



## LAND USE CONSENT DRAWINGS

### INDEX:

Page RC-A000.7	Existing Site Plan
Page RC-A100.7	Overall Site Plan (1:350)
Page RC-A101.7	Overall Site Plan (1:200)
Page RC-A102.7	Earthworks Plan
Page RC-A103.7	Services Plan
Page RC-A104.7	Area Table
Page RC-A105.7	Units 1 - 6 Site Plan
Page RC-A106.7	Units 7 - 13 Site Plan
Page RC-A107.7	Units 14 - 18 Site Plan
Page RC-A108.7	Units 1 - 3 Floor Plans
Page RC-A109.7	Units 4 - 9 Floor Plans
Page RC-A110.7	Units 10 -12 Floor Plans
Page RC-A111.7	Units 13 - 18 Floor Plans
Page RC-A112.7	Units 1-9 Floor Plans Dimensioned
Page RC-A113.7	Units 10-18 Floor Plans Dimensioned

Received  
PLANNING GUIDANCE  
13 FEBRUARY 2023

Page RC-A114.7
Page RC-A115.7
Page RC-A116.7
Page RC-A117.7
Page RC-A117.7
Page RC-A117.7
Page RC-A200.7
Page RC-A201.7
Page RC-A202.7
Page RC-A203.7
Page RC-A204.7
Page RC-A205.7
Page RC-A206.7
Page RC-A207.7
Page RC-A208.7
Page RC-A210.7

Units 1-3 Landscape Plans
Units 4-9 Landscape Plans
Units 10-12 Landscape Plans
Units 13-18 Landscape Plans
Units 13-18 Landscape Plan
Overall Landscape Plan
Streetscape View
Overall Elevations
Overall Elevations
Units 1 - 3 Elevations
Units 4 - 9 Elevations
Units 4 - 9 Elevations
Units 10 - 12 Elevations
Units 13 - 18 Elevations
North & South Elevations
Perspective View

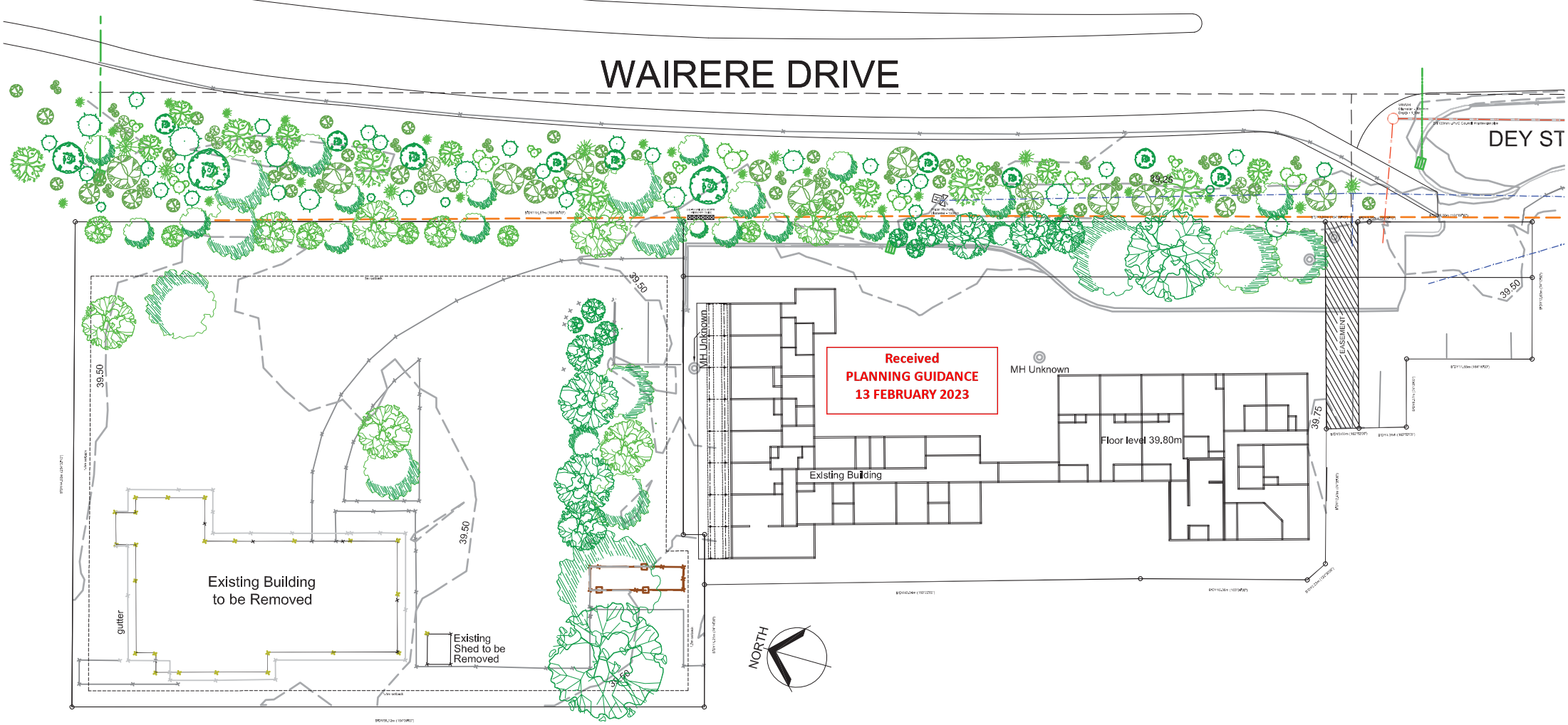
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Page RC-A211.7	Perspective View
Page RC-A212.7	Perspective View
Page RC-A300	Landscaping Guide
Page RC-A301	Material Schedule

**NEW UNIT COMPLEX FOR**  
**425 DEY STREET,**  
**HAMILTON**



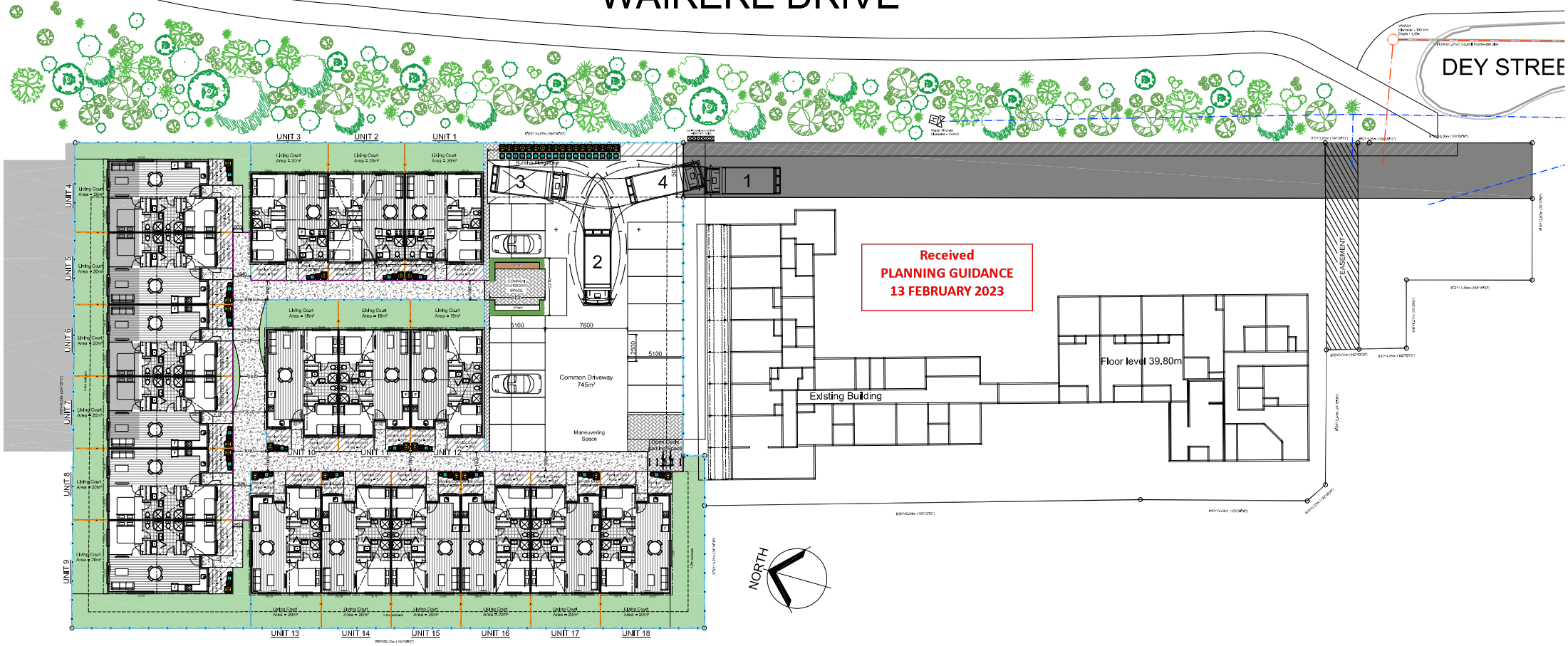
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# WAIRERE DRIVE

