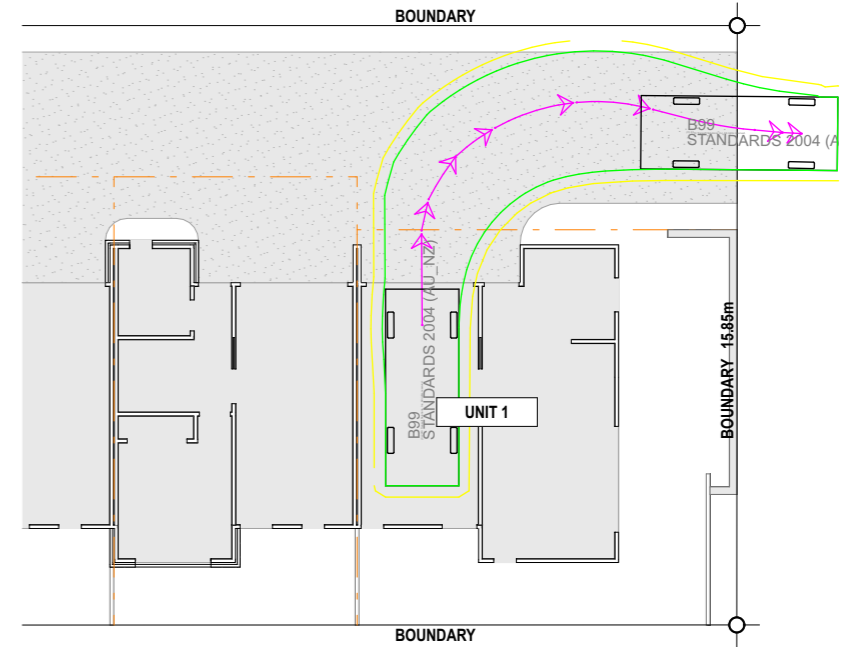
TAYLOR STREET



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



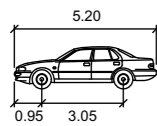
UNITS 2, 3, 4 & 5 - drive out manoeuvre (B99 vehicle)



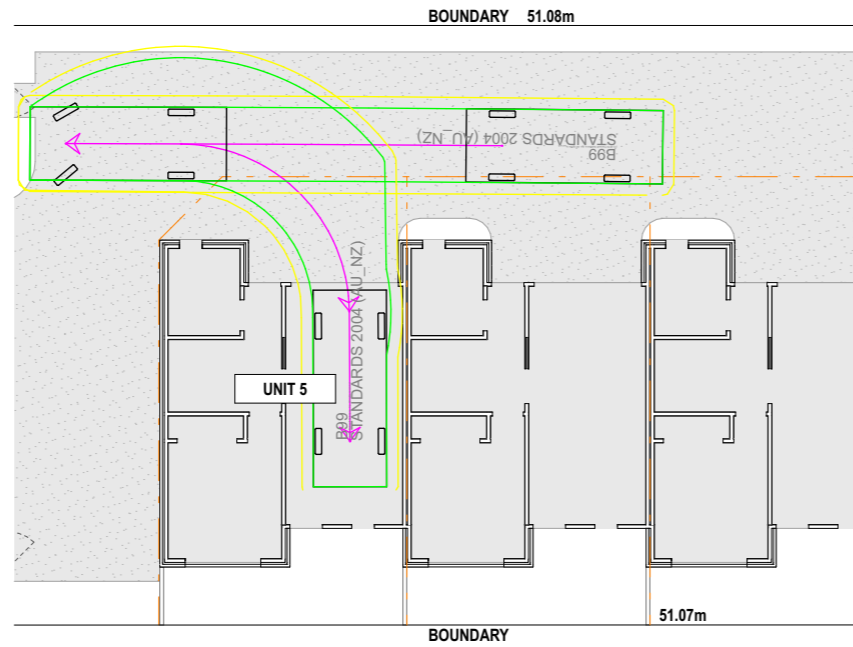
UNIT 1 - drive out manoeuvre (B99 vehicle)

Vehicle manoeuvring for Units 1-5:

