

23 June 2022

Martin Joseph Cameron
C/- Sharp Planning Solutions Limited
226 Clyde Street
Hillcrest
Hamilton 3200

Private Bag 3010
Hamilton 3240
New Zealand
TEL: 07 838 6699
FAX: 07 838 6599
EMAIL: info@hcc.govt.nz
hamilton.govt.nz

Attn: Kevin Sharp

Your Ref:

Decision on application for resource consent under the Resource Management Act 1991

Application number: 010.2022.00012262.001
Applicant: Martin Joseph Cameron
Address: 2/136 SH 26, RD 6, Hamilton 3286
Legal Description: Lot 2 DP 556335
Proposed activity: Ancillary Residential Unit

I wish to advise you of Council's decision to **grant** your application for resource consent under the Resource Management Act 1991 (RMA). Please see below for the details of the decision and conditions of consent.

The following information provides you with some guidance on your rights and what to do next. It is recommended that you seek independent advice if you are in any doubt as to the processes to be followed.

Objections

If you disagree with any part of this decision or any conditions of this consent, you may lodge an objection in writing to Council within **15 working days** of the receipt of this letter. Your objection must be in accordance with section 357 of the RMA and must include the reasons for your objection.

Compliance with conditions

Your resource consent permits the land use to be established at the site long as the activity complies with the stated conditions on an ongoing basis. It is important that you fully understand and comply with all the conditions of your consent.

Please notify Council's monitoring team prior to the commencement of activities associated with this consent. The role of Council's monitoring team is to monitor compliance with the conditions of consent and may involve site visits.

Council's monitoring team can be contacted on planning.guidance@hcc.govt.nz. Please reference the consent number and address of the property when emailing or calling.

Lapsing of Consent

This resource consent lapses 5 years after the commencement of the consent, unless the consent is given effect to by the end of that period.

The commencement date of a resource consent is determined by section 116 of the Resource Management Act 1991.

DECISION ON APPLICATION

*That pursuant to Sections 104, 104B and 104D of the Resource Management Act 1991 and the Hamilton City Operative District Plan, Council **grants** resource consent to the application by Martin Cameron (being Resource Consent 010.2022.00012262.001) for an attached Ancillary Residential Unit at 2/136 SH 26, Hamilton, being Lot 2 DP 556335, subject to the following conditions:*

Conditions

Under section 108 of the RMA this consent is subject to the following conditions:

General

1. *That the development be in general accordance with the plans and the information submitted with the application on 31 May 2022 except where superseded by the updated information and plans provided on 15 and 20 January 2022 (approved plans attached).*

Geotechnical

2. *The site shall be developed in general accordance with the geotechnical report (Titus Consulting Engineers, Engineering Assessment and Design Report, dated 31/05/2022, ref: 11122). Alternative foundation systems may be adopted subject to additional assessment and acceptance by Hamilton City Council Building Consent Authority (or nominee).*

Noise and Vibration

3. *All construction work on the site shall be designed and conducted to ensure that construction noise from the site received at any other site in a residential zone does not exceed the noise limits in the following table. In the event that any sound level measurements are recorded they shall be measured and assessed in accordance with the provisions of NZS 6803:1999 Acoustics – Construction Noise.*

Time period	Monday to Friday		Saturdays		Sundays and Public Holidays	
	Leq (dBA)	Lmax (dBA)	Leq (dBA)	Lmax (dBA)	Leq (dBA)	Lmax (dBA)
06:30am to 07:30am	55	75	45	75	45	75
07:30am to 06:00pm	70	85	70	85	55	85
06:00pm to 08:00pm	65	80	45	75	45	75
08:00pm to 06:30am	45	75				

Note: The lower noise limits (shaded) mean that some construction work, particularly in relation to any concrete pours, piling and earthworks, may not be able to take place during the corresponding time frames, which includes all times on Sundays and public holidays.

4. *Construction vibration received by any building shall comply with the provisions of and be measured and assessed in accordance with German Standard DIN 4150-3:1999 Structural Vibration - Effects of vibration on structures.*

Earthworks

5. *The Consent holder shall ensure that all appropriate sediment and erosion control measures are adopted to minimise any sediment leaving the site and entering any waterway. The measures shall include: the erection of silt fence, stabilised entranceways, cut off drains and the connection of downpipes to the stormwater system as necessary. These sediment control measures should be erected and maintained on site for the duration of the works. Note: refer to Waikato Regional Council's "Erosion & Sediment Control, Guidelines for Soil Disturbing Activities" which can be found at <http://www.waikatoregion.govt.nz>.*
6. *Earthworks shall not obstruct or divert any stormwater overland flow path or result in changed stormwater drainage patterns on adjacent land in different ownership.*
7. *All earthworks activities on site shall be managed to avoid material deposits on public roads.*
8. *The activity shall be conducted in such a manner so as to not create a dust nuisance. A dust nuisance will occur if:*
 - a) *There is visible evidence of suspended solids in the air beyond the site boundary; and/or*
 - b) *There is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure of a neighbouring site or water.*
9. *All areas of bare earth shall be re-vegetated or re-grassed as soon as practicably possible and within three calendar months following the completion of earthworks. If this cannot be achieved the area shall be temporarily covered by a surface suitable to protect against soil erosion until such time as re-vegetation or re-grassing can occur.*

