BOON

Cambridge Development

32-42 Victoria St, Cambridge

6968

Issued For: **Resoure Consent**
July 2025

BOON Limited

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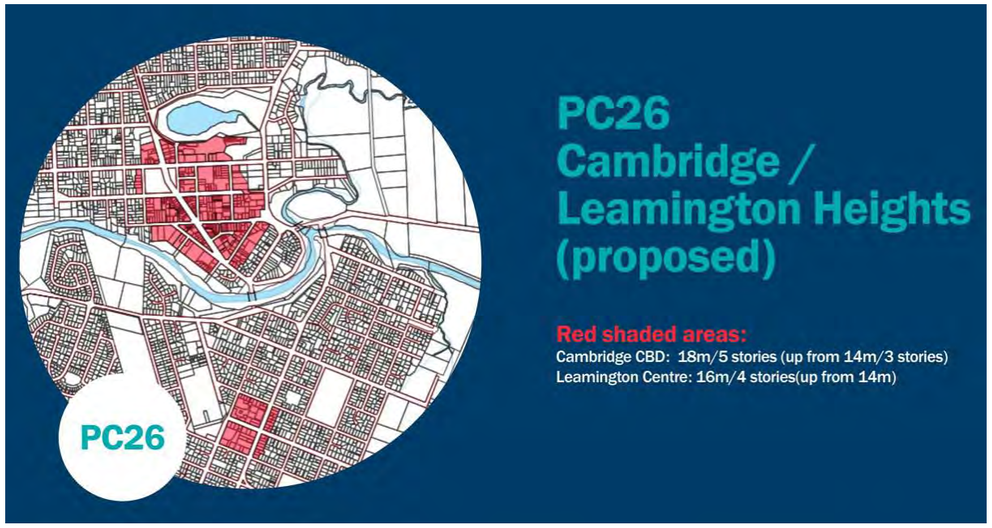
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Contents

Drawing No.	Current Revision	Drawing Name
SK0.01		Cover
SK0.02	A	Design Criteria & Drawing Register
SK1.01	A	Location Plan
SK1.02	A	Site Plan - Existing
SK1.03	A	Site Analysis
SK1.04	A	3D PHASES
SK1.05	A	Site Plan - Proposed
SK1.06	A	Site Plan - Vehicle Movement
SK1.07	A	Configuration Schedules / Rules
SK2.00	A	Plans - Basement
SK2.01	A	Plans - GF
SK2.02	A	Plans - L1
SK2.03	A	Plans - L2 (Apartments)
SK2.04	A	Plans - L3

Contents

Drawing No.	Current Revision	Drawing Name
SK2.10	A	Elevations
SK2.11	A	Elevations
SK2.12	A	Sections
SK2.13	A	Sections
SK3.01	A	3D Views
SK3.02	A	3D Views
SK3.03	A	3D Views
SK3.04	A	3D Views
SK3.05	A	3D Views



DESIGN CRITERIA:
(Key points summarised from Appendix DG2 - Central Cambridge Character Guidelines)

- Continous building facades
- Buildings located on front boundary of street
- Create consistant setback along street edge
- Suspended awnings by metal stays
- Building heights sympathetic to surronding built form
- Building width should match adjacent form
- Building elements should reflect Cambridge heritage shapes
- Repeat windows at regular intervals with attention to design and placement
- Aim to maintain the 2-storey shop frontage
- Creat large display windoes with transoms in clear glass
- Reinforce heritage character
- Materials on Victoria st re to be similiar to those used in neighbouring buildings, eg. brick, plaster & reinforced concrete.

Growth in Cambridge

Industrial/Commercial

C8/C9 and new northern industrial
Carter's Flat

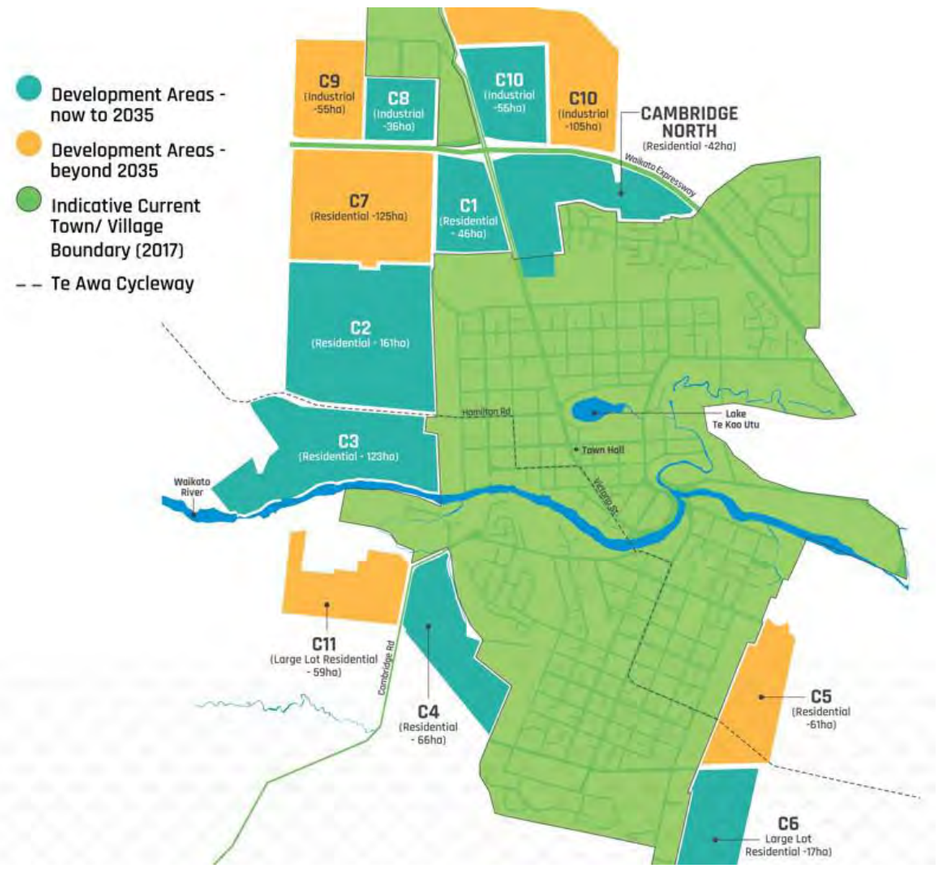
Residential

C1/C2/C3 and Cambridge North
Residential housing C4 progressing

Services / Facilities

New primary school – C2
Active Reserve - C2
New retirement villages
- Summerset - Cambridge North, Ryman - C2

Medical facilities - Cambridge North
Cambridge Connections
Wastewater treatment plant upgrades
Transpower substation
Cambridge pathway



FOR RESOURCE CONSENT

Design Criteria & Drawing Register

Rev	Date	Description
A	15.07.25	Resource Consent

Cambridge Development
Address
32-42 Victoria St, Cambridge

Project Status:
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Job No. **6968**
Scale [A3] **1 : 2000**
Drawing No. **SK0.02**
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Location Plan
Scale 1 : 2000 (A3)

Site Description

Cambridge, New Zealand
Waipa District

40-42 Victoria St - LOT 1 DPS 13401, LOT 2 DPS 13401, LOT 4 DPS 13401
38 Victoria Street - LOT 1 DPS 77837
36 Victoria Street - LOT 9 DP 4011
34 Victoria Street - LOT 3 DP 364495, LOT 8 DP 4011
32 Victoria Street - LOT 7 DP 4011

Zone: Commercial, with '*Character precincts overlay*'
Wind Zone: Medium
(branz inforamation inidcative ONLY)
Earthquake Zone: 1
Exposure Zone: B
Rainfall Range: 80-90mm

Site Coverage / Area (Approx. only)

Site area (Total) = **2145m²**
Existing Building Coverage = 1514m²
Proposed Building Coverage = 1748m²

Line to perimeter of site indicates construction demarcation line. Construction confined to within this area.

Site Boundary



Victoria Street View - Large Scale Context neighbouring potential development



Victoria Street View



Victoria Street View

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Location Plan

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Building Summary

Basement Carpark
37 Car parks
14 Bike parks

L0 - Ground Floor (Retail & Cafe)
6 Ground Floor Retail Tenancies

L1 - First Floor (Office Tenancies)
2 Commercial Tenancies at 630m² & 530m²

L2 - Second Floor (Apartments)
7 Apartments (x5 2 bed units & x2 1 bed units)

L3 - Third Floor (Apartments)
4 Apartments (x2 3 bed units & x2 2 bed units)

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Site Plan - Existing
Scale 1 : 500 (A3)

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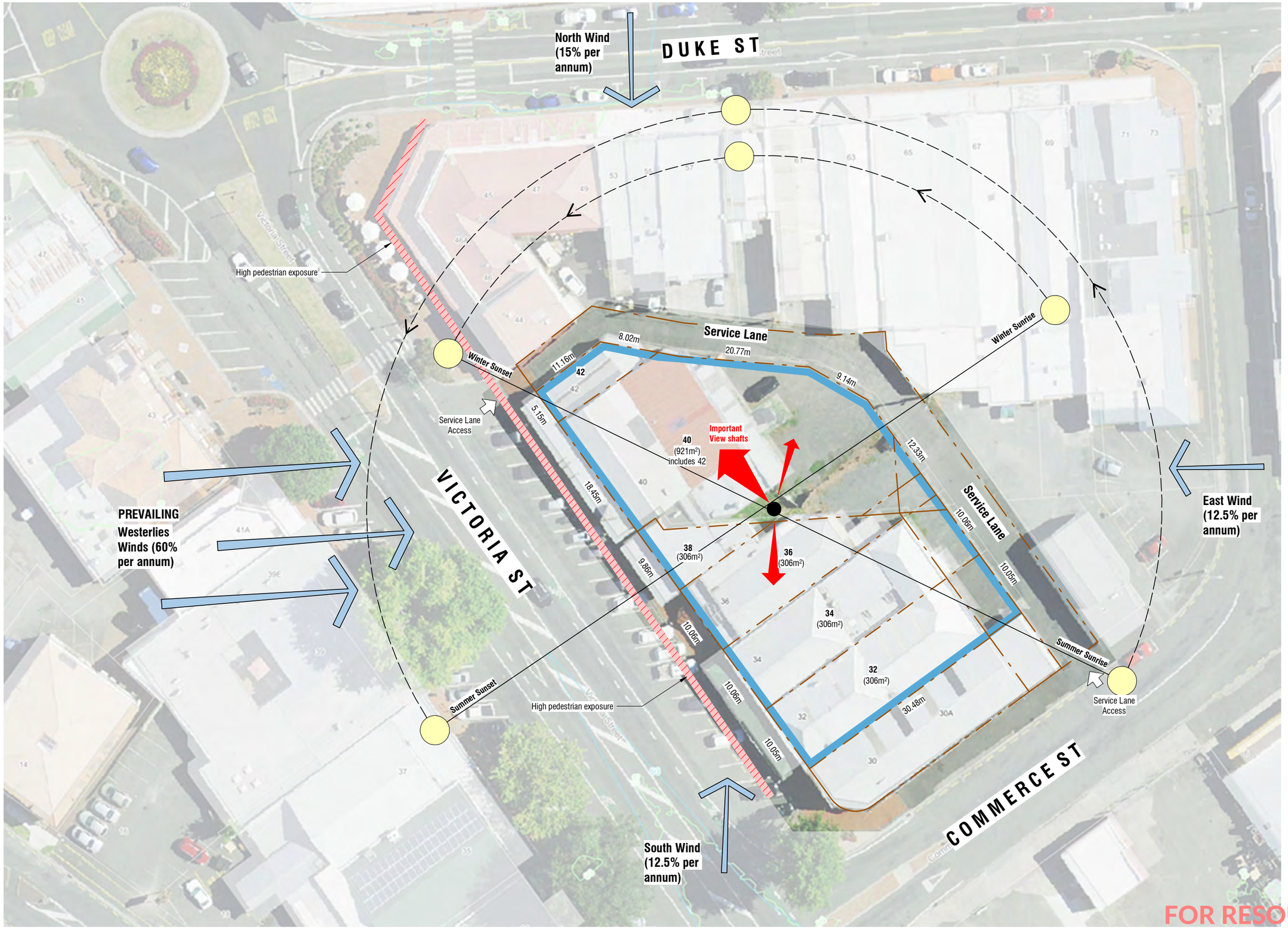
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Site Plan - Site Analysis
Scale 1 : 500 (A3)

