

# **RESOURCE CONSENT APPLICATION TO Christchurch City Council**

**LAND USE CONSENT**

**TO DEVELOP 4 RESIDENTIAL UNITS ON SITE, AT 10  
HURLEY STREET, CHRISTCHURCH**

**AUGUST 2014**

**APPLICATION FOR RESOURCE CONSENT  
SECTION 88, RESOURCE MANAGEMENT ACT 1991**

**TO CHRISTCHURCH CITY COUNCIL  
PO BOX 237  
CHRISTCHURCH**

**NZ Property Trust** (please note different address for service) apply for the following resource consent under section 9 of the Resource Management Act 1991:

**To develop four residential units on site at 10 Hurley Street, Central City, Christchurch**

Full details are contained in the "Assessment Effects the Environment" and appendices attached to and forming part of this resource consent application, which corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

The names and addresses of the owner and occupier (other than the applicant) of the land to which the application relates are as follows:

**Not applicable**

The location of the proposed activity is as follows:

**10 Hurley Street, Central City, Christchurch being legally described as Lot 2 DP 7495 comprising 582m<sup>2</sup>.**

No additional resource consents are needed for the proposed activity.



Signature of applicant (or person authorized to sign on behalf of applicant).

6 August 2014

**Address for service of applicant:**

RESPONSEPLANNING CONSULTANTS LIMITED  
PO Box 12179  
Beckenham  
CHRISTCHURCH 8242

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NZ Property Trust  
PO Box 8884  
Riccarton  
Christchurch 8440



# ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

## Introduction

1. This assessment of actual and potential effects on the environment (AEE) is provided in support of a land use consent proposal to develop four residential units on site at 10 Hurley Street, Central City, Christchurch.
2. The AEE has prepared in accordance with the Fourth Schedule of the Resource Management Act 1991.
3. Appendix One being the floor plan and elevations are attached in support of, and form part of, the application. These floor plans include levels that have been undertaken by a surveyor. This provides confirmation that the levels and recession planes shown on the plan are accurate.
4. Appendix Two includes a landscape concept and plans for the site.
5. We note that consent for a similar proposal has already been lodged with Christchurch City Council. This is consent number RM92024881 – this consent as lodged included a breach in the recession plane requirement. Application RM92024881 was being processed for the Christchurch City Council by Helen Bealey. That previous application is currently on hold on the request of the applicant, pending the outcome of this new application.
6. The applicant has now amended the design so that there is no recession plane breach as confirmed by the diagrams attached to this consent application. We understand that now with no recession plane breach existing that any effects of the proposal may be considered de-minimis or less than minor. If the outcome of this resource consent application is positive then the applicant will withdraw the previous application lodged.

## Description of the Proposal

7. The proposal is to develop four residential units on site. This new development is to replace an existing block of flats built around 1964. These flats have since been demolished as a result of damaged from the Canterbury earthquakes.
8. Detailed site and elevation plans of the proposed residential development are attached in Appendix One – the plans are dated 28 July 2014. Detailed landscape plans are attached in Appendix Two.
9. The proposed new development comprises four residential units. Each unit is two storied with the ground floor comprising of 42m<sup>2</sup> and the first floor comprising 42m<sup>2</sup>, providing a total floor area of 84m<sup>2</sup> for each residential unit. Carparking for each unit is also provided on site.
10. Internally, each unit will comprise of a laundry, kitchen, dining and living area located on the ground floor. The first floor will comprise of a two bedrooms, a study and a bathroom. The outside area comprises an outdoor courtyard adjacent to each unit. The construction materials of the units consist of colour steel roof with a combination of cladding comprising of lightweight concrete cladding and vertical cedar shiplap weatherboard and double glazed aluminium joinery. Detailed floor plans of the residential units are located in Appendix One.



- 11. Access and parking to the site will be formed, sealed and drained. There is also adequate space for on-site vehicle manoeuvring.
- 12. The proposed building is a replacement of an existing building accommodating residential units damaged as a result of the Canterbury earthquakes. The original building has been demolished. The proposed design accommodates four units and presents a more modern building configuration than those units previously on the site.

### Description of the Site and Surrounding Environment

- 13. The site is located in a Living 4C zone within the Central City, also known as the Avon Loop. There are existing residential properties located to the west and east of the development site. The site is a flat rectangular shaped section with access from Hurley Street.
- 14. Hurley Street runs off Oxford Terrace. It is not a through route as there is a reserve located at the end of the street. There is pedestrian access from Hurley Street through the reserve onto Bangor Street. Oxford Terrace follows along the banks of the Avon River. To the north of the site is the *Holiday Inn on Oxford*, which has sustained significant damage from the Canterbury earthquakes. There is no public access to the site as the area is cordoned off. To the south of Hurley Street located on Nova Place, is the Christchurch Bridge Club and associated car parking. The development site is a predominantly residential area however there are mixed-uses within the surrounding area.

## Statutory Assessment

### Christchurch City Council

#### Rules

- 15. The site is located in the Living 4C zone (Central City Character) Zone and an area known as the Avon Loop. The following table demonstrates the key areas of non-compliance with the City Plan rules.

RULE	REQUIREMENT	ACTIVITY STATUS
<b>Living 4C (Central City Character) Zone</b>		
<b>Development Standards</b>		
<i>Part 2, Rule 4.2.5 Separation from neighbours</i>	<p><i>(a) The minimum building setback from internal boundaries shall be 1.8m.</i></p> <p>Does not comply as the internal boundary setback is 0m.</p>	Discretionary (restricted)
<i>Part 2, Rule 4.2.7 Urban design, appearance and amenity</i>	<p><i>(a) The erection of new buildings and alterations or additions to existing buildings, that result in</i></p> <p><i>(i) 3 or more residential units</i></p> <p><i>.... shall be a discretionary activity, with the exercise of the Council's discretion limited to assessment matters listed in 14.2.8.</i></p> <p>4 new residential units proposed for the</p>	Discretionary (restricted)



	site.	
<i>Part 2, Rule 2a.3.8 Service, Storage and Waste Management Spaces</i>	<i>(b) A single, indoor space of 4m<sup>3</sup> with a minimum dimension of 1m; .....</i>	Discretionary (restricted)
<b>Part 13 Transport</b>		
<i>Part 13, Rule 2.2.10 Parking area and access design</i>	<p><i>Between 4 to 8 units located within L4C zone:</i></p> <ul style="list-style-type: none"> <li>- <i>legal width 3.5m; and</i></li> <li>- <i>formed width 3m.</i></li> </ul> <p>The vehicle crossing meets required the formed width, but not the legal width requirement.</p>	Discretionary (restricted)

16. In light of the above table, the proposal is a restricted discretionary activity.
17. Overall the proposal is provided for as a *restricted discretionary activity*. Discretion is limited to the matters contained in the standards.
18. We note that the previous application included a breach from the recession planes (Rule 4.2.2 Sunlight and outlook for neighbours. The current plans show that the building is only 2.3m high above original ground level at the boundary. The proposal now meets the recession plane.

