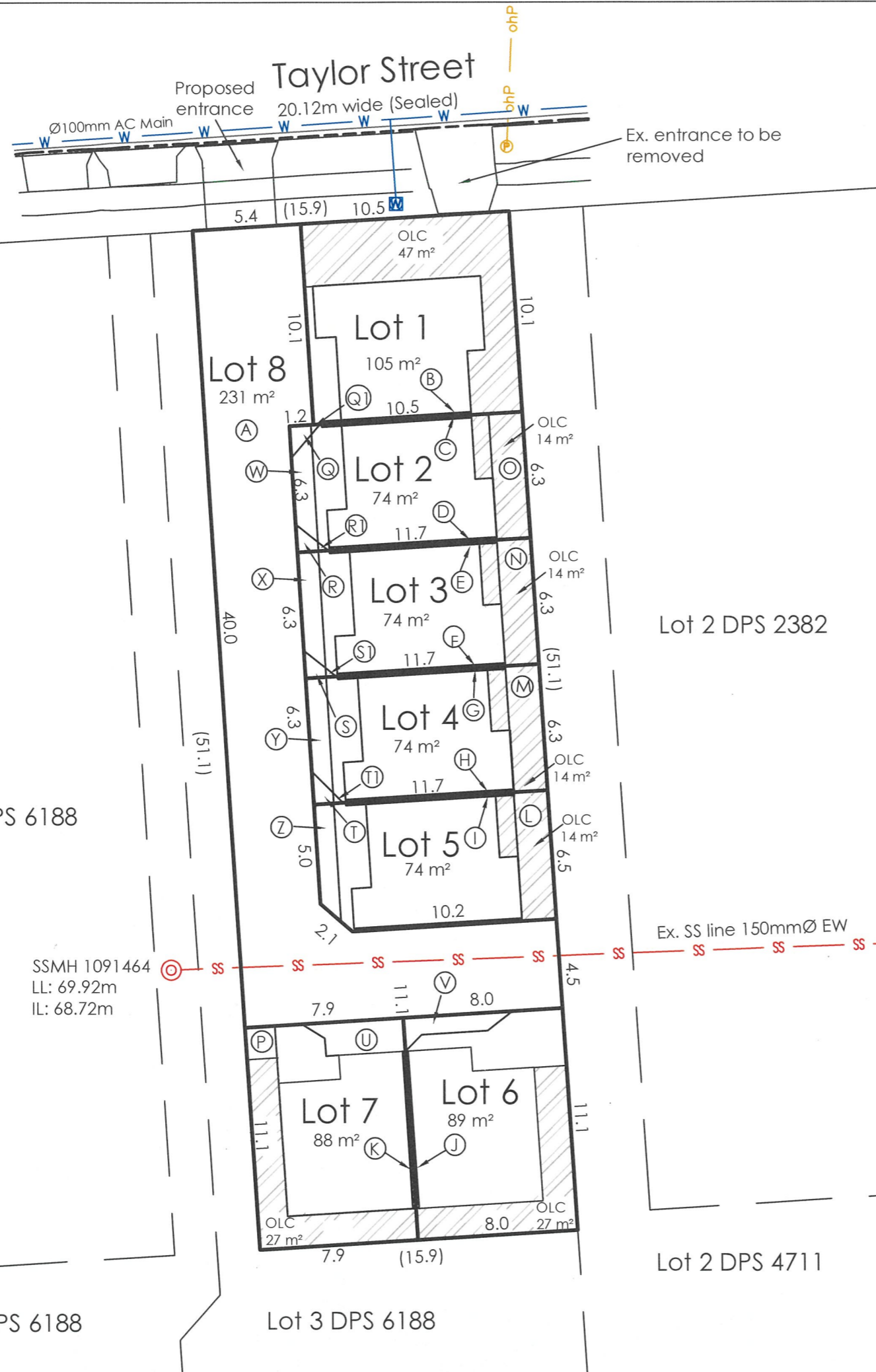


Appendix 3

Revised Site Plans



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	
	B	Lot 1 hereon	Lot 2 hereon	
Party Wall	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	
	I	Lot 5 hereon	Lot 4 hereon	
	J	Lot 6 hereon	Lot 7 hereon	
	K	Lot 7 hereon	Lot 6 hereon	
	Right to Drain Water	L	Lot 5 hereon	Lots 1, 2, 3, 4 hereon
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	
Right of Way		Q, Q1	Lot 2 hereon	Lots 1 hereon
		R, R1	Lot 2 hereon	Lot 3 hereon
	S, S1	Lot 3 hereon	Lot 4 hereon	
	T, T1	Lot 4 hereon	Lot 5 hereon	
	U	Lot 7 hereon	Lot 6 hereon	
	V	Lot 6 hereon	Lot 7 hereon	

www.cheal.co.nz
 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
- Ⓟ — Power pole
- SS — Sewer line
- Ⓞ — Ex. SSMH
- — Kerb
- — Edge of footpath
- — Edge of seal
- W — 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.

[Signature] 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

Task	Name	Date	Initials
Surveyed			
Designed			
Drawn	S.Veerfa	10/08/23	SV
Checked	S.Walker	10/08/23	SNW
Approved	S.Walker	10/08/23	SNW

Status **RESOURCE CONSENT**

Scale A1
 A3 1:250 | A3

Drawing Number
 230233-SC001 | Rev
 C

Schedule of Easement in Gross			
Purpose	Shown	Servient Tenement (Burdened Land)	Grantee
Right to Drain Sewage.	Q, R, W	Lot 2	Waipa District Council
	S, X	Lot 3	
	T, Y	Lot 4	
	Z	Lot 5	
	A	Lot 8	

Lot 1 DPS 6188

Lot 2 DPS 2382

Lot 2 DPS 4711

Lot 2 DPS 6188

Lot 3 DPS 6188

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.

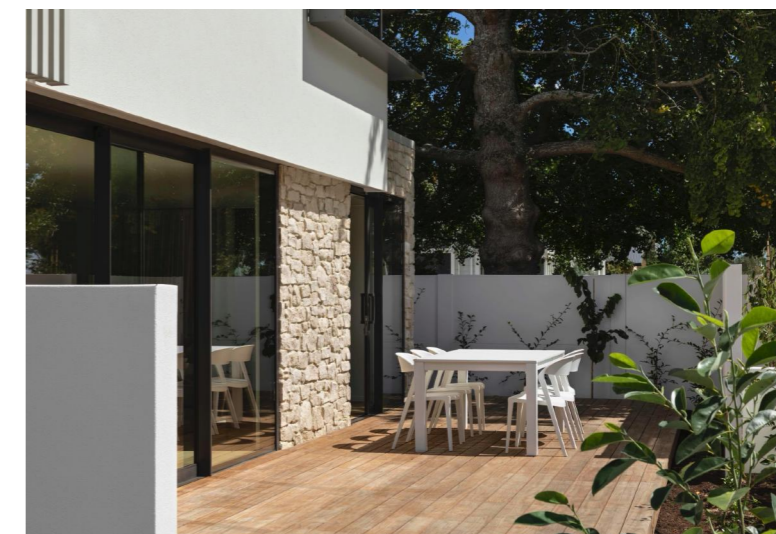
Balconies are provided on the middle group of units. These are located overlooking the shared driveway, which adds visual interest both the building and the driveway, while also providing an 'activation' and community feel to this area. The driveway is a shared vehicle and pedestrian area, with landscaping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

