

1 March 2017

Martin Joseph Cameron
C/- McCracken Surveys Ltd
PO Box 19182
Hamilton 3244



Attn: Philip Barrett
Your Ref: 15258

Dear Sir

SUBJECT: Land Use Resource Consent 010.2017.00009093.001 for Land use consent to approve residential activity on two lots a part of a concurrent subdivision. Due to dual zone (LLRZ & Natural Open Space Zone) application is a Non-Complying Activity at 136 SH 26 Hillcrest 3216

I wish to advise that after consideration of the information and plans submitted with the application, I advise that Council's decision is as follows:

*That pursuant to the provisions of Sections 104, 104B and 104D of the Resource Management Act 1991 and the Hamilton City Partly Operative District Plan, Council **grants** resource consent to the application by Martin Cameron (being Resource Consent 010.2017.00009093.001) for Residential Activities within the Large Lot Residential Zone portion of proposed Lots 4 (Stage 1) and Lot 2 (Stage 2) at 136 State Highway 26, Hillcrest being Part Lot 2 DP 9272 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 24 January 2017, further information provided 8 and 21 February 2017 and the amended Scheme Plan (15258-3) received on 1 March 2017 (approved plans attached).*
2. *That the residential activities shall be subject to compliance with the applicable Large Lot Residential Zone standards and city wide rules.*

Reasons for the Decision

- i. Having regard to section 104(1)(a) 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 assessment criteria and promotes the sustainable management of natural and physical resources.
- ii. The proposal seeks approval for Residential Activities to take place on the Large Lot Residential Zoned portion of proposed Lots 2, 3 and 4.
- iii. The proposal site is zoned Large Lot Residential Zone and Natural Open Space Zone in the Partly Operative District Plan. The dual zoning requires land use consent for Residential Activities, due to the Non Complying status in the Natural Open Space Zone. The concurrent subdivision and proposed residential activities will be a positive contribution to the area, by providing the opportunity for additional residential

dwelling in the future, while maintaining the character and amenity for the large lot residential area.

- iv. The Proposal achieves the relevant performance outcomes and is not contrary to the objectives and policies and assessment criteria of the Partly Operative District Plan. The application is consistent with the purpose and principles of the Resource Management Act 1991. For the foregoing reasons it is recommended that the application be granted under the Partly Operative District Plan.

ADVISORY 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 is also required. Please contact Council's Building Unit on 838 6677 for information on Building Consent matters.

Objections:

Pursuant to section 357(2) of the Resource Management Act 1991, if you disagree with this decision or any conditions of consent, you may lodge, in writing to Council an objection within **15 working days** after the receipt of this letter.

Compliance & Monitoring:

Your resource consent permits the land use to be established at the site as long as the activity complies with the stated conditions on an on-going basis.

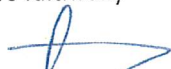
Sec. 35 of the Act requires Council to monitor your consent and this process may involve site visits. Should Council discover any non-compliance with your resource consent appropriate enforcement action may follow.

Lapsing of Your 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.

Yours faithfully



DEBRA STAN BARTON
PLANNING GUIDANCE MANAGER

For more information please contact:

Sam Le Heron

Council Offices

Garden Place, Hamilton

Phone: 07 838 6699

Email: sam.leheron@hcc.govt.nz



Proposed Easement			Dom Ten.
Purpose	Shown	Serv Ten.	
Right of Way & Right of Easement for Electricity Gas, Computer, Media & Telecommunications & Right to Drain Water & Sewage.	A	Lot 3 hereon	Lots 1 & 2 hereon
	B		Lot 2 Hereon

Contours - Waikato Regional LIDAR Service 2007
(WRLS 2007). LIDAR data sourced from
Environment Waikato. COPYRIGHT RESERVED.

Contour Interval = 0.5m

Note: Areas & dimensions are subject to survey.

Zone: Large Lot Residential & Natural
Total Area: Open Space Zones (Maps 48A & 49A)
2,7394 Ha.
Comprised in: CFR SA21D/859
Registered Owners: J.S.A. & M.J. Cameron

I, David Vernon McCracken, Registered Professional Surveyor, do hereby certify that this plan has been prepared by me for a Resource Consent under the provisions of the Resource Management Act 1991 and should not be used for any other purpose.

Registered Professional Surveyor

FINAL APPROVED
RESOURCE CONSENT PLAN

File # 010.2017.9093.001

Amendments

Date of activity

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Prepared for:

M. Cameron

checked	Scales
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ate: September 2016

Proposed Landuse Plan of Lots 2 & 4
State Highway 26, Hamilton.

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McCRACKEN SURVEYS
land & engineering surveyors