Reasons

Under Section 113 of the RMA the reasons for this decision are:

Character and Amenity and Design and Layout:

- a. The proposal provides for the efficient use of land for intensified residential development within the Large Lot Residential Zone, wherein such patterns of development are anticipated and provided for.
- b. The site is large enough to comfortably accommodate the ancillary residential unit in association with the main residential dwelling, including outdoor space requirements without resulting in a cramped appearance. The single storey building height also maintains a sense of space that is typical within the immediate area. Infringements relating to gross floor areas are negligible and density and will not compromise amenity values as the development matures.

Natural Hazards:

- c. Good ground as per NZS3604:2011 was not found on site given the identified liquefaction potential. Councils Consultant Geotechnical Engineer has reviewed the submitted geotechnical report and is satisfied that provided the recommendations of the Geotech report (Specific Engineer Designed Foundations (Piles)) are adopted, the proposal will not result in a significant risk from natural hazards.

Earthworks:

- d. Proposed consent conditions will provide for erosion and sediment management. These requirements will ensure that no temporary adverse effects will arise.

Overall:

- e. Having regard to section 104 of the Act, the actual and potential adverse effects on the environment of granting consent are acceptable as the proposal is consistent with the relevant objectives and policies and assessment criteria, and will promote the sustainable management of natural and physical resources.

Advice Notes

- That compliance in all other respects with Council Bylaws, all relevant Acts, Regulations, and rules of law be met.
- If this property is on-sold to a new owner(s) please ensure that a copy of this resource consent is forwarded to the new owner(s).
- This Resource Consent is not a Building consent. A Building Consent may also be required. Please contact Council's Building Unit on 838 6677 for information on Building Consent matters.
- The onus rests with the consent holder to demonstrate that completed works meet Council requirements and accepted engineering standards. Therefore, developers should employ suitably qualified and experienced contractors and maintain records of the quality control process.
- All operations affecting in-service Hamilton City Council water, wastewater or stormwater pipelines are to be carried out by Hamilton City Council staff (City Delivery Unit) unless specific approval is given as outlined in the HCC Infrastructure Technical Specifications.
- The consent authority has no direct or indirect involvement in the assessment or approval of any of the works or costs associated with connecting to a network utility service electricity, telecommunications reticulation and where applicable, gas.
- That when the applicant proposes to have vehicle access to the paper road to the north, that the applicant enter into an agreement with Hamilton City Council for a 'Licence to Occupy'. The access to the main road will be required to be constructed to Right of Way standards in accordance with the Regional Technical Infrastructure Standards. Should the applicant wish to construct this access while the main road is still State Highway 26, consultation with Waka Kotahi will be required to be undertaken.

Development Contributions

Based on the details of this consent development contributions will be levied on the development pursuant to the Local Government Act (2002) and Council's Development Contributions Policy. An estimate of the development contribution due will be provided to you in a letter from Council's Development Contributions Officer. Council reserves the right to recalculate this estimate based on any changes in demand created after the initial estimate.

Development contributions are not a condition of resource consent and are not subject to any rights of appeal within the RMA 1991.

Yours sincerely,



GRANT KETTLE
PLANNING GUIDANCE UNIT MANAGER

For more information please contact:

Mark Ewington

Council Building

Garden Place, Hamilton

Phone: 07 838 6699

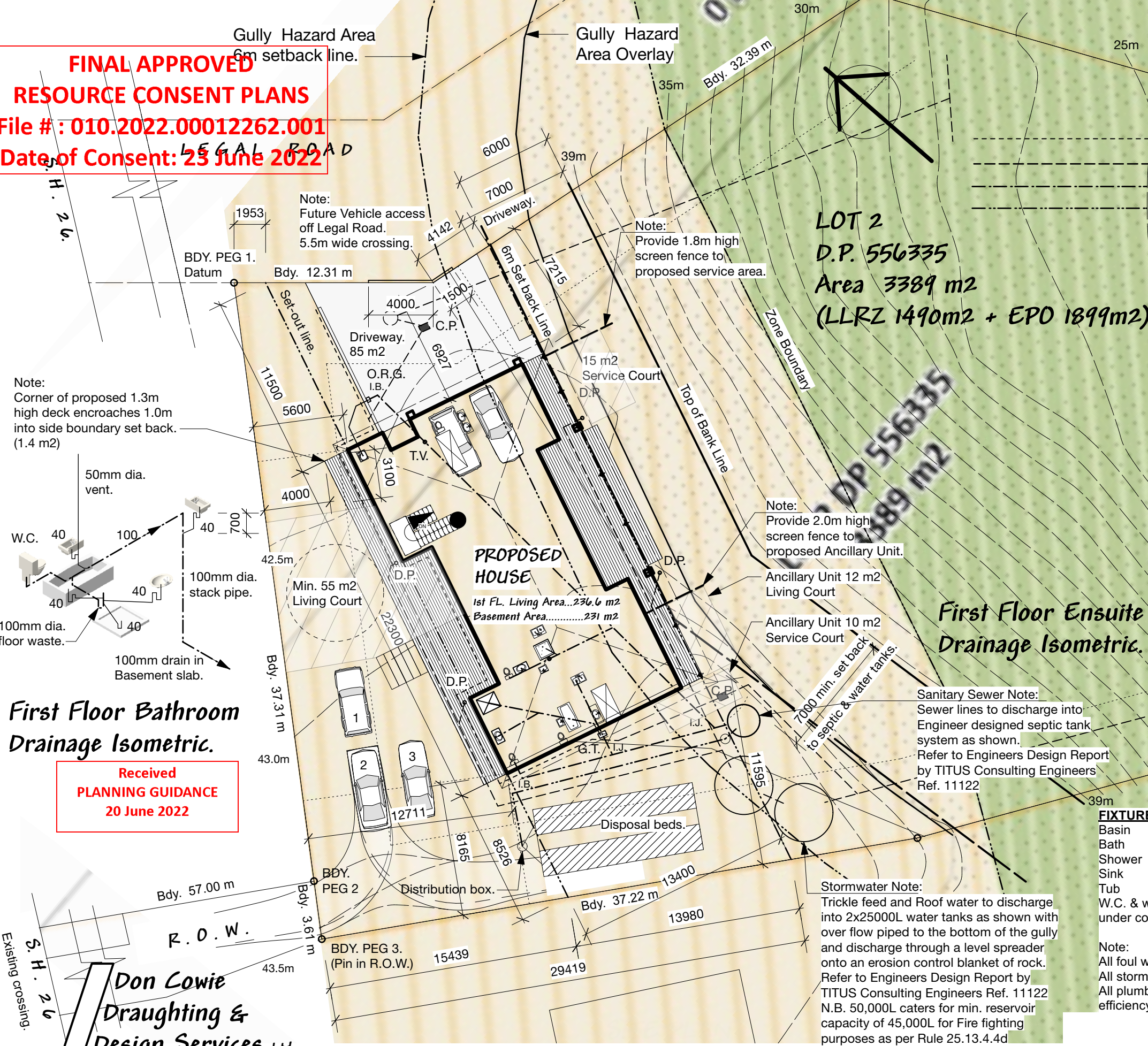
Email: mark.ewington@hcc.govt.nz

Website: www.hamilton.co.nz



FINAL APPROVED
RESOURCE CONSENT PLANS
File # : 010.2022.00012262.001
Date of Consent: 23 June 2022

Wind Zone: High
EQ Zone: 1
Corrosion: B
Lot Size: 3389 m2
LLRZ : 1489 m2
Allowable site coverage 20%: 298 m2
Actual site coverage 19%: 282 m2
Permeable site area = 1115 m2 (75%)



- Proposed 100 mm dia. subsoil drain behind retaining walls.
- Proposed 100 mm dia. stormwater line with min. 1:90 fall.
- Proposed 100 mm dia. sewer line with min. 1:60 fall.
- Proposed 50 mm dia. thick walled alkathene LDPE pressure pipe.

SHEET INDEX:

Sht. 1	Site Plan
Sht. 2	Proposed Floor Plan
Sht. 3	Proposed Basement Floor Plan
Sht. 4	Proposed Elevations 1 & 2
Sht. 5	Proposed Elevations 3 & 4
Sht. 6	Floor Plan Wall Bracing Plan
Sht. 7	Sections A-A
Sht. 8	Sections B-B
Sht. 9	Section C-C
Sht. 10	Section D-D
Sht. 11	Section E-E
Sht. 12	Mid Floor Framing Plan
Sht. 13	Basement Foundation / Pile Plan
Sht. 14	Basement Wall Bracing Plan
Sht. 15	Engineering Notes & Details
Sht. 16	Details Cont.
Sht. 17	Details Cont.
Sht. 18	Basement Steel Beam Elevations
Sht. 19	Basement Steel Beam Details
Sht. 20	Roof Framing Plan
Sht. 21	Floor Plan Electrical Plan
Sht. 22	Basement Electrical Plan
R1	Renders 1
R2	Renders 2
R3	Renders 2

First Floor Bathroom Drainage Isometric.

Received PLANNING GUIDANCE 20 June 2022

FIXTURE PIPE SIZES:

Basin	40mm dia. @ 1:40 fall
Bath	40mm dia. @ 1:40 fall
Shower	40mm dia. @ 1:40 fall
Sink	50mm dia. @ 1:40 fall
Tub	50mm dia. @ 1:40 fall
W.C. & waste pipes	100mm dia. @ 1:60 fall under conc. slab.