### Objectives and Policies

19. An assessment of the relevant objectives and policies within the Living Zone has been undertaken. Given the status of the activity is restricted discretionary for residential development, it is only those policies relevant that are required to be considered, in particular urban design, appearance and amenity. For this reason only the relevant residential objectives and policies have been addressed, and are identified as follows:

*Living Objective*

*A quality living environment that meets the differing needs of the City’s population.*

*11.1 Objective: Diverse living environments*

*A diversity of living environments based on the differing characteristics of areas of the City.*

*11.1.2 Policy: Character*

*To maintain the general character of the suburban living environment.*

*11.1.4 Policy: Densities*

*To provide for various levels of building density within living areas, taking into account the existing character of these areas, the capacity of infrastructure and strategic objectives of urban consolidation.*

16. The purpose of this objective and the policies is to allow for diverse living environments while maintaining the character of the living environment. This proposal is located within the Living 4C (Central City Character) zone which comprises of a number of character areas within the 4 avenues. A medium-high density is prescribed throughout the zone however various height restrictions within the zone recognise the specific requirements of the special characteristics of the zone.
17. The proposed residential units are at an appropriate height and scale and have been architecturally designed to a modern and appropriate standard. This proposal is replacing



an existing building used for residential activities on the site. The development has been designed to ensure that the building and activities fits within the character of the area and will contribute positively to the objectives of urban consolidation.

*11.4 Objective: Adverse environmental effects*

*A living environment that is pleasant and within which adverse environmental effects on amenity values are avoided, remedied or mitigated, while still providing the opportunity for individual and community expression.*

18. There will be no adverse environmental effects as a result of this proposal and developments such as this are anticipated in this zoning in the City Plan. Any adverse environmental effects on amenity values are considered minor.
19. The buildings have been specifically designed to fit on the site. The design on the site seeks to accommodate the appropriate density while balancing this with providing open space on the site. The assessment of effects on the environment shows that the adverse environmental effects on amenity values are avoided, remedied or mitigated. The buildings will contribute positively to the surrounding environment and amenity values.
20. This proposal is an improvement to the buildings that previously existed on site, as they are modern architecturally designed units. The proposal includes a full landscaping concept which will ensure that a pleasant living environment is created.

*11.5 Objective: External appearance*

*Good quality building and site design to achieve a high level of amenity throughout the living areas of the City.*

*11.5.2: Urban design for infill and redevelopment*

*b) to ensure development in the Living 3 and 4 zones is designed in accordance with the principles of good urban design, appearance and amenity, corresponding to the transition to higher density outcomes sought in these areas.*

- *That development considers the amenity for residents, neighbours and the wider community;*
- *That development responds positively to the context and existing site features of value;*
- *That residential units are oriented towards the street or other public spaces and that the design of pedestrian entrances, windows and front fences enable engagement with the street to ensure community safety, social interaction, and visual interest;*
- *That development on corner sites enhances the structure and legibility of the City and incorporates distinctive design treatments;*
- *That development maintains consistency with historical subdivision patterns relating to the rhythm of front façade width and separation between buildings along the street or other public spaces;*
- *That buildings avoid excessive perceived bulk or repetition and are of a domestic appearance, human scale, visually interesting, and use high quality materials;*
- *That development provides for safe and efficient movement of pedestrians, cyclists and vehicles within the site and along adjoining streets;*
- *That development is not dominated by car parking and garaging, particularly when viewed from the street or other public spaces;*
- *That development is softened by trees and other landscaping while maximising the safety of occupants and visitors;*
- *That development provides for configuration and distribution of outdoor living space to optimise accessibility, usability, comfort and attractive outlook for each residential unit;*
- *That development provides adequate internal storage space, outdoor service areas and utilities that are accessible and visually integrated into developments;*



- *That residential units have adequately designed internal and outdoor living spaces, levels of privacy, access to sunlight and insulation from traffic noise.*
  - *That development minimises energy use and resource consumption and manages stormwater run-off at source.*
21. Maximising the amenity for residents and ensuring the building and site contributes positively to the surrounding area have been key considerations in the overall design of this residential development. The site is long and narrow and the design of the units have been undertaken in a way to maximise both indoor and outdoor space for each unit while ensuring an overall balance of open space and buildings on the site is maintained. This will ensure that there is a pleasant living environment provided on the site.
22. The units have also been designed to be visually interesting using high quality materials. The gable roof design reflects and maintains the character of the surrounding area. The units are an appropriate height and scale and are what is anticipated in the zone in the City Plan. The location of the car parks are at the rear of the site, therefore are not visually dominant from the street.
23. As far as practical the units have been designed to respond positively to the context of the street and surrounding environment. The design of the proposal includes windows on the street frontage this ensures interaction between the building and the street and provides an active street frontage to the site. In particular the building does not dominate the street frontage and provide a balance of buildings and open space on the site. The open space areas on the site are practically located for each unit and the location of the open space relative to the buildings ensure that the development and particularly the buildings are not dominant in relation to any adjoining property. The proposal incorporates a full landscape design which ensures a high quality environment will result.
24. The buildings themselves incorporate an interesting façade with changes in the building form, façade and rooflines ensuring there is variation in the built form and means that the buildings do not dominate on the site. This manages any potential adverse effects associated with size and scale of the building. The variation in form and height ensures that the building remains of a domestic scale on the site.
25. This proposal is a replacement of a building accommodating existing residential units on site which were damaged as a result of the Canterbury earthquakes. This proposal presents an improvement from the previously existing development with respect to the design of the building, the relationship of the building with the site, and the relationship of the development in its surrounding environment. This development has a positive effect on the amenity of the area.
26. Overall it is considered the proposal is consistent with the above objectives and policies in the Christchurch City Plan.

## Actual and Potential Effects on the Environment

### Summary

27. Overall the assessment of effects shows that the actual or potential effects of this proposal are no more than minor. There were existing residential units on site and the building was of a similar size and scale. This proposal has is for a use similar to what existing prior to the earthquakes, with a modern architectural design and materials.
28. The proposal is a *restricted discretionary activity*. The below assessment is limited to only those areas of non-compliance in the City Plan. This relates to consideration of site



urban design, layout, appearance and amenity; boundary setbacks and vehicle access. These matters are addressed below.