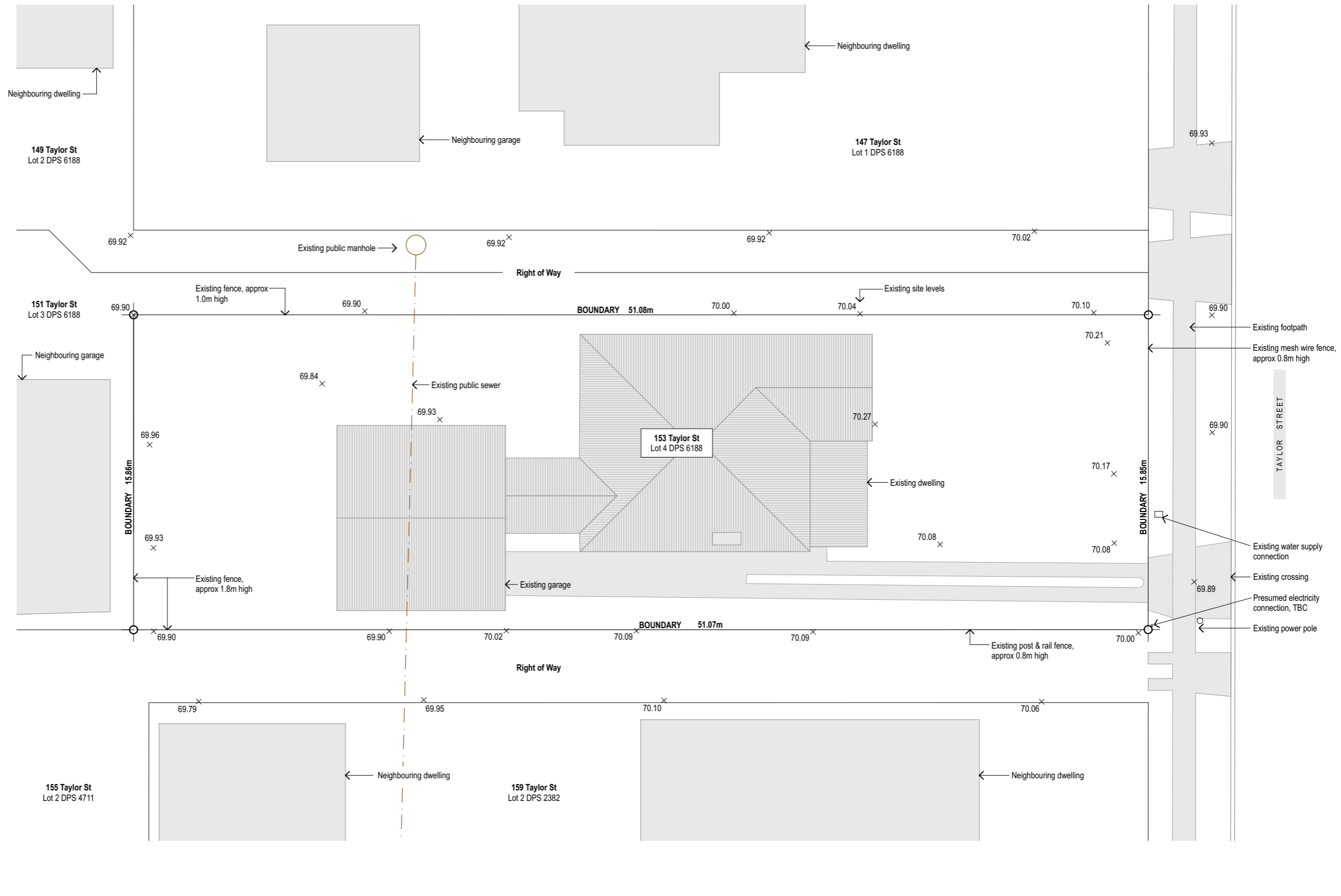
Existing townhouse development at 109 Taylor Street





Site Information

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





Site Information

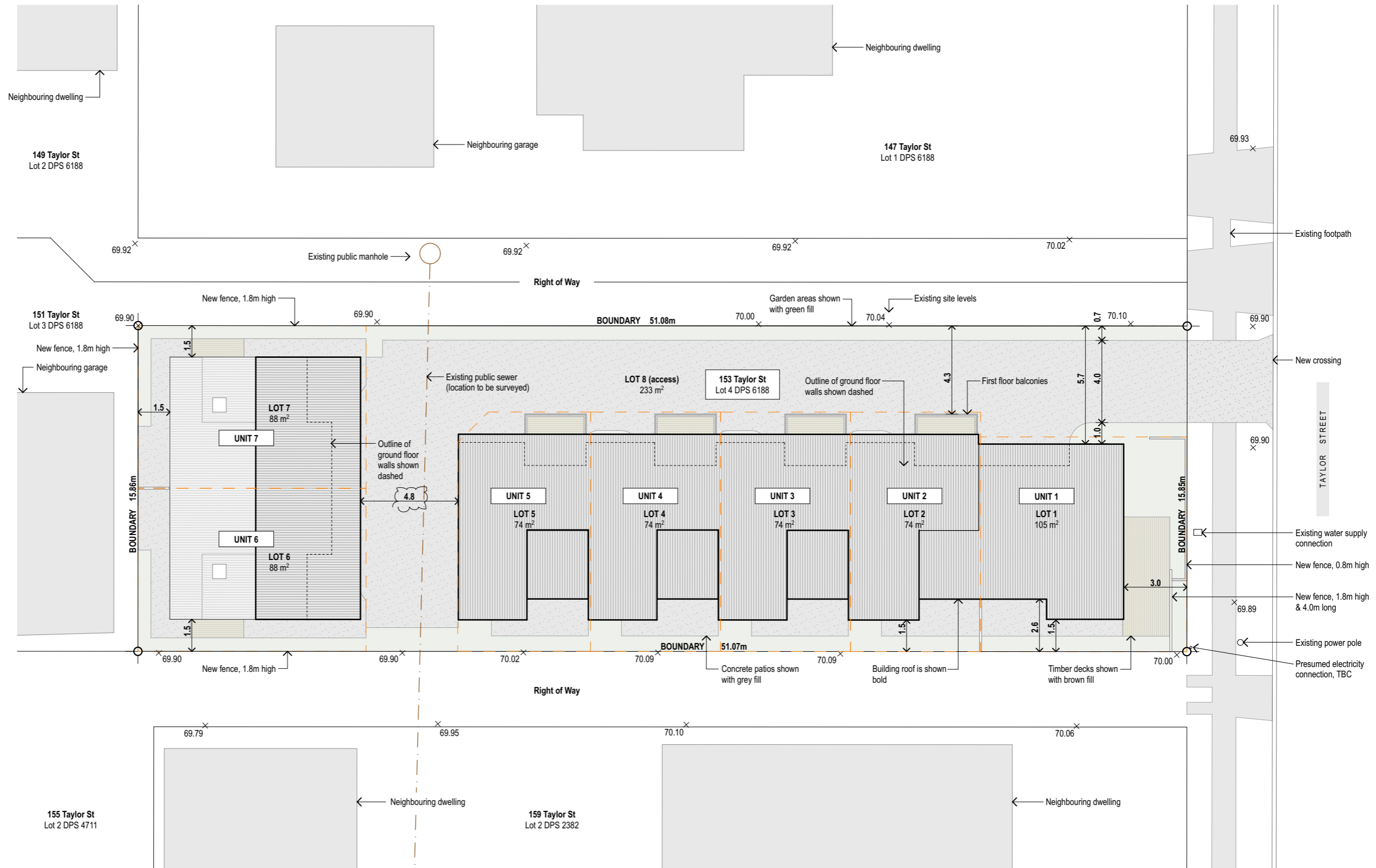
Address: 153 Taylor Street
Cambridge
Legal description: Lot 4 DPS 6188
Site area: 809m²

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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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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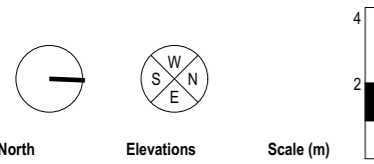
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PLAN: Site

SK.02(G)

Sheet number (revision):

