

21 October, 2017

Hamilton City Council
Private Bag 3010
HAMILTON 3240

Our Ref: 15258
Your Ref: 011.2017.6362

Attention: Consents Engineer

Dear Sir/Madam,

Re: Subdivision – M Cameron - 136 SH 26 Hillcrest
Request for Engineering Approval

Further to Council's Resource Consent dated 1st March 2017 for the above subdivision, please find attached Engineering Design Plans for engineering approval.

1.0 Proposal.

This proposal is to create four lots at the above property in two stages in accordance with subdivision consent 011.2017.6362.

The attached Engineering Plans are for the construction of access, and the installation of water supply connections for Stage 1.

One additional water supply connection is to be installed for Stage 2.

2.0 Access Design Elements

2.1 The site has one existing access point from SH 26 towards the middle of the road frontage.

The layout for the proposed access is shown on the attached Engineering Plans prepared by McCracken Surveys Ltd.

2.2 Access

This entrance is to be widened to a NZTA diagram D Standard excluding opposite road widening with a minimum radius of 9m as agreed with NZTA in the attached document with a 21m long kerb opening. The portion of kerb beyond the existing kerb opening is to have the kerb back cut down to match the existing kerb opening.

The existing metalled driveway provides access to 136 SH 26. This driveway is to be upgraded to ultimately serve 3 lots.

A new driveway is to be constructed across the frontage of 134 SH 26 to provide access to Lot 4.

2.3 Horizontal Alignment

Access 1 to Lot 4 will follow a route across the current grassed berm before turning through a left-hand curve up into Lot 4.

Access 2 to serve Lots 1 & 2 of stage 1 will generally follow the alignment of the existing metalled driveway, widened at the eastern end to provide access to the existing concrete strip driveway within Lot 2 and into Lot 1 with a small portion of Right

of Way over Lot 2 due to the obstacle of the existing power pole on the northern side of the access.

The minimum width of the access is to be 3m finished in two coat chip seal.

2.4 Vertical Geometry

Access 1 will more or less follow the existing ground level from the existing metalled driveway through to approximately chainage 40 and then rise through a double vertical curve into Lot 4. The gradient of Access 1 will initially be in the order of 1:200 rising to 1:7.85 through the vertical curve before flattening out as it enters Lot 4.

Access 2 will generally follow the gradient of the existing driveway commencing at a gradient of about 1:10.5 steepening to about 1:9.5 before flattening out to about 1:20 as it enters the property.

Access 1 is to have a single cross-fall of 3% from left to right enabling water on the up-hill side to shed across the driveway to the grass below in a sheet flow manner.

Access 2 is to be carefully shaped over the initial 10m to ensure that stormwater flows onto the adjoining grass to the south and is not directed to the kerb and channel of SH 26. The portion of Access 2 from 10m to the end is to have a 3% cross-fall either side of the central crown to enable stormwater to shed to the grass beside.

2.5 Pavement Design

The existing metal access (Access 2) to be used by this proposal is to be upgraded to the standard for a residential strength vehicle crossing (multi dwellings 2 - 6) with two coat chip seal over 175mm compacted layer of GAP 40 metal upon a sub-grade of CBR > 10.

The entrance to Lot 4 (Access 1) is to have two coat chip seal over 150mm compacted layer GAP 40 metal upon a sub-grade of CBR > 10.

3.0 **Earthworks**

3.1 The creation of the access will require ~100m³ of earthworks.

Surplus materials are to be spread on site to contour the land to match up to Access 1 and to ensure there is no water ponding on the up-hill side or trucked to a nearby authorised clean fill site.

3.2 Earthworks stormwater management during the construction phase to control erosion and sediments for the site are to be constructed in accordance with Waikato Regional Council Erosion & Sediment Control – Guidelines for Soil Disturbing Activities document.

4.0 **Stormwater**

4.1 Condition 1(19) of the subdivision consent requires that the access must be designed so as to prevent excessive stormwater from the accessway entering the State Highway network.

The entrance is to be shaped to shed stormwater from the sealed access onto the adjoining grass areas in a sheet flow fashion and not discharge to kerb and channel. This will be partly achieved by ensuring Access 2 has a single cross-fall to the south west as indicated by the cross-fall arrows on the plan with a shallow depression constructed behind the kerb line that direct flow away from to the kerb and channel.