### Consideration of Effects

29. It is recognised that the site is relatively long and narrow which does limit the design options that are available in configuring the building on the site. As discussed earlier in the evaluation of the objectives and policies key considerations in the design of the residential units on the site are to provide a high amenity for residents and ensure the building and site contribute positively to the surrounding area.
30. With respect to the wider design, appearance and amenity matters the development contributes positively to the environment. While being a narrow site the design has achieved a balance between the amount of building and open space on the site. As stated in the previous section the building façade is varied and presents an attractive frontage to the street. The design of the building incorporates variation in the façade, materials, height and roofline. This ensures that the building presents an appropriate and human scale on the site.
31. With respect to the street frontage the building incorporates a varied form with the single story part of the building set back further from the street than the main building. The main building incorporates a gable roof which limits its potential dominance. In addition there are large windows which ensure that the building has an active façade presented to the street. The variation in built form ensures that the size and scale of the building is appropriate on the site and overall the high quality design contributes positively to the site and the surrounding environment.
32. The proposal is for the rebuild of an existing building accommodating residential activities damaged as a result of the Canterbury earthquakes. The overall size and scale of the building is not dissimilar to what was previously on site. However, the bulk and location of the building on the site and the design of the building is considered an improvement over the previous activity. This proposal provides an opportunity for high quality modern architecturally designed units to be developed on this site.
33. Turning now to the consideration of the setback. In two places the building is directly adjacent to the western boundary on the ground floor only. The non-compliance in the setback does not occur over the continuous length of the boundary. The area of building on the western boundary extends just over 6 metres in two locations on the boundary. The area of building on the boundary is single story only which reduces any potential for dominance of the buildings on the site. The two areas where the building is located on the boundary are separated from each other by at least 11 metres. Within the 11 metre area the building is set back a distance of 3.8 metres. The portion of the building located within the setback is the laundry areas, not active living areas. This means that there will be no adverse effect on privacy relating to the reduction in the setback. Overall the design means that the area where the setback is breached has less than minor effects. This is particularly the case when considering that an accessory building could be erected in this location on the boundary as a permitted activity.
34. With respect to the internal storage space the proposed units do include indoor storage areas providing up to 3.75m<sup>3</sup> of indoor storage. The areas included are not in one location. Rather there are storage areas provided on both the ground and first floor levels. On the lower levels the storage area provided is conveniently located near the entrance door. On the first floor the areas are conveniently located off the hall. While these areas do result in a non-compliance with the standard it is considered that they provide functional and well located storage areas for the future residents. It is considered that the alternative provision for storage facilities will not adversely affect the



convenience and accessibility of those facilities for the building occupiers. This is consistent with the relevant assessment matter.

35. There is appropriate vehicle access to the site vehicle as well as parking provided at the rear of the site. The formed width of the vehicle access to the site is provided for. The driveway on site widens to provide for safe vehicle movements and parking on site. The access design will not impede pedestrian safety or amenity values. Hurley Street is identified as a local road in the city plan. Additionally there is no through traffic and it is a quiet central city residential street. This type of residential activity is anticipated in this zone and is expected to gain access from a local road.
36. The units have been designed to provide balance to the overall design while providing for adequate vehicle access and onsite car parking at the rear.
37. The positive effects associated with this proposal are that the building is able to replace residential units that were damaged as a result of the Canterbury earthquakes. The design of the units ensures the amenity and character of the area is maintained by ensuring appropriate scale, design and materials. The landscaping proposed will enhance the site and the surrounding environment. This proposal will promote the re-establishment of communities within Christchurch affected by the earthquakes.

## Overall Consideration

38. Overall the assessment of effects shows that the actual or potential effects of this proposal are no more than minor. There are positive effects associated with the development of new residential units within Christchurch Central City area. The units are a modern design providing for a high level of amenity and represent the efficient and practical use and development of the site.

## Monitoring

39. There is no need for special monitoring of this proposal.

## Part II

40. Part II of the Resource Management Act 1991 contains the purpose and principles of the Act. The purpose of the Act is to promote the sustainable management of natural and physical resources. The proposed residential units will enable modern architecturally designed residential units in an area where this type of development is anticipated. This will ensure that this type of residential development can continue while ensuring that adverse effects on the environment are avoided, remedied or mitigated. The granting of consent for the activity proposed will achieve the purpose of the Act since it will enable the use and development of an existing physical resource, being a residential area of Christchurch, in an appropriate manner.
41. Section 7 of the Resource Management Act 1991 sets out "other matters" that the consent authority is to have particular regard to in achieving the purpose of the Act. In the context of the present application the following matters are relevant:
  - (b) the efficient use and development of natural and physical resources
  - (c) maintenance and enhancement of amenity values
  - (f) maintenance and enhancement of the quality of the environment.
  - (g) any finite characteristics of natural and physical resources.
42. The proposal addresses this section by undertaking a development which results in the efficient use and development of natural and physical resources, maintains urban design and amenity values and enhances the quality of the environment.



43. There are no specific issues relevant to section 8 of the Resource Management Act 1991 for this proposal.
44. Based on the assessment of effects on the environment above, it is concluded that the proposal will meet the purpose and principles of the Resource Management Act 1991.

## **Conclusion**

45. As discussed in the AEE above, non-compliance with the requirements of the City Plan will not result in any adverse effects on the environment, and is generally consistent with the previous development on site.
46. The proposal is consistent with and will achieve the relevant environmental results anticipated for the Living 4C (Central City Character) Zone.
47. The proposal is in keeping with the relevant objectives and policies in the City Plan.
48. On the basis of the above, there are sufficient and satisfactory grounds for the resource consent to be granted.

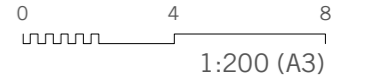
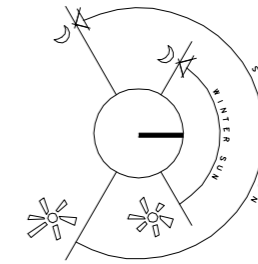