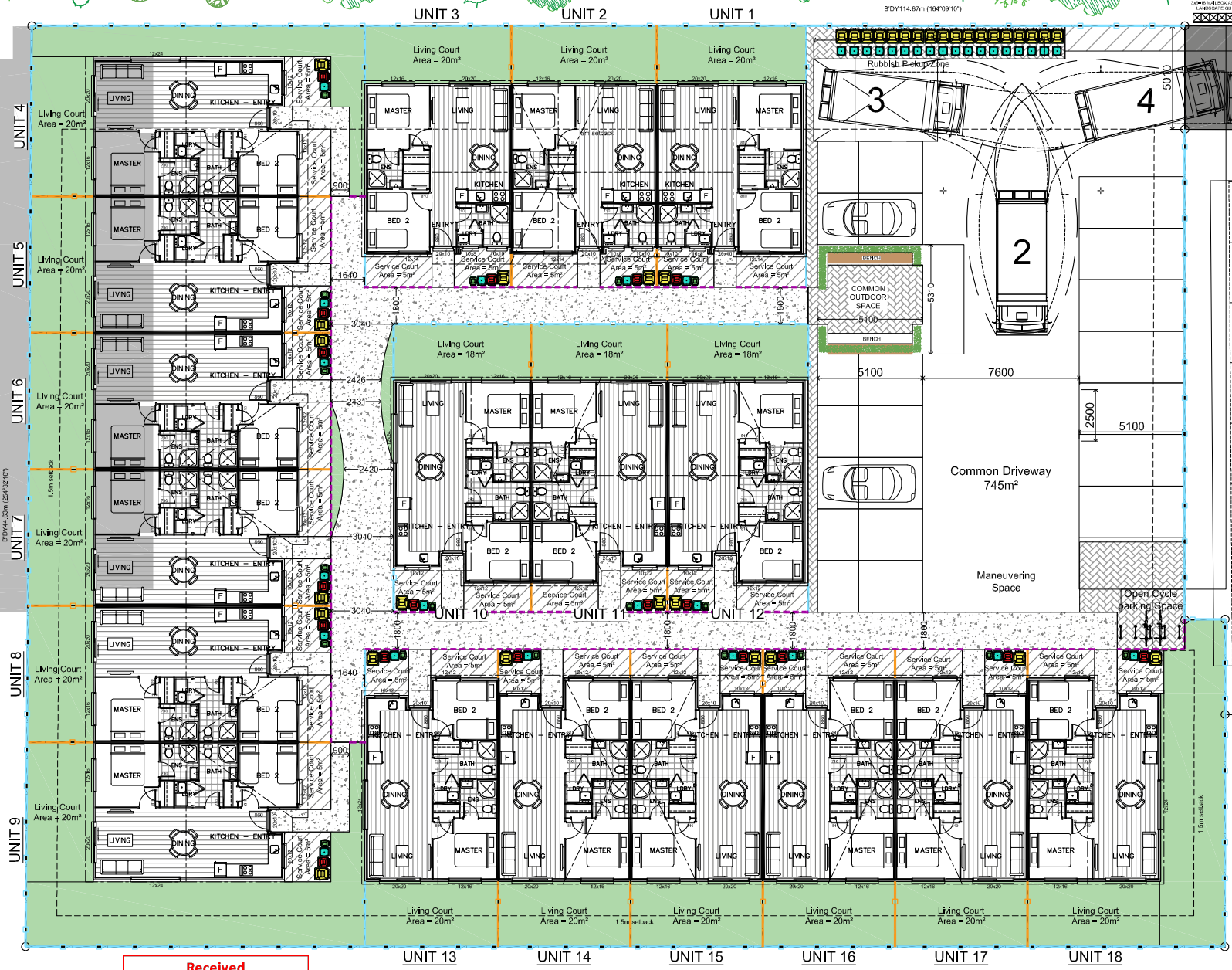
# DEY STREET



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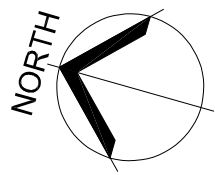


BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.

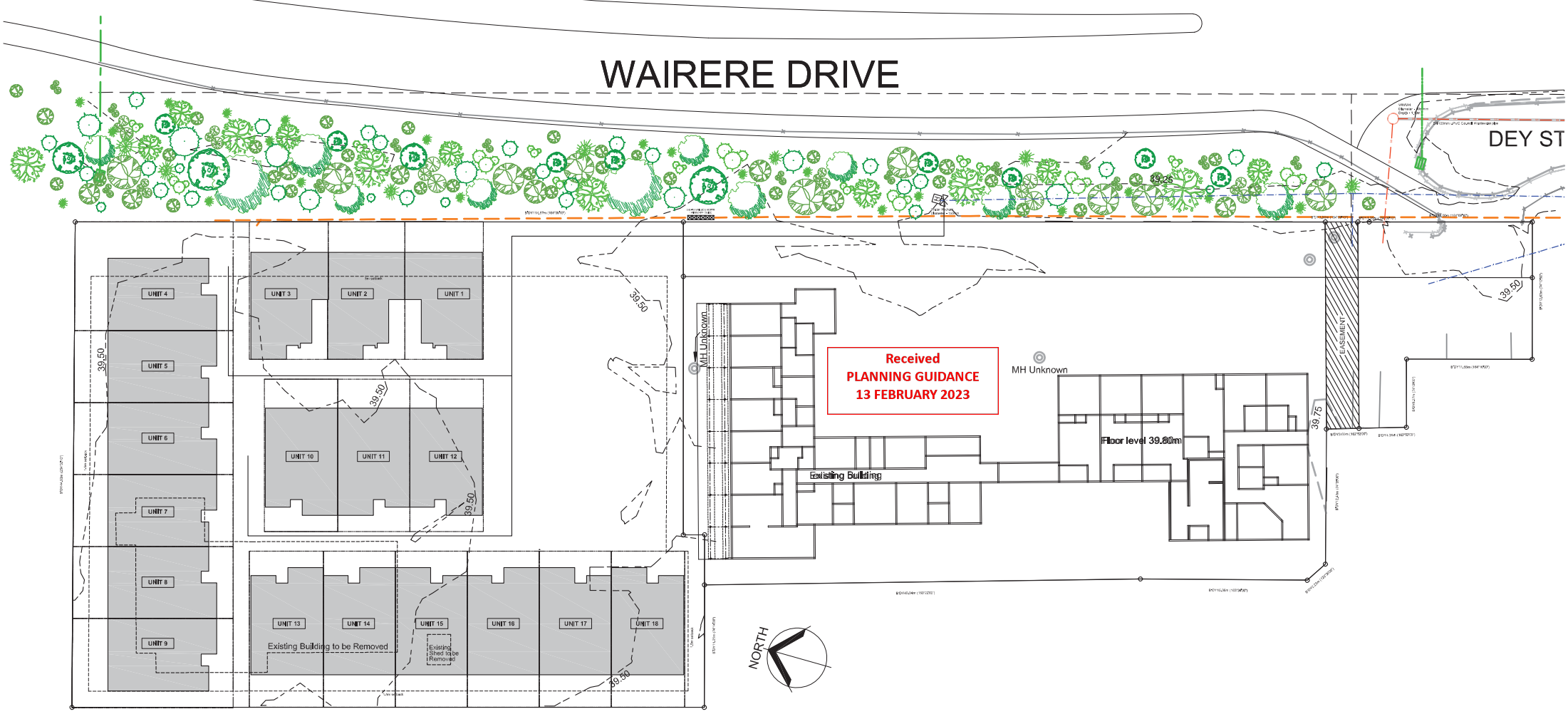


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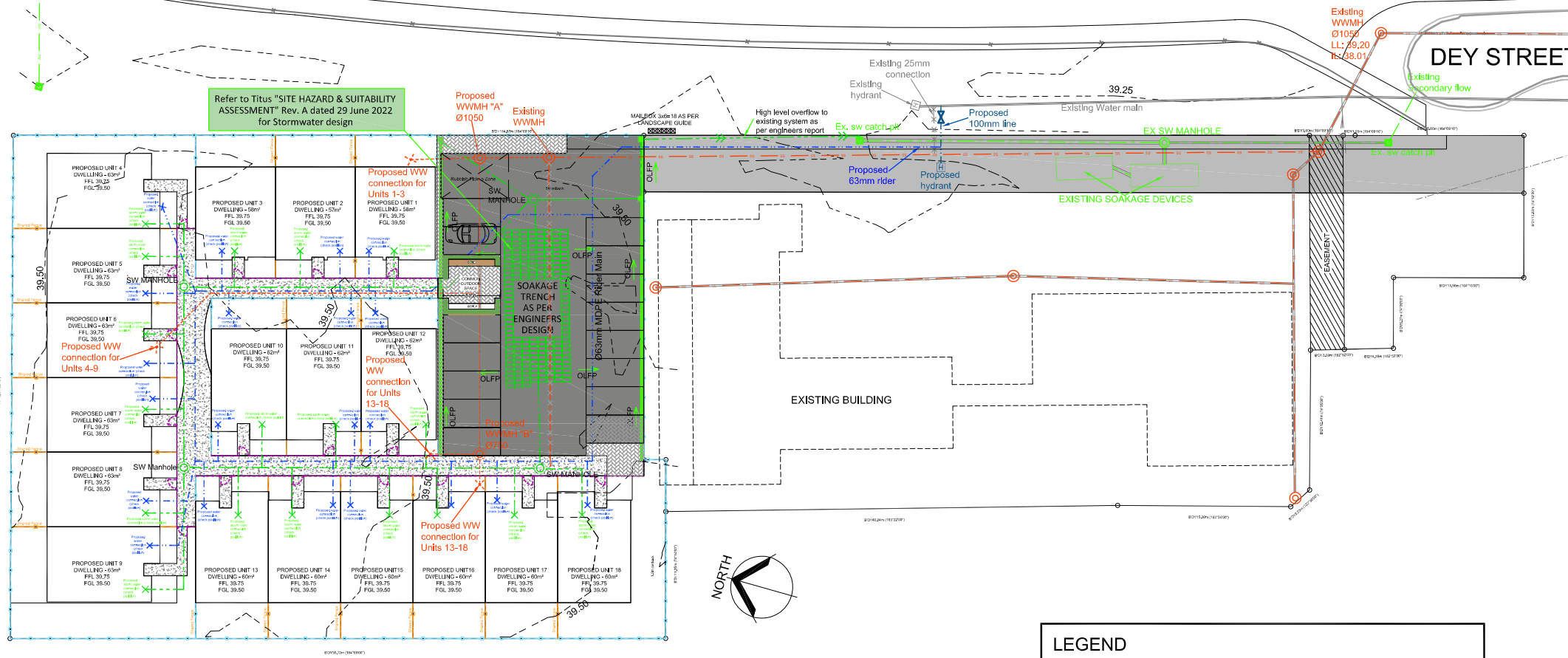
EARTHWORKS		SEDIMENT CONTROL:
BUILDING FOOTPRINT (1122m <sup>2</sup> )	CUT = 168 m <sup>3</sup> FILL = 168 m <sup>3</sup>	- NO BUILDING WORK WILL BE STARTED ON THIS PROJECT UNTIL THE CONSTRUCTION OF AN APPROVED STORM WATER OUTFALL HAS BEEN COMPLETED FOR THIS PROPOSED LOT.
OUTSIDE BUILDING FOOTPRINT (378m <sup>2</sup> )	CUT = 57 m <sup>3</sup> FILL = 57 m <sup>3</sup>	- ALL EROSION AND SEDIMENT CONTROL STRUCTURES ARE TO BE INSPECTED AND MAINTAINED DAILY.
TOTAL EARTHWORKS AREA = 1500m <sup>2</sup>		- PREVENT ANY BACKFILL OR DEBRIS FROM WASHING ONTO COUNCIL OR NEIGHBOURING PROPERTIES.
TOTAL EARTHWORKS VOLUME = 450m <sup>3</sup>		- ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.
NOTE: THESE CALCULATIONS ARE FOR BUILDING CONSENT PURPOSES ONLY. NO ALLOWANCE HAS BEEN MADE FOR BULKING. CHECK FINAL VOLUMES WITH CONTRACTOR		- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO COMMENCEMENT OF EARTHWORKS.
		- STOCKPILES OF CLAY AND MATERIALS ARE TO BE COVERED WITH IMPERVIOUS SHEETING.
		- ROOF WATER DOWNPIPES TO BE CONNECTED TO THE MAIN STORMWATER SYSTEM AS SOON AS ROOF SHEATHING AND SPOUTING IS INSTALLED.
		- WHERE FILL MATERIAL IS USED, IT SHALL BE CLEANFILL.
		- ALL EARTHWORKS (OTHER THAN TRANSPORTATION OF MATERIAL OFF SITE) SHALL RETAIN SEDIMENT ON SITE THROUGH IMPLEMENTATION AND MAINTENANCE OF SEDIMENT CONTROLS.
		- ALL EARTHWORKS ACTIVITIES SHALL BE MANAGED TO AVOID MATERIAL DEPOSITS ON PUBLIC ROADS FROM ANY VEHICLES OPERATING ON SITE.