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Site Analysis

Rev	Date	Description
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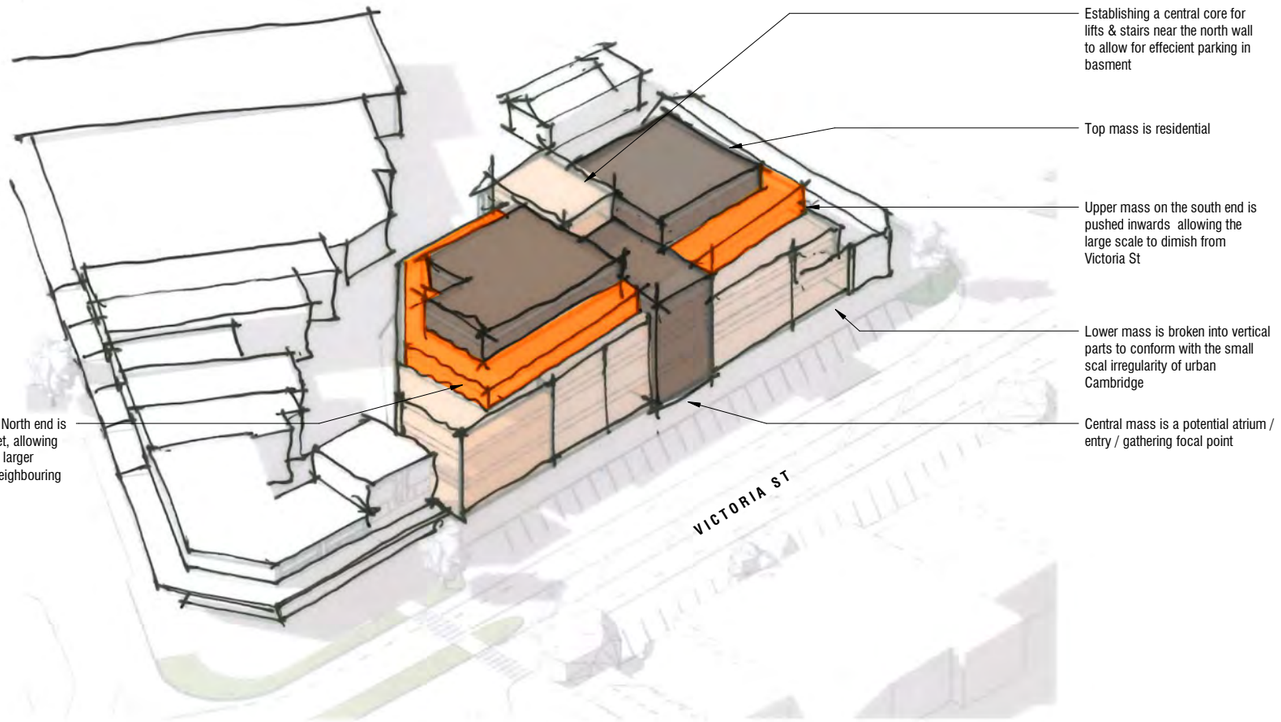
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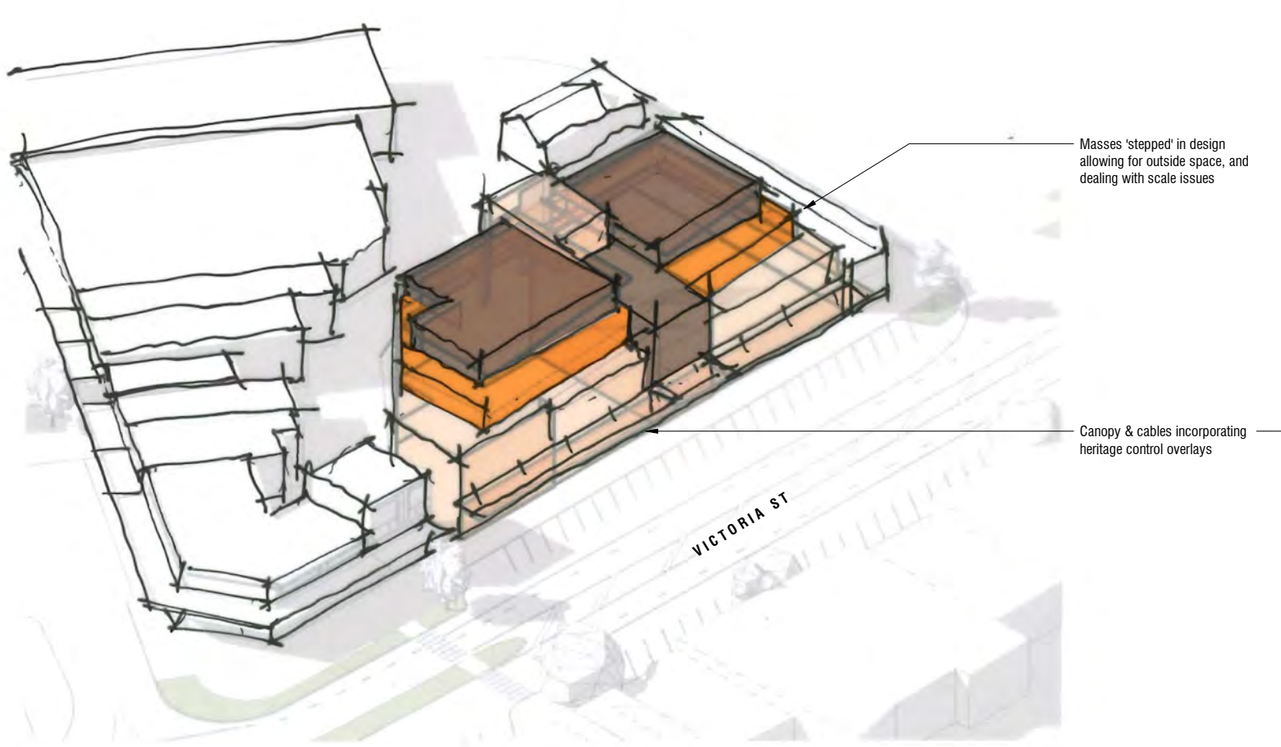
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PHASE Three- Vertical Articulation & Developed Forms





PHASE Four - Heritage Overlays Incorporated



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3D PHASES

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Scale [A3]

Drawing No. **SK1.04**

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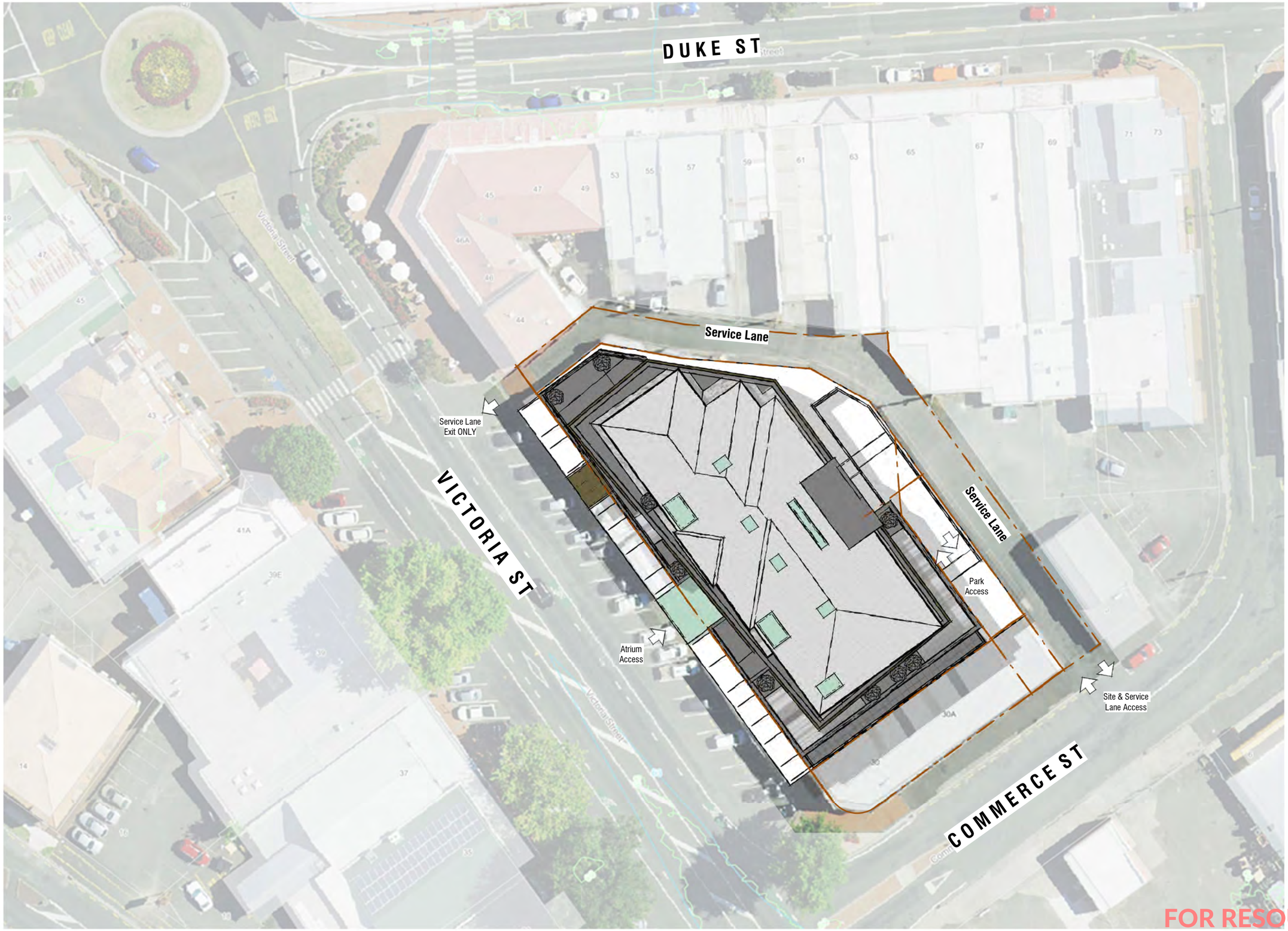
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Site Boundary

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L3 - Third Floor (Apartments)
4 Apartments (x2 3 bed units & x2 2 bed units)

Site Plan - Proposed

Scale 1 : 500 (A3)