## **APPENDIX ONE SITE AND ELEVATION PLANS**



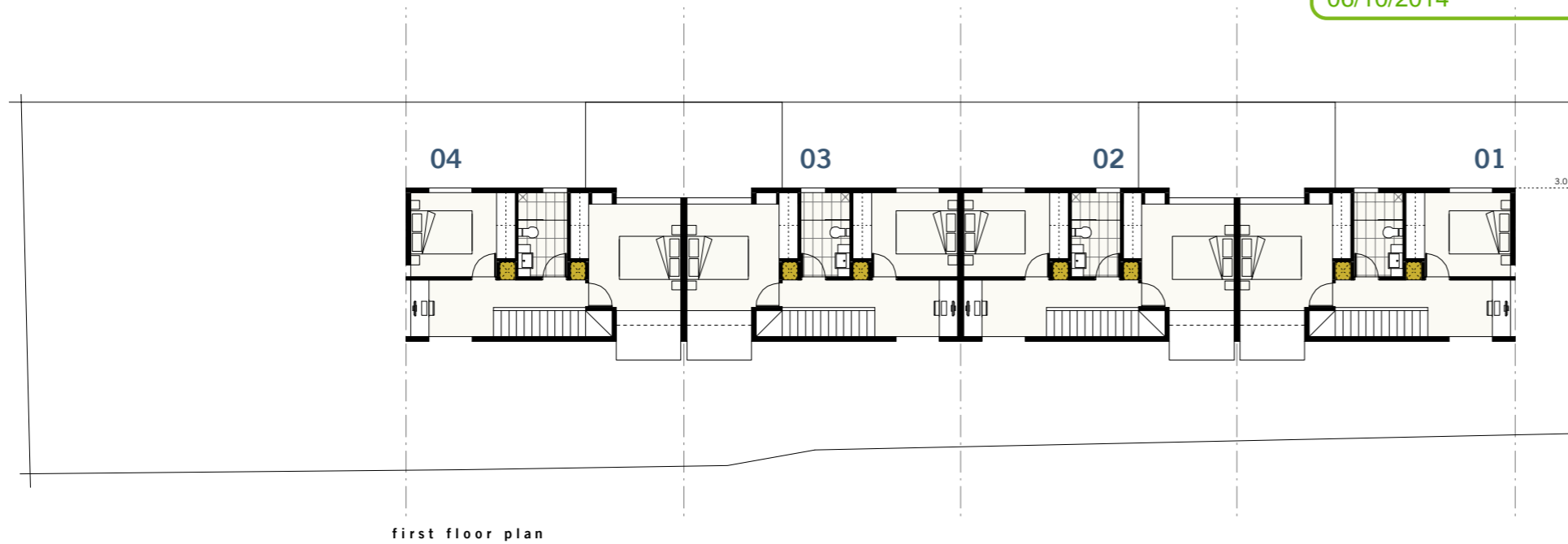
## **APPENDIX TWO LANDSCAPE PLANS**



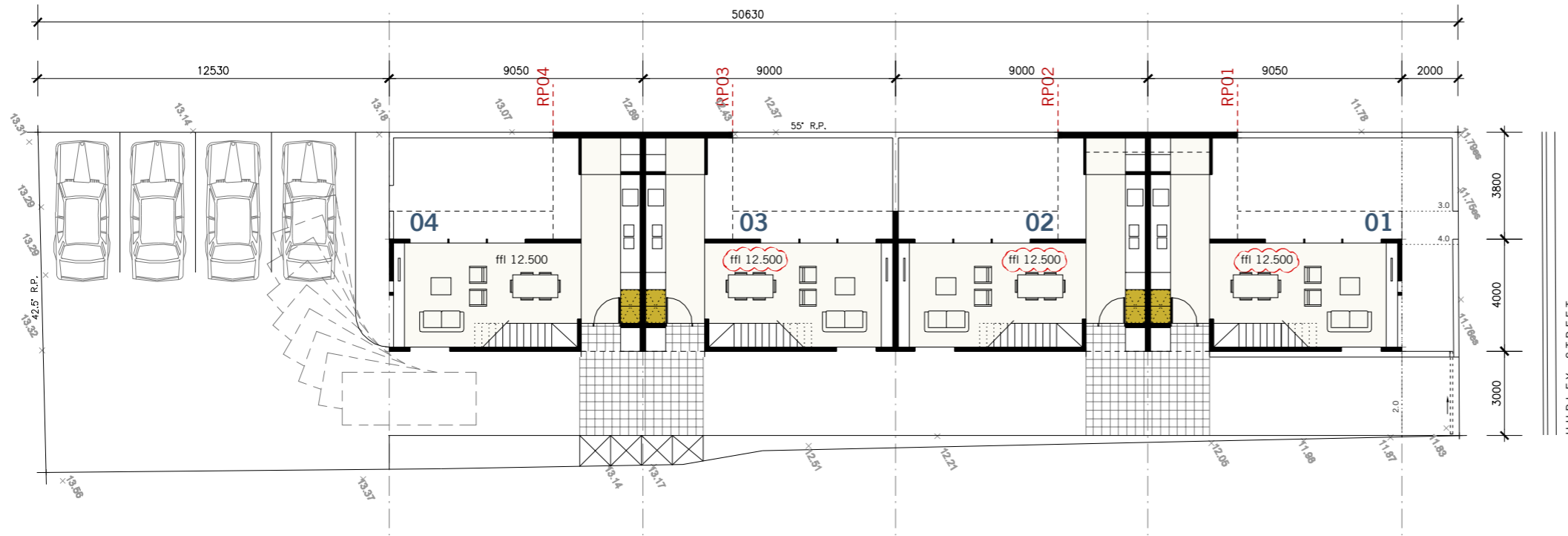


TYPICAL UNIT AREA

Ground Floor:	42 sqm
First Floor:	42 sqm
Total:	84 sqm



first floor plan

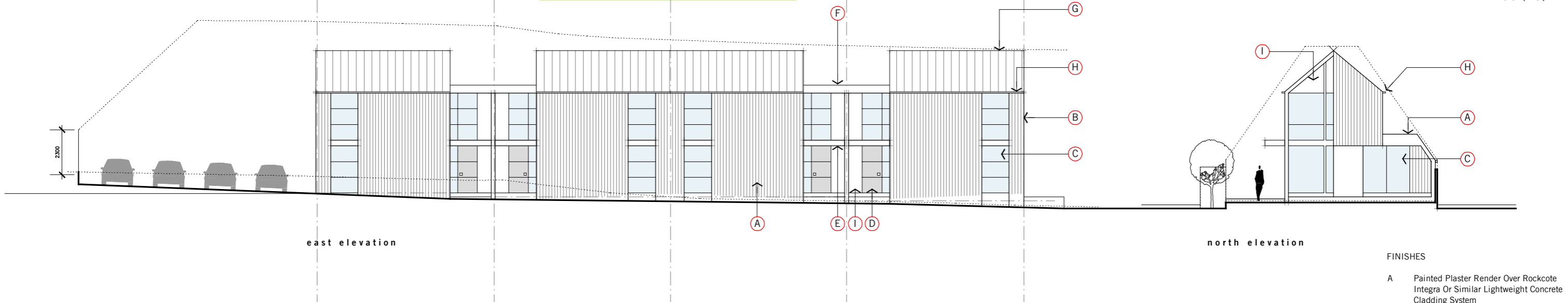


site & ground floor plan

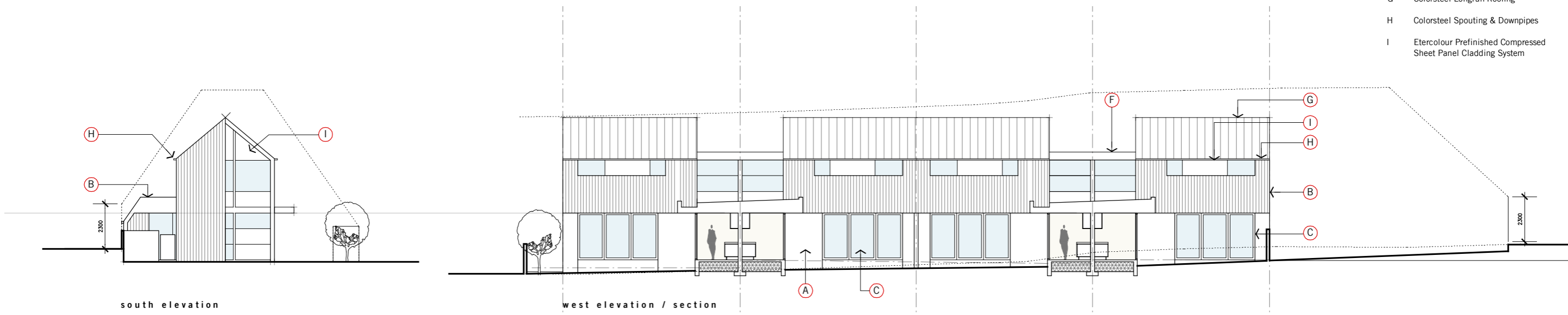
- 10 HURLEY STREET  
 LIVING ZONE 4C
- Road Boundary Setback: 2.0m
- Minimum Outdoor Living Area: 30sqm  
 Minimum Dimension: 4m
- Minimum Outdoor Storage Space: 5sqm.  
 (Reduced to 3m if 10sqm communal storage is provided).  
 Minimum Dimension 1.5m
- Minimum setback to garage door facing road: 4.5m
- Garage door must be set back minimum 1.2m further from the road boundary than the house facade.
- Internal Boundary setback: 0.0m
- Window setback from internal boundary: 1.8m  
 Living window setback from Internal boundary: 3.0m