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# WAIRERE DRIVE

# DEY STREET

Refer to Titus "SITE HAZARD & SUITABILITY ASSESSMENT" Rev. A dated 29 June 2022 for Stormwater design



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LEGEND	
	Existing Wastewater pipe
	Proposed Wastewater pipe
	Existing Stormwater pipe
	Proposed Stormwater pipe as per SW engineered design
	Kerb & Channel Drain as per SW engineered design
	Proposed Catchpit
	Existing Water supply pipe
	Proposed Water supply pipe
	Existing pipe proposed to be removed

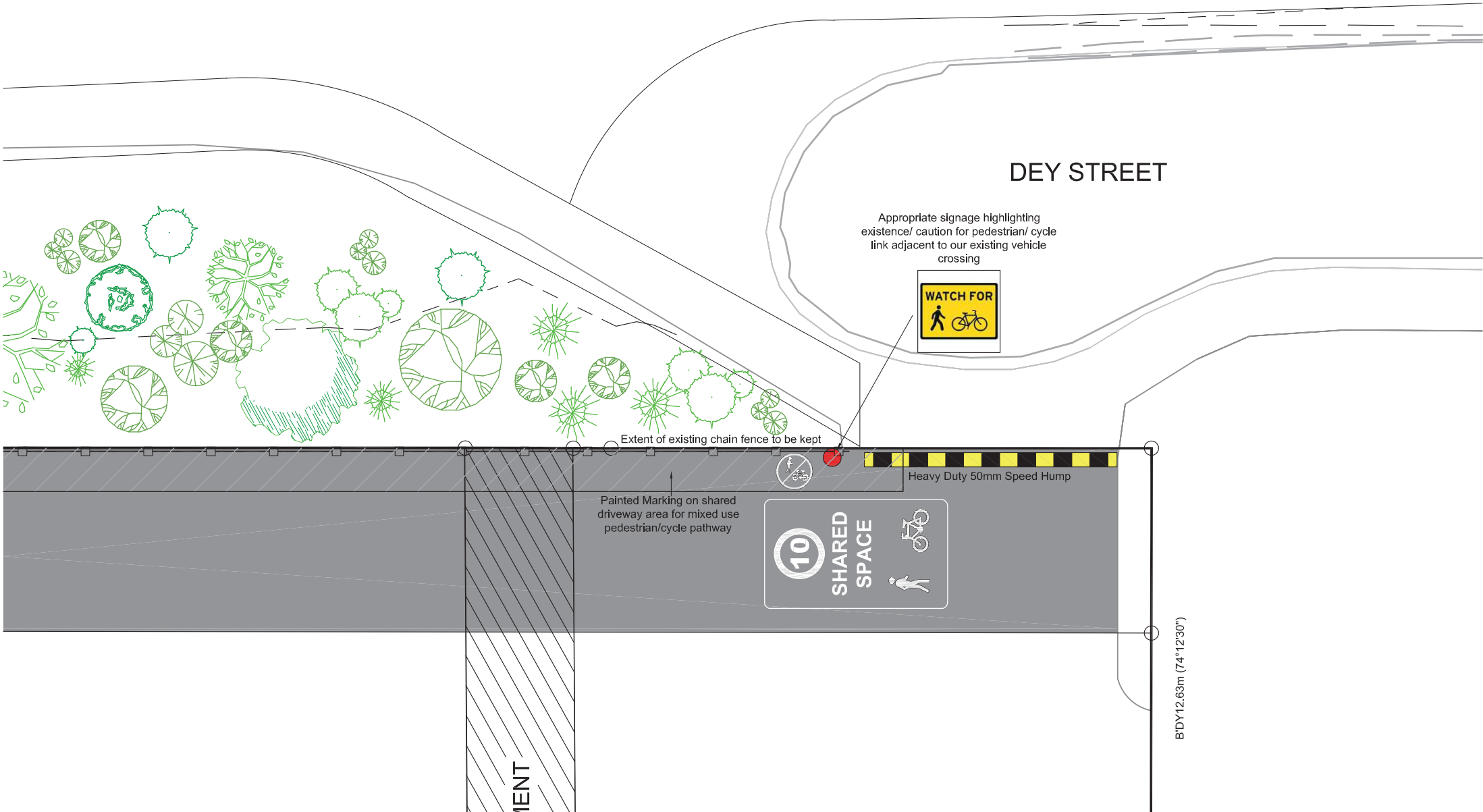
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WAIRERE DRIVE

DEY STREET

Appropriate signage highlighting  
 existence/ caution for pedestrian/ cycle  
 link adjacent to our existing vehicle  
 crossing

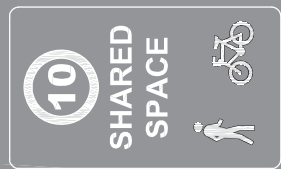


Extent of existing chain fence to be kept

Painted Marking on shared  
 driveway area for mixed use  
 pedestrian/cycle pathway



Heavy Duty 50mm Speed Hump



B'DY 12.63m (74'12'30")

MENT

**HBC Design** Limited  
 P.O. Box 21169, Rotoruna, Hamilton 3210  
 E-mail: office@hbcdesigns.co.nz  
 Ph: (07) 853 2000

Proposed: **NEW UNIT COMPLEX**  
 425 DEY STREET  
 HAMILTON

Drawing Name:  
 PEDESTRIAN/ CYCLE LINK  
 MANAGEMENT PLAN

Amendments:	Date:	No:
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SITE & HOUSE AREA CALCULATIONS																			
Units 1-18 being a subdivision of 425 Dey Street, Hamilton	Lot	Net Site Area m2	Floor Area (over framing)	House Footprint	House Site Coverage	Driveway & Path Area	Permeability	Height	Outdoor Living Court			Service Court		HEIGHT TO BOUNDARY Fail - Y/N					
									Area	Min	Dia	Area	Min	NORTH	EAST	SOUTH	WEST		
	1	91.03	56.29	57.7	57.8	63.5%	2	31.24	34.32%	4.087	20	2.80	-	10.00	1.6	-	N	-	-
	2	89.30	56.3	57.4	57.4	64.3%	2	29.90	33.48%	4.087	20	2.80	-	10.00	1.6	-	N	-	-
	3	89.90	56.29	57.8	57.8	64.3%	2	30.13	33.52%	4.087	20	2.80	-	10.00	1.6	-	N	-	-
	4	134.62	61.75	63.4	63.4	47.1%	7	64.22	47.70%	3.856	20	3.00	-	10.00	1.51	N	N	-	-
	5	96.40	61.7	61.7	61.7	64.0%	3	31.70	32.88%	3.856	20	3.04	-	10.00	1.51	N	-	-	-
	6	96.70	61.7	61.7	61.7	63.8%	3	32.00	33.09%	3.856	20	3.09	-	10.00	1.51	N	-	-	-
	7	97.00	61.7	61.7	61.7	63.6%	3	32.30	33.30%	3.856	20	3.13	-	10.00	1.51	N	-	-	-
	8	97.30	61.7	61.7	61.7	63.4%	3	32.60	33.50%	3.856	20	3.18	-	10.00	1.51	N	-	-	-
	9	162.41	61.8	63.4	63.4	39.0%	7	92.01	56.65%	3.856	20	3.22	-	10.00	1.51	N	-	-	N
	10	92.90	60.8	62.4	62.4	67.2%	3	27.50	29.60%	4.196	18	2.70	-	9.80	1.4	-	-	-	-
	11	92.30	60.8	62.02	62	67.2%	3	27.28	29.56%	4.196	18	2.70	-	9.40	1.4	-	-	-	-
	12	94.90	60.8	62.02	62	65.4%	3	29.88	31.49%	4.196	18	2.70	-	9.70	1.4	-	-	-	-
	13	93.20	58.8	60.4	60.4	64.8%	3	29.80	31.97%	4.141	20	3.16	-	9.40	1.4	-	-	-	N
	14	92.50	58.96	60.09	60.1	65.0%	3	29.41	31.79%	4.141	20	3.16	-	9.00	1.4	-	-	-	N
	15	92.50	58.96	60.09	60.1	65.0%	3	29.41	31.79%	4.141	20	3.16	-	9.00	1.4	-	-	-	N
	16	92.50	58.96	60.09	60.1	65.0%	3	29.41	31.79%	4.141	20	3.16	-	9.00	1.4	-	-	-	N
	17	92.50	58.96	60.09	60.1	65.0%	3	29.41	31.79%	4.141	20	3.16	-	9.00	1.4	-	-	-	N
	18	137.95	58.96	60.6	60.6	43.9%	3	74.35	53.90%	4.141	20	3.16	-	9.40	1.4	-	-	N	N
COMMON AREAS		675.82					619.62	56.2	8.32%										
<b>Total</b>		2511.73	1075.23	1094.3	1094	43.6%	678.62	682.6	27.17%										

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UNIT 3

UNIT 2

UNIT 1



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 E-mail: office@hbcdesigns.co.nz  
 Ph: (07) 853 2000

Proposed: NEW UNIT COMPLEX  
 425 DEY STREET  
 HAMILTON

Drawing Name:  
 UNIT 1-6 SITE PLAN

Amendments:  
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Proposed: **NEW UNIT COMPLEX**  
**425 DEY STREET**  
**HAMILTON**

Drawing Name:  
**UNIT 7-12 SITE PLAN**

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B'DY58.12m (164°09'00")





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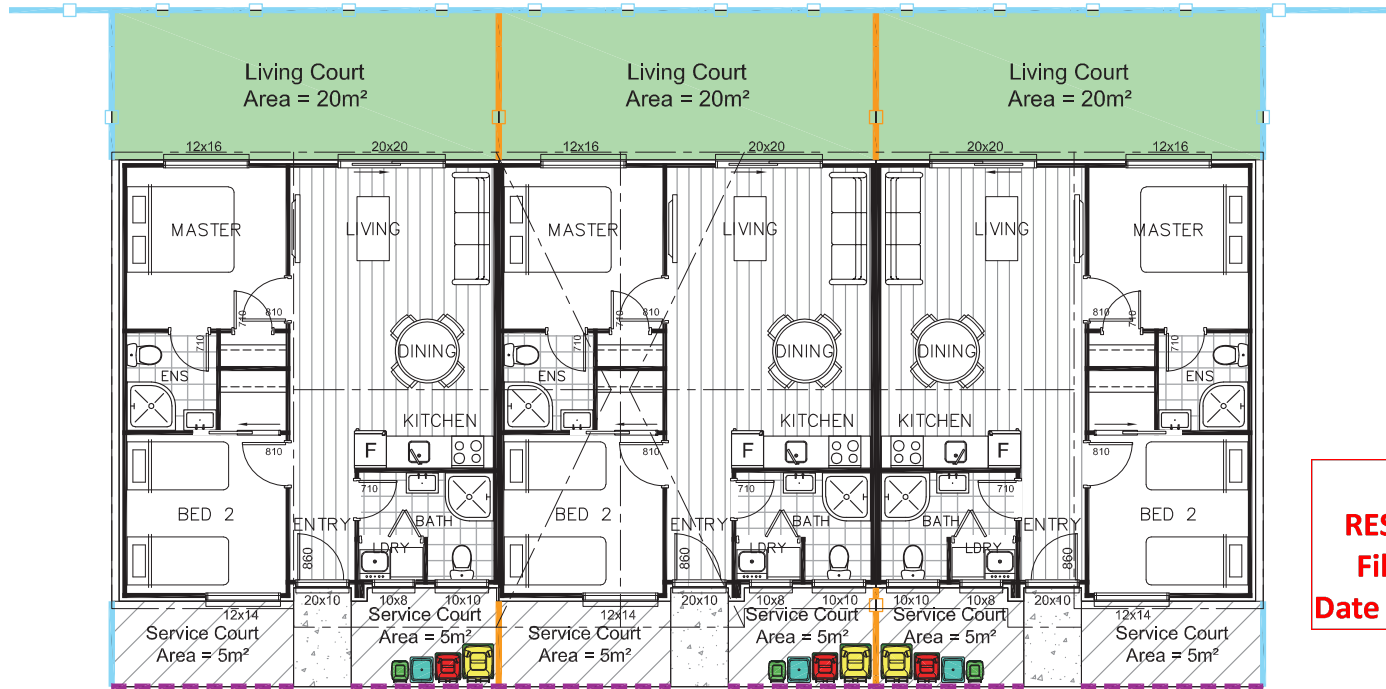
Proposed: NEW UNIT COMPLEX  
 425 DEY STREET  
 HAMILTON