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Site Plan - Proposed

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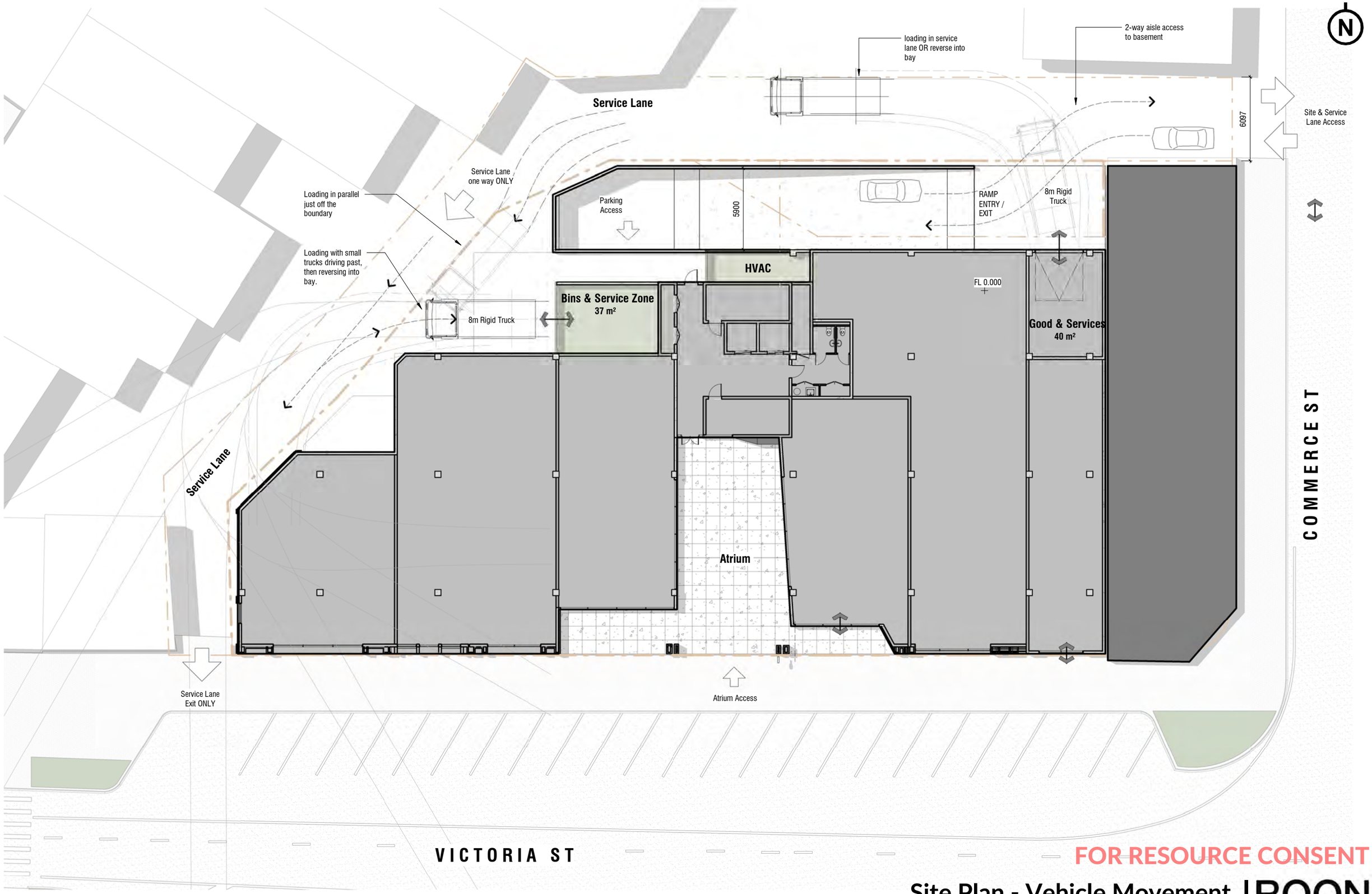
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Site Plan - Vehicle Movement

Site Plan - Vehicle Movement

Scale1 : 250 (A3)

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Configuration Schedules

Not to Scale

Building Areas (TOTAL) (Approximate Only)

PROPOSED BUILDINGS

Basement Carpark
Total Area = **1735m²** *(Gross)*
Parking = 1243m² *(Net)*, 37 Parks
Core (Lobby / Plant & Riser) = 235m² *(Gross)*
Storage = 64m² *(Net)*

L0 - Ground Floor (Retail & Cafe)
Total Area = **1387m²** *(Gross)* Excluding Atrium space & Loading Bays
WC (Toilets) = 18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) = 110m² *(Gross)*
Good & Services / Loading = 167m² *(Gross)*
Retail Tenancies = 1098m² *(Net)*
Atrium = 185m² *(Net)*

L1 - First Floor (Office Tenancies)
Total Area = **1500m²** *(Gross)* Excluding Atrium space & Outdoor Space
WC (Toilets) = 18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) = 118m² *(Gross)*
Office Tenancies = 1158m² *(Net)*
Atrium Void = 112m² *(Net)*
Outdoor Space = 68m² *(Gross)*

L2 - Second Floor (Apartments)
Apartment Tenancies = 846m² *(Net)*
REFER DRAWINGS FOR APARTMENT AREAS

L3 - Third Floor (Apartments)
Total Area = **760m²** *(Gross)* Excluding Outdoor Space
WC (Toilets) = 18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) = 118m² *(Gross)*
Apartment Tenancies = 711m² *(Net)*
Outdoor Space = 314m² *(Gross)*
REFER DRAWINGS FOR APARTMENT AREAS

Glazing Percentage on Facade

South Elevation / Victoria Street GF has **167.8m²** of glazing within the approx. 252.8m² facade.
Requirements for 75% glazing on street elevation is 189.6m² of total.
Glazing Percentage 66.4%

Signage

Signage yet to be designed - however will require conforming to the rules as stated in 6.4.2.28 of the WDP

BASEMENT

Parking Design

AS/NZS 2890.1:2004 (NZ Standards)

User class 3 - Short term city & town parking etc (includes residents)

Park size (min) - 2.6m wide x 5.4m long

Aisle Rules:
- min. 5.8m aisle (allowed 6.2m for turning
- Blind aisles - allow min. 1m extension at end of a blind aisle
- In car parks open to the public, the maximum length of a blind aisle shall be equal to the width of six 90 degree spaces plus 1 m, unless provision is made for cars to turn around at the end and drive out forwards. ***Which is achieved SO OK***

Parking Configuration

Residents - 11 dwellings (1 spaces per dwelling) = **Allowed 12 parks.**

Accessible - Not less than 2 accessible carparks in accordance with Table B1, Appendix B, AS NZS 2890.6

The car parking is to suit a 90 percentile park

Earthworks (m³) (Approximate Only)

Approx. **6,072.5m³** of excavation required for the basement to the FL of the basement. This excludes foundations and footings which are yet to be determined.

3.5m from street GL down to basement FL

Boundary Setbacks

Smallest boundary offset is 100mm

GROUND FLOOR / LEVEL 0

Retail areas

L0 - Ground Floor (Retail & Cafe)
Total Area = **1387m²** *(Gross)* Excluding Atrium space & Loading Bays
WC (Toilets) = 18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) = 110m² *(Gross)*
Good & Services / Loading = 167m² *(Gross)*
Retail Tenancies = 1098m² *(Net)*
Atrium = 185m² *(Net)*

Retail m²
Tenancy 1 = 145m² *(Net)*
Tenancy 2 = 242m² *(Net)*
Tenancy 3 = 154m² *(Net)*
Tenancy 4 = 145m² *(Net)*
Tenancy 5 = 299m² *(Net)*
Tenancy 6 = 113m² *(Net)*
Retail Tenancies = 1098m² *(Net)*

Boundary Setbacks

Varies - refer to SK2.01
Smallest boundary offset is 100mm

LEVEL 1

Office / Commercial areas

L1 - First Floor (Office Tenancies)
Total Area = **1500m²** *(Gross)* Excluding Atrium space & Outdoor Space
WC (Toilets) = 18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) = 118m² *(Gross)*
Office Tenancies = 1161m² *(Net)*
Atrium Void = 112m² *(Net)*
Outdoor Space = 68m² *(Gross)*

Commercial m²
Tenancy 1 = 631m² *(Net)*
Tenancy 2 = 530m² *(Net)*
Retail Tenancies = 1161m² *(Net)*

11 Apartments / Resident units total

LEVEL 2

Resident areas

NOTE: Apartments are to be acoustically treated

L2 - Second Floor (Apartments)
Apartment Tenancies = 846m² *(Net)*
REFER DRAWINGS FOR APARTMENT AREAS

Resident m²

Apartment 1 (2 bed) = 130m² *(Net)*
Outdoor Area = 13.8m² *(Net)*

Apartment 2 (1 bed) = 94m² *(Net)*
Outdoor Area = 16.5m² *(Net)*

Apartment 3 (2 bed) = 138m² *(Net)*
Outdoor Area = 60m² *(Net)*

Apartment 4 (2 bed) = 120m² *(Net)*
Outdoor Area = 35.5m² *(Net)*

Apartment 5 (2 bed) = 128m² *(Net)*
Outdoor Area = 50m² *(Net)*

Apartment 6 (2 bed) = 146m² *(Net)*
Outdoor Area = 50m² *(Net)*

Apartment 7 (1 bed) = 90m² *(Net)*
Outdoor Area = 60m² *(Net)*

Apartment Area TOTAL = 846m² (Net)
Outdoor Area TOTAL = 285.8m² (Net)

LEVEL 3

Resident areas

NOTE: Apartments are to be acoustically treated

L3 - Third Floor (Apartments)
Total Area = **760m²** *(Gross)* Excluding Outdoor Space
WC (Toilets) = 18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) = 118m² *(Gross)*
Apartment Tenancies = 730m² *(Net)*
Outdoor Space = 410m² *(Gross)*
REFER DRAWINGS FOR APARTMENT AREAS

Resident m²

Apartment 8 (3 bed) = 234m² *(Net)*
Outdoor Area = 157m² *(Net)*

Apartment 9 (2 bed) = 150m² *(Net)*
Outdoor Area = 37m² *(Net)*

Apartment 10 (2 bed) = 147m² *(Net)*
Outdoor Area = 37m² *(Net)*

Apartment 11 (3 bed) = 180m² *(Net)*
Outdoor Area = 83m² *(Net)*

Apartment Area TOTAL = 711m² (Net)
Outdoor Area TOTAL = 314m² (Net)

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Configuration Schedules / Rules

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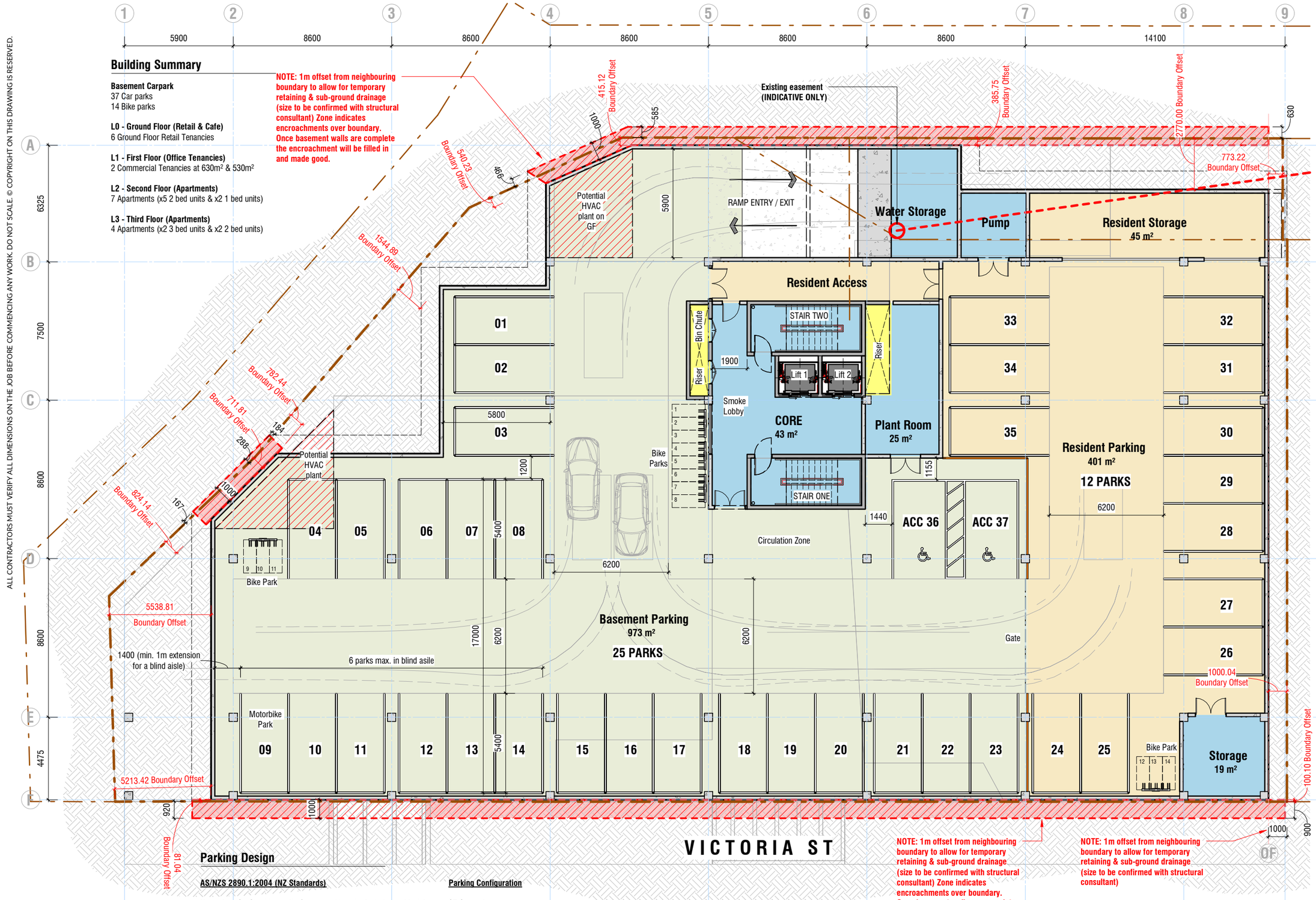
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NOTE: 1m offset from neighbouring boundary to allow for temporary retaining & sub-ground drainage (size to be confirmed with structural consultant) Zone indicates encroachments over boundary. Once basement walls are complete the encroachment will be filled in and made good.