KEY:

T.V.	Terminal Vent
AAV	Air Admittance Valve
V	Vent
G.T.	Gully Trap
O.R.G.	Overflow Relief Gully
I.J.	Inspection Joint
I.B.	Inspection Bend
D.P.	100mm dia. Down Pipe

Note:
All foul water sanitary plumbing and drainage shall comply with AS/NZS 3500.
All stormwater drainage shall comply with NZBC E1 / AS1
All plumbing fixtures to be low flow and to have a min. 3 star rating to comply with NZ water efficiency scheme.

Don Cowie Draughting & Design Services Ltd
N.Z.C.E.
20 Waimarie Street Hamilton
Ph. 07 847 8864 Mobile 027 6041 392
Email: dcowie_design@hotmail.com

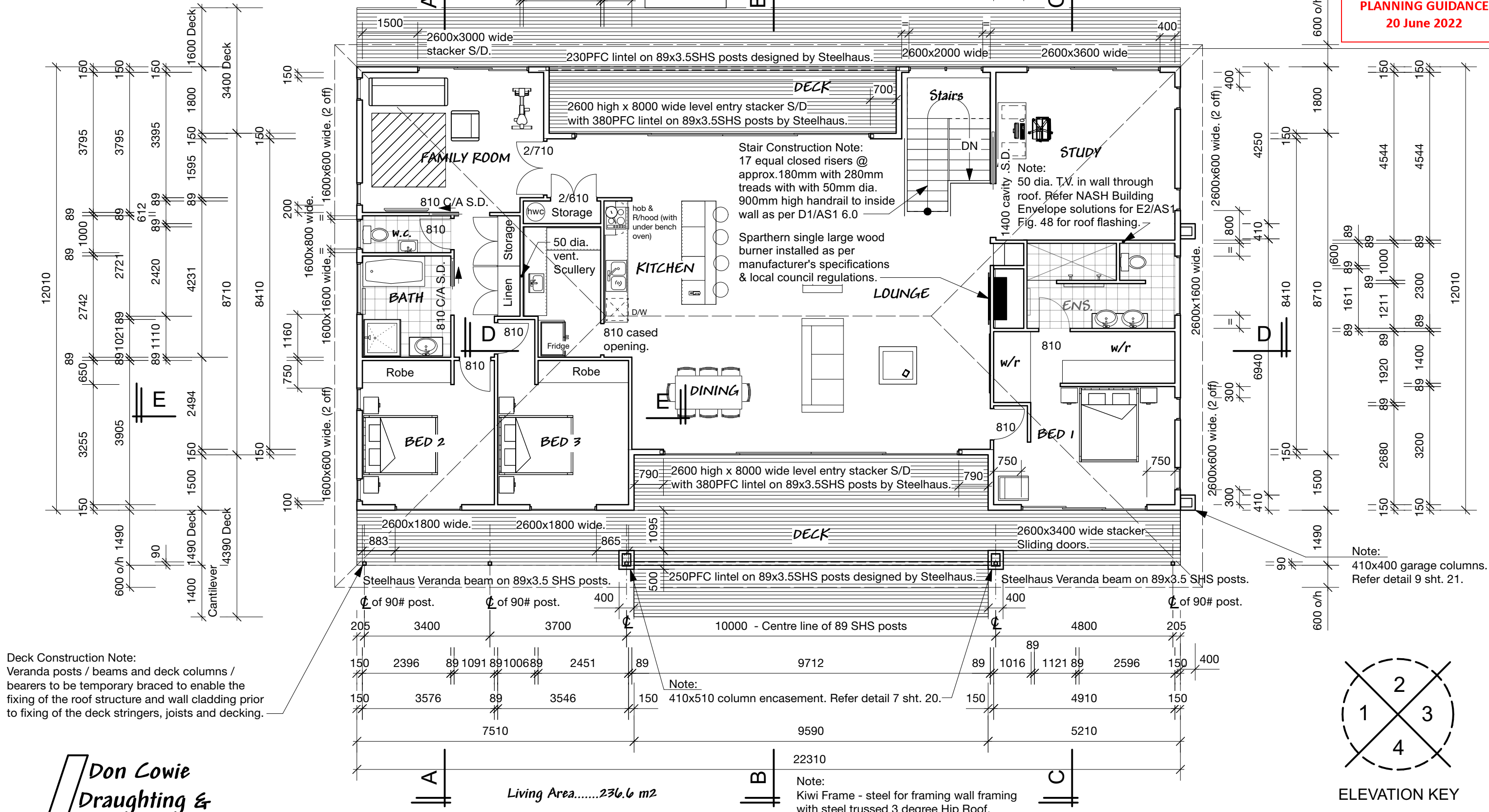
PROPOSED CAMERON RESIDENCE AT LOT 2 SH26 HAMILTON.