Drawing Name:  
 UNIT 14-18 SITE PLAN

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	Scale:	1:100
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LEGEND	
	Paths/Patios
	Type 1 Fence as per landscape guide
	Type 2 Fence as per landscape guide
	Type 3 Fence as per landscape guide



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**UNIT 3**

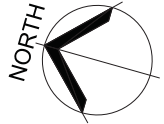
**UNIT 2**

**UNIT 1**

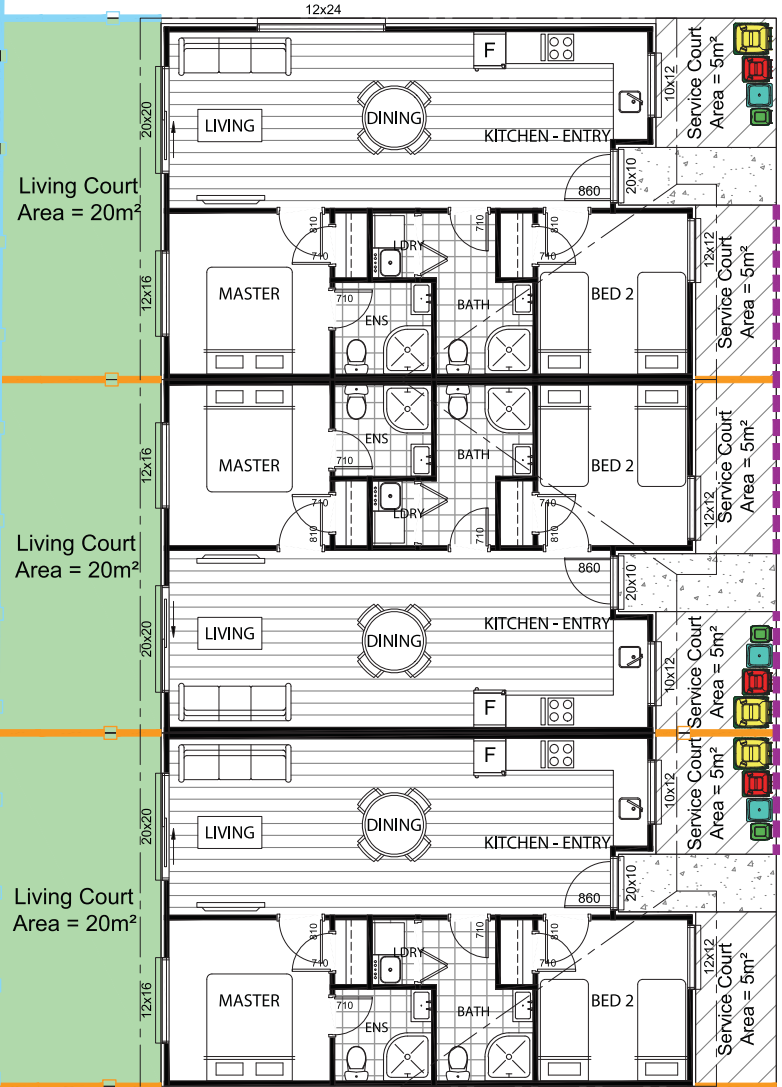
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LEGEND	
	Paths/Patios
	Type 1 Fence as per landscape guide
	Type 2 Fence as per landscape guide
	Type 3 Fence as per landscape guide



**UNIT 4  
UNIT 9 (mirrored)**



**UNIT 5  
UNIT 7**

**UNIT 6  
UNIT 8**

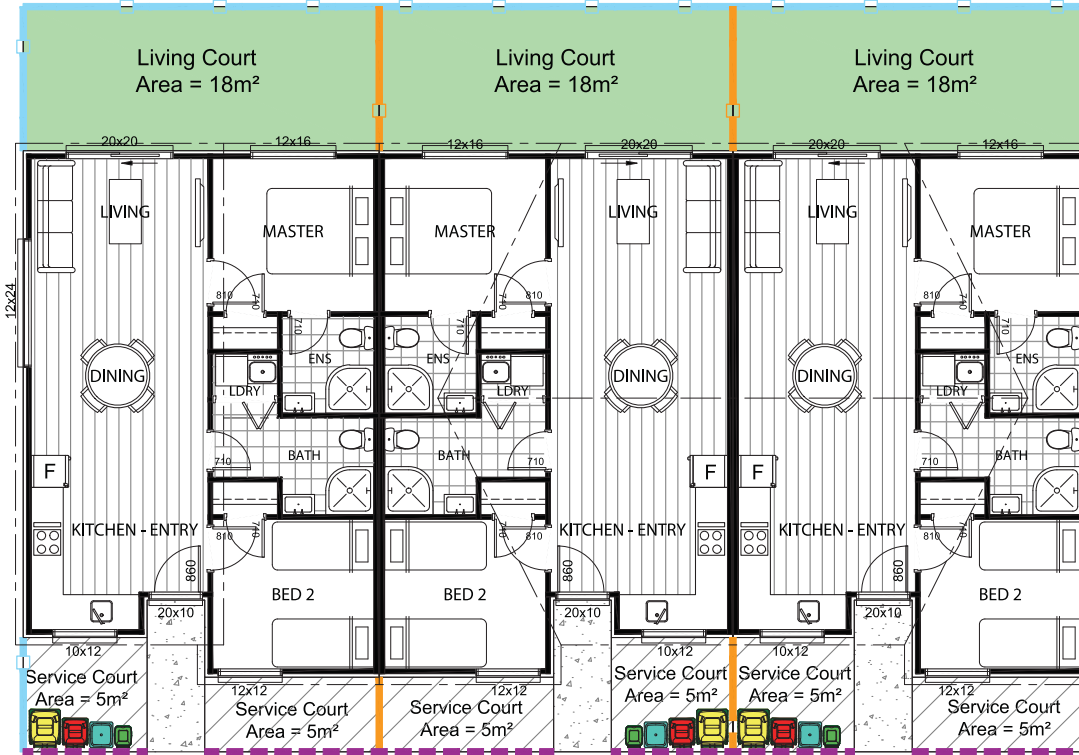
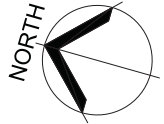
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Date of Consent: 3 MARCH 2023**

FOR UNIT AREAS REFER TO PAGE A-104



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LEGEND	
	Paths/Patios
	Type 1 Fence as per landscape guide
	Type 2 Fence as per landscape guide
	Type 3 Fence as per landscape guide



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UNIT 10

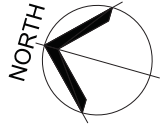
UNIT 11

UNIT 12

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LEGEND	
	Paths/Patios
	Type 1 Fence as per landscape guide
	Type 2 Fence as per landscape guide
	Type 3 Fence as per landscape guide



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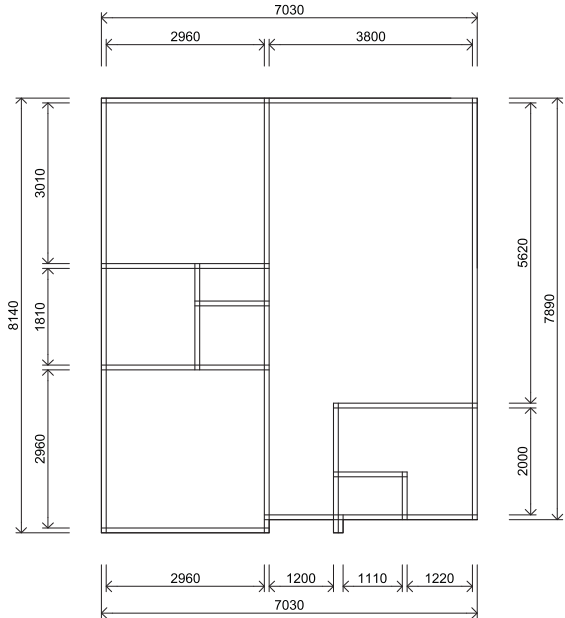
**UNIT 13**  
**UNIT 18 (mirrored)**