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Basment (1-200)

Scale 1 : 200 (A3)

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34 Victoria Street - LOT 3 DP 364495, LOT 8 DP 4011
32 Victoria Street - LOT 7 DP 4011

Zone: Commercial, with '*Character precincts overlay*'
Wind Zone: Medium
(branz inforamation inidcative ONLY)
Earthquake Zone: 1
Exposure Zone: B
Rainfall Range: 80-90mm

Site Coverage / Area (Approx. only)

Site area (Total) =	**2145m²**
Existing Building Coverage =	1514m²
Proposed Building Coverage =	1748m²

Line to perimeter of site indicates construction demarcation line. Construction confined to within this area.

Site Boundary

Building Areas (TOTAL) (Approximate Only)

PROPOSED BUILDINGS

Basement Carpark

Total Area =	**1735m²** *(Gross)*
Parking =	1243m² *(Net)*, 37 Parks
Core (Lobby / Plant & Riser) =	235m² *(Gross)*
Storage =	64m² *(Net)*

L0 - Ground Floor (Retail & Cafe)

Total Area =	**1387m²** *(Gross)* Excluding Atrium space & Loading Bays
WC (Toilets) =	18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) =	110m² *(Gross)*
Good & Services / Loading =	167m² *(Gross)*
Retail Tenancies =	**1098m² *(Net)***
Atrium =	185m² *(Net)*

L1 - First Floor (Office Tenancies)

Total Area =	**1500m²** *(Gross)* Excluding Atrium space & Outdoor Space
WC (Toilets) =	18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) =	118m² *(Gross)*
Office Tenancies =	**1158m² *(Net)***
Atrium Void =	112m² *(Net)*
Outdoor Space =	68m² *(Gross)*

L2 - Second Floor (Apartments)

Apartment Tenancies =	**846m² *(Net)***

REFER DRAWINGS FOR APARTMENT AREAS

L3 - Third Floor (Apartments)

Total Area =	**760m²** *(Gross)* Excluding Outdoor Space
WC (Toilets) =	18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) =	118m² *(Gross)*
Apartment Tenancies =	**711m² *(Net)***
Outdoor Space =	314m² *(Gross)*

REFER DRAWINGS FOR APARTMENT AREAS

NOTE: RED TEXT INDICATES BOUNDARY SETBACKS.

FOR RESOURCE CONSENT

Rev	Date	Description
A	15.07.25	Resource Consent

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Cambridge Development
Address
32-42 Victoria St, Cambridge

ORIGINAL SIZE : A3
NOTE: PRINTED SHEET SIZE ACCURACY ONLY, NOT FOR DRAWING SCALE
0 40mm

Plans - Basement

Project Status:
Resoure Consent

Job No.	Scale [A3]	Drawing No.	Rev	Print Date
6968	As indicated	SK2.00	A	16/07/2025 4:32:37 pm

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Building Summary

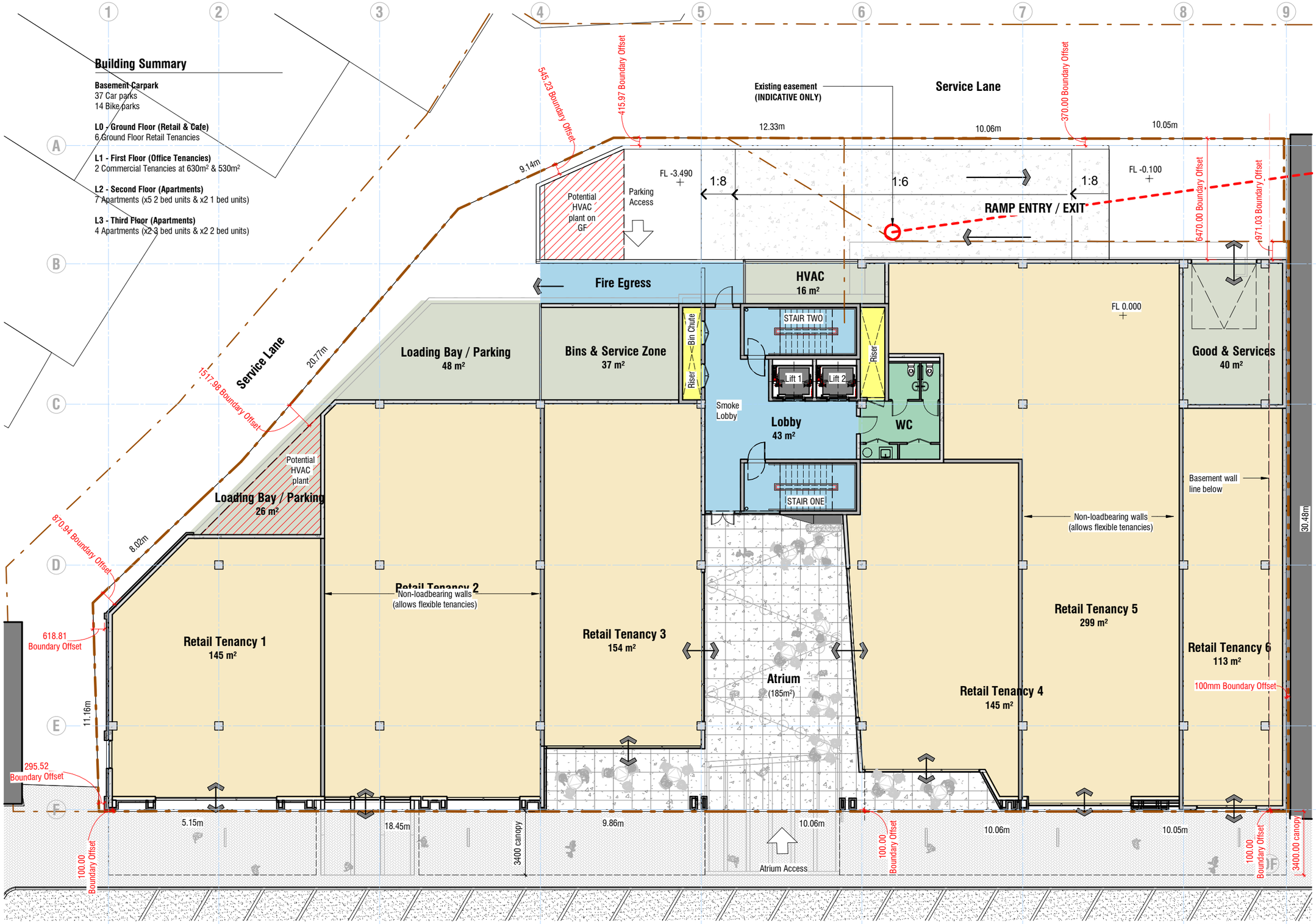
Basement Carpark
37 Car parks
14 Bike parks

L0 - Ground Floor (Retail & Cafe)
6 Ground Floor Retail Tenancies

L1 - First Floor (Office Tenancies)
2 Commercial Tenancies at 630m² & 530m²

L2 - Second Floor (Apartments)
7 Apartments (x5 2 bed units & x2 1 bed units)

L3 - Third Floor (Apartments)
4 Apartments (x2 3 bed units & x2 2 bed units)



Site Description

Cambridge, New Zealand
Waipa District

40-42 Victoria St - LOT 1 DPS 13401, LOT 2 DPS 13401, LOT 4 DPS 13401
38 Victoria Street - LOT 1 DPS 77837
36 Victoria Street - LOT 9 DP 4011
34 Victoria Street - LOT 3 DP 364495, LOT 8 DP 4011
32 Victoria Street - LOT 7 DP 4011

Zone: Commercial, with '*Character precincts overlay*'
Wind Zone: Medium
(branz inforamation inidcative ONLY)
Earthquake Zone: 1
Exposure Zone: B
Rainfall Range: 80-90mm

Site Coverage / Area (Approx. only)

Site area (Total) = **2145m²**
Existing Building Coverage = 1514m²
Proposed Building Coverage = 1748m²

Line to perimeter of site indicates construction demarcation line. Construction confined to within this area.

Site Boundary

Building Areas (TOTAL) (Approximate Only)

PROPOSED BUILDINGS

Basement Carpark
Total Area = **1735m²** *(Gross)*
Parking = 1243m² *(Net)*, 37 Parks
Core (Lobby / Plant & Riser) = 235m² *(Gross)*
Storage = 64m² *(Net)*

L0 - Ground Floor (Retail & Cafe)
Total Area = **1387m²** *(Gross)* Excluding Atrium space & Loading Bays
WC (Toilets) = 18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) = 110m² *(Gross)*
Good & Services / Loading = 167m² *(Gross)*
Retail Tenancies = 1098m² *(Net)*
Atrium = 185m² *(Net)*

L1 - First Floor (Office Tenancies)
Total Area = **1500m²** *(Gross)* Excluding Atrium space & Outdoor Space
WC (Toilets) = 18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) = 118m² *(Gross)*
Office Tenancies = 1158m² *(Net)*
Atrium Void = 112m² *(Net)*
Outdoor Space = 68m² *(Gross)*

L2 - Second Floor (Apartments)
Apartment Tenancies = 846m² *(Net)*
REFER DRAWINGS FOR APARTMENT AREAS

L3 - Third Floor (Apartments)
Total Area = **760m²** *(Gross)* Excluding Outdoor Space
WC (Toilets) = 18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) = 118m² *(Gross)*
Apartment Tenancies = 711m² *(Net)*
Outdoor Space = 314m² *(Gross)*
REFER DRAWINGS FOR APARTMENT AREAS

NOTE: RED TEXT INDICATES BOUNDARY SETBACKS.

FOR RESOURCE CONSENT

Ground Floor - Retail (1-200)

Scale 1 : 200 (A3)

Glazing Percentage on Facade

South Elevation / Victoria Street GF has **167.8m²** of glazing within the approx. 252.8m² facade.
Requirements for 75% glazing on street elevation is 189.6m² of total.
Glazing Percentage 66.4%

VICTORIA ST

Rev	Date	Description
A	15.07.25	Resource Consent

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32-42 Victoria St, Cambridge

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ORIGINAL SIZE : A3
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Job No. **6968**
Scale [A3] **As indicated**
Drawing No. **SK2.01**
Rev **A**
Print Date **16/07/2025 4:32:48 pm**