5.0 Water Supply

- 5.1 Existing 80mm Ø and 150mm Ø water mains are situated within the road frontage. New connections are to be provided to Lot 1, Lot 2 (to be used for Stage 2) and Lot 4 as indicated on the attached plan.

6.0 Transfer of Assets to Hamilton City Council

The new water connections and access are to be transferred to Council on completion.

Connection Costs

Please provide costs for the water connections per the enclosed connection forms.

We submit these plans for examination and request that engineering approval be given as soon as possible so that construction may commence.

If you have any queries, please do not hesitate to contact the writer.

Yours faithfully

McCRACKEN SURVEYS



D V McCracken
Registered Professional Surveyor

Cc New Zealand Transport Agency
Luke Braithwaite
P O Box 973
Waikato Mail Centre
HAMILTON 3240

M Cameron.
136 Morrinsville Rd
RD 6
Hamilton 3286

Dave McCracken

From: Luke Braithwaite <Luke.Braithwaite@nzta.govt.nz>
Sent: Tuesday, 26 September 2017 11:33 a.m.
To: Dave McCracken
Subject: RE: Cameron Subdivision, 138 SH 26 (Morrinsville Road) Hamilton - Newstead
Your ref 3-16-005-155
Attachments: Approved Vehicle Entrance Design Plan - 138 SH 26, Hamilton - Newstead - Ref
3-16-005-155.pdf

Good morning Dave,

Please find attached the approved Vehicle Entrance Design Plan.

Please note, that the network engineer can accept diagram D (partial) with the 9m radius per the attached plan.

Kind regards,

Luke Braithwaite / Consultant Planning Advisor
Consents & Approvals / System Design & Delivery
DDI 64 7 958 7254
E luke.braithwaite@nzta.govt.nz

From: Dave McCracken [<mailto:dave.mccracken@mccrackensurveys.co.nz>]
Sent: Tuesday, 19 September 2017 8:39 a.m.
To: Luke Braithwaite
Cc: Martin Cameron
Subject: FW: Cameron Subdivision, 138 SH 26 (Morrinsville Road) Hamilton - Newstead Your ref 3-16-005-155

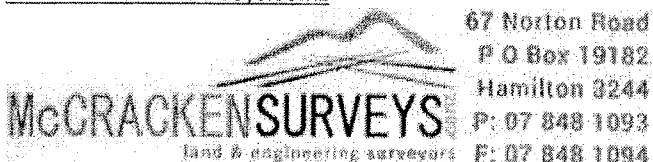
Hi Luke,
Do you have any feedback to report?

We need to get this project moving.

Please do not hesitate to call if you have any queries.

Kind Regards

Dave McCracken
Registered Professional Surveyor
Director
M: 0274 936 918
www.mccrackensurveys.co.nz



From: Dave McCracken [<mailto:dave.mccracken@mccrackensurveys.co.nz>]
Sent: Saturday, 9 September 2017 4:14 p.m.
To: Luke Braithwaite (Luke.Braithwaite@nzta.govt.nz)
Subject: Cameron Subdivision, 138 SH 26 (Morrinsville Road) Hamilton - Newstead Your ref 3-16-005-155

Good morning Luke,
We refer to the correspondence from NZTA in respect to the above project.

NZTA condition 1 advises

1. The consent holder shall upgrade and permanently maintain the existing accessway CP 3-96 (Rapid 136), in accordance with the NZ Transport Agency's Planning Policy Manual Diagram D standard, excluding the opposite road widening, with a minimum radius of 15m. The access must be designed so as to prevent excessive storm water from the entranceway entering the state highway network.

We have been working on the attached sketch plan for the entrance and the lines edged in yellow are 15m radii as required by this condition and results in a kerb opening 33m long and an entrance with of 14m about 4m back from the kerb line.

The lines edged in pink are 9m radii as referred to on the Diag D entrance plan for light vehicle use resulting in a kerb opening 21m long and an entrance width of 10m about 3m back from kerb line.

The sketch plan is at a scale of 1:250 when printed to A3 paper.

The lots to be created are large residential lots not requiring heavy vehicle access and it is our view construction of this entrance with 15m radii is significantly larger than necessary and an entranceway with 9m radii as illustrated edged pink would be more appropriate.

Please review and confirm that the illustrated entrance layout with 9m radii will be satisfactory in this case.

Please do not hesitate to call if you have any queries.