REVISION:		DATE:	REVISION NOTE:		Ancillary Unit R.C.	
DRAWN		CHECKED	DATE	SCALE @ A3	JOB No.	DWG No.
D. Cowie		D. Cowie	May 2022	1:250	2107	1
						REV
						OF 22

Wet Areas Note:
- All wet areas are to have approved safety glazing to windows and shower screens/doors and tiled or vinyl floors with tiled / painted finish to walls on 10mm Gib Aqualine wall lining and painted 13mm Aqualine ceiling linings to E3/AS1.
First Floor Bathroom, W.C. & Ensuite to have tiled floors Refer attached E3/AS1 Fig.1(b),Fig.3(b), Ens. tiled shower refer Fig.4(c). Basement Bathroom & L'dry. to have vinyl floors & cubical showers refer E3/AS1 Fig.1(a), Fig.3(b) & Fig.4(b). N.B. Main First floor Bathroom also has cubical shower (Fig.3(b))

FINAL APPROVED
RESOURCE CONSENT PLANS
File # : 010.2022.00012262.001
Date of Consent: 23 June 2022

Received
PLANNING GUIDANCE
20 June 2022



Deck Construction Note:
Veranda posts / beams and deck columns / bearers to be temporary braced to enable the fixing of the roof structure and wall cladding prior to fixing of the deck stringers, joists and decking.

Note:
410x400 garage columns.
Refer detail 9 sht. 21.

Don Cowie
Draughting &
Design Services Ltd
N.Z.C.E.
20 Waimarie Street Hamilton
Ph. 07 847 8864 Mobile 027 6041 392
Email: dcowie_design@hotmail.com

PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

PROPOSED FIRST FLOOR PLAN				
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.
D. Cowie	D. Cowie	May 2022	1:100	2107

DWG No.

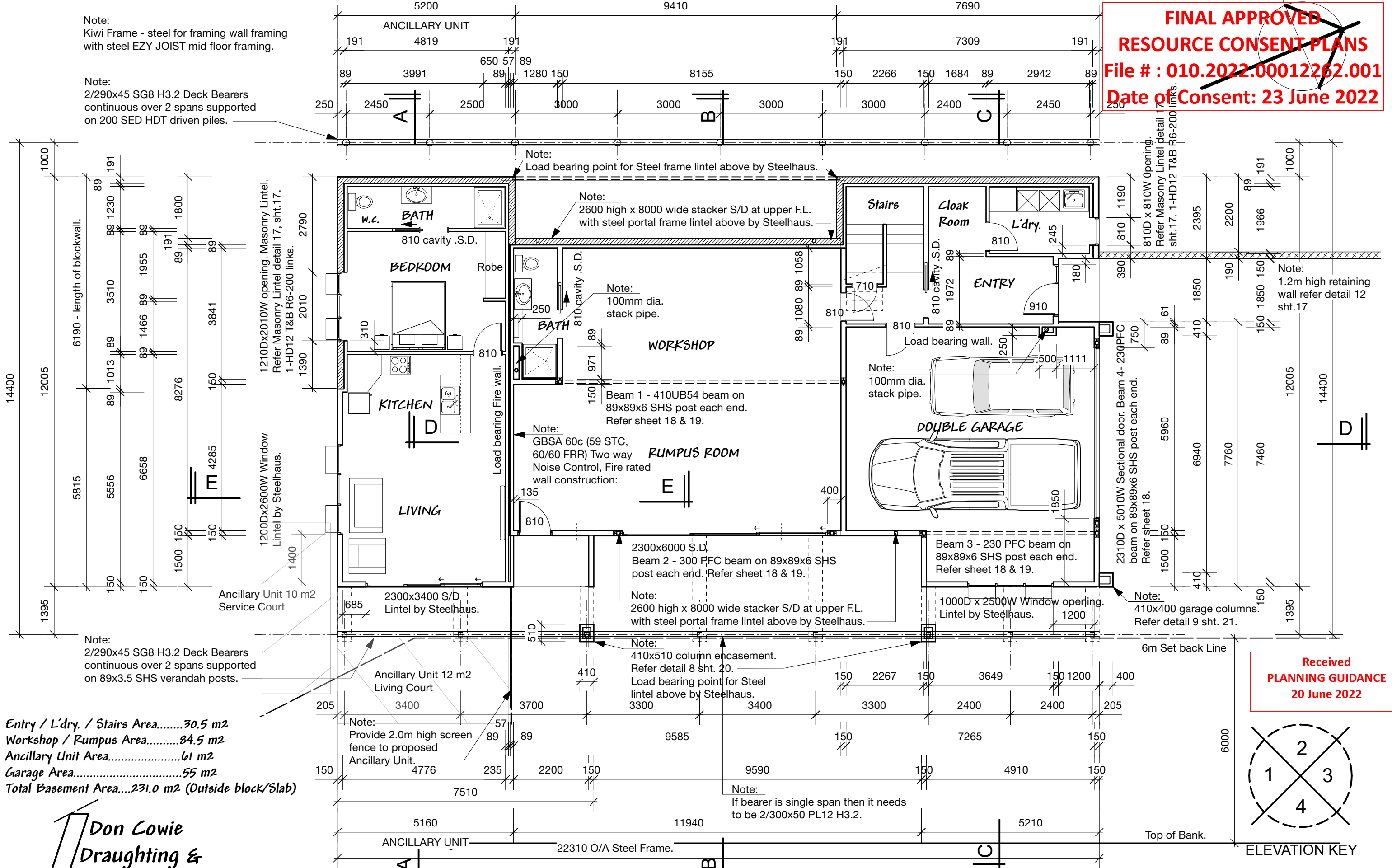
2

REV

OF 22

Ancillary Unit R.C.