Plans - GF

Project Status:
Resoure Consent

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Building Summary

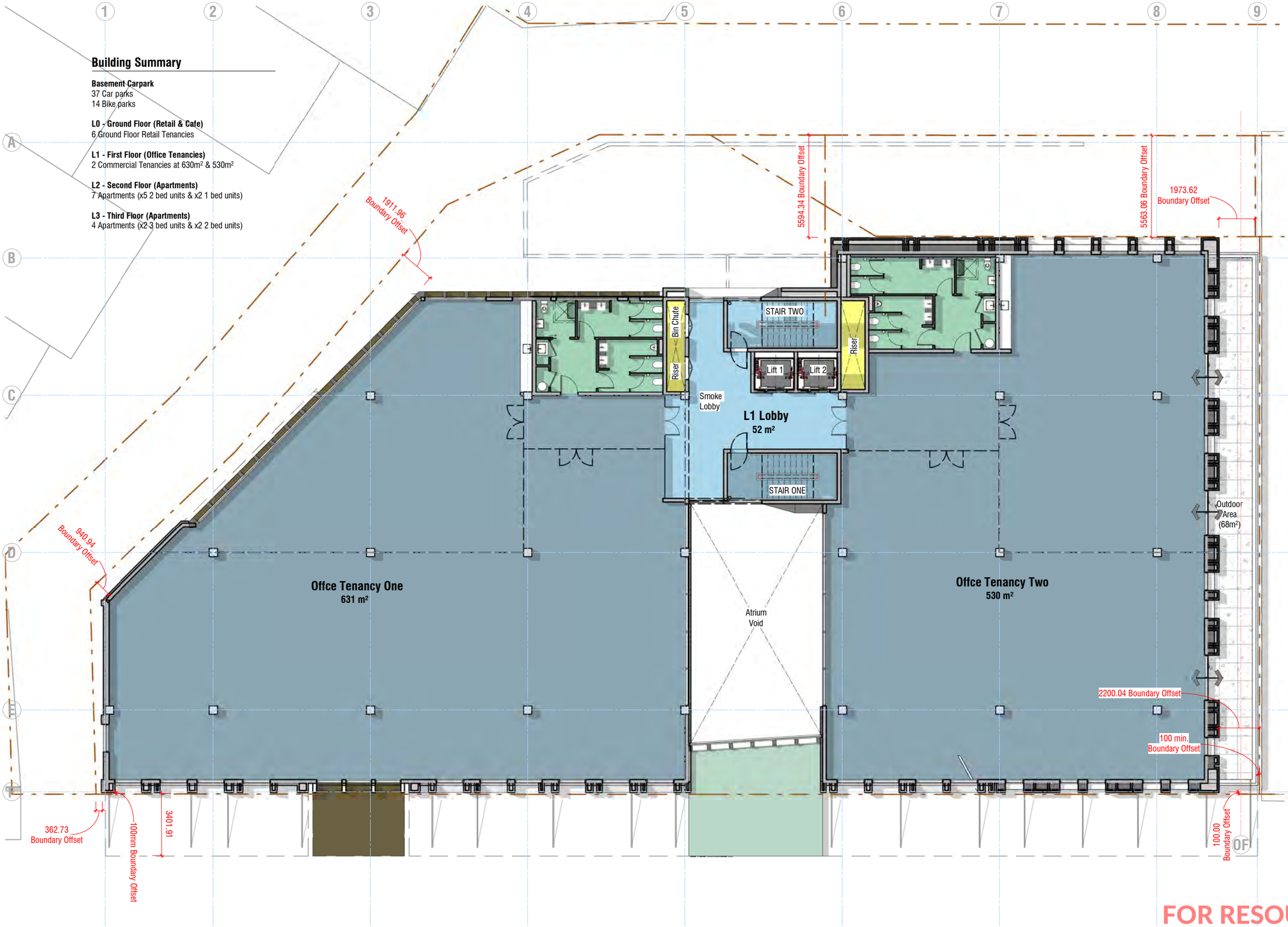
Basement Carpark
37 Car parks
14 Bike parks

L0 - Ground Floor (Retail & Cafe)
6 Ground Floor Retail Tenancies

L1 - First Floor (Office Tenancies)
2 Commercial Tenancies at 630m² & 530m²

L2 - Second Floor (Apartments)
7 Apartments (x5 2 bed units & x2 1 bed units)

L3 - Third Floor (Apartments)
4 Apartments (x2 3 bed units & x2 2 bed units)



Site Description

Cambridge, New Zealand
Waipa District

40-42 Victoria St - LOT 1 DPS 13401, LOT 2 DPS 13401, LOT 4 DPS 13401
38 Victoria Street - LOT 1 DPS 77837
36 Victoria Street - LOT 9 DP 4011
34 Victoria Street - LOT 3 DP 364495, LOT 8 DP 4011
32 Victoria Street - LOT 7 DP 4011

Zone: Commercial, with '*Character precincts overlay*'
Wind Zone: Medium
(branz inforamation inidcative ONLY)
Earthquake Zone: 1
Exposure Zone: B
Rainfall Range: 80-90mm

Site Coverage / Area (Approx. only)

Site area (Total) =	**2145m²**
Existing Building Coverage =	1514m²
Proposed Building Coverage =	1748m²

Line to perimeter of site indicates construction demarcation line. Construction confined to within this area.

Site Boundary

Building Areas (TOTAL) (Approximate Only)

PROPOSED BUILDINGS

Basement Carpark

Total Area =	**1735m²** *(Gross)*
Parking =	1243m² *(Net)*, 37 Parks
Core (Lobby / Plant & Riser) =	235m² *(Gross)*
Storage =	64m² *(Net)*

L0 - Ground Floor (Retail & Cafe)

Total Area =	**1387m²** *(Gross)* Excluding Atrium space & Loading Bays
WC (Toilets) =	18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) =	110m² *(Gross)*
Good & Services / Loading =	167m² *(Gross)*
Retail Tenancies =	**1098m² *(Net)***
Atrium =	185m² *(Net)*

L1 - First Floor (Office Tenancies)

Total Area =	**1500m²** *(Gross)* Excluding Atrium space & Outdoor Space
WC (Toilets) =	18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) =	118m² *(Gross)*
Office Tenancies =	**1158m² *(Net)***
Atrium Void =	112m² *(Net)*
Outdoor Space =	68m² *(Gross)*

L2 - Second Floor (Apartments)

Apartment Tenancies =	**846m² *(Net)***

REFER DRAWINGS FOR APARTMENT AREAS

L3 - Third Floor (Apartments)

Total Area =	**760m²** *(Gross)* Excluding Outdoor Space
WC (Toilets) =	18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) =	118m² *(Gross)*
Apartment Tenancies =	**711m² *(Net)***
Outdoor Space =	314m² *(Gross)*

REFER DRAWINGS FOR APARTMENT AREAS

NOTE: RED TEXT INDICATES BOUNDARY SETBACKS.

FOR RESOURCE CONSENT

Level 1 - Office (1-200)

Scale 1 : 200 (A3)

Rev	Date	Description
A	15.07.25	Resource Consent

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Cambridge Development
Address
32-42 Victoria St, Cambridge

ORIGINAL SIZE : A3
0 40mm
NOTE: PRINTED SHEET SIZE ACCURACY ONLY. NOT FOR DRAWING SCALE

Job No. **6968**
Scale [A3] **As indicated**
Drawing No. **SK2.02**
Rev **A**
Print Date **16/07/2025 4:32:50 pm**

Plans - L1

Project Status:
Resoure Consent

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Building Summary

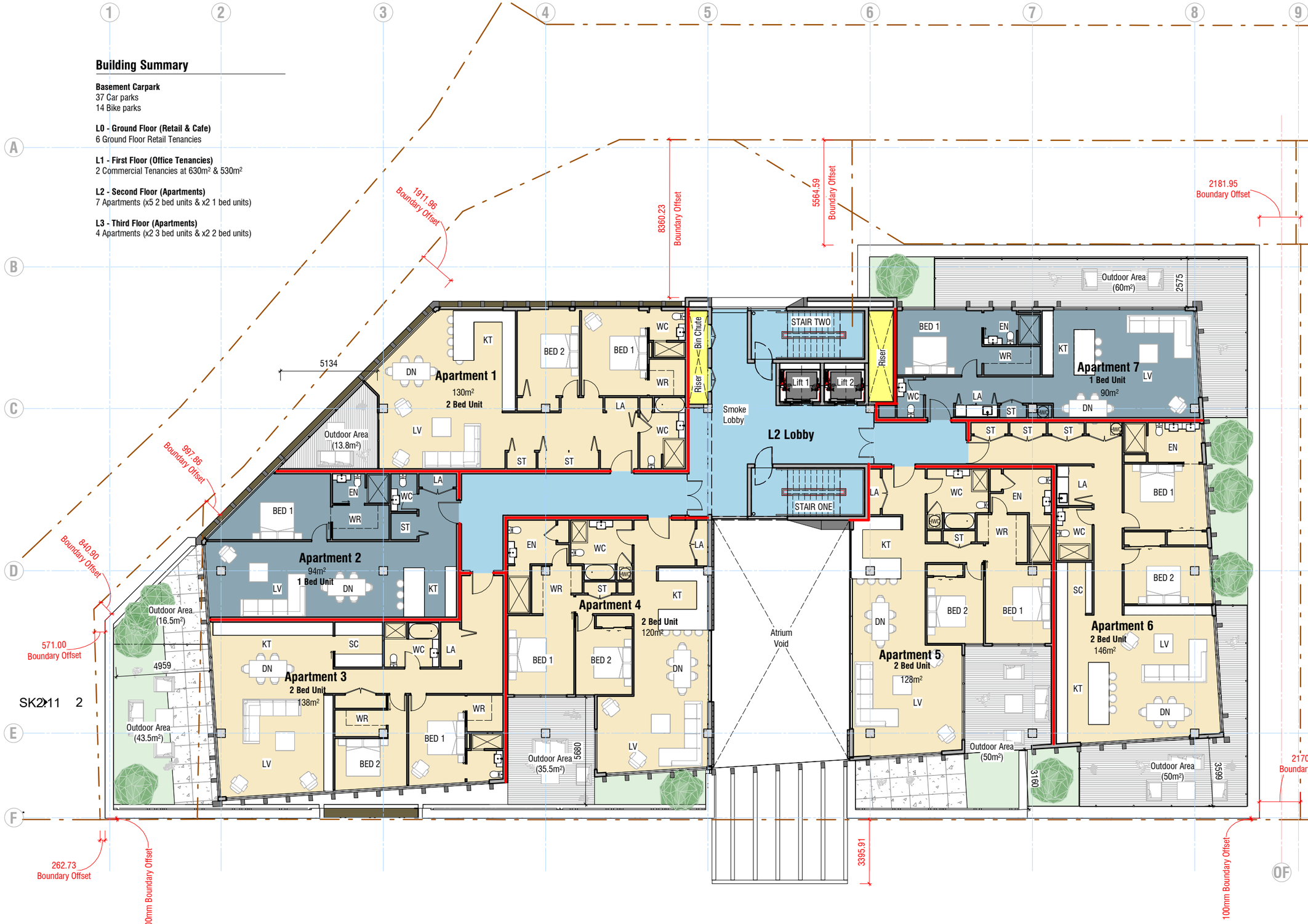
Basement Carpark
37 Car parks
14 Bike parks

L0 - Ground Floor (Retail & Cafe)
6 Ground Floor Retail Tenancies

L1 - First Floor (Office Tenancies)
2 Commercial Tenancies at 630m² & 530m²

L2 - Second Floor (Apartments)
7 Apartments (x5 2 bed units & x2 1 bed units)

L3 - Third Floor (Apartments)
4 Apartments (x2 3 bed units & x2 2 bed units)



Site Description

Cambridge, New Zealand
Waipa District

40-42 Victoria St - LOT 1 DPS 13401, LOT 2 DPS 13401, LOT 4 DPS 13401
38 Victoria Street - LOT 1 DPS 77837
36 Victoria Street - LOT 9 DP 4011
34 Victoria Street - LOT 3 DP 364495, LOT 8 DP 4011
32 Victoria Street - LOT 7 DP 4011

Zone: Commercial, with '*Character precincts overlay*'
Wind Zone: Medium
(branz inforamation inidcative ONLY)
Earthquake Zone: 1
Exposure Zone: B
Rainfall Range: 80-90mm

Site Coverage / Area (Approx. only)

Site area (Total) =	**2145m²**
Existing Building Coverage =	1514m²
Proposed Building Coverage =	1748m²

Line to perimeter of site indicates construction demarcation line. Construction confined to within this area.

Site Boundary

Building Areas (TOTAL) (Approximate Only)

PROPOSED BUILDINGS

Basement Carpark

Total Area =	**1735m²** *(Gross)*
Parking =	1243m² *(Net)*, 37 Parks
Core (Lobby / Plant & Riser) =	235m² *(Gross)*
Storage =	64m² *(Net)*

L0 - Ground Floor (Retail & Cafe)

Total Area =	**1387m²** *(Gross)* Excluding Atrium space & Loading Bays
WC (Toilets) =	18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) =	110m² *(Gross)*
Good & Services / Loading =	167m² *(Gross)*
Retail Tenancies =	**1098m² *(Net)***
Atrium =	185m² *(Net)*

L1 - First Floor (Office Tenancies)

Total Area =	**1500m²** *(Gross)* Excluding Atrium space & Outdoor Space
WC (Toilets) =	18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) =	118m² *(Gross)*
Office Tenancies =	**1158m² *(Net)***
Atrium Void =	112m² *(Net)*
Outdoor Space =	68m² *(Gross)*

L2 - Second Floor (Apartments)

Apartment Tenancies =	**846m² *(Net)***

REFER DRAWINGS FOR APARTMENT AREAS

L3 - Third Floor (Apartments)

Total Area =	**760m²** *(Gross)* Excluding Outdoor Space
WC (Toilets) =	18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) =	118m² *(Gross)*
Apartment Tenancies =	**711m² *(Net)***
Outdoor Space =	314m² *(Gross)*

REFER DRAWINGS FOR APARTMENT AREAS

NOTE: RED TEXT INDICATES BOUNDARY SETBACKS.