**UNIT 14**  
**UNIT 16**

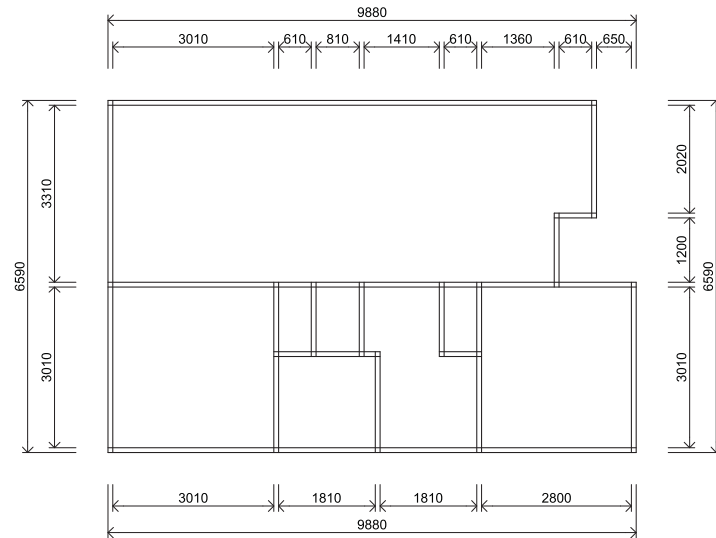
**UNIT 15**  
**UNIT 17**

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UNIT 1    UNIT 2    UNIT 3

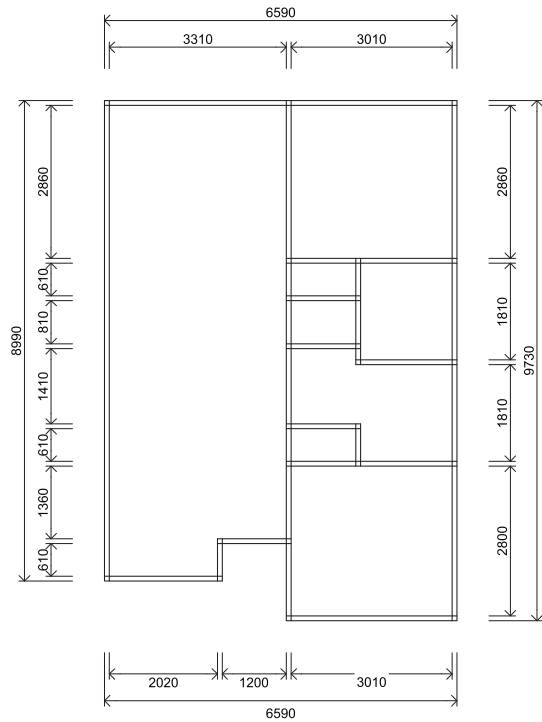


UNIT 4    UNIT 5    UNIT 6  
UNIT 9 (mirrored)    UNIT 7    UNIT 8

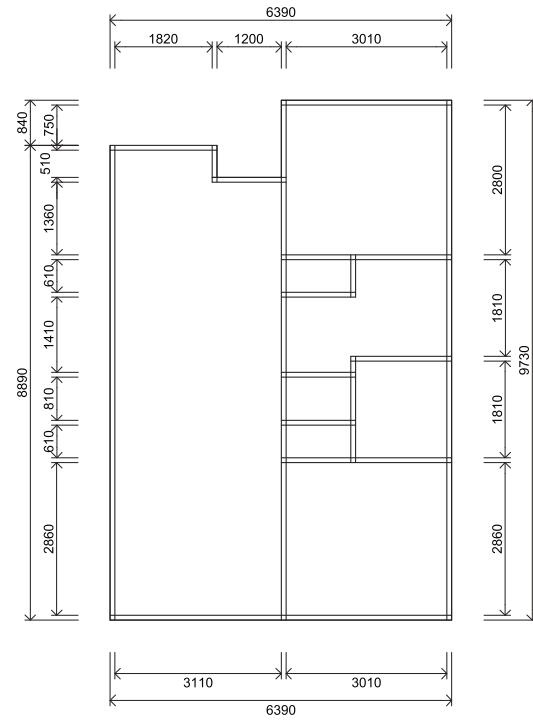
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UNIT 10      UNIT 11      UNIT 12

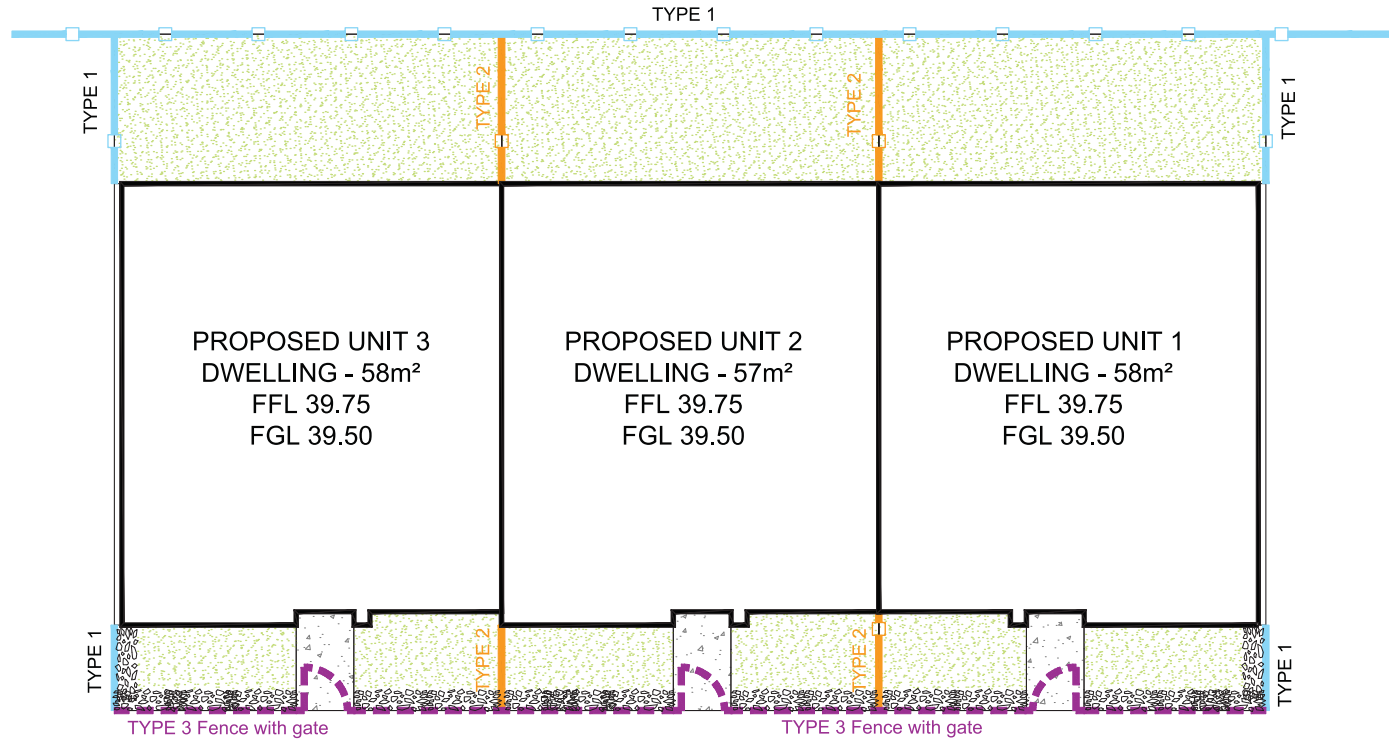


UNIT 13      UNIT 14      UNIT 15  
UNIT 18 (mirrored)      UNIT 16      UNIT 17

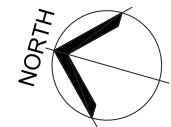
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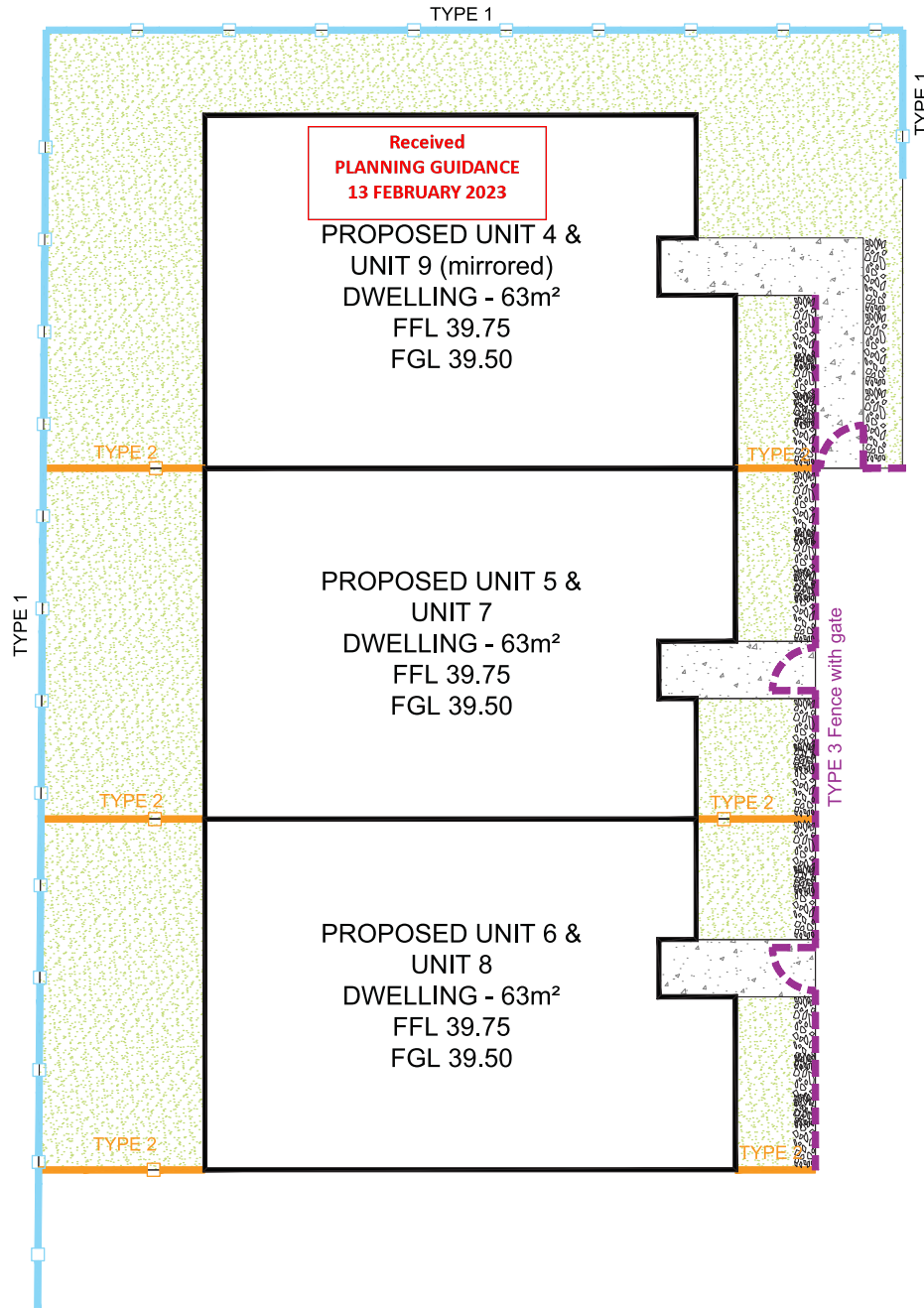
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LEGEND	
	Concrete paths as per landscape guide
	Type 1 Fence as per landscape guide
	Type 2 Fence as per landscape guide
	Type 3 Fence as per landscape guide
	Grass as per landscape guide
	Hedging as per landscape guide



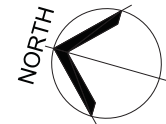
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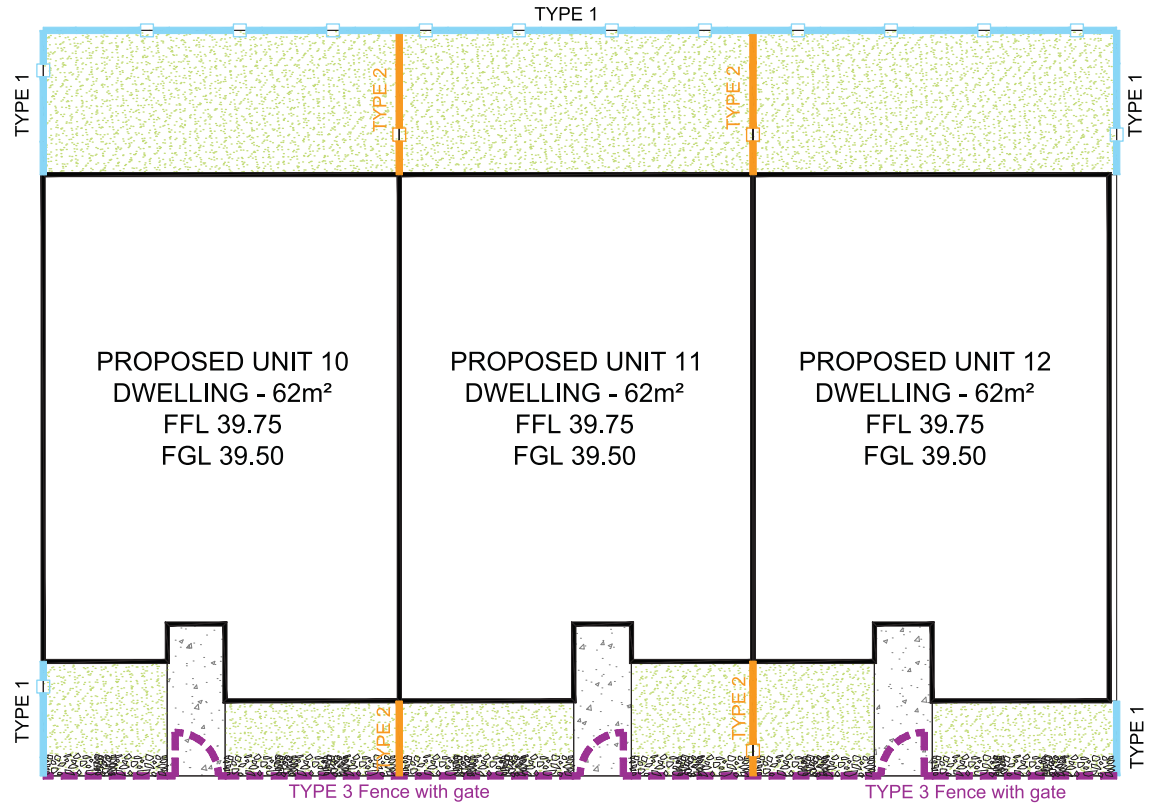
LEGEND	
	Concrete paths as per landscape guide
	Type 1 Fence as per landscape guide
	Type 2 Fence as per landscape guide
	Type 3 Fence as per landscape guide
	Grass as per landscape guide
	Hedging as per landscape guide