FINAL APPROVED
RESOURCE CONSENT PLANS
File # : 010.2022.00012262.001
Date of Consent: 23 June 2022



Entry / L'dry. / Stairs Area.....30.5 m2
Workshop / Rumpus Area.....84.5 m2
Ancillary Unit Area.....61 m2
Garage Area.....55 m2
Total Basement Area.....231.0 m2 (Outside block/Slab)

Don Cowie
Draughting &
Design Services Ltd
N.Z.C.E.
20 Waimarie Street Hamilton
Ph. 07 847 8864 Mobile 027 6041 392
Email: dcowie_design@hotmail.com

BASEMENT FLOOR PLAN
PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

A		20/6/22	Ancillary unit 61 m2 with fire door removed.		Ancillary Unit R.C.	
REVISION:		DATE:	REVISION NOTE:		DWG No.	
BASEMENT FLOOR PLAN						3 A REV
DRAWN		CHECKED		DATE		
D. Cowie		D. Cowie		May 2022		
SCALE @ A3		JOB No.		OF		
1:100		2107		22		

Received
PLANNING GUIDANCE
20 June 2022

**Insulation Notes:
Compliance with H1**

- The proposed Basement meets the criteria required by using the 'Schedule Method' and the First Floor level meets the criteria by using the "Calculation Method" (refer attached calc's.)

Insulation:

- Ceiling
- Walls
- Joinery

R3.1 -R3.2 'Mammoth' Insulation.
R2.0 -R2.8 'Mammoth' Insulation.
R0.26 - Clear double glazed with Aluminium frame.

- Mid Floor/ceiling.
- Ground Floor slab.

R3.1 -R3.2 'Mammoth' Insulation.
R1.3 -Conc. slab on DPM.
(Area/perimeter ratio=2.8)

**Basement Floor Level
'Schedule Method':**

NORTH ELEVATION:

Wall area 31m2
Joinery area 1.9m2
6% < 30% O.K.

**COMBINED WEST, EAST &
SOUTH ELEVATIONS:**

Wall area 150m2
Joinery area 31.4m2
21% < 30% O.K.

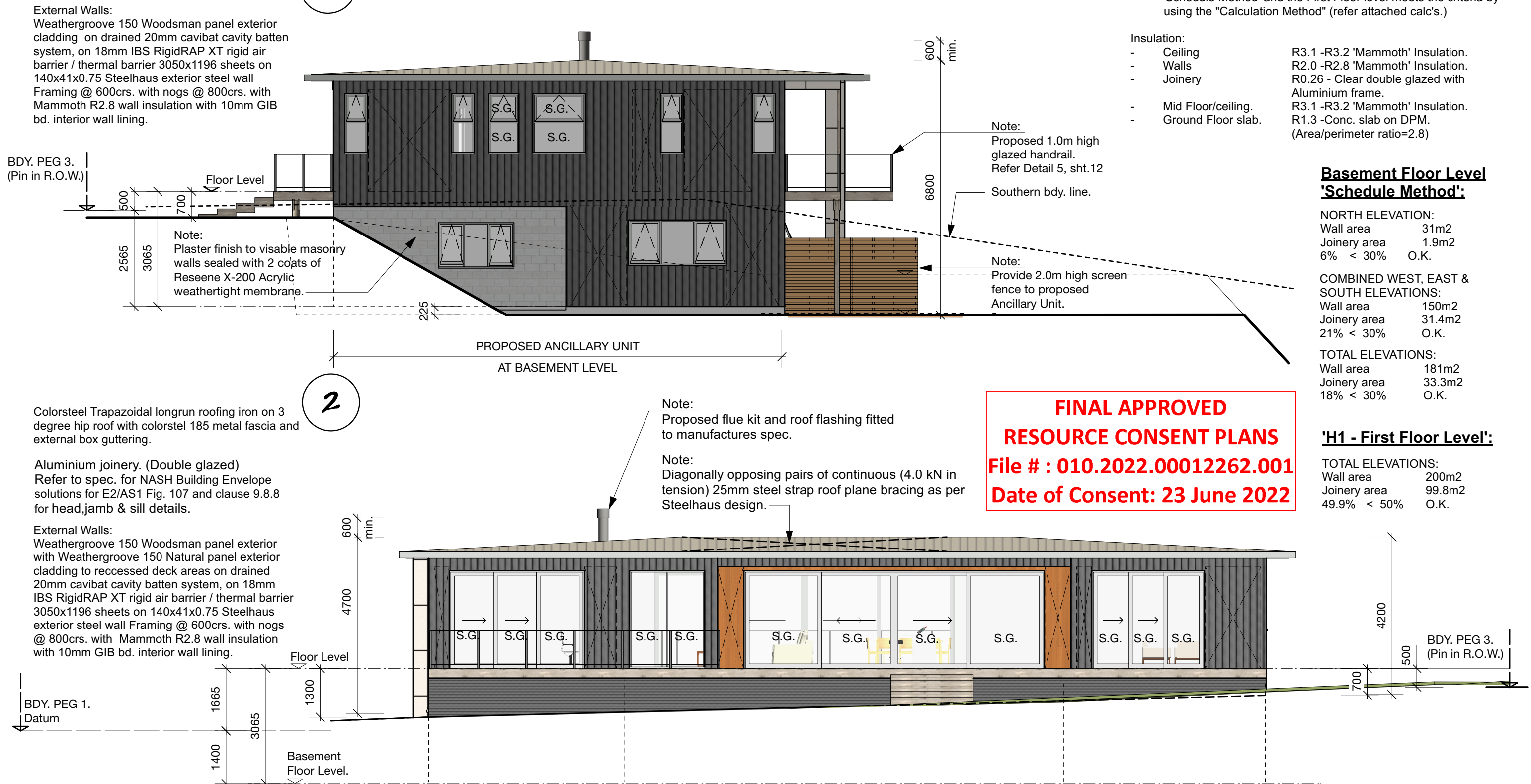
TOTAL ELEVATIONS:

Wall area 181m2
Joinery area 33.3m2
18% < 30% O.K.

'H1 - First Floor Level':

TOTAL ELEVATIONS:

Wall area 200m2
Joinery area 99.8m2
49.9% < 50% O.K.



**Don Cowie
Draughting &
Design Services Ltd**
N.Z.C.E.
20 Waimarie Street Hamilton
Ph. 07 847 8864 Mobile 027 6041 392
Email: dcowie_design@hotmail.com

**PROPOSED ELEVATIONS
PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.**

Note:
S.G. - shown on elevations denotes required safety glazing to comply with NZS 4223.3:2016

REVISION:

DATE:

REVISION NOTE:

PROPOSED ELEVATIONS 1 & 2

DRAWN

CHECKED

DATE

SCALE @ A3

JOB No.

D. Cowie

D. Cowie

May 2022

1:100

2107

Ancillary Unit R.C.

DWG No.

4

REV

OF 22

Colorsteel Trapazoidal longrun roofing iron on 3 degree hip roof with colorstel 185 metal fascia and external box guttering.

Aluminium joinery. (Double glazed)
Refer to spec. for NASH Building Envelope solutions for E2/AS1 Fig. 107 and clause 9.8.8 for head,jamb & sill details.

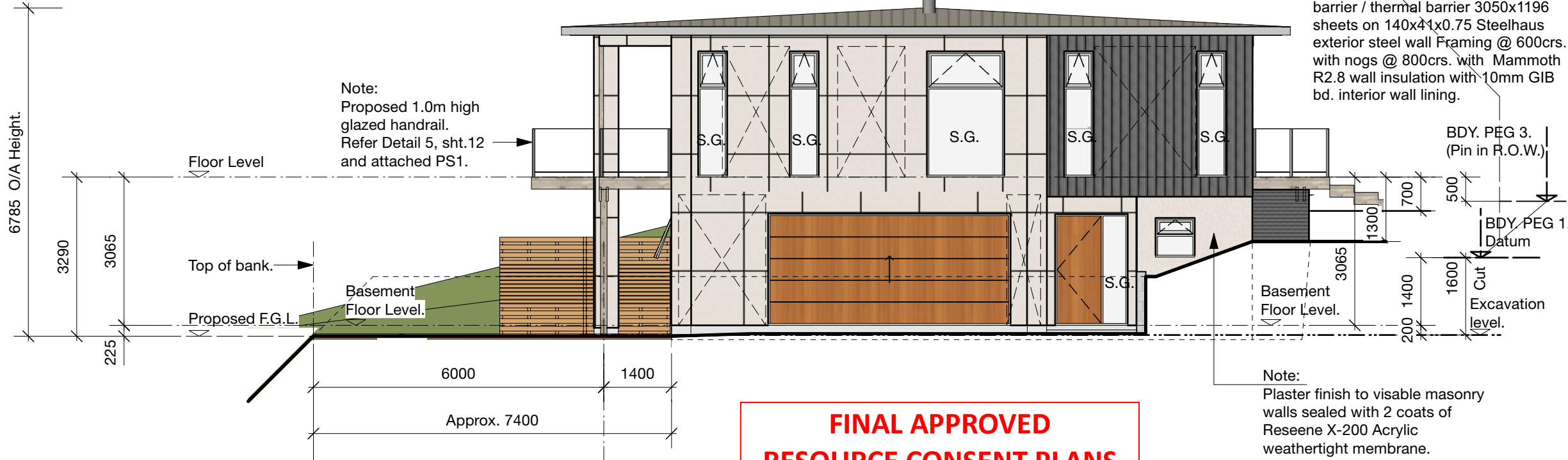
North Facing External Feature Wall:
Weathergroove 1200 Smooth panel exterior cladding on drained 20mm cavibat cavity batten system, on 18mm IBS RigidRAP XT rigid air barrier / thermal barrier 3050x1196 sheets on 140x41x0.75 Steelhaus exterior steel wall Framing @ 600crs. with nogs @ 800crs. with Mammoth R2.8 wall insulation with 10mm GIB bd. interior wall lining.