- Minimum Distance in front of garage for vehicle turning: 7.0m
- Minimum Landscaping along Access strip boundary: 0.6m
- Access Strip Legal Width:  
 1 - 3 Units: 3.0m  
 4 - 8 Units: 3.5m
- Minimum F.F.L. 12.500 for all units

001  
 SITE & FLOOR PLANS

UPDATED RESOURCE CONSENT APPLICATION - 02 OCTOBER 2014



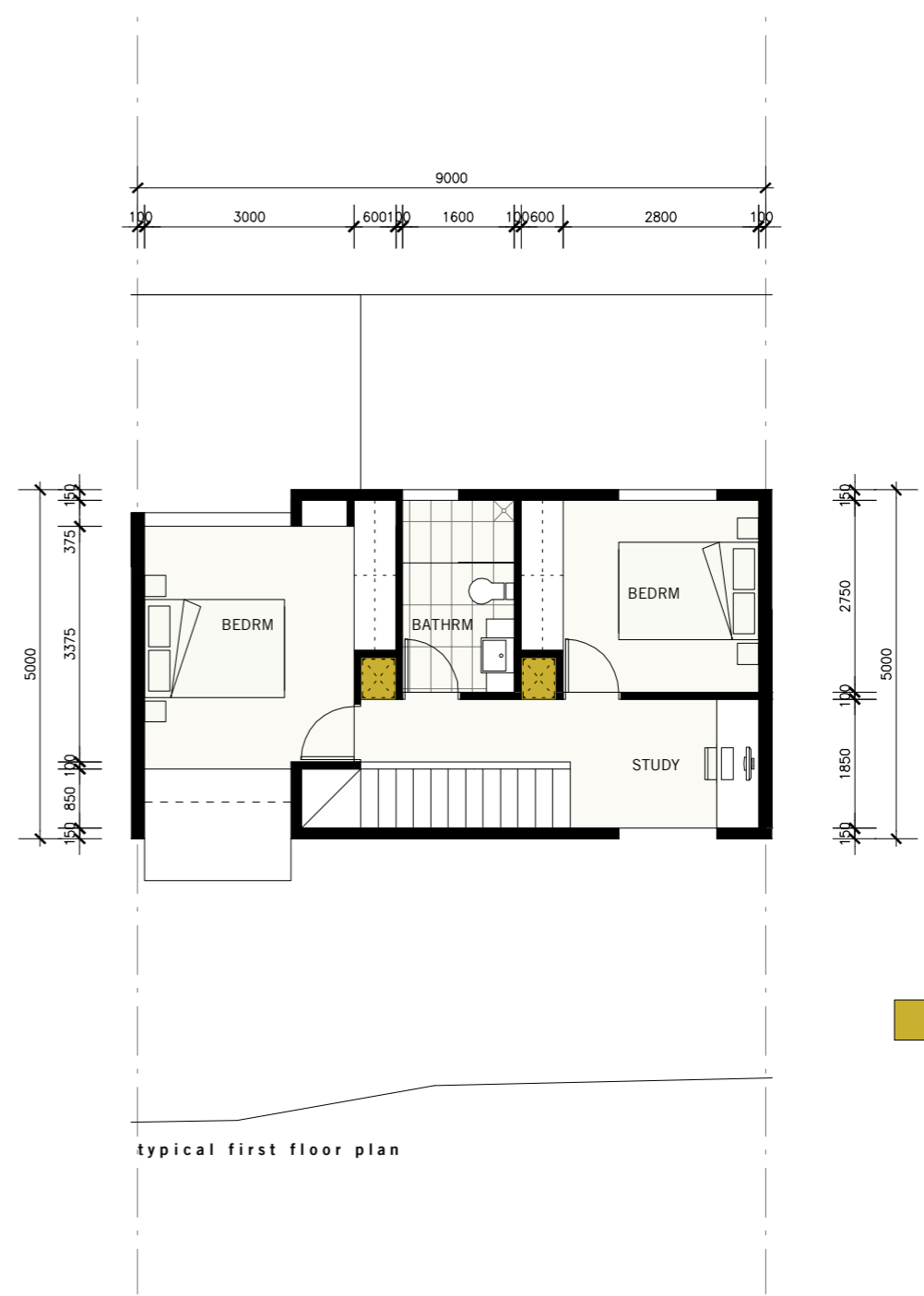
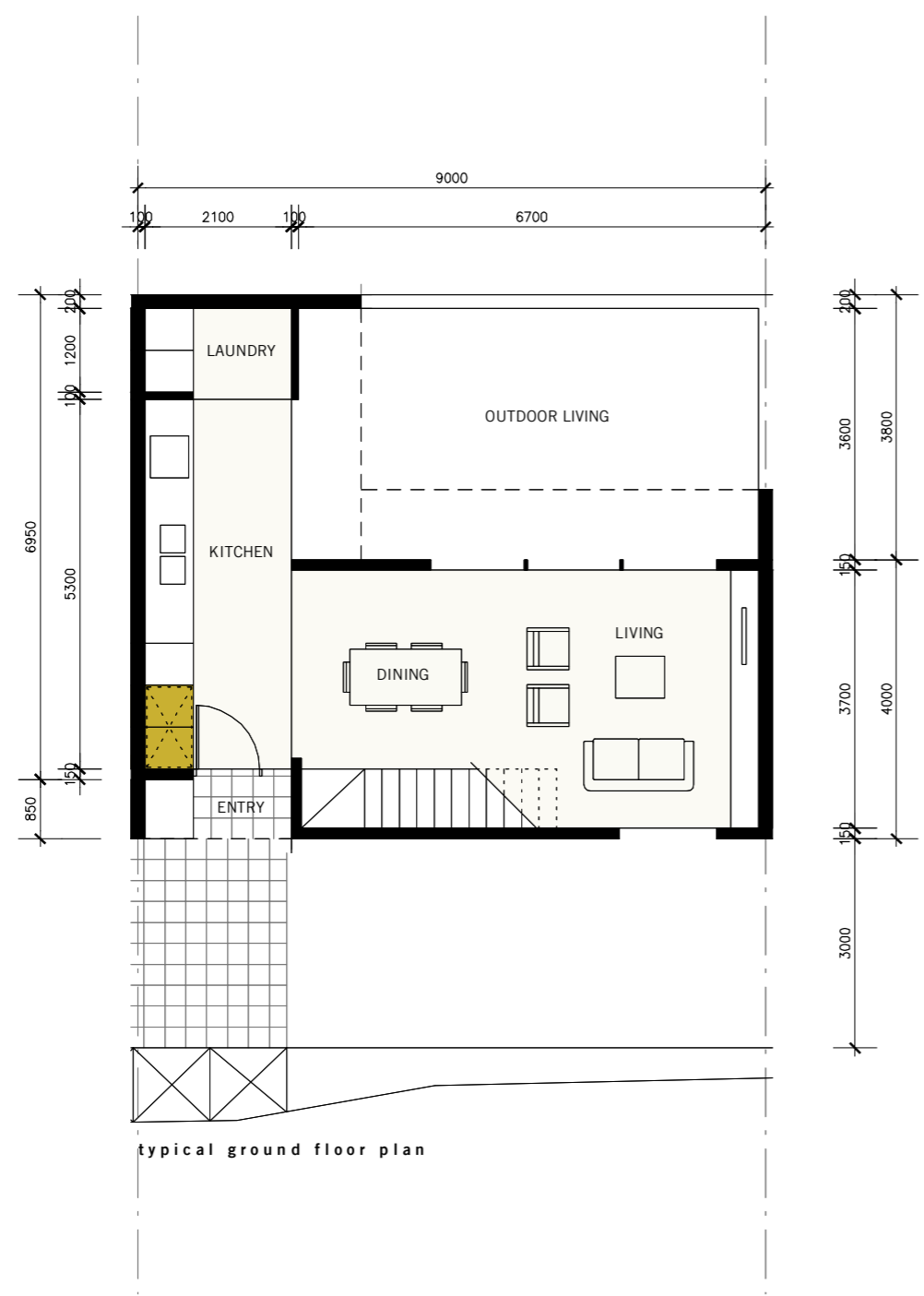
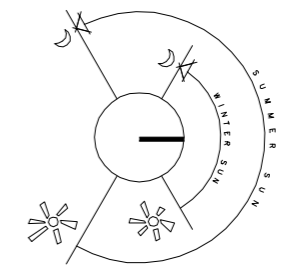
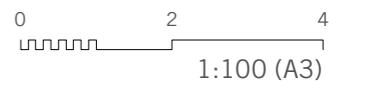
- FINISHES
- A Painted Plaster Render Over Rockcote Integra Or Similar Lightweight Concrete Cladding System
  - B Vertical Cedar Shiplap Weatherboard Cladding Over 20mm Cavity.
  - C Double Glazed Aluminium Joinery
  - D Solid Core Painted Entry Door
  - E Aluminium Faced Entry Canopy
  - F Aluminium Facia
  - G Colorsteel Longrun Roofing
  - H Colorsteel Spouting & Downpipes
  - I Etercolour Prefinished Compressed Sheet Panel Cladding System