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



Site Information

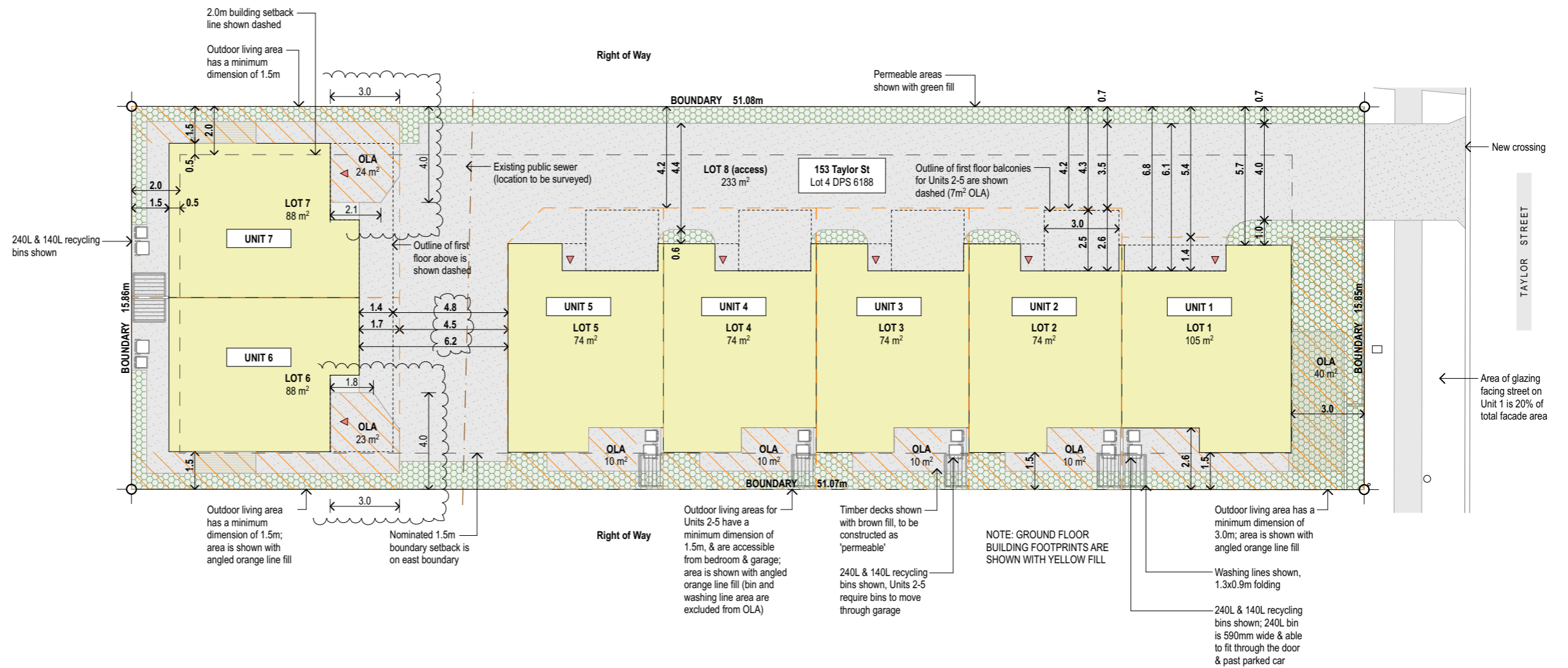
Address:	153 Taylor Street Cambridge
Legal description:	Lot 4 DPS 6188
Site area:	809m ²

Buildings/Lots Summary

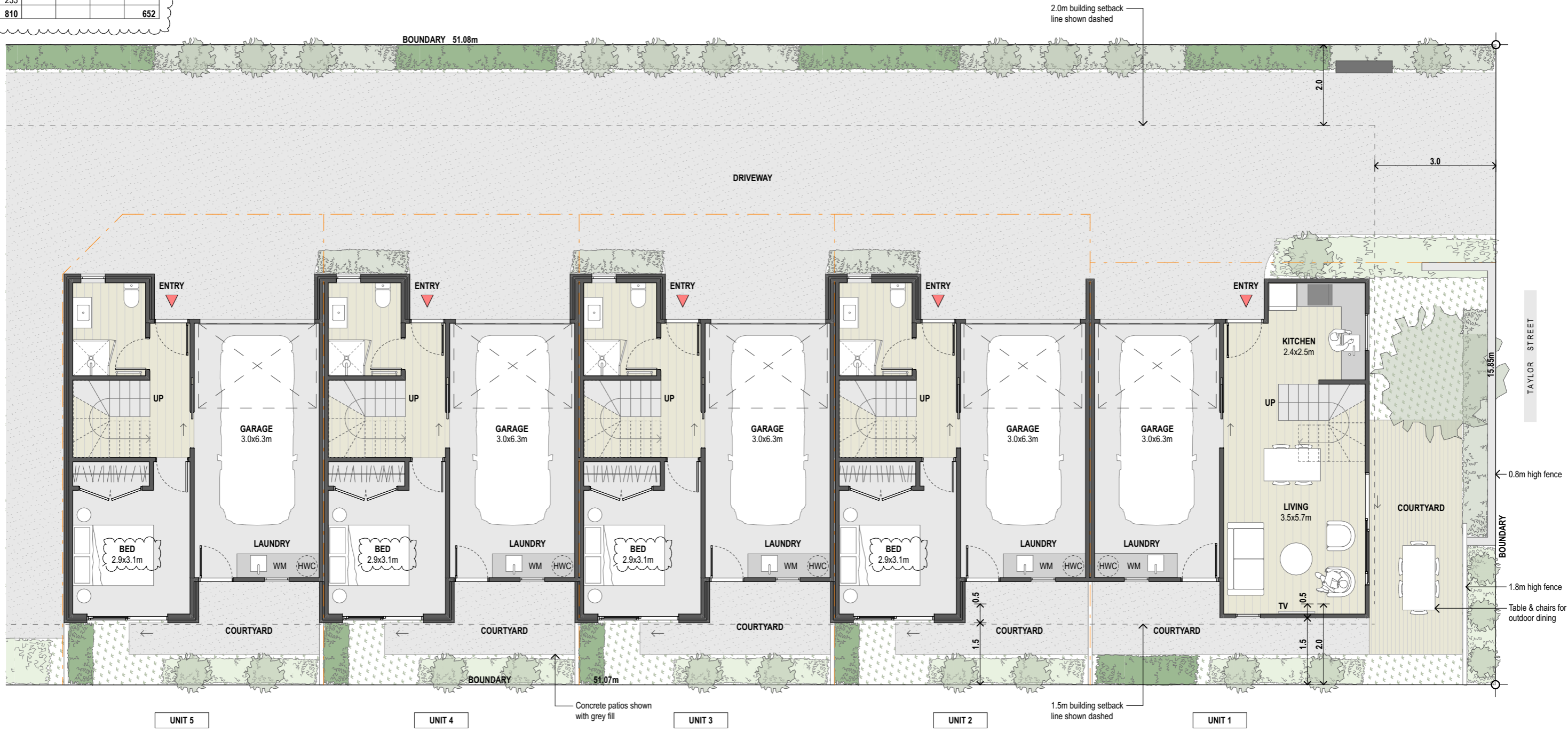
Lot / unit number	Lot area (m ²)	Gross floor area (m ²)			
		Garage	GF	FF	Total
Unit 1	105	20	31	55	106
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Unit 4	74	20	26	47	93
Unit 5	74	20	26	47	93
Unit 6	88	18	28	41	87
Unit 7	88	18	28	41	87
Lot 8	233				
Total	810				652

Site Compliance Summary

Lot / unit number	Lot area (m ²)	Coverage (m ²)		Permeable (m ²)		OLA (m ²)
		Garage	GF	GF	FF	
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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%	



Buildings/Lots Summary					
Lot / unit number	Lot area (m ²)	Gross floor area (m ²)			
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Unit 1	105	20	31	55	106
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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
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Lot 8	233				
Total	810				652