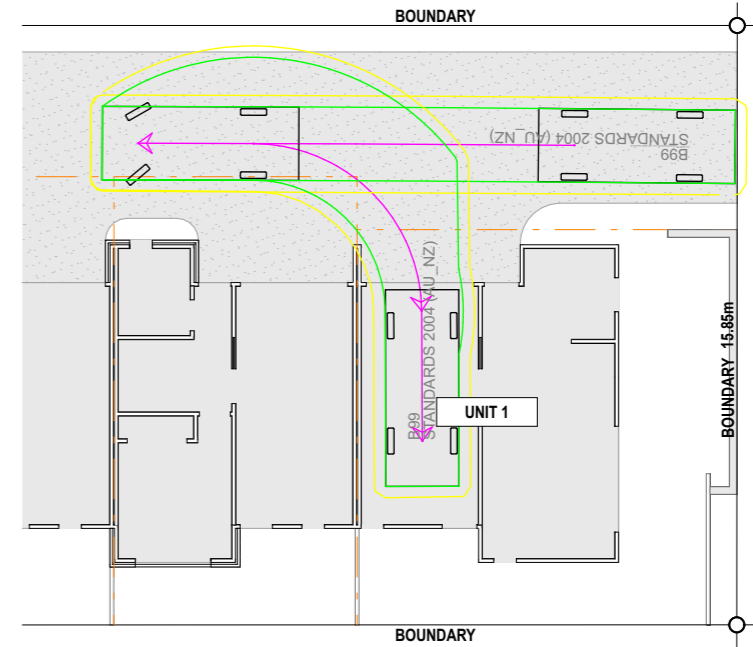
- Tracking shown for AS/NZS 2890 B99 Car, with 300mm clearances shown yellow
- Garage door opening complies with AS/NZS 2890 Figure 5.4, with width of doorway at 2.8m & width of driveway (apron width) greater than 6.0m (includes 300mm reduction due to garden on opposite side)



B99	
	Meters
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0 s
Steering Angle	: 33.9 deg



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



UNIT 1 - reverse in manoeuvre (B99 vehicle)

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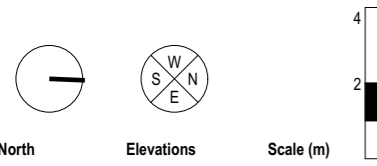
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PLAN: Site Manoeuvring - Units 1 & 2-5

SK.22(C)

Sheet number (revision):

Drawing issued: 29/09/23
Drawing scale: 1:200

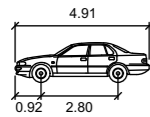


Site Information	
Address:	153 Taylor Street Cambridge
Legal description:	Lot 4 DPS 6188
Site area:	809m ²

Vehicle manoeuvring for Unit 6:

- Tracking shown for AS/NZS 2890 B85 Car, with 300mm clearances shown yellow

- 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

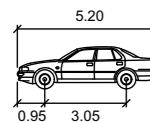


B85	
Width	: 1.87
Track	: 1.77
Lock to Lock Time	: 6.0 s
Steering Angle	: 34.1 deg

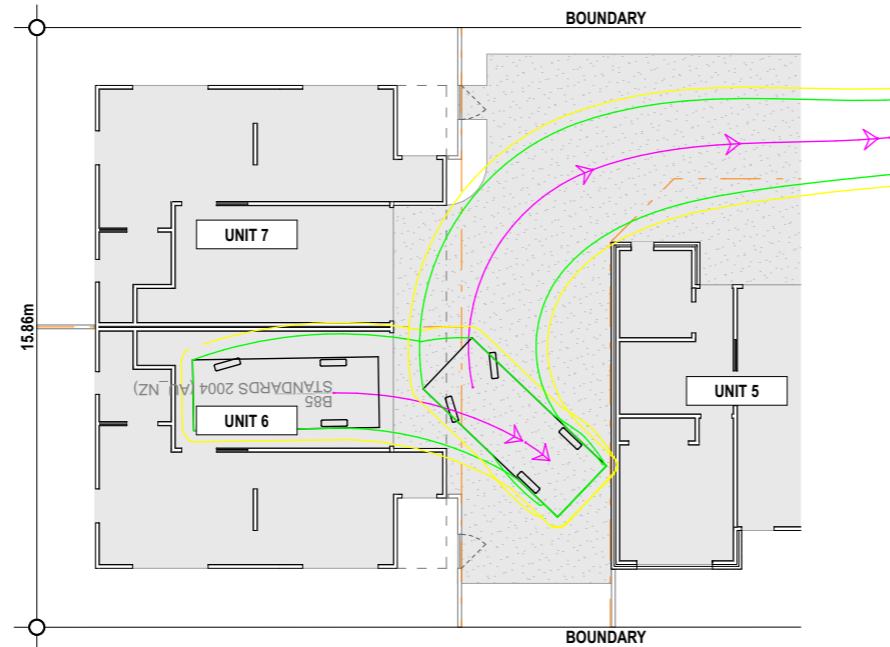
Vehicle manoeuvring for Unit 7:

- Tracking shown for AS/NZS 2890 B99 Car, with 300mm clearances shown yellow

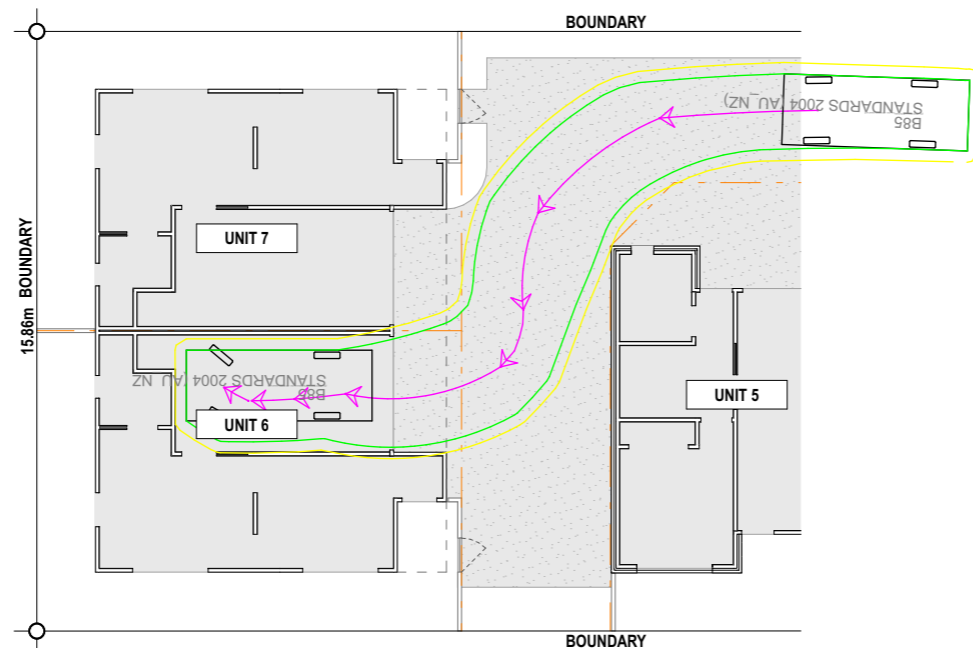
- Garage door opening complies with AS/NZS 2890 Figure 5.4, with width of doorway at 3.0m & width of driveway (apron width) greater than 5.7m



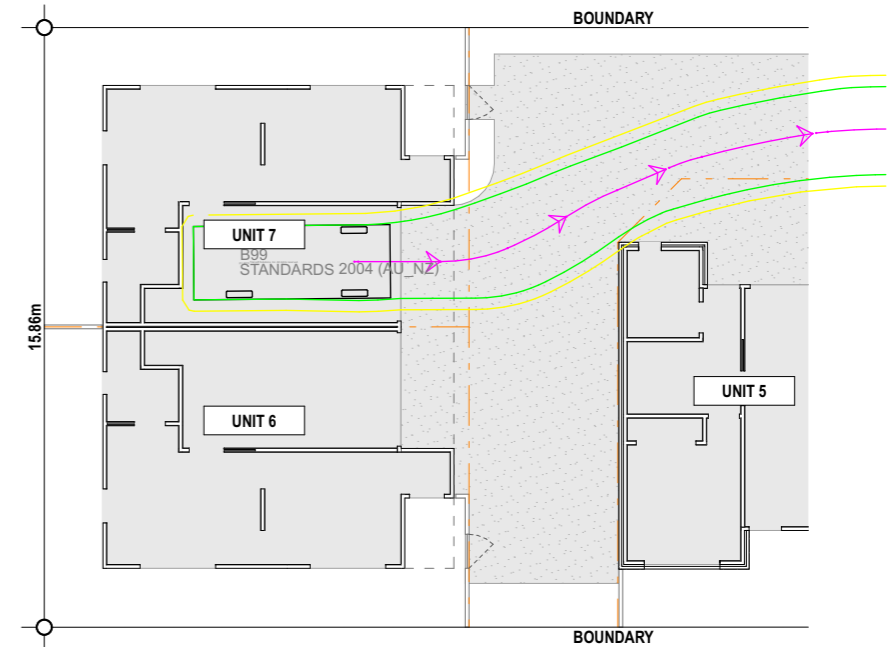
B99	
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0 s
Steering Angle	: 33.9 deg