002  
 ELEVATIONS

UPDATED RESOURCE CONSENT APPLICATION - 02 OCTOBER 2014

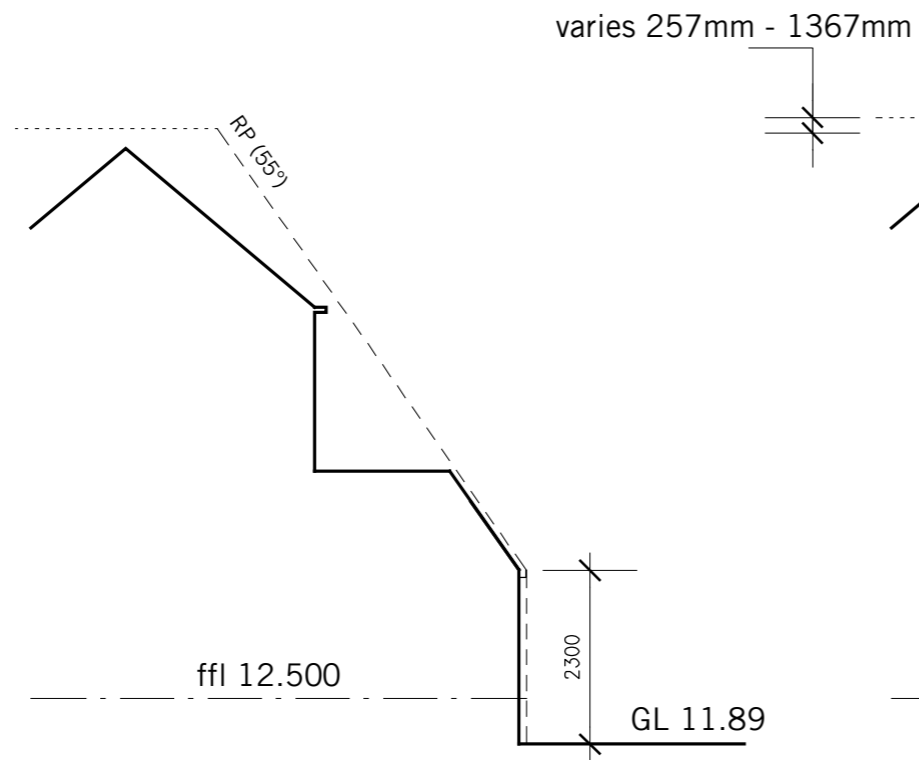
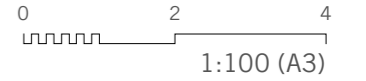
# HURLEY STREET DEVELOPMENT