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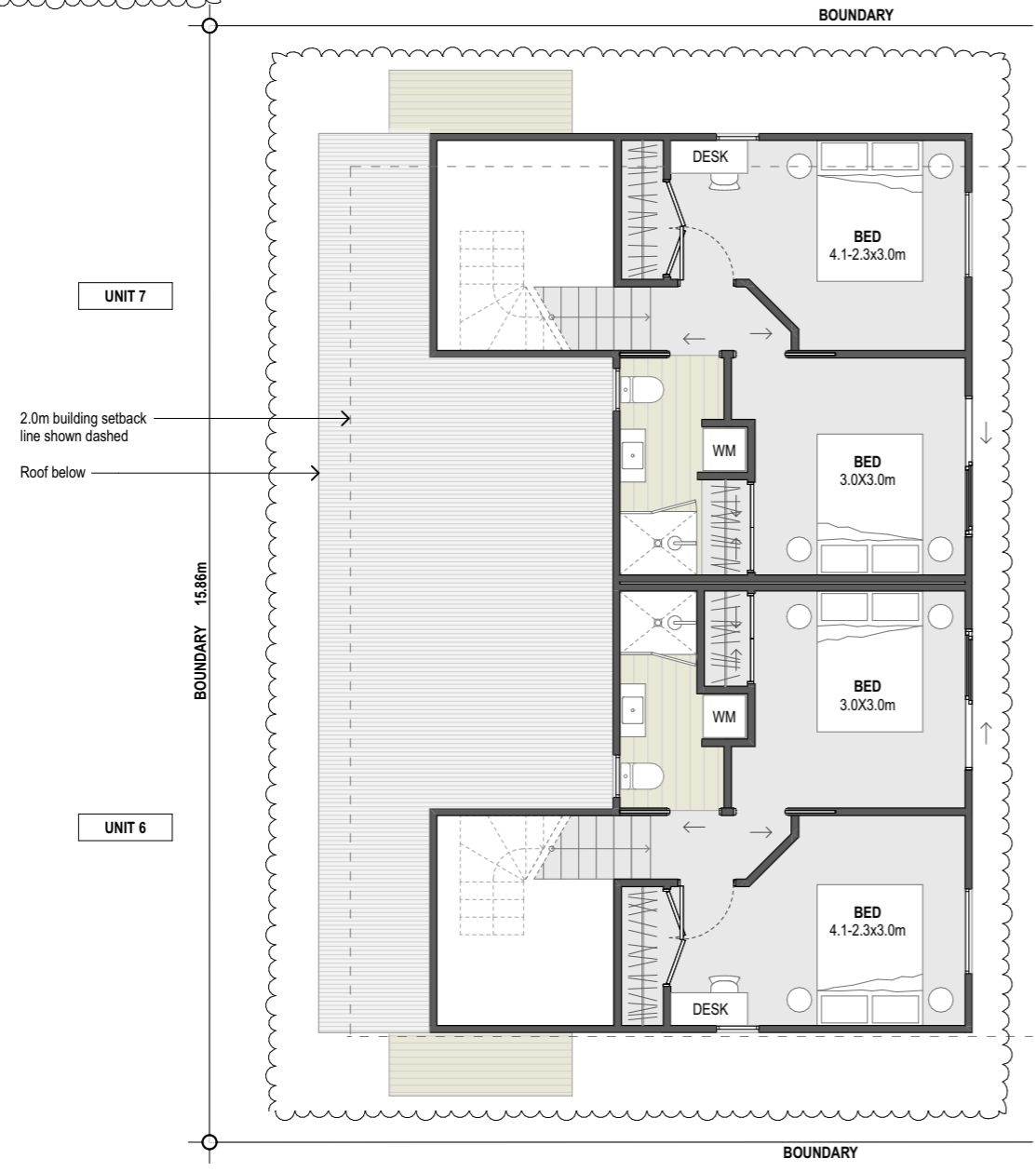
PLAN: Unit 1-5 FF Floor Plans

SK.06(I)

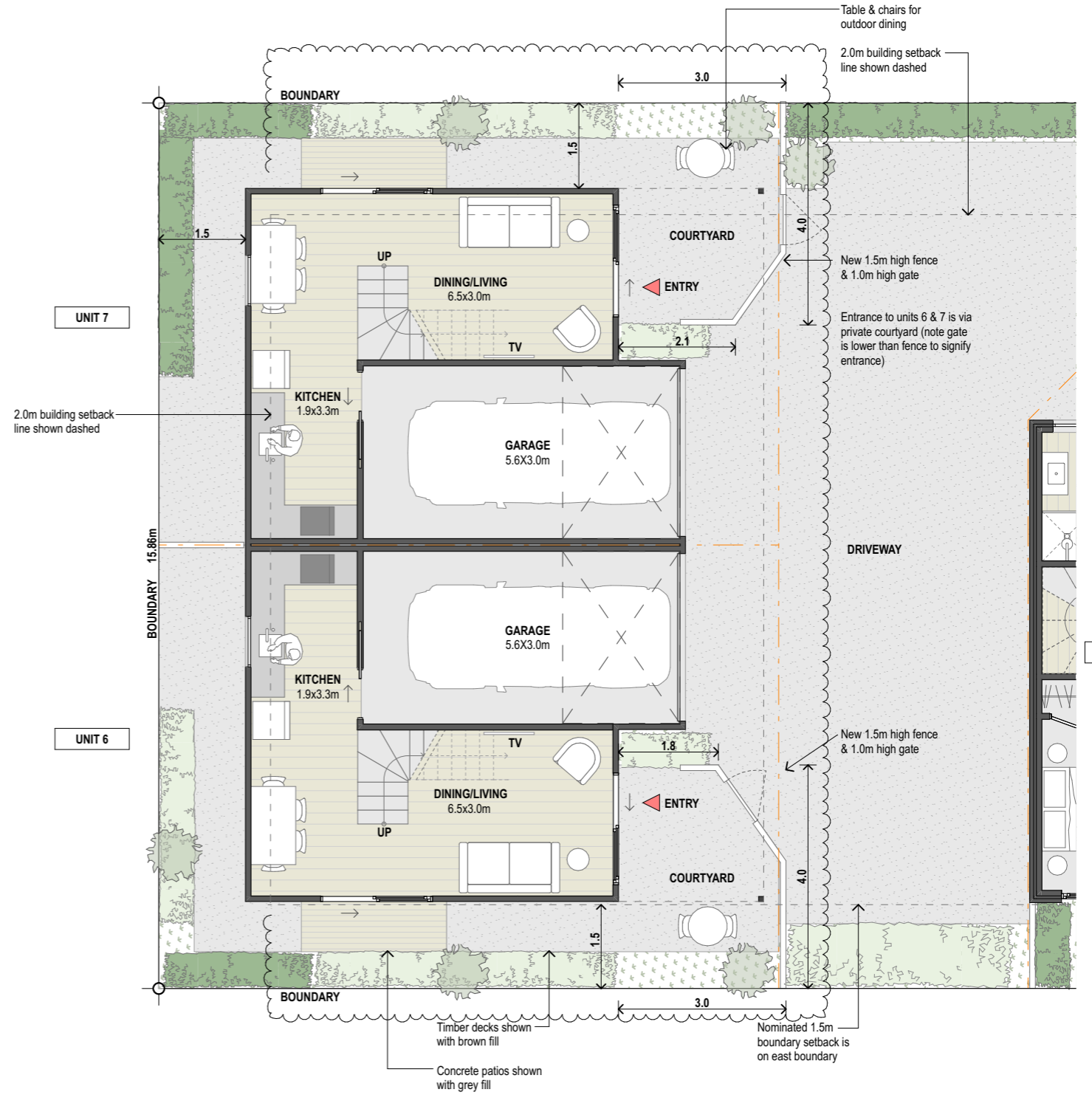
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Buildings/Lots Summary					
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		Garage	GF	FF	Total
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Unit 3	74	20	26	47	93
Unit 4	74	20	26	47	93
Unit 5	74	20	26	47	93
Unit 6	88	18	28	41	87
Unit 7	88	18	28	41	87
Lot 8	233				
Total	810				652