FOR RESOURCE CONSENT

Level 2 - Apartments (1-200)
Scale 1 : 200 (A3)

OPTION 2 - Level 2 Apartments

Rev	Date	Description
A	15.07.25	Resource Consent

Cambridge Development
Address
32-42 Victoria St, Cambridge

Plans - L2 (Apartments)

Project Status:
Resoure Consent

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ORIGINAL SIZE : A3
0 40mm
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Job No.	Scale [A3]	Drawing No.	Rev	Print Date
6968	As indicated	SK2.03	A	16/07/2025 4:32:57 pm

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Building Summary

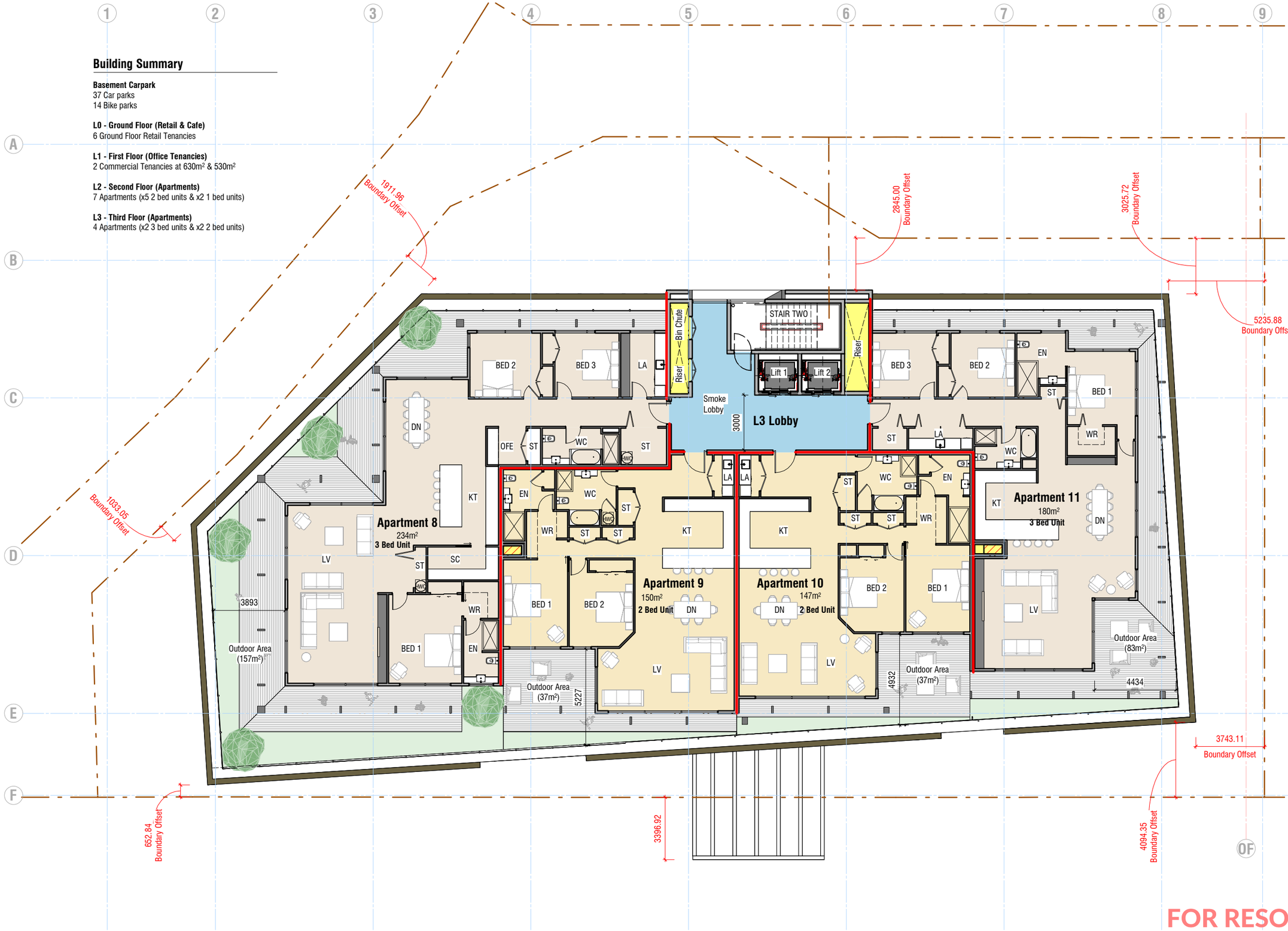
Basement Carpark
37 Car parks
14 Bike parks

L0 - Ground Floor (Retail & Cafe)
6 Ground Floor Retail Tenancies

L1 - First Floor (Office Tenancies)
2 Commercial Tenancies at 630m² & 530m²

L2 - Second Floor (Apartments)
7 Apartments (x5 2 bed units & x2 1 bed units)

L3 - Third Floor (Apartments)
4 Apartments (x2 3 bed units & x2 2 bed units)



Site Description

Cambridge, New Zealand
Waipa District

40-42 Victoria St - LOT 1 DPS 13401, LOT 2 DPS 13401, LOT 4 DPS 13401
38 Victoria Street - LOT 1 DPS 77837
36 Victoria Street - LOT 9 DP 4011
34 Victoria Street - LOT 3 DP 364495, LOT 8 DP 4011
32 Victoria Street - LOT 7 DP 4011

Zone: Commercial, with '*Character precincts overlay*'
Wind Zone: Medium
(branz inforamation inidcative ONLY)
Earthquake Zone: 1
Exposure Zone: B
Rainfall Range: 80-90mm

Site Coverage / Area (Approx. only)

Site area (Total) =	**2145m²**
Existing Building Coverage =	1514m²
Proposed Building Coverage =	1748m²

Line to perimeter of site indicates construction demarcation line. Construction confined to within this area.

Site Boundary

Building Areas (TOTAL) (Approximate Only)

PROPOSED BUILDINGS

Basement Carpark

Total Area =	**1735m²** *(Gross)*
Parking =	1243m² *(Net)*, 37 Parks
Core (Lobby / Plant & Riser) =	235m² *(Gross)*
Storage =	64m² *(Net)*

L0 - Ground Floor (Retail & Cafe)

Total Area =	**1387m²** *(Gross)* Excluding Atrium space & Loading Bays
WC (Toilets) =	18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) =	110m² *(Gross)*
Good & Services / Loading =	167m² *(Gross)*
Retail Tenancies =	**1098m² *(Net)***
Atrium =	185m² *(Net)*

L1 - First Floor (Office Tenancies)

Total Area =	**1500m²** *(Gross)* Excluding Atrium space & Outdoor Space
WC (Toilets) =	18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) =	118m² *(Gross)*
Office Tenancies =	**1158m² *(Net)***
Atrium Void =	112m² *(Net)*
Outdoor Space =	68m² *(Gross)*

L2 - Second Floor (Apartments)

Apartment Tenancies =	**846m² *(Net)***

REFER DRAWINGS FOR APARTMENT AREAS

L3 - Third Floor (Apartments)

Total Area =	**760m²** *(Gross)* Excluding Outdoor Space
WC (Toilets) =	18.8m² *(Net)*
Core (Lobby / Stairs & Lifts) =	118m² *(Gross)*
Apartment Tenancies =	**711m² *(Net)***
Outdoor Space =	314m² *(Gross)*

REFER DRAWINGS FOR APARTMENT AREAS

NOTE: RED TEXT INDICATES BOUNDARY SETBACKS.

FOR RESOURCE CONSENT

Level 3 - Residential (1-200)
Scale 1 : 200 (A3)

Rev	Date	Description
A	15.07.25	Resource Consent

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ORIGINAL SIZE : A3
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Job No. **6968**
Scale [A3] **As indicated**
Drawing No. **SK2.04**
Rev **A**
Print Date **16/07/2025 4:33:02 pm**

Plans - L3

Project Status:
Resoure Consent

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Building Summary

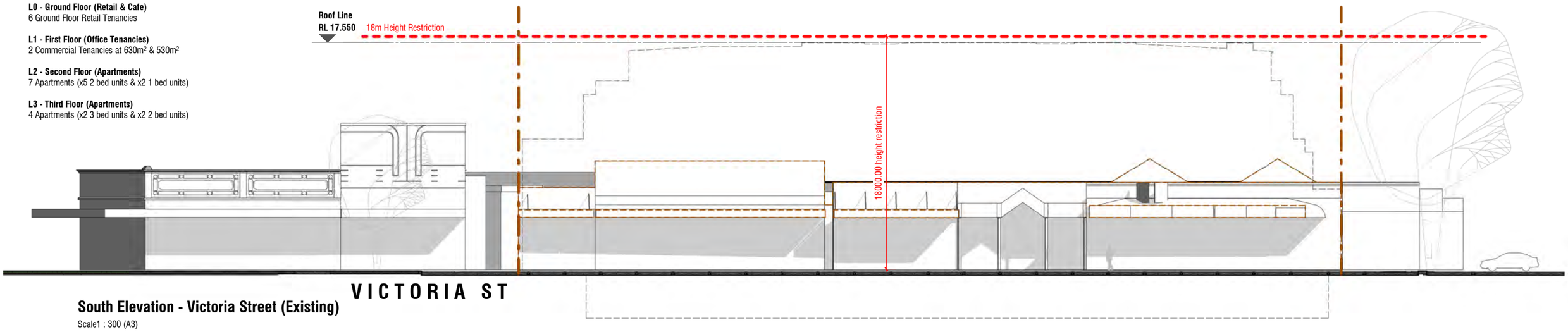
Basement Carpark
37 Car parks
14 Bike parks

L0 - Ground Floor (Retail & Cafe)
6 Ground Floor Retail Tenancies

L1 - First Floor (Office Tenancies)
2 Commercial Tenancies at 630m² & 530m²

L2 - Second Floor (Apartments)
7 Apartments (x5 2 bed units & x2 1 bed units)

L3 - Third Floor (Apartments)
4 Apartments (x2 3 bed units & x2 2 bed units)



South Elevation - Victoria Street (Existing)

Scale1 : 300 (A3)



South Elevation - Victoria Street (Proposed)

Scale1 : 300 (A3)

Glazing Percentage on Facade

South Elevation / Victoria Street GF has **167.8m²** of glazing within the approx. 252.8m² facade. Requirements for 75% glazing on street elevation is 189.6m² of total.
Glazing Percentage 66.4%

FOR RESOURCE CONSENT

Elevations

Project Status: **Resoure Consent**

Rev	Date	Description
A	15.07.25	Resource Consent

Cambridge Development
Address
32-42 Victoria St, Cambridge

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ORIGINAL SIZE : A3
0 40mm
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Job No. **6968**
Scale [A3] **As indicated**
Drawing No. **SK2.10**
Rev **A**
Print Date **16/07/2025 4:33:13 pm**