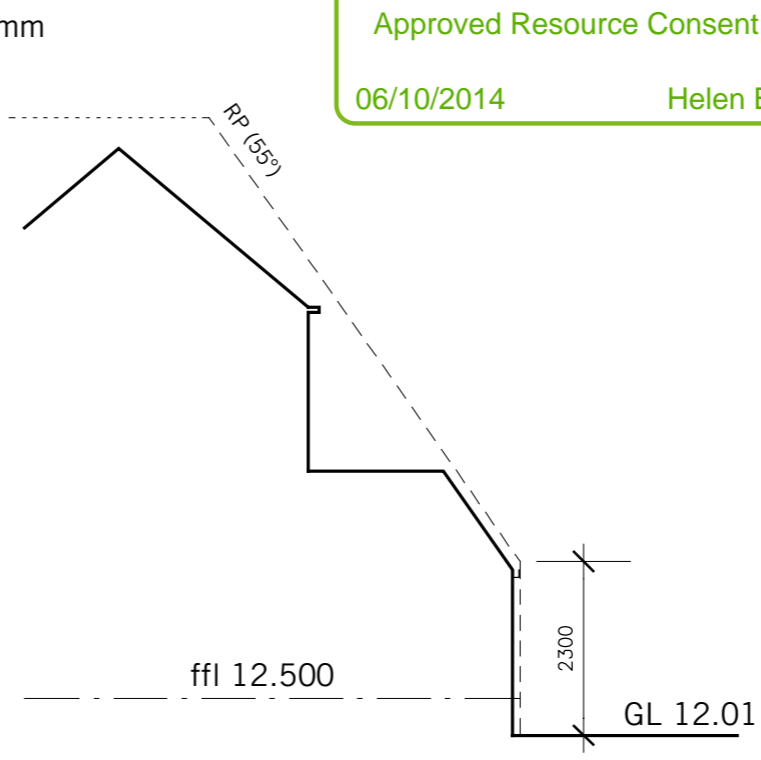
 Denotes Internal storage.  
 Total Volume = 3.45m<sup>3</sup>

003  
 DETAIL PLANS

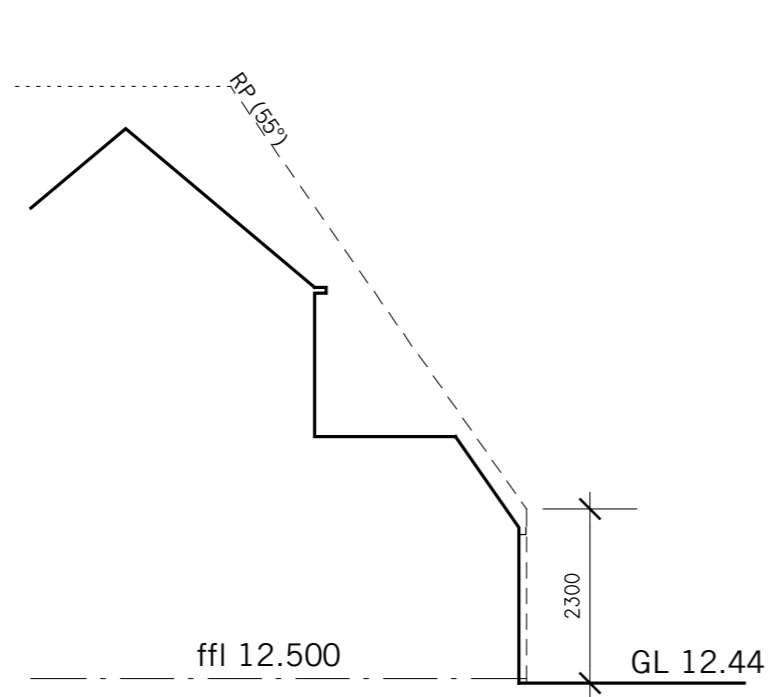
# HURLEY STREET DEVELOPMENT



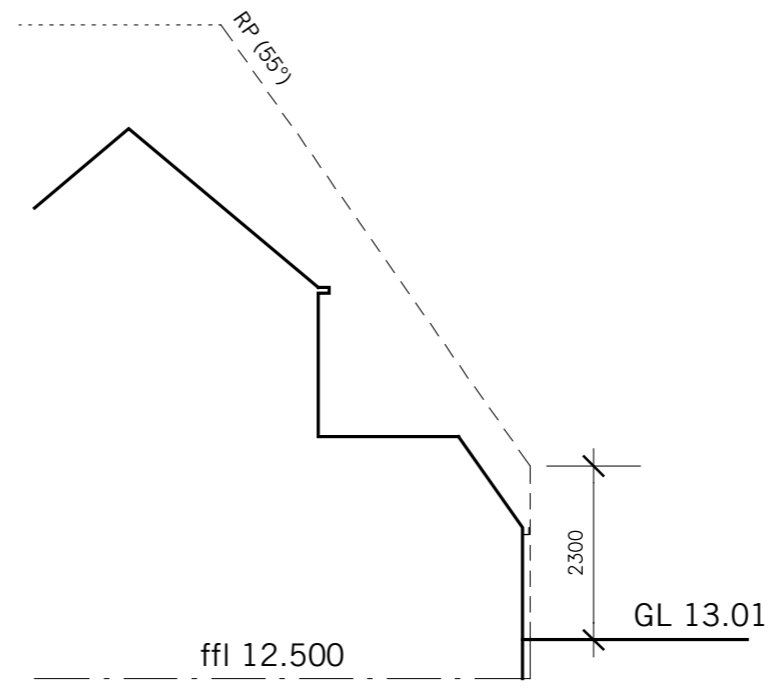
Recession Plane RP01



Recession Plane RP02



Recession Plane RP03



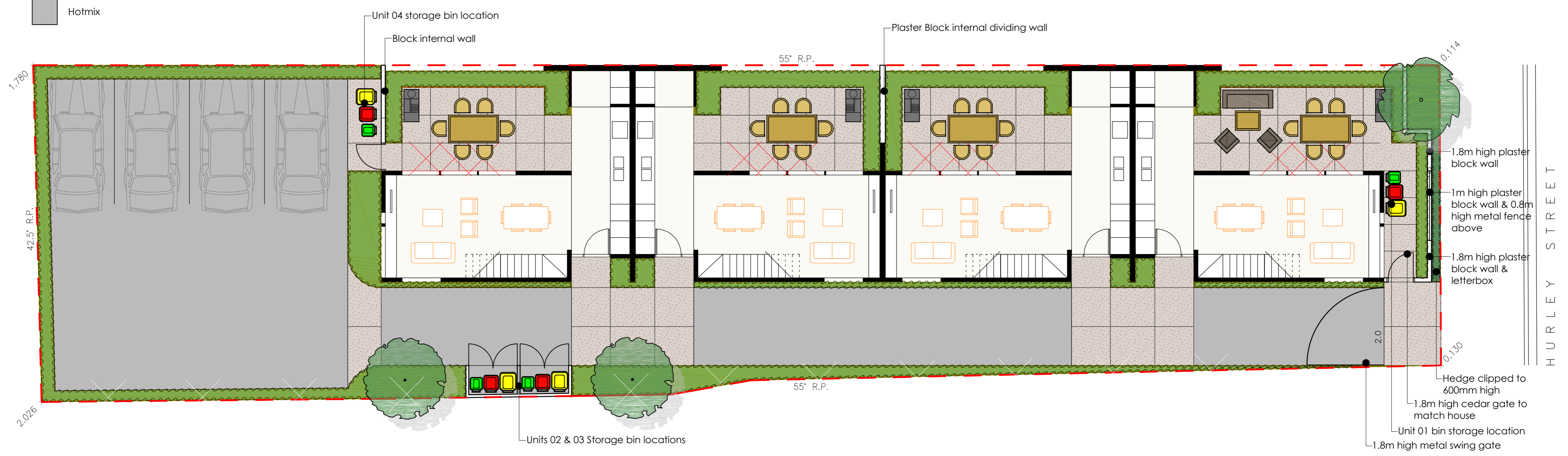
Recession Plane RP04

004  
 RECESSION PLANES

UPDATED RESOURCE CONSENT APPLICATION - 02 OCTOBER 2014



- KEY**
- Tree
  - Garden Bed
  - Hedging
  - Exposed Aggregate Concrete
  - Hotmix