Received
PLANNING GUIDANCE
20 June 2022

3

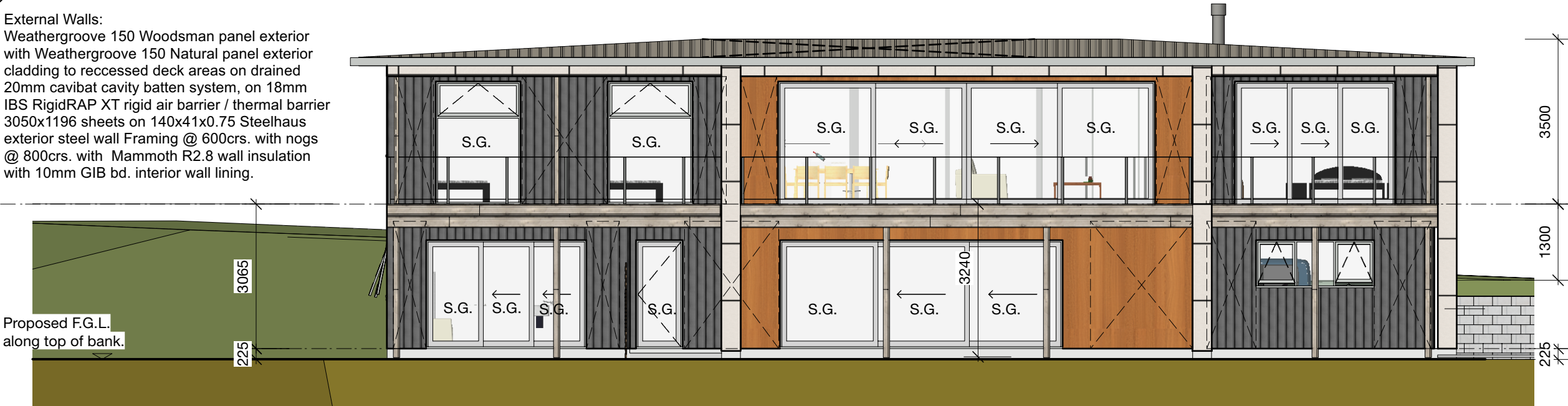
Note:
Proposed flue kit and roof flashing fitted to manufactures spec.

External Walls:
Weathergroove 150 Woodsman panel exterior cladding on drained 20mm cavibat cavity batten system, on 18mm IBS RigidRAP XT rigid air barrier / thermal barrier 3050x1196 sheets on 140x41x0.75 Steelhaus exterior steel wall Framing @ 600crs. with nogs @ 800crs. with Mammoth R2.8 wall insulation with 10mm GIB bd. interior wall lining.



4

External Walls:
Weathergroove 150 Woodsman panel exterior with Weathergroove 150 Natural panel exterior cladding to recessed deck areas on drained 20mm cavibat cavity batten system, on 18mm IBS RigidRAP XT rigid air barrier / thermal barrier 3050x1196 sheets on 140x41x0.75 Steelhaus exterior steel wall Framing @ 600crs. with nogs @ 800crs. with Mammoth R2.8 wall insulation with 10mm GIB bd. interior wall lining.



Don Cowie
Draughting &
Design Services Ltd
N.Z.C.E.

20 Waimarie Street Hamilton
Ph. 07 847 8864 Mobile 027 6041 392
Email: dcowie_design@hotmail.com

PROPOSED ANCILLARY UNIT
AT BASEMENT LEVEL

PROPOSED ELEVATIONS

PROPOSED CAMERON RESIDENCE
AT LOT 2 SH26 HAMILTON.

Note:
S.G. - shown on elevations denotes required safety glazing to comply with NZS 4223.3:2016

PROPOSED ELEVATIONS					Ancillary Unit R.C.	
REVISION:	DATE:	REVISION NOTE:			DWG No.	5
DRAWN	CHECKED	DATE	SCALE @ A3	JOB No.	REV	22
D. Cowie	D. Cowie	May 2022	1:100	2107	OF	22