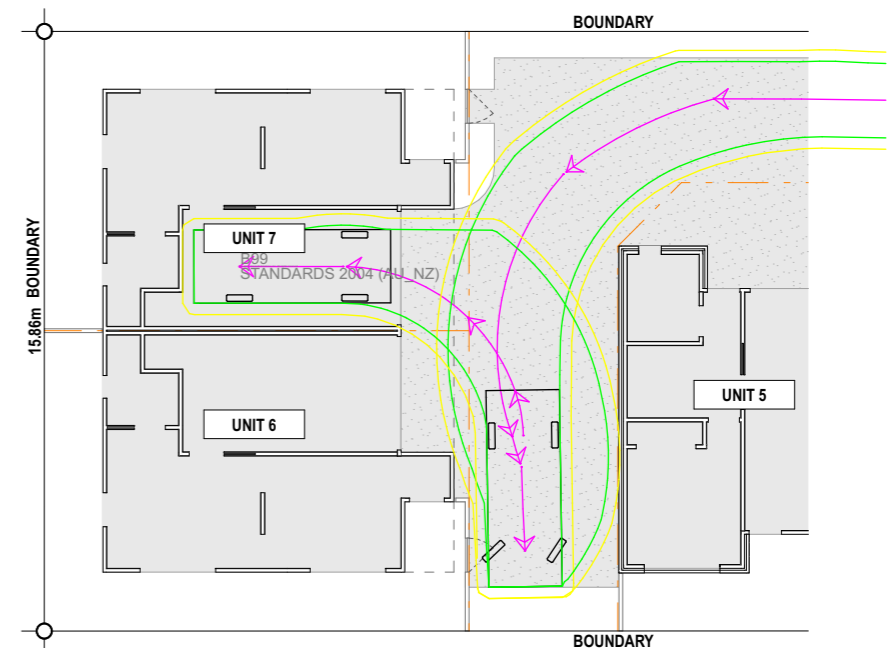
UNIT 6 - reverse out manoeuvre (B85 vehicle)



UNIT 6 - drive in manoeuvre (B85 vehicle)



UNIT 7 - drive out manoeuvre (B99 vehicle)



UNIT 7 - reverse in manoeuvre (B99 vehicle)



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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, Scott Nathan Walker, 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.