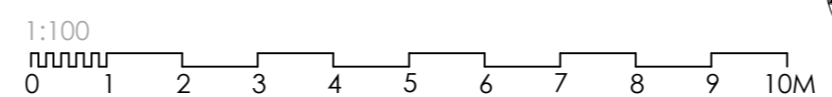


PLEASE NOTE  
 FOR CONSTRUCTION PURPOSES USE ONLY FIGURED DIMENSIONS. THIS DRAWING MUST ALWAYS BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT DETAILS. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT. PLEASE REPORT ANY DISCREPANCY TO THE ARCHITECT OR CONTRACT ADMINISTRATOR



Consultants

Revisions  
 A0 17/02/14 Initial Design  
 A1 02/04/14 Amended further to planners comments



Drawing  
 Conceptual Masterplan  
 Project/Client  
 HURLEY STREET DEVELOPMENT  
 NZ Property Trust  
 Job reference/Drawing number  
 14002-01-001

Project Date  
 21/2/14  
 Scale @ A2  
 1:100  
 Revision  
 A1  
 Purpose of Issue  
 Approval

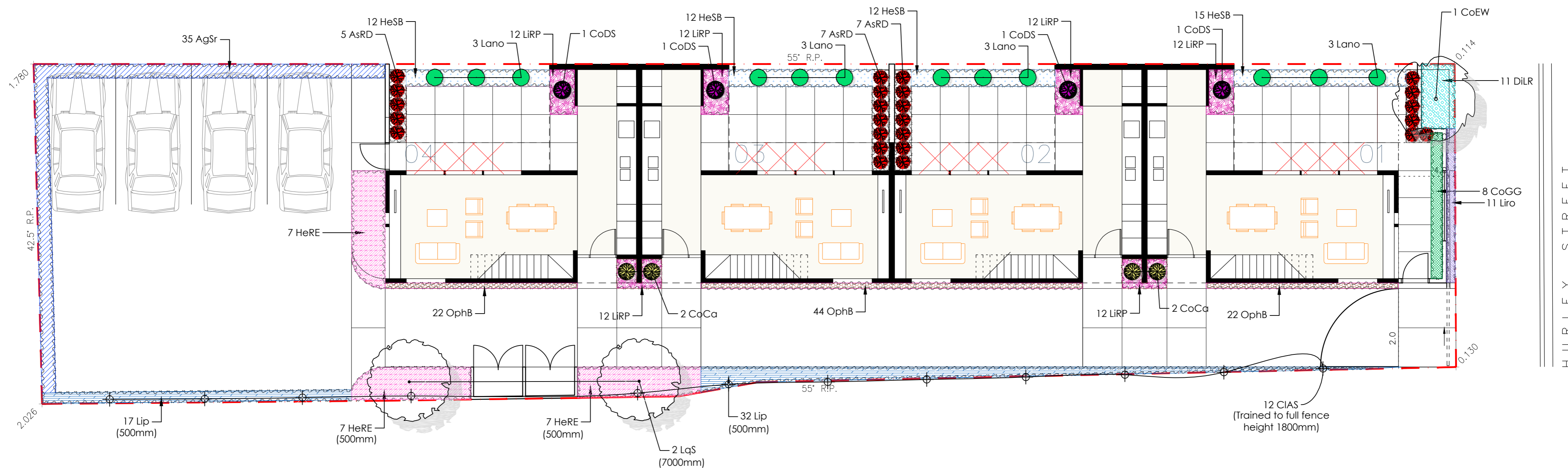


### Shrub Schedule

Key	Botanic Name	Qty.	Spacing	Pot
AgSr	Agapanthus 'Streamline'	35	600 mm	PB5
AsRD	Astelia 'Red Devil'	25	AS SHOWN	2.5L
ClAS	Clematis armandii 'Snowdrift'	12	AS SHOWN	3L
CoCa	Coprosma 'Cappuccino'	4	AS SHOWN	3L
CoDS	Coprosma 'Dark Spire'	4	AS SHOWN	3L
CoGG	Corokia 'Geentys Green'	8	500 mm	PB12
DiLR	Dianella 'Little Rev'	11	500 mm	2.5L
HeRE	Hebe 'Pretty in Pink'	21	800 mm	3L
HeSB	Heuchera 'Silver Scrolls'	51	500 mm	2.5L
Lano	Laurus nobilis (column)	12	AS SHOWN	PB18
Lip	Libertia perigrinans	49	500 mm	3L
Liro	Ligustrum rotundifolium	11	400 mm	2.5L
LiRP	Liriope muscari 'Royal Purple'	72	350 mm	PB5
OphB	Ophiopogon japonicus 'Black Dragon'	88	250 mm	PB3

### Tree Schedule

Key	Botanic Name	Qty.	Height @ Planting	Height @ Maturity	Pot
CoEW	Cornus 'Eddies White Wonder'	1	2m	4m	35L
LqS	Liquidambar styraciflua	2	2m	7m	35L



PLEASE NOTE

FOR CONSTRUCTION PURPOSES USE ONLY FIGURED DIMENSIONS. THIS DRAWING MUST ALWAYS BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT DETAILS. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT. PLEASE REPORT ANY DISCREPANCY TO THE ARCHITECT OR CONTRACT ADMINISTRATOR

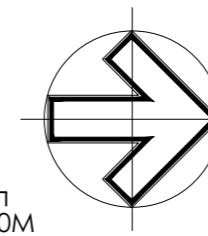
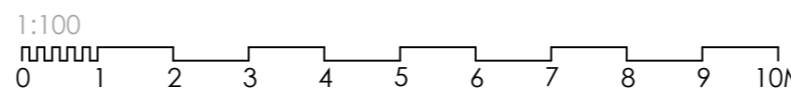
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Consultants

Revisions

A0	17/02/14	Initial Design
A1	02/04/14	Amended further to planners comments



Drawing	Planting Plan
Project/Client	HURLEY STREET DEVELOPMENT NZ Property Trust
Job reference/Drawing number	14002-01-002
Revision	A1

Project Date	21/2/14
Scale @ A2	1:100
Purpose of Issue	Approval