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LEGEND	
	Concrete paths as per landscape guide
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	Type 3 Fence as per landscape guide
	Grass as per landscape guide
	Hedging as per landscape guide

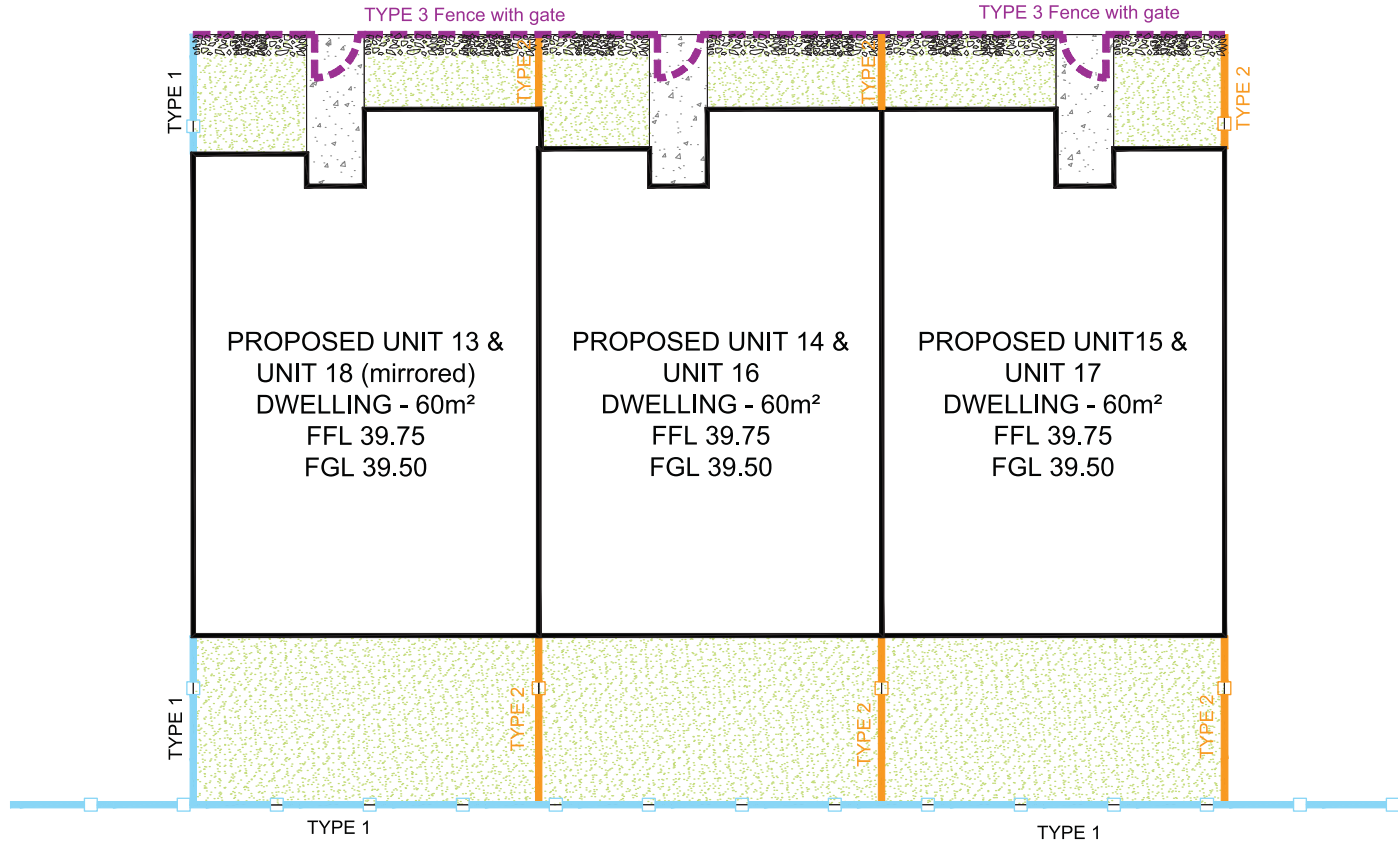


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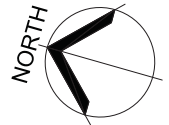


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LEGEND	
	Concrete paths as per landscape guide
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	Type 3 Fence as per landscape guide
	Grass as per landscape guide
	Hedging as per landscape guide

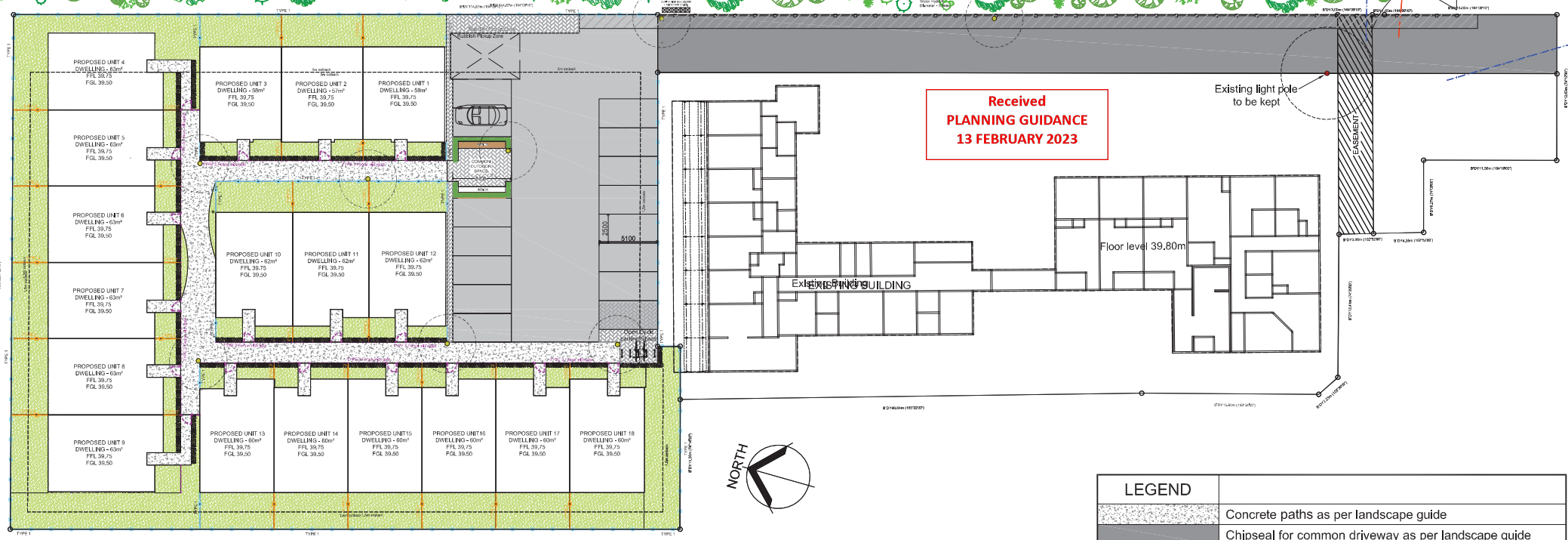


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# WAIRERE DRIVE

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LEGEND	
	Concrete paths as per landscape guide
	Chipseal for common driveway as per landscape guide
	Painted Marking on Chipseal for mixed use pedestrian path
	Tile pavement as per landscape guide
	Type 1 Fence as per landscape guide
	Type 2 Fence as per landscape guide
	Type 3 Fence as per landscape guide
	Grass as per landscape guide
	Hedging as per landscape guide
	Existing plants and trees
	Indicative Bollard Lighting as per landscaping guide

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### **VIEW FROM WAIRERE DRIVE**

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**File # : 10.2022.12339.001**  
**Date of Consent: 3 MARCH 2023**

 P.O. Box 10447, Te Rapa, Hamilton 3240 E-mail: office@hbcdesign.co.nz Ph: (07) 853 2000	Proposed: NEW UNIT COMPLEX, 425 DEY STREET, HAMILTON	Drawing Name:	Amendments:	Date:	No:
		STREETSCAPE PERSPECTIVE		November 2022	A-200.7
				Scale:	
				NTS	

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UNIT 18

UNIT 12

UNIT 1

**OVERALL SOUTH ELEVATION**

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**File # : 10.2022.12339.001**  
**Date of Consent: 3 MARCH 2023**



UNIT 4

UNIT 5

UNIT 6

UNIT 7

UNIT 8

UNIT 9

**OVERALL NORTH ELEVATION**

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UNIT 18

UNIT 17

UNIT 16

UNIT 1

UNIT 2

UNIT 3

UNIT 4

**OVERALL EAST ELEVATION**



UNIT 9

UNIT 13

UNIT 14

UNIT 15

UNIT 16

UNIT 17

UNIT 18

**OVERALL WEST ELEVATION**

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**RESOURCE CONSENT PLANS**  
**File # : 10.2022.12339.001**  
**Date of Consent: 3 MARCH 2023**