Scott Walker 25/09/2023
Licensed Cadastral Surveyor Date

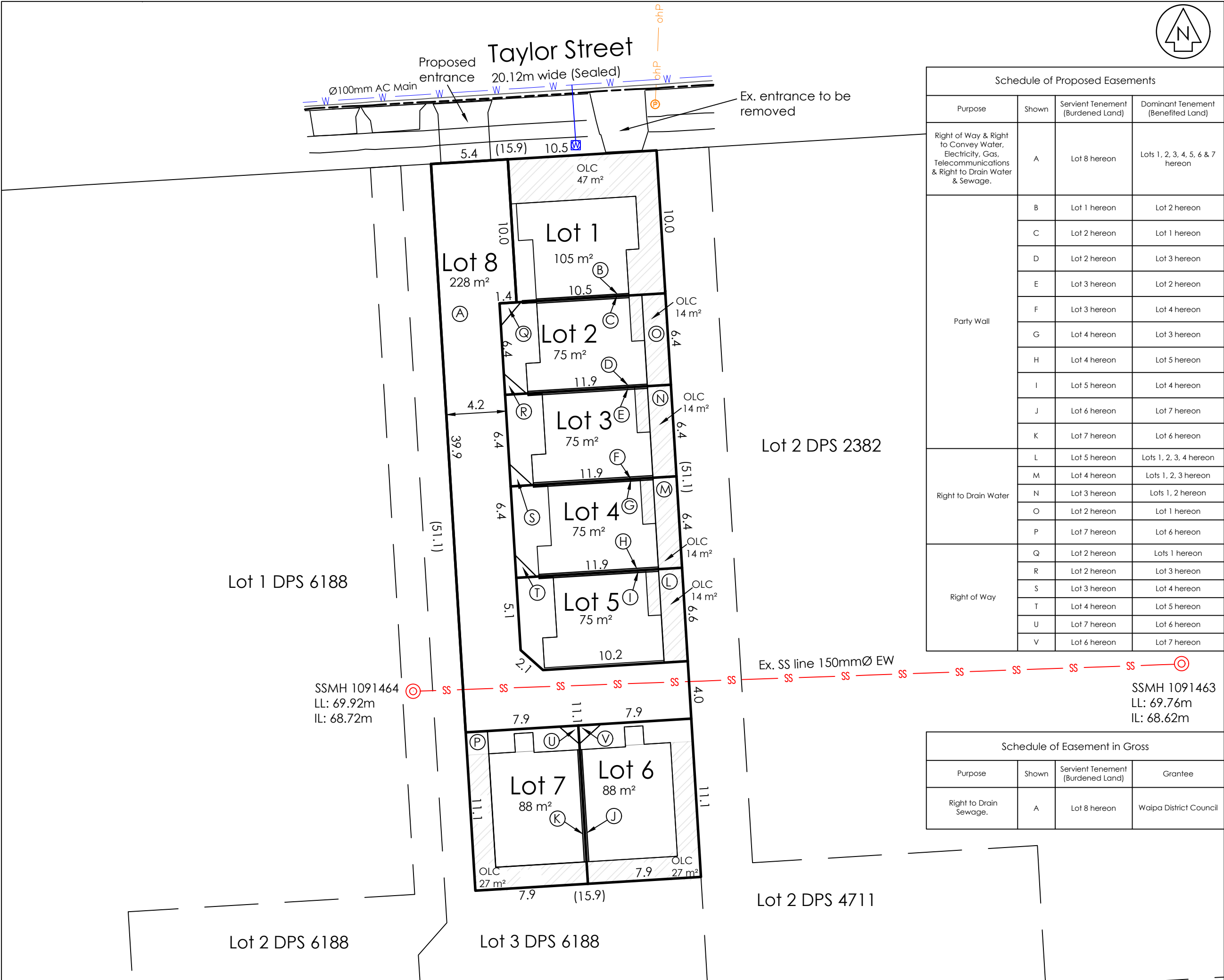
Rev	Date	Amendment	By	Chk/APP
B	22/09/23	Add Easement Schedule in Gross	SV	SNW
A	10/08/23	Resource Consent	SV	SNW

Project Title
Assured Construction
153 Taylor Street
Cambridge

Drawing Title
Proposed Subdivision of
Lot 4 DPS 6188

Surveyed	Designed	Drawn	Checked	Approved
		S.Veerla 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 B



Schedule of Proposed Easements				
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)	
Right of Way & Right to Convey Water, Electricity, Gas, Telecommunications & Right to Drain Water & Sewage.	A	Lot 8 hereon	Lots 1, 2, 3, 4, 5, 6 & 7 hereon	
	Party Wall	B	Lot 1 hereon	Lot 2 hereon
		C	Lot 2 hereon	Lot 1 hereon
		D	Lot 2 hereon	Lot 3 hereon
		E	Lot 3 hereon	Lot 2 hereon
		F	Lot 3 hereon	Lot 4 hereon
		G	Lot 4 hereon	Lot 3 hereon
		H	Lot 4 hereon	Lot 5 hereon
	Right to Drain Water	I	Lot 5 hereon	Lot 4 hereon
		J	Lot 6 hereon	Lot 7 hereon
K		Lot 7 hereon	Lot 6 hereon	
L		Lot 5 hereon	Lots 1, 2, 3, 4 hereon	
Right of Way	M	Lot 4 hereon	Lots 1, 2, 3 hereon	
	N	Lot 3 hereon	Lots 1, 2 hereon	
	O	Lot 2 hereon	Lot 1 hereon	
	P	Lot 7 hereon	Lot 6 hereon	
	Q	Lot 2 hereon	Lots 1 hereon	
	R	Lot 2 hereon	Lot 3 hereon	
S	Lot 3 hereon	Lot 4 hereon		
T	Lot 4 hereon	Lot 5 hereon		
U	Lot 7 hereon	Lot 6 hereon		
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Schedule of Easement in Gross			
Purpose	Shown	Servient Tenement (Burdened Land)	Grantee
Right to Drain Sewage.	A	Lot 8 hereon	Waipa District Council