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Building Summary

Basement Carpark
37 Car parks
14 Bike parks

L0 - Ground Floor (Retail & Cafe)
6 Ground Floor Retail Tenancies

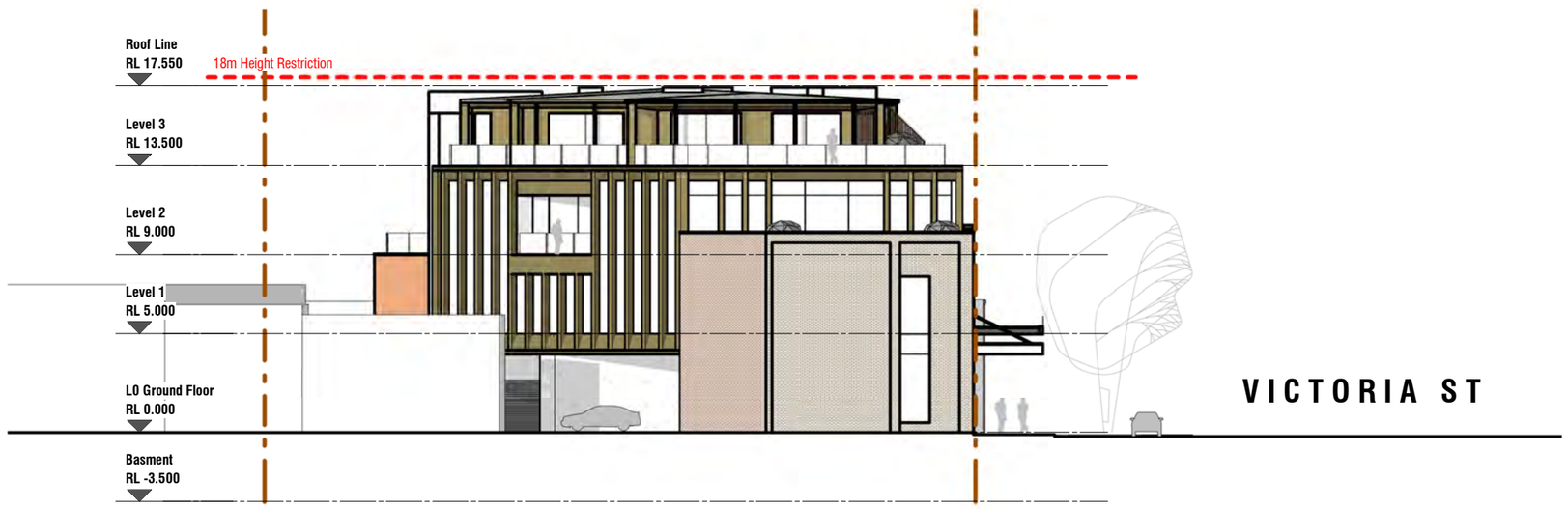
L1 - First Floor (Office Tenancies)
2 Commercial Tenancies at 630m² & 530m²

L2 - Second Floor (Apartments)
7 Apartments (x5 2 bed units & x2 1 bed units)

L3 - Third Floor (Apartments)
4 Apartments (x2 3 bed units & x2 2 bed units)



North Elevation - Service Lane
Scale1 : 300 (A3)



West Elevation - Service Lane
Scale1 : 300 (A3)

FOR RESOURCE CONSENT

Elevations

Project Status:
Resoure Consent

Rev	Date	Description
A	15.07.25	Resource Consent

Cambridge Development
Address
32-42 Victoria St, Cambridge

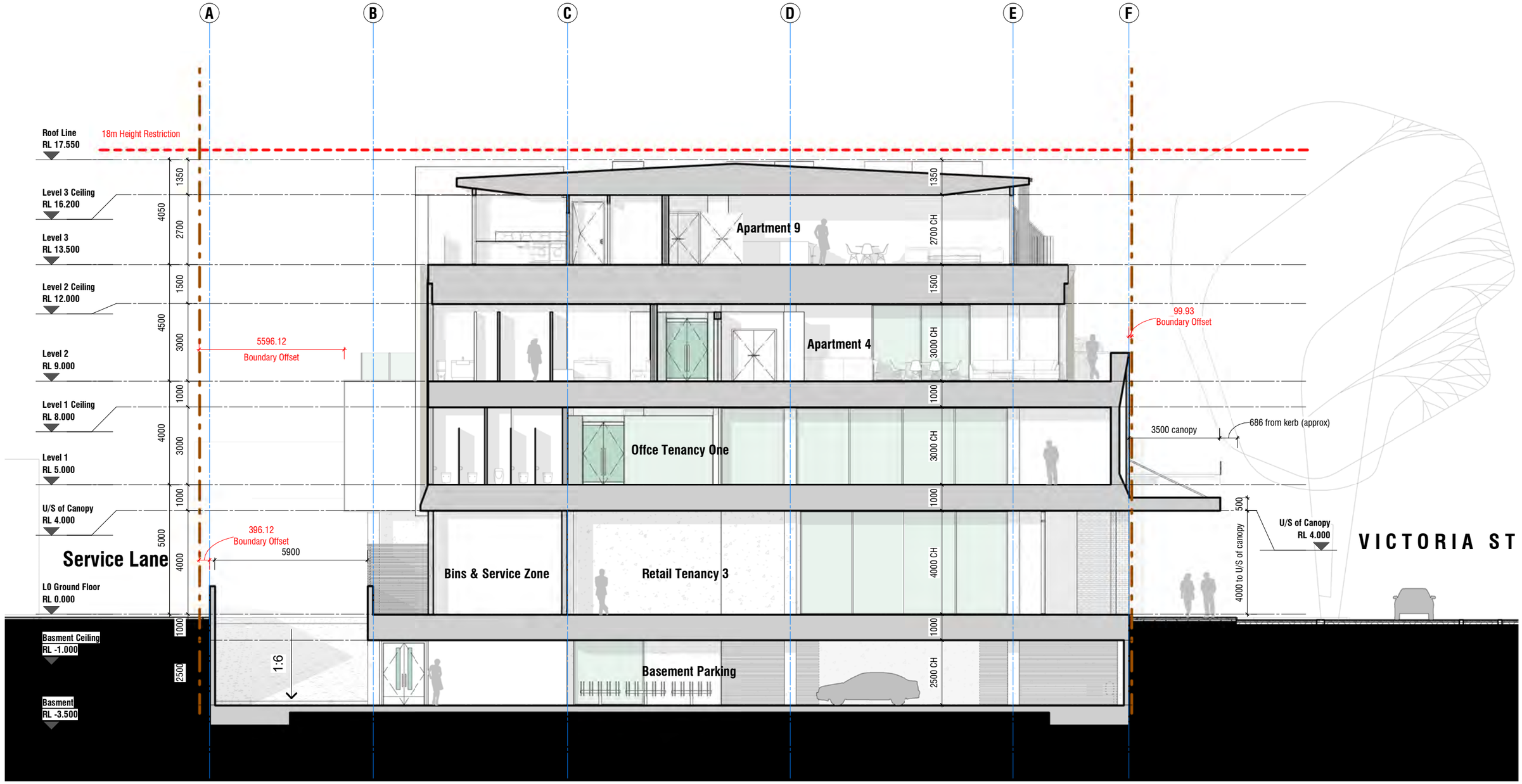
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ORIGINAL SIZE : A3
0 40mm
NOTE: PRINTED SHEET SIZE ACCURACY ONLY. NOT FOR DRAWING SCALE

Job No. **6968**
Scale [A3] **As indicated**
Drawing No. **SK2.11**
Rev **A**
Print Date **16/07/2025 4:33:49 pm**

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A / A2.01 **Section A - Standard**

Scale1 : 150 (A3)

Signage

Signage yet to be designed - however will require conforming to the rules as stated in 6.4.2.28 of the WDP

Building Summary

Basement Carpark
37 Car parks
14 Bike parks

L0 - Ground Floor (Retail & Cafe)
6 Ground Floor Retail Tenancies

L1 - First Floor (Office Tenancies)
2 Commercial Tenancies at 630m² & 530m²

L2 - Second Floor (Apartments)
7 Apartments (x5 2 bed units & x2 1 bed units)

L3 - Third Floor (Apartments)
4 Apartments (x2 3 bed units & x2 2 bed units)

Rev	Date	Description
A	15.07.25	Resource Consent

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ORIGINAL SIZE : A3
0 40mm
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Job No. **6968**
Scale [A3] **As indicated**
Drawing No. **SK2.12**
Rev **A**
Print Date **16/07/2025 4:33:24 pm**

FOR RESOURCE CONSENT

Sections

Project Status:
Resoure Consent

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Building Summary

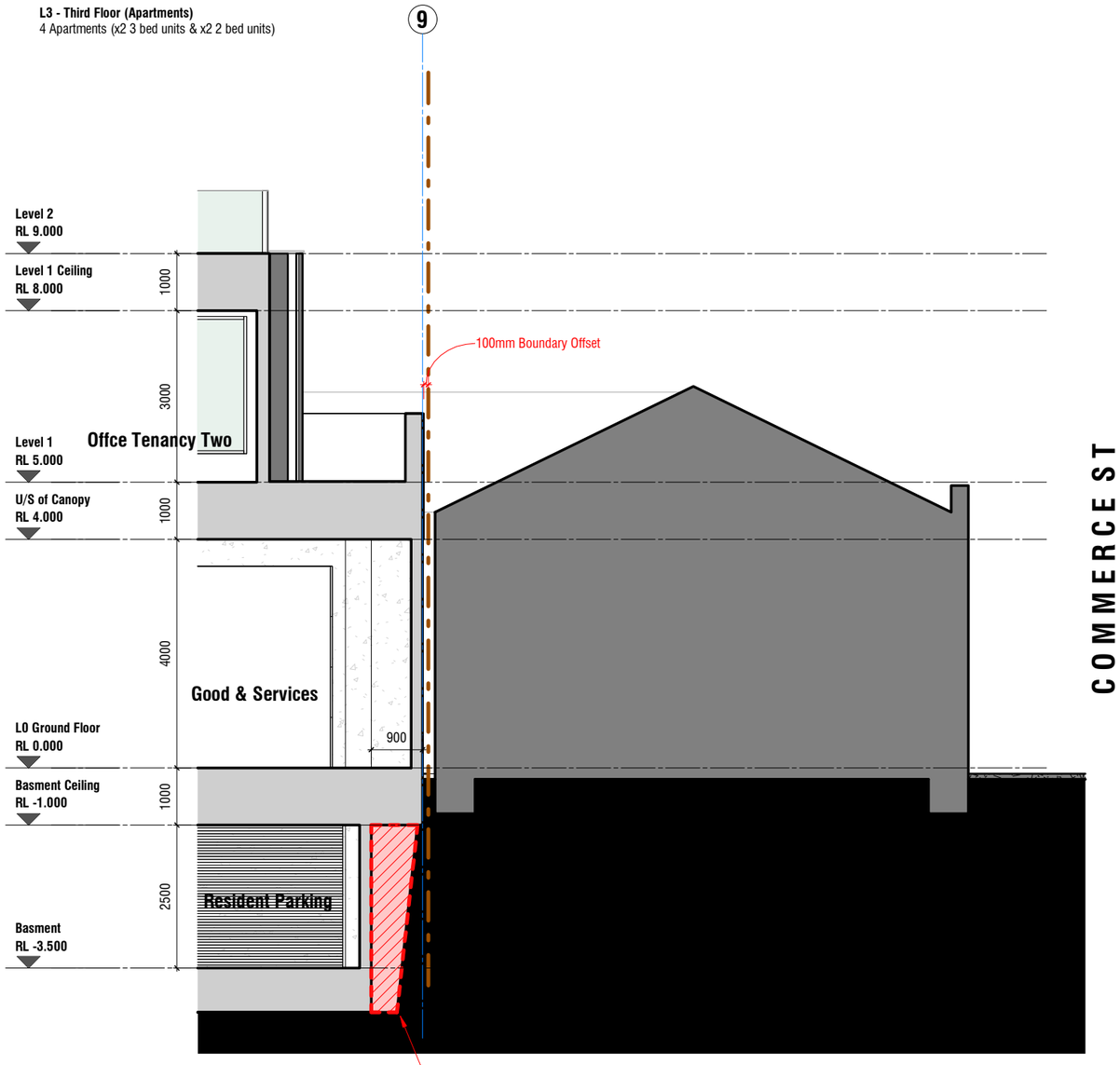
Basement Carpark
37 Car parks
14 Bike parks