FIRST FLOOR PLAN



GROUND FLOOR PLAN

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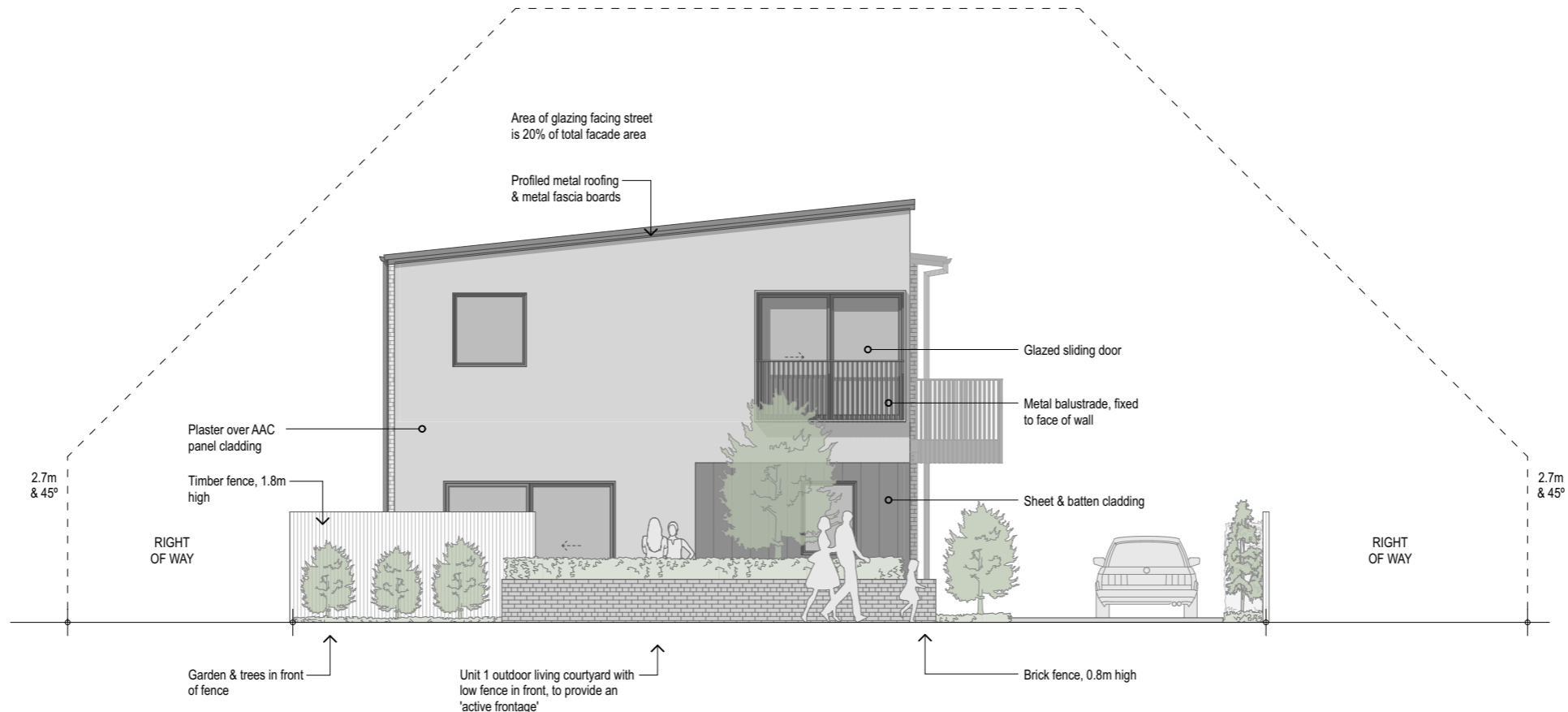
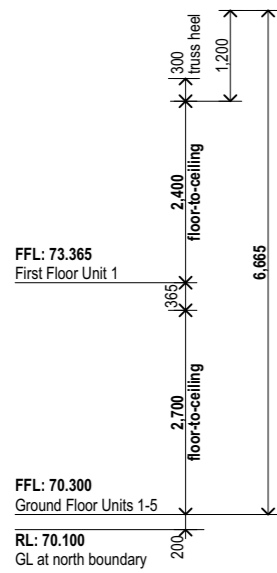
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 A R C H I T E C T

PLAN: Unit 6-7 Floor Plans

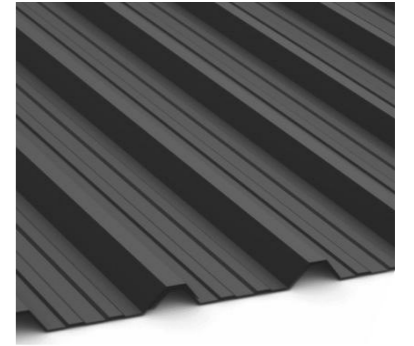
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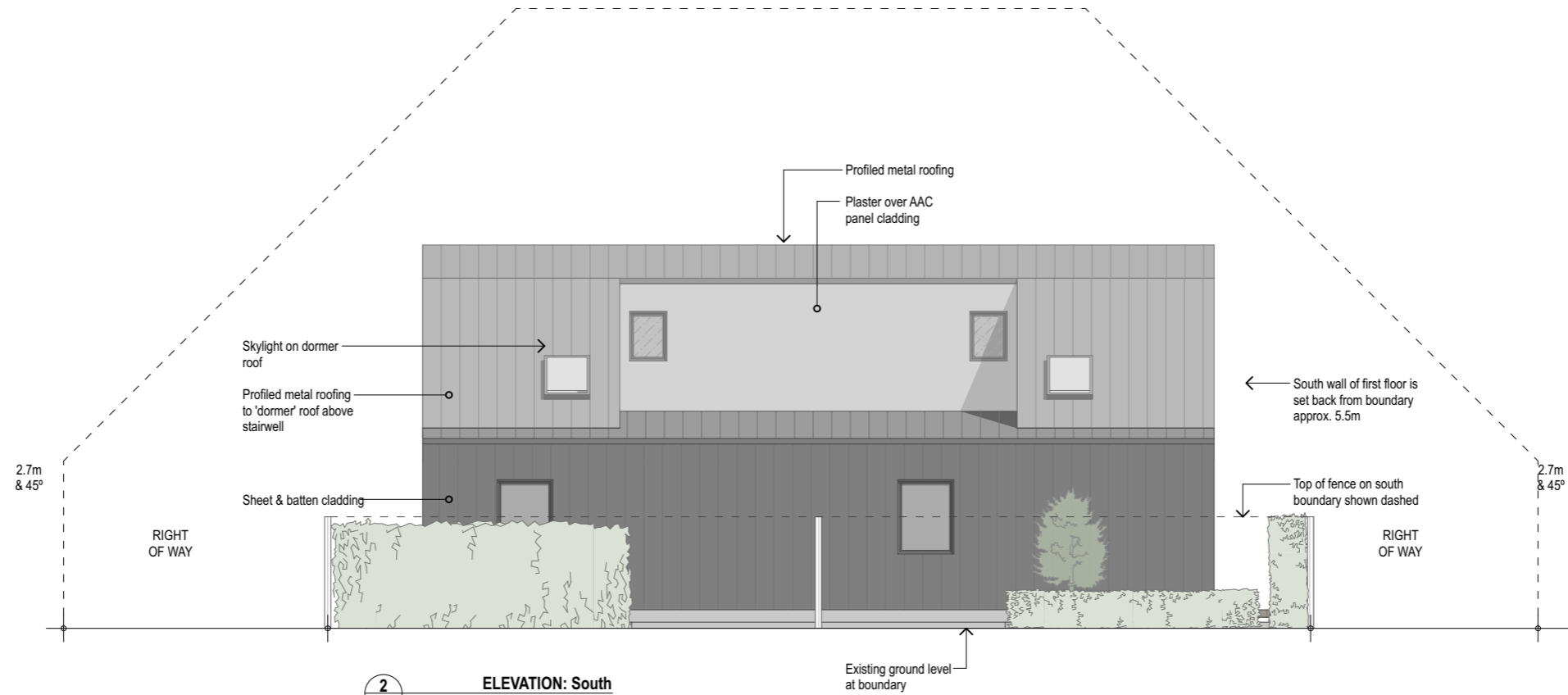
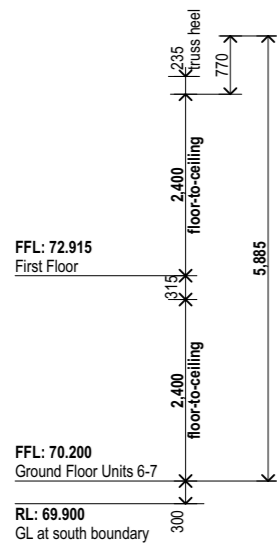
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ELEVATION: North (facing Taylor St)
Scale 1:100