Kind Regards

Dave McCracken

Registered Professional Surveyor

Director

M: 0274 936 918

www.mccrackensurveys.co.nz



Find the latest transport news, information, and advice on our website:
www.nzta.govt.nz

This email is only intended to be read by the named recipient. It may contain information which is confidential, proprietary or the subject of legal privilege. If you are not the intended recipient you must delete this email and may not use any information contained in it. Legal privilege is not waived because you have read this email.

Waters Application Form

Attach the approved engineering plan and complete this form. Incorrect or incomplete application may result in delays of connection and increased costs for installation. For any questions and concerns please contact opsreticteam@hcc.govt.nz

Property details

☐ Building ☒ Subdivision ☐ Other Application (please select application type)

Address 132 SH 26 Hillcrest

Lot No. PT 1012 DPS No. DP 9272 Consent No. 011.2017.6362

Application made by

Name D. V. McCracken Company McCracken Surveys Ltd

Email dave@mcCrackenSurveys.co.nz

Postal address PO Box 19122 HAMILTON

Daytime contact no 07 2431093 Other contact no 0274 936 912

Date connection required (please note we have a 20 working day standard timeframe from payment for delivery)

City Infrastructure service request

Consent to enter required (work on private property) ☐ Yes ☐ No

Please indicate number or size of connections/disconnections, consents and tests required

Water Connection Meter Water sample and pressure test (50mmØ and greater) Disconnection

Wastewater Connection Trade Waste Content (activities on back page) CCTV near/over Disconnection

Stormwater Connection to (please select required connection) ☐ Main ☐ Bubble up pit ☐ Kerb and channel CCTV near/over Disconnection

Office use only

New connection general information

Full payment is required before connections occur.

Connections will not be made until Development Contributions (where applicable) have been paid in full. **Note:** This is a separate charge to those shown below.

Any costs arising from variations to connections resulting from information not notified to the Council on the approved plan will be covered by the applicant.

Some connections require a site visit for quotation. This may take up to 10 working days. Please be aware all water and fire main connections 50mmØ and greater require water sample and pressure testing. **Note:** Until this testing has been completed and passed a cap will be placed on the connection and can't be used.

Connection price provided by the Council is valid for 30 days from date of issue. You may be required to pay an increased fee if your payment is made after the 30-day period.

Consent to Enter needs to be obtained prior to the work commencing (if any are required).

Connections will usually be installed within 20 working days once this application is processed by City Infrastructure. However, the following situations may require additional time:

- Connections that require consent(s) to enter private properties.
- Connections requiring traffic management eg. within the Central City or State Highway.
- Summer holiday closedown (late December – mid January).

You may require a Trade Waste consent if you meet one of the following criteria:

- An industrial or commercial activity.
- Have commercial cooking facilities onsite.
- Other activities requiring Trade Waste Consent under the Trade Waste Bylaw - www.hamilton.govt.nz/tradewaste

Sources of information / help

- For the Council's service plans, please refer to www.hamilton.govt.nz/serviceplans. If you require a hard copy of the plan but have no access to a computer / printer, you can enquire with the Council Customer Service Unit team.
- For the Council's technical specifications, please refer to Infrastructure Technical Specifications at website: www.hamilton.govt.nz/technicalspecifications

I am the owner/authorised agent (specify) and all details I have supplied on this application are true and correct.

Name (print) D.V. McCracken Signed DL Date 19/10/17

The new connection Application and Processing fee must be received with the application form. The new connection application will not be processed without payment of the fee.

DESCRIPTION	AMOUNT	CODE
Water Connection	\$	
Metered Water Connection	\$	
Water Disconnection	\$	
Firemain Connection	\$	
Stormwater Connection	\$	
Wastewater Connection	\$	
Wastewater Disconnection	\$	
Stormwater Disconnection	\$	
Consent to Enter	\$	
Backflow Prevention	\$	
CCTV - Pre	\$	
CCTV - Post	\$	
Application and Processing fee	\$	
Water Sample and Pressure Test	\$	
Corridor Access Request	\$	
Traffic Management	\$	
Other	\$	
TOTAL	\$	
Date Paid:	Receipt #	

Received by City Waters

Name _____

Signature _____

Date _____

Comments / Work instructions

15258



KEY	
— W —	Existing Water Supply
— W —	Proposed Water Supply

New Connections	Location
Water 20mm connection (Lot 1)	4.0m from RHB
Water 20mm connection (Stage 2)	0.3m from LHB
Water 20mm connection (Lot 4)	0.3m from LHB

Notes:

in terms of Moturiki Vertical Datum