From: "Dave McCracken" <DaveM@cheal.co.nz>
Sent: Mon, 25 Sep 2023 14:48:58 +1300
To: "Marne Cole" <marnec@barker.co.nz>
Cc: "Scott Walker" <ScottW@cheal.co.nz>
Subject: RE: [#230233] 153 Taylor Street s92 RFI
Attachments: 230233-SC001.pdf

Good afternoon Marne,

We respond to the to RFI matters your email of 15 September 2023 below.

7. The proposed wastewater drain will require an extra manhole at the connection to the Council's wastewater gravity main. Council will need to access manholes for maintenance and easements are appropriate to protect this. Please provide updated plans showing the easements as appropriate.

We have discussed this with Jane Zhang who has confirmed that an easement is required in favour of Waipa District Council to drain sewage covering the wastewater lines. The attached scheme plan now includes an easement in gross in favour of Waipa District Council over area A to drain sewage. No other action is required.

8. As per the proposed Engineering Plan, Lot 5 doesn't provide an appropriate setback distance to Council's wastewater gravity main. Building adjacent to pipe standards are to be referred to RITS 5.2.9. Please provide updated plans showing the wastewater connection as appropriate.

We have discussed this with Jane Zhang who has confirmed that no changes the plans are required and that an appropriate condition can be included in the consents such that the zone of influence from the foundations of the buildings is below the sewage lines.

Please do not hesitate to call if you have any queries.

Kind regards

Dave McCracken
Registered Professional Surveyor | Principal
Cheal Consultants Ltd

P: +64 7 858 4564 | M: +64 274 936 918

E: DaveM@cheal.co.nz

533 Anglesea Street, Hamilton

PO Box 41,

Waikato Box Lobby,

Hamilton 3240

From: Marne Cole <marnec@barker.co.nz>

Sent: Friday, September 15, 2023 9:56 AM

To: Scott Walker <ScottW@cheal.co.nz>

Cc: Dave McCracken <DaveM@cheal.co.nz>; Dave McCracken <DaveM@cheal.co.nz>
Subject: 153 Taylor Street s92 RFI

Hi team,

I work with Gareth out of our Hamilton & Cambridge offices, I apologise I have included you all in this email, I wasn't sure who the point of contact was. Gareth is fishing in Aitutaki right now so I am monitoring jobs in the meantime.

We have received a s92 RFI for the resource consent we lodged at 153 Taylor Street, overall, no big issues, just changes to plans that are required. The following points are relevant to the plans Cheal provided:

7. The proposed wastewater drain will require an extra manhole at the connection to the Council's wastewater gravity main. Council will need to access manholes for maintenance and easements are appropriate to protect this. Please provide updated plans showing the easements as appropriate.

8. As per the proposed Engineering Plan, Lot 5 doesn't provide an appropriate setback distance to Council's wastewater gravity main. Building adjacent to pipe standards are to be referred to RITS 5.2.9. Please provide updated plans showing the wastewater connection as appropriate.

Let me know if you have any questions.

Ngā mihi | Kind regards,

MARNE COLE
Planner
[022 405 1399](tel:0224051399)
marnec@barker.co.nz

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Waikato Mail Centre, Hamilton 3240
Level 1
47 Alpha St
Cambridge 3434

barker.co.nz



Kerikeri, Whangārei, Warkworth,
Auckland, **Hamilton, Cambridge**,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

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Scott Walker **25/09/2023**
Licensed Cadastral Surveyor Date

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Project Title
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153 Taylor Street
Cambridge**

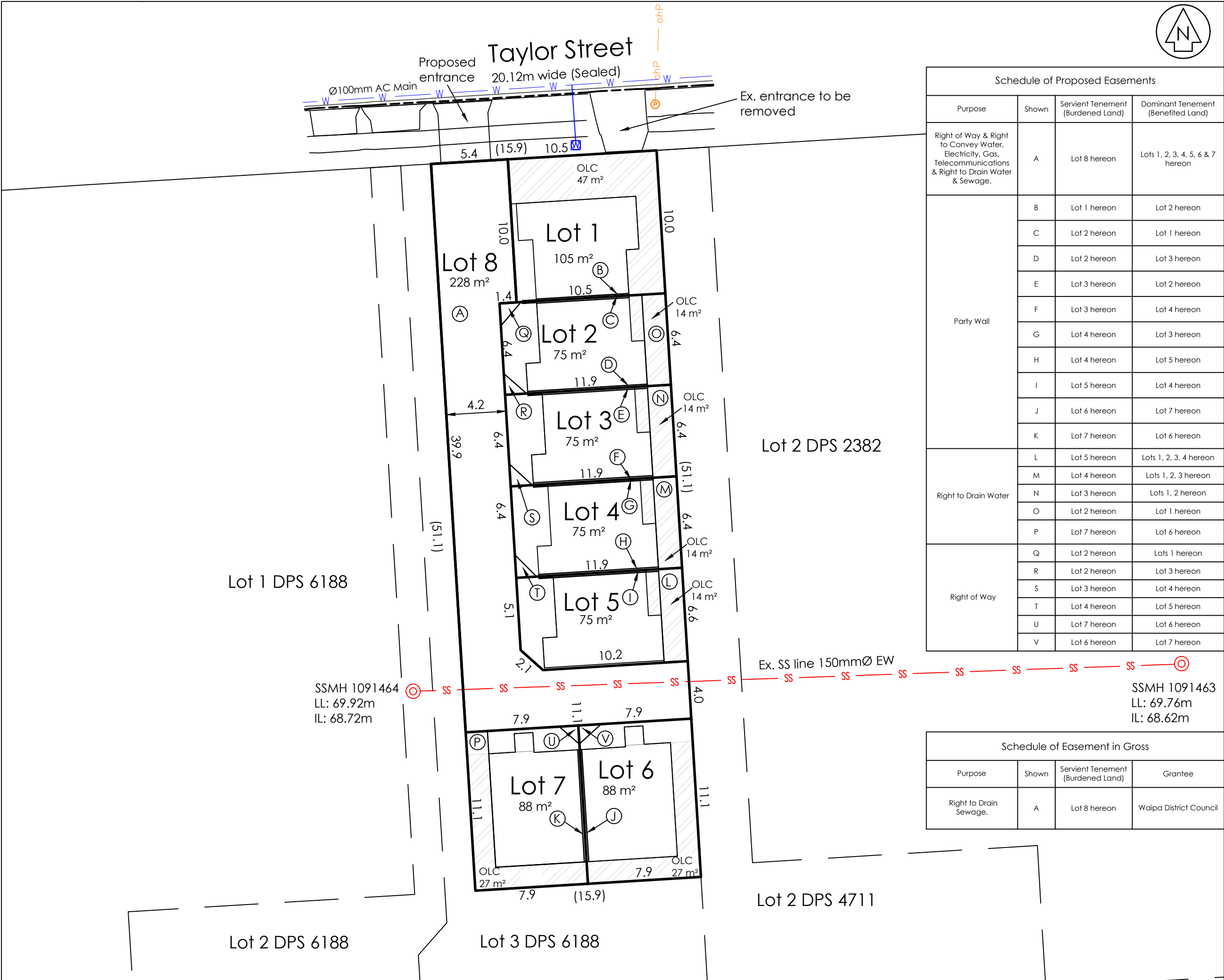
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Surveyed	Designed	Drawn	Checked	Approved
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Status **RESOURCE CONSENT**

Scale A1
A3 1:250 | A3

Drawing Number
230233-SC001 | Rev B



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