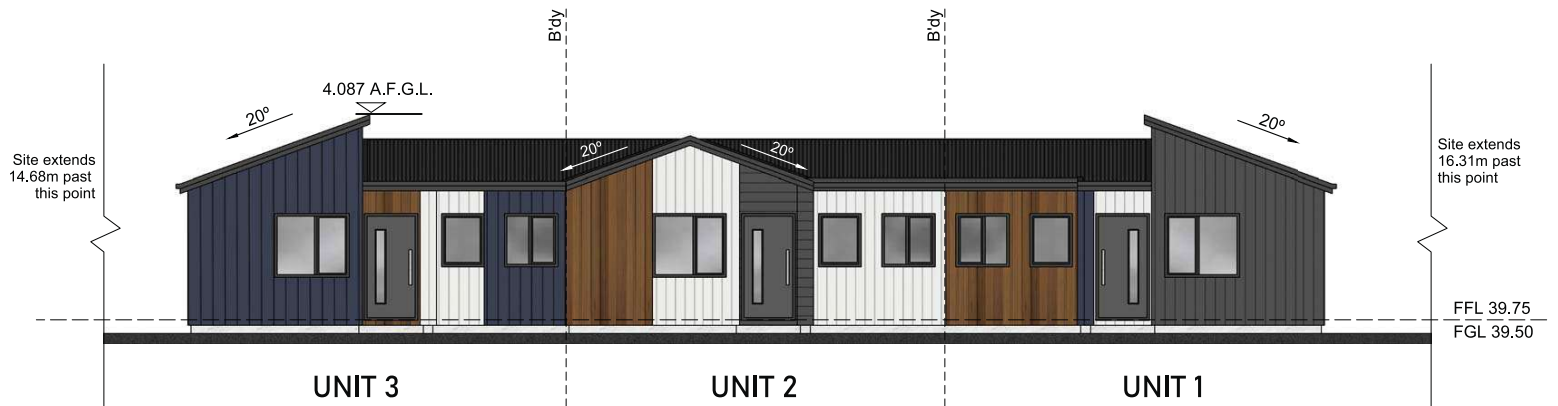
	P.O. Box 10447, Te Rapa, Hamilton 3240 E-mail: office@hbcdesign.co.nz Ph: (07) 853 2000	Proposed: NEW UNIT COMPLEX, 425 DEY STREET, HAMILTON	Drawing Name:	Amendments:	Date:	No:
			OVERALL ELEVATIONS		November 2022	A-202.7
			Scale:			
			1:150			

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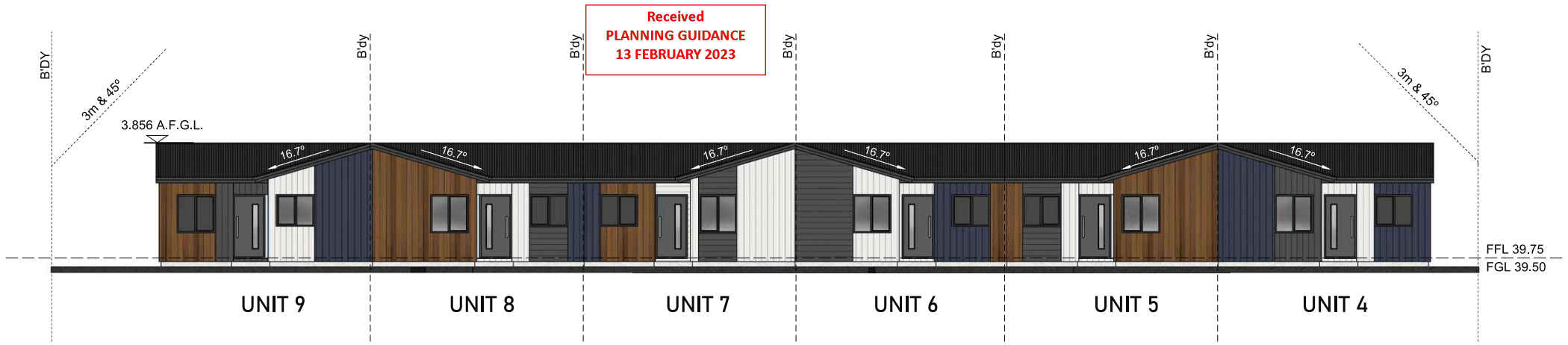


**UNIT 1-3 EAST ELEVATION**

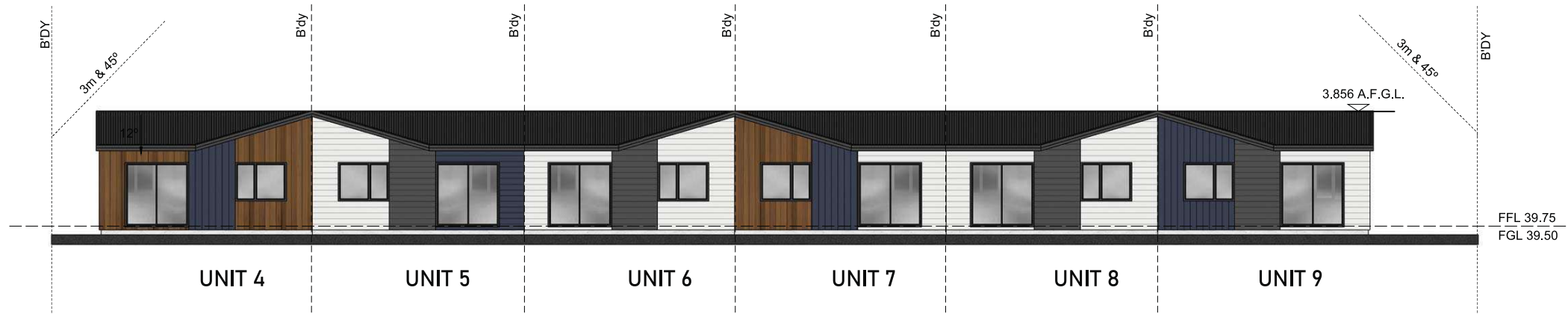
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File # : 10.2022.12339.001  
Date of Consent: 3 MARCH 2023**



**UNIT 1-3 WEST ELEVATION**



**UNIT 4-9 SOUTH ELEVATION**

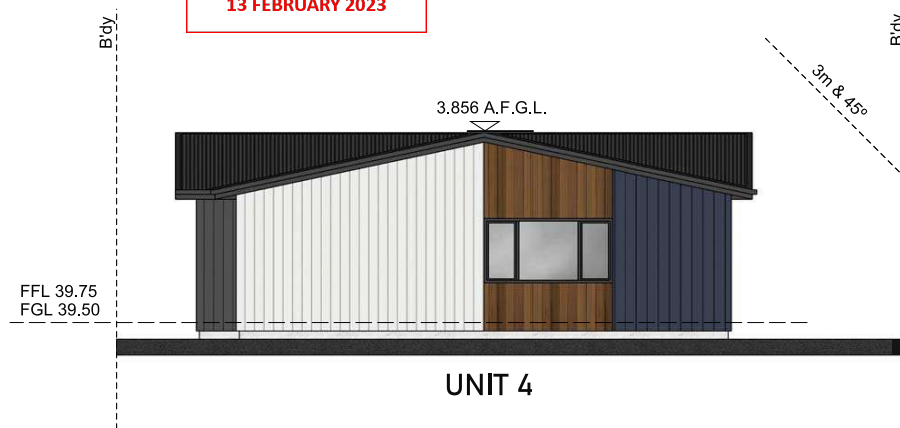


**UNIT 4-9 NORTH ELEVATION**

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File # : 10.2022.12339.001  
Date of Consent: 3 MARCH 2023**

	P.O. Box 10447, Te Rapa, Hamilton 3240 E-mail: office@hbcdesign.co.nz Ph: (07) 853 2000	Proposed:	NEW UNIT COMPLEX, 425 DEY STREET, HAMILTON	Drawing Name:	ELEVATIONS	Amendments:		Date:	November 2022	No:	A-204.7
		Scale:	1:125								

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**UNIT 4 WEST ELEVATION**

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Date of Consent: 3 MARCH 2023**



**UNIT 9 EAST ELEVATION**

	P.O. Box 10447, Te Rapa, Hamilton 3240 E-mail: office@hbcdesign.co.nz Ph: (07) 853 2000	Proposed: NEW UNIT COMPLEX, 425 DEY STREET, HAMILTON	Drawing Name:	Amendments:	Date:	No:
			ELEVATIONS		November 2022	A-205.7
			Scale:	1:100		

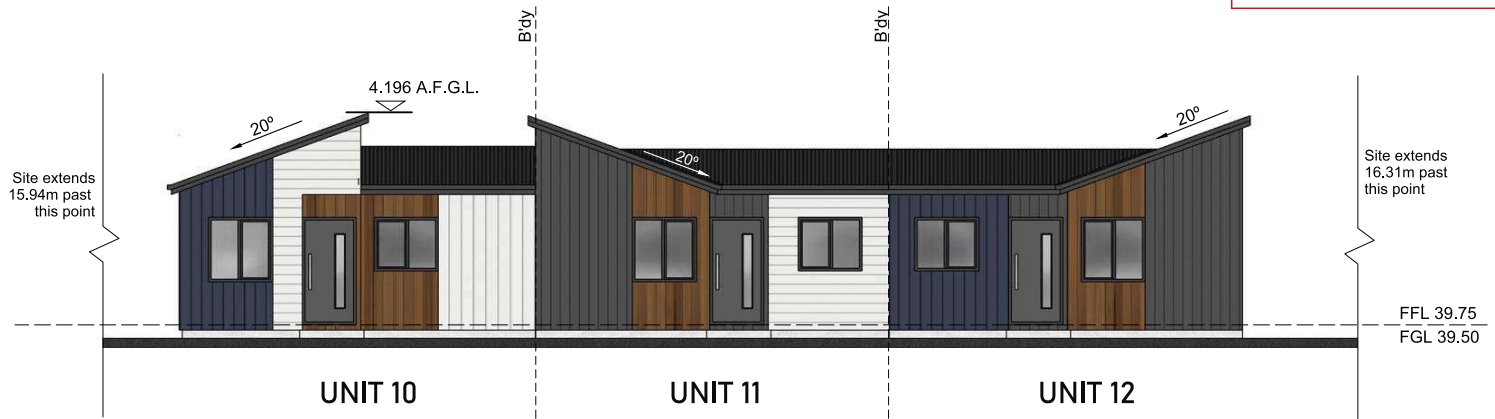


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**UNIT 10-12 EAST ELEVATION**

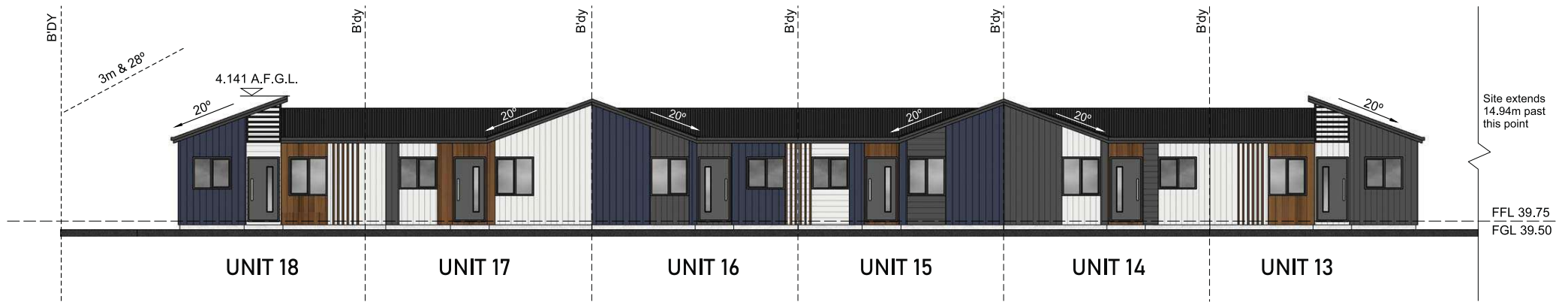
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File # : 10.2022.12339.001  
Date of Consent: 3 MARCH 2023**