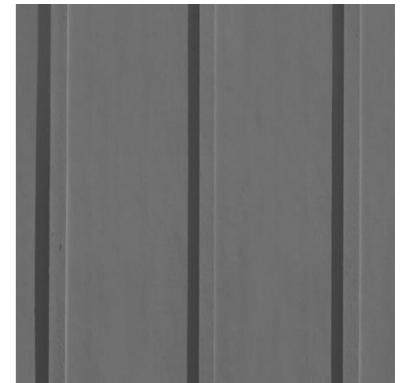
Profiled metal roofing: mid-grey



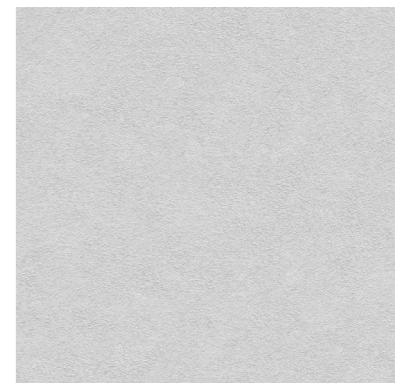
Brick cladding: white



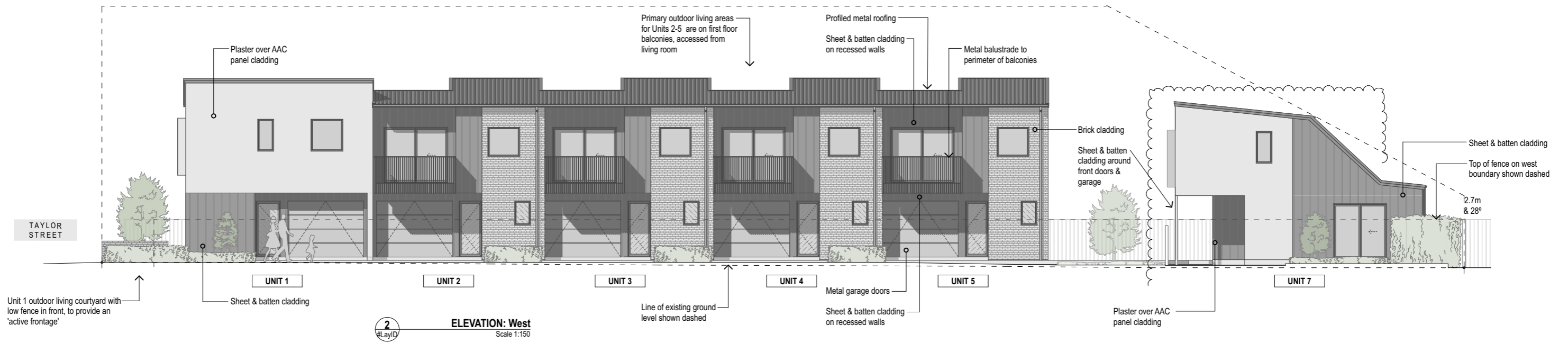
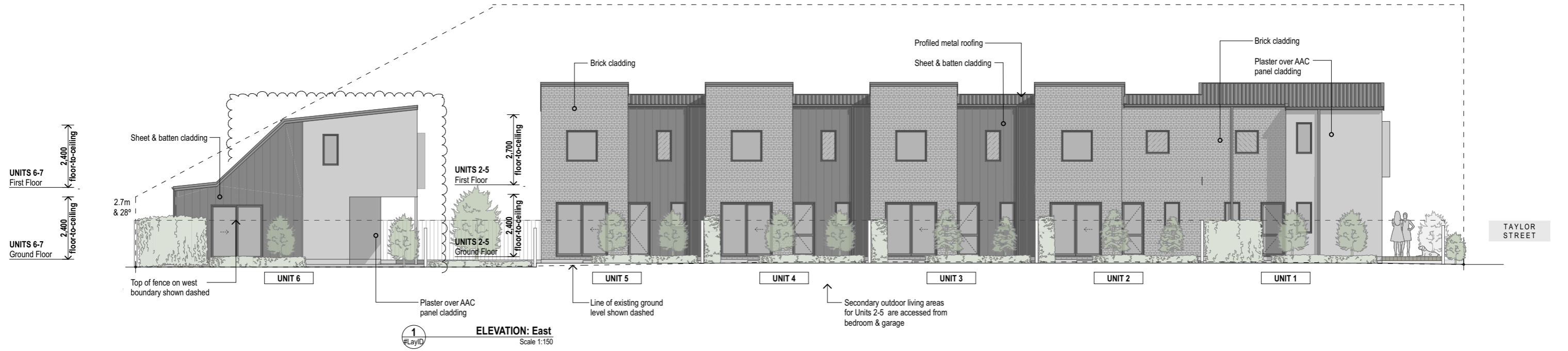
2
#LayID
ELEVATION: South
Scale 1:100

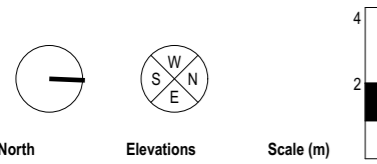


Fibre-cement sheet & batten cladding: mid-grey

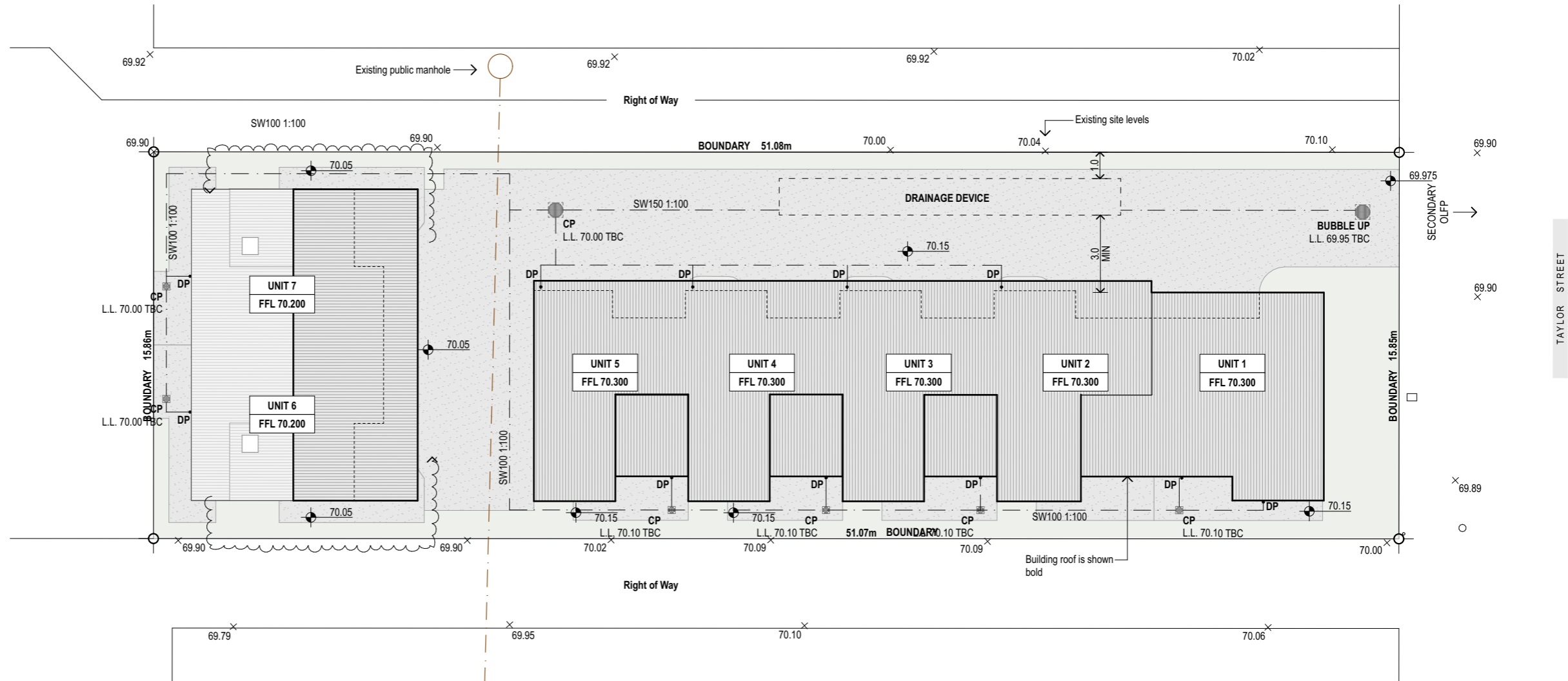


Plaster cladding: white





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



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 153 Taylor Street, Cambridge