L0 - Ground Floor (Retail & Cafe)
6 Ground Floor Retail Tenancies

L1 - First Floor (Office Tenancies)
2 Commercial Tenancies at 630m² & 530m²

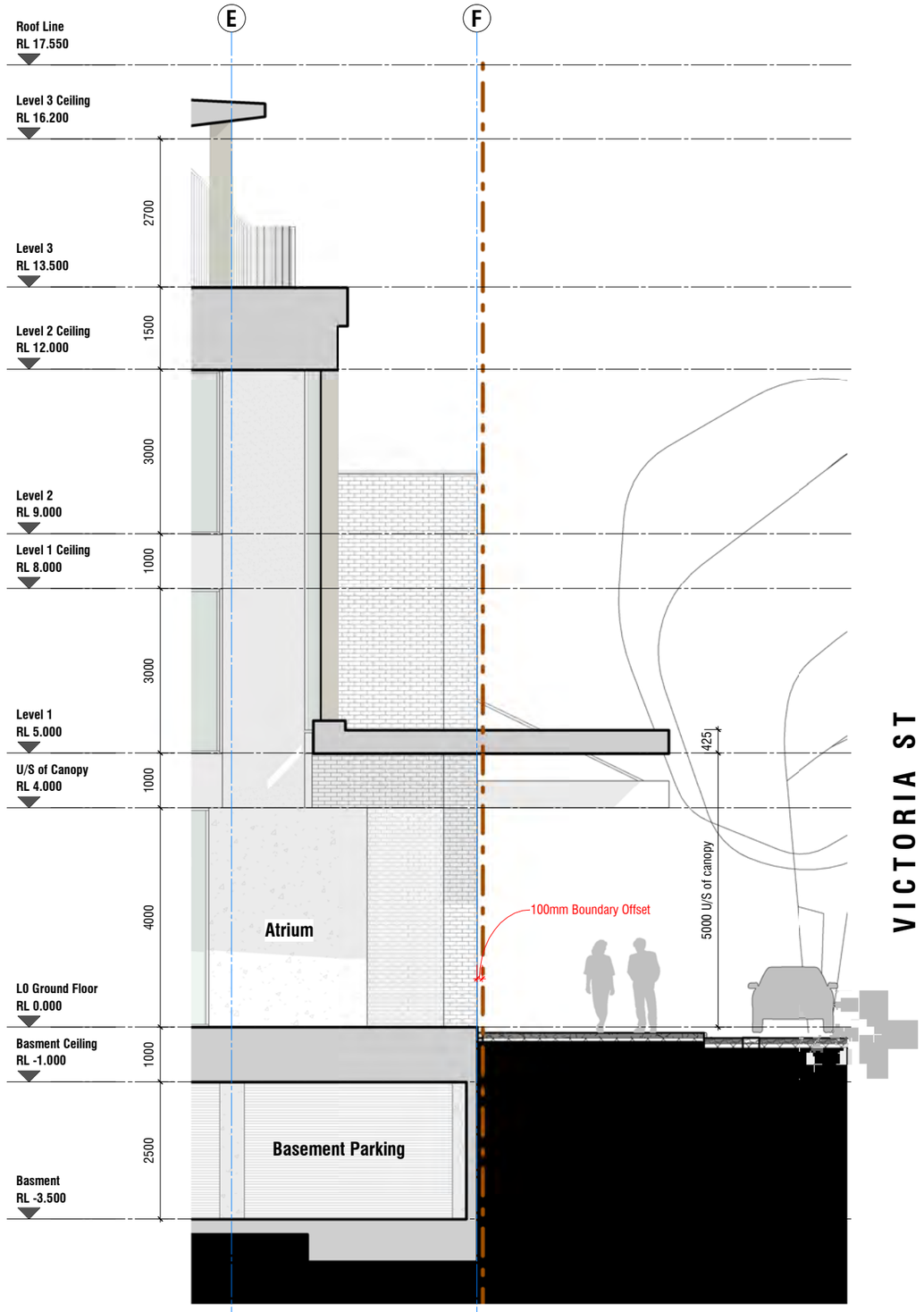
L2 - Second Floor (Apartments)
7 Apartments (x5 2 bed units & x2 1 bed units)

L3 - Third Floor (Apartments)
4 Apartments (x2 3 bed units & x2 2 bed units)



B A2.01 **Enlarged Section B - Boundary**
Scale 1 : 100 (A3)

NOTE: 1m offset from neighbouring boundary to allow for temporary retaining & sub-ground drainage (size to be confirmed with structural consultant)



C A2.01 **Enlarged Section C - Atrium**
Scale 1 : 100 (A3)

FOR RESOURCE CONSENT

Sections

Rev	Date	Description
A	15.07.25	Resource Consent

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Project Status:
Resoure Consent

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Job No. **6968**
Scale [A3] **1 : 100**
Drawing No. **SK2.13**
Rev **A**
Print Date **16/07/2025 4:33:28 pm**

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VICTORIA ST

VIEW 1
Not to Scale

Building Summary

Basement Carpark
37 Car parks
14 Bike parks

L0 - Ground Floor (Retail & Cafe)
6 Ground Floor Retail Tenancies

L1 - First Floor (Office Tenancies)
2 Commercial Tenancies at 630m^2 & 530m^2

L2 - Second Floor (Apartments)
7 Apartments (x5 2 bed units & x2 1 bed units)

L3 - Third Floor (Apartments)
4 Apartments (x2 3 bed units & x2 2 bed units)

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Job No. **6968**
Scale [A3] **As indicated**
Drawing No. **SK3.01**
Rev **A**
Print Date **16/07/2025 4:33:03 pm**

3D Views

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VIEW 2
Not to Scale

Building Summary

Basement Carpark
37 Car parks
14 Bike parks

L0 - Ground Floor (Retail & Cafe)
6 Ground Floor Retail Tenancies

L1 - First Floor (Office Tenancies)
2 Commercial Tenancies at 630m^2 & 530m^2

L2 - Second Floor (Apartments)
7 Apartments (x5 2 bed units & x2 1 bed units)

L3 - Third Floor (Apartments)
4 Apartments (x2 3 bed units & x2 2 bed units)

VICTORIA ST

FOR RESOURCE CONSENT

3D Views

Project Status:
Resoure Consent

Rev	Date	Description
A	15.07.25	Resource Consent

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Job No. **6968**
Scale [A3] **As indicated**
Drawing No. **SK3.02**
Rev **A**
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VIEW 3
Not to Scale

Building Summary

Basement Carpark
37 Car parks
14 Bike parks

L0 - Ground Floor (Retail & Cafe)
6 Ground Floor Retail Tenancies

L1 - First Floor (Office Tenancies)
2 Commercial Tenancies at 630m^2 & 530m^2

L2 - Second Floor (Apartments)
7 Apartments (x5 2 bed units & x2 1 bed units)

L3 - Third Floor (Apartments)
4 Apartments (x2 3 bed units & x2 2 bed units)

FOR RESOURCE CONSENT

3D Views

Rev	Date	Description
A	15.07.25	Resource Consent

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Address
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Resoure Consent

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ORIGINAL SIZE - A3
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Job No. **6968**
Scale [A3] **As indicated**
Drawing No. **SK3.03**
Rev **A**
Print Date **16/07/2025 4:33:03 pm**

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VIEW 4 - OPTION 2

Not to Scale

COMMERCE ST

Building Summary

Basement Carpark
37 Car parks
14 Bike parks

L0 - Ground Floor (Retail & Cafe)
6 Ground Floor Retail Tenancies

L1 - First Floor (Office Tenancies)
2 Commercial Tenancies at 630m^2 & 530m^2

L2 - Second Floor (Apartments)
7 Apartments (x5 2 bed units & x2 1 bed units)

L3 - Third Floor (Apartments)
4 Apartments (x2 3 bed units & x2 2 bed units)

FOR RESOURCE CONSENT

3D Views

Rev	Date	Description
A	15.07.25	Resource Consent

Cambridge Development
Address
32-42 Victoria St, Cambridge

Project Status:
Resoure Consent

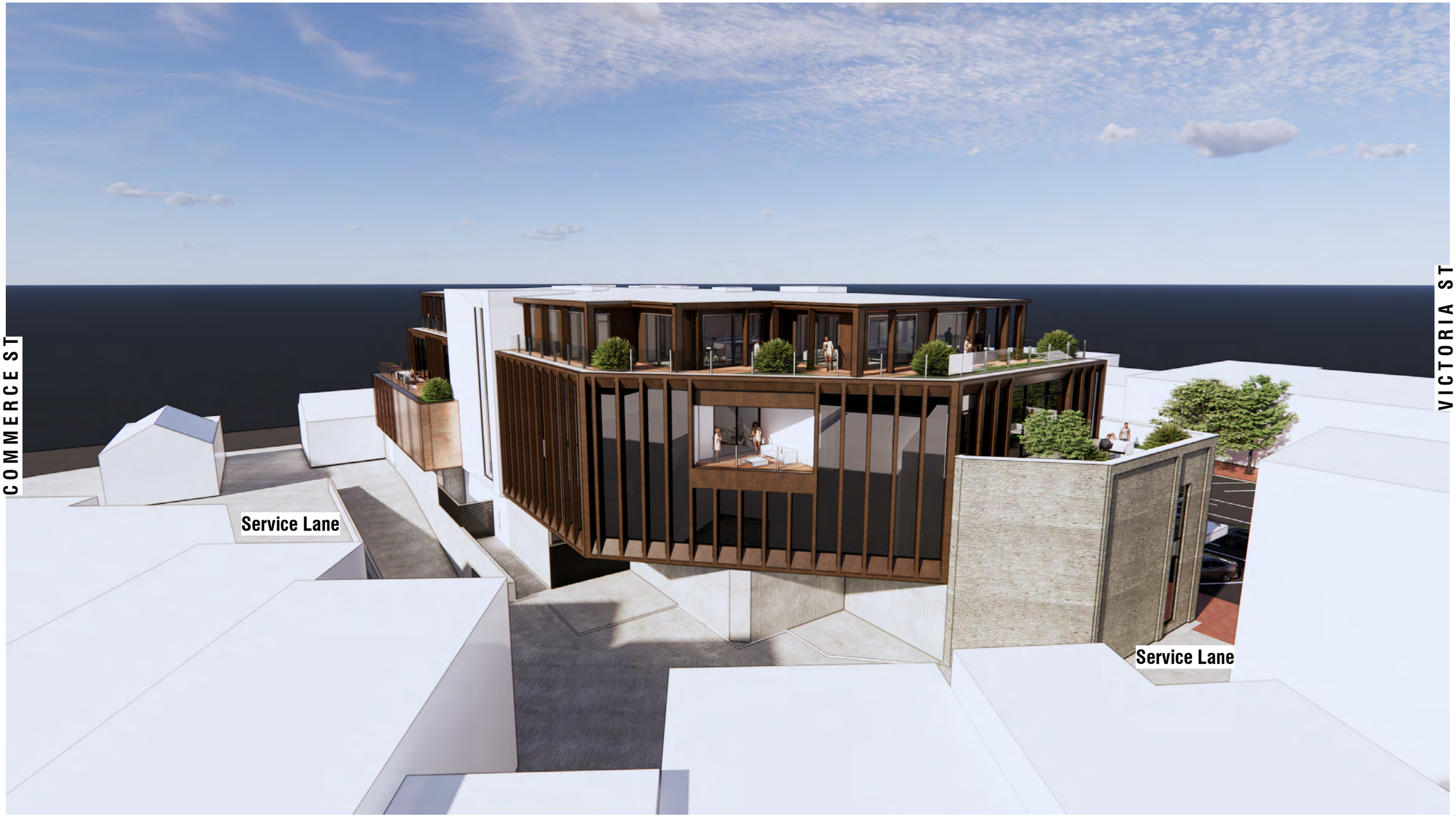
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Job No. **6968**
Scale [A3] **As indicated**
Drawing No. **SK3.04**
Rev **A**
Print Date **16/07/2025 4:33:04 pm**

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VIEW 5
Not to Scale

Building Summary

Basement Carpark
37 Car parks
14 Bike parks

L0 - Ground Floor (Retail & Cafe)
6 Ground Floor Retail Tenancies

L1 - First Floor (Office Tenancies)
2 Commercial Tenancies at 630m^2 & 530m^2

L2 - Second Floor (Apartments)
7 Apartments (x5 2 bed units & x2 1 bed units)

L3 - Third Floor (Apartments)
4 Apartments (x2 3 bed units & x2 2 bed units)

Rev	Date	Description
A	15.07.25	Resource Consent

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ORIGINAL SIZE : A3 — 0 — 40mm
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Address
32-42 Victoria St, Cambridge

Job No. **6968**
Scale [A3] **As indicated**
Drawing No. **SK3.05**
Rev **A**
Print Date **16/07/2025 4:33:04 pm**

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3D Views

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