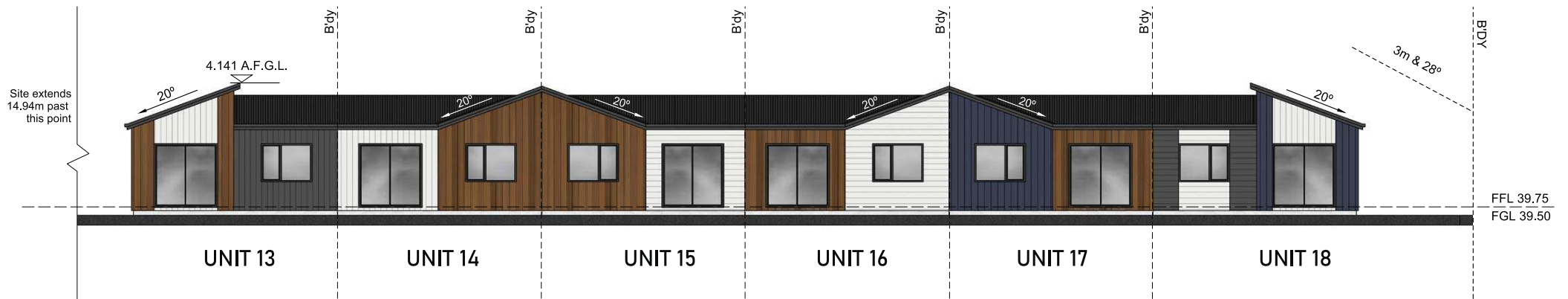
**UNIT 10-12 WEST ELEVATION**

	P.O. Box 10447, Te Rapa, Hamilton 3240 E-mail: office@hbcdesign.co.nz Ph: (07) 853 2000	Proposed: NEW UNIT COMPLEX, 425 DEY STREET, HAMILTON	Drawing Name: ELEVATIONS	Amendments:	Date: November 2022	No: A-206.7
					Scale: 1:100	

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**UNIT 13-18 EAST ELEVATION**

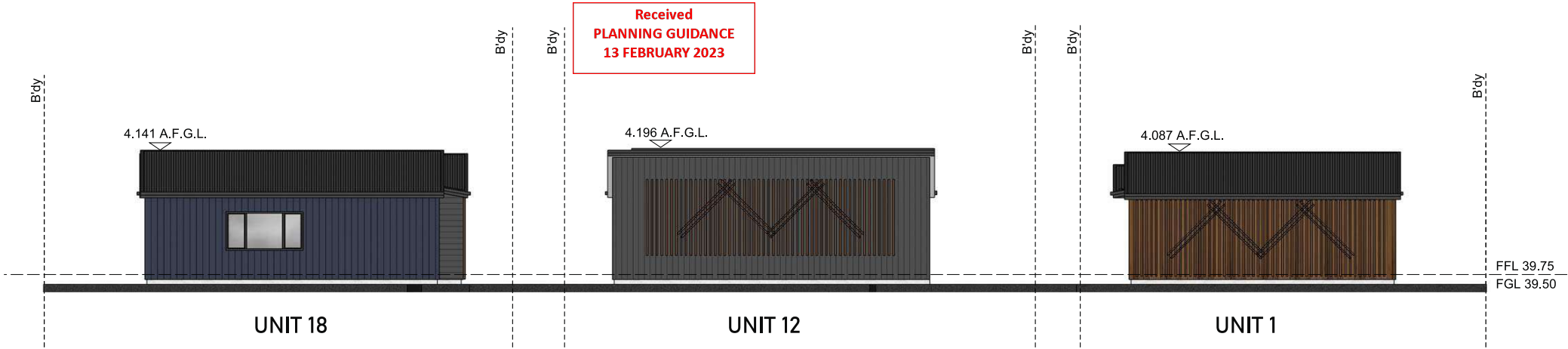


**UNIT 13-18 WEST ELEVATION**

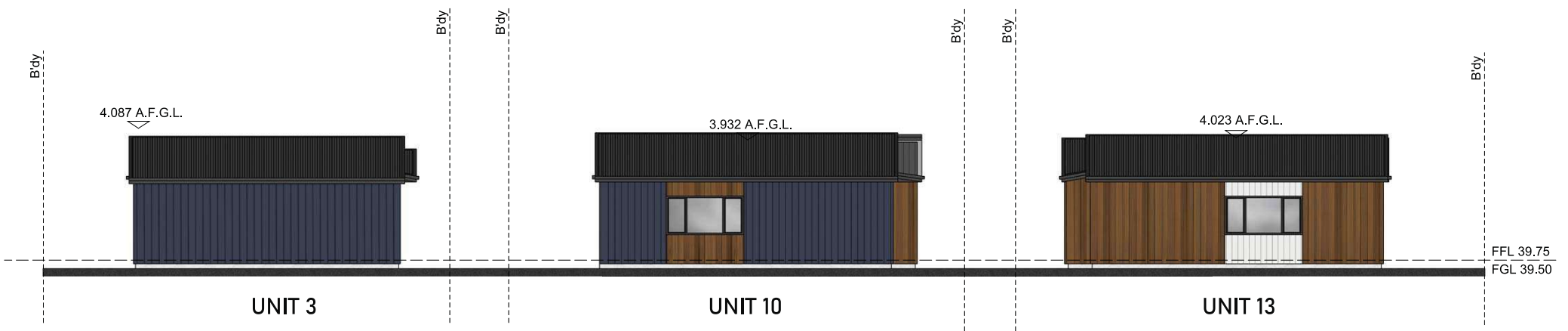
**FINAL APPROVED  
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File # : 10.2022.12339.001  
Date of Consent: 3 MARCH 2023**

	P.O. Box 10447, Te Rapa, Hamilton 3240 E-mail: office@hbcdesign.co.nz Ph: (07) 853 2000	Proposed:	NEW UNIT COMPLEX, 425 DEY STREET, HAMILTON	Drawing Name:	ELEVATIONS	Amendments:		Date:	November 2022	No:	A-207.7
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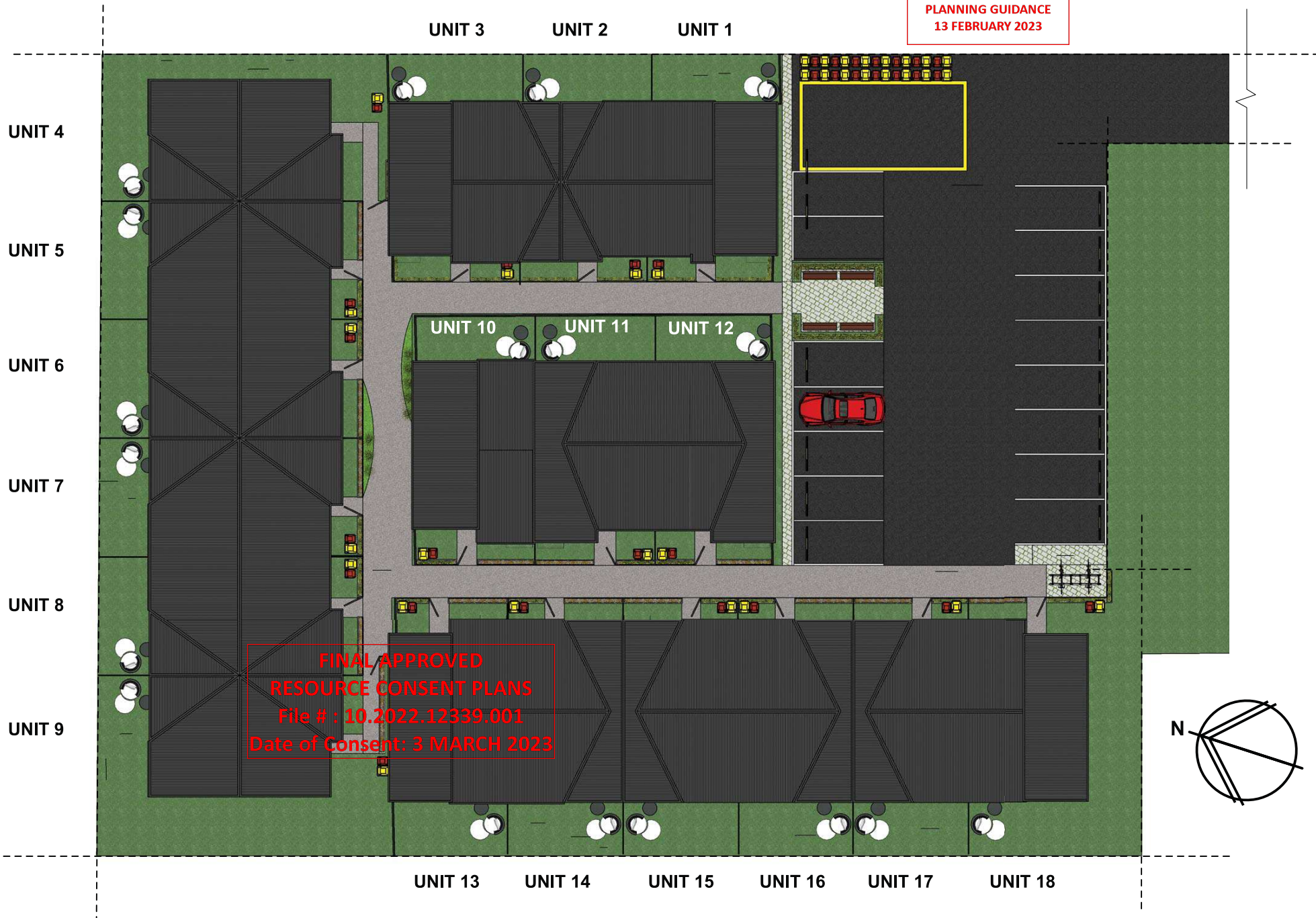
**UNIT 1, 12 & 18 SOUTH ELEVATION**



**UNIT 3, 10 & 13 SOUTH ELEVATION**

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			Scale: 1:200	Date: 3 MARCH 2023	No: A-209.7	



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**PERSPECTIVE VIEW 1**

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		PERSPECTIVE VIEW 1		November 2022	A-210.7
			Scale:		
			NTS		

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**PERSPECTIVE VIEW 2**

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File # : 10.2022.12339.001  
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	<small>P.O. Box 10447, Te Rapa, Hamilton 3240 E-mail: office@hbcdesign.co.nz Ph: (07) 853 2000</small>	<small>Proposed:</small> NEW UNIT COMPLEX, 425 DEY STREET, HAMILTON	<small>Drawing Name:</small>	<small>Amendments:</small>	<small>Date:</small>	<small>No:</small>
			PERSPECTIVE VIEW 2		November 2022	A-211.7
			<small>Scale:</small>	NTS		




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**PERSPECTIVE VIEW 3**

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	P.O. Box 10447, Te Rapa, Hamilton 3240 E-mail: office@hbcdesign.co.nz Ph: (07) 853 2000	Proposed: NEW UNIT COMPLEX, 425 DEY STREET, HAMILTON	Drawing Name:	Amendments:	Date:	No:
			PERSPECTIVE VIEW 3		November 2022	A-212.7
					Scale:	
					NTS	