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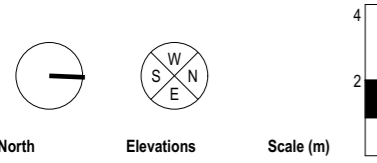
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PLAN: Site Drainage

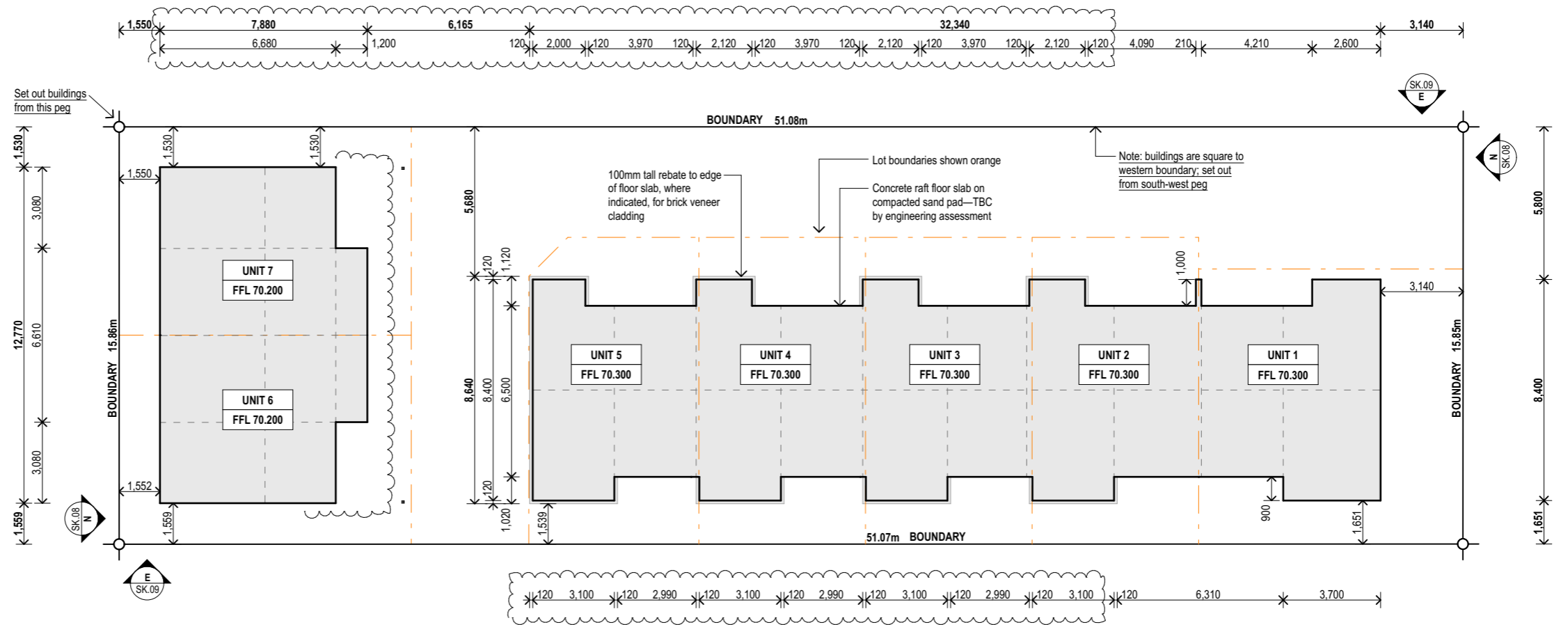
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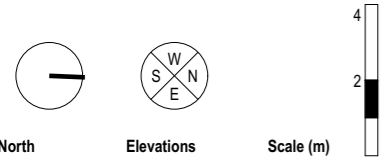
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 Drawing scale: 1:200

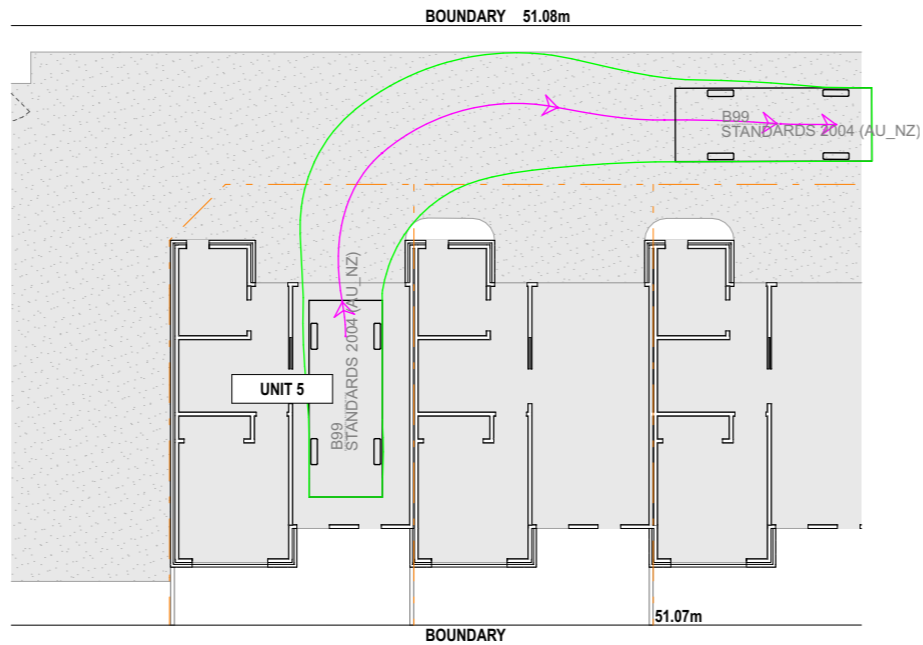


Site Information	
Address:	153 Taylor Street Cambridge
Legal description:	Lot 4 DPS 6188
Site area:	809m ²

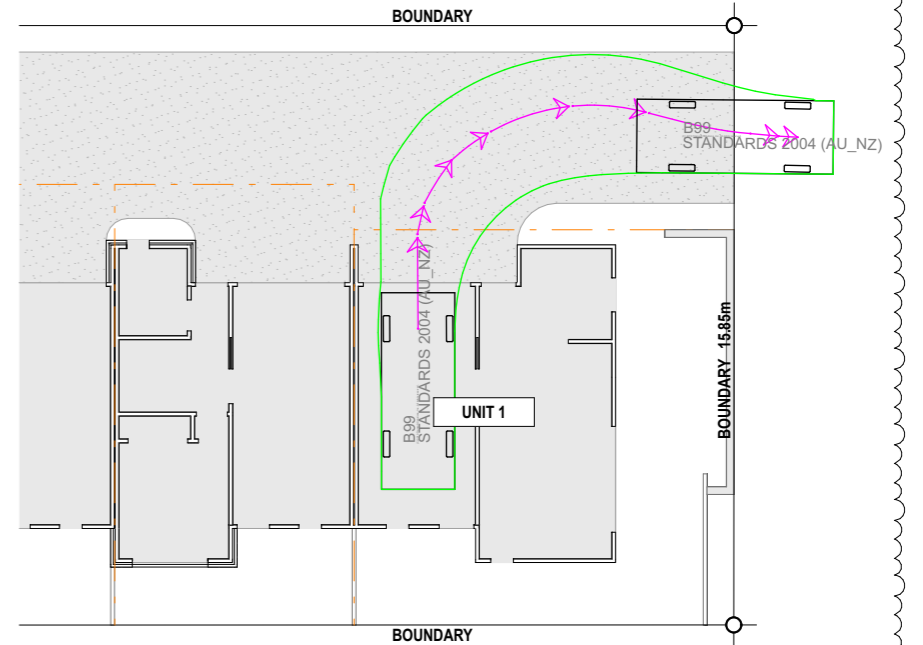




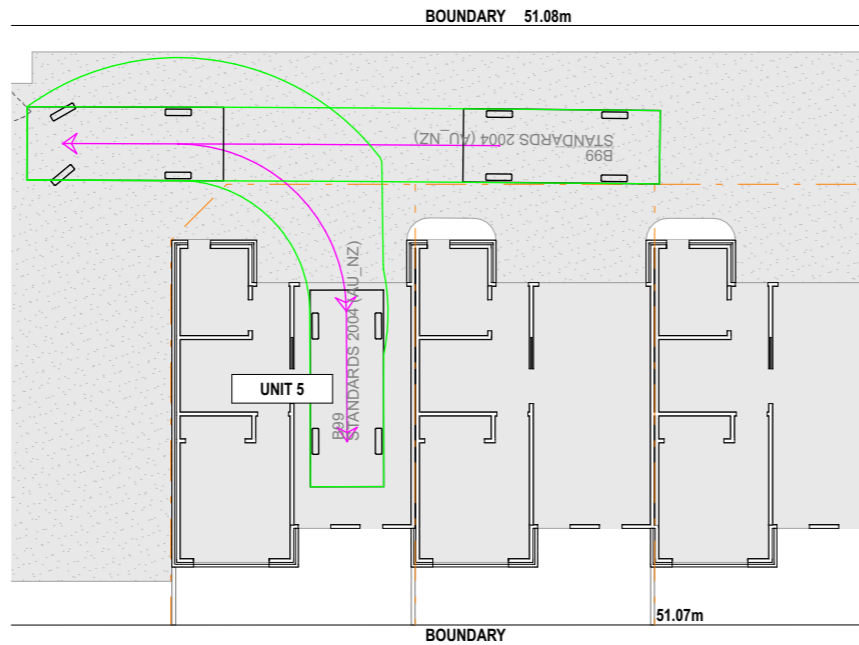
Site Information	
Address:	153 Taylor Street Cambridge
Legal description:	Lot 4 DPS 6188
Site area:	809m ²



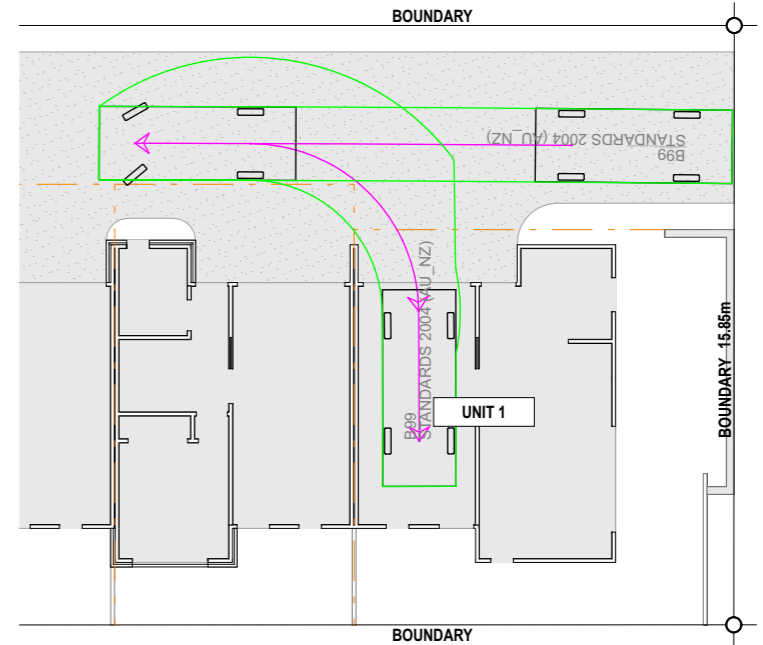
UNITS 2, 3, 4 & 5 - drive out manoeuvre (B99 vehicle)



UNIT 1 - drive out manoeuvre (B99 vehicle)



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

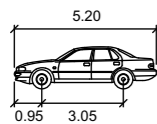


UNIT 1 - reverse in manoeuvre (B99 vehicle)

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

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Preliminary Design Drawing Set - For RESOURCE CONSENT

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153 Taylor Street, Cambridge

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PLAN: Site Manoeuvring - Units 1 & 2-5

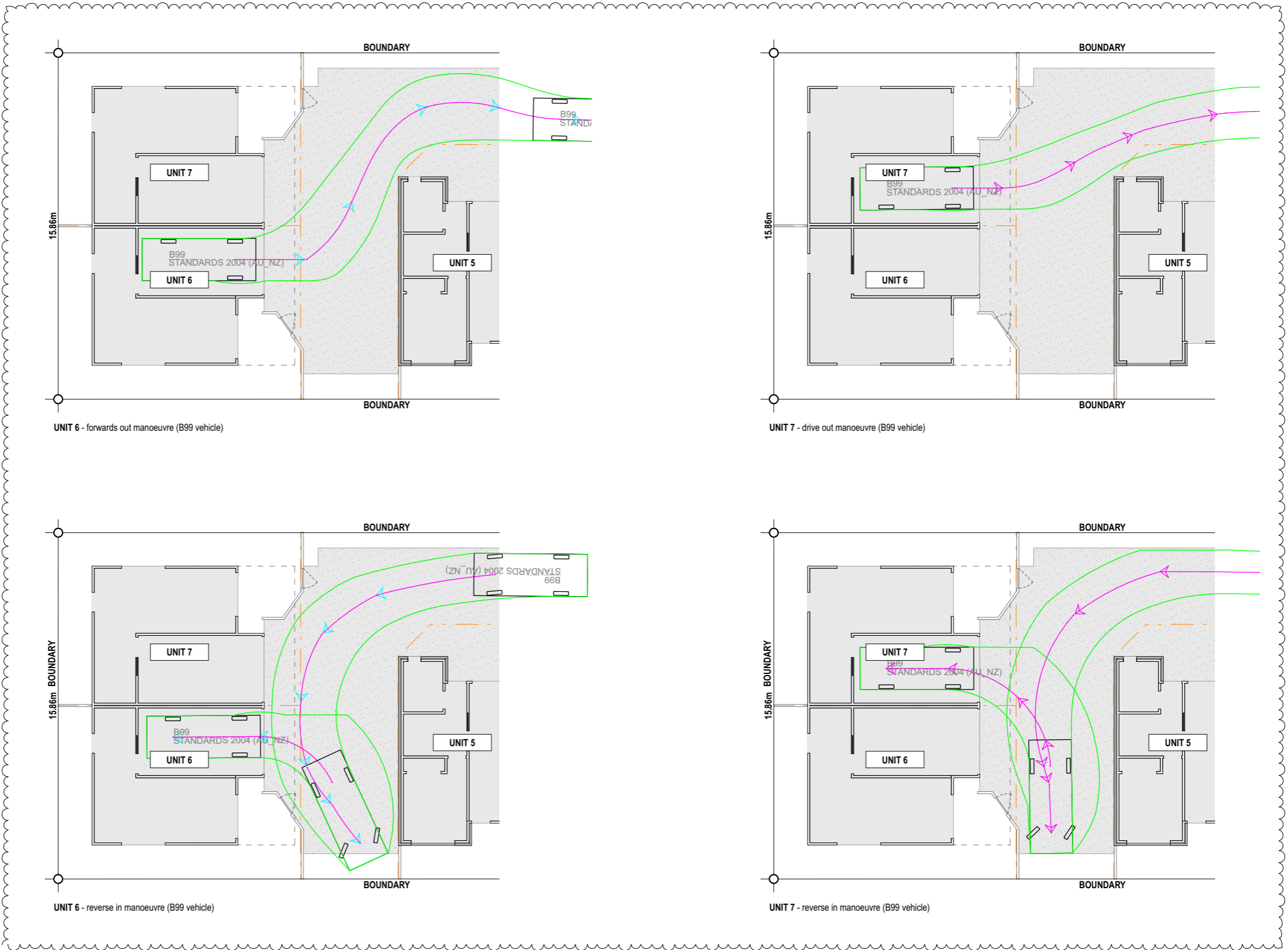
SK.22(D)

Sheet number (revision):

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Drawing scale: 1:200

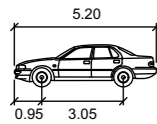


Site Information	
Address:	153 Taylor Street Cambridge
Legal description:	Lot 4 DPS 6188
Site area:	809m ²



Vehicle manoeuvring for Unit 6 & 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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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 Manoeuvring - Units 6 & 7

SK.23(D)

Sheet number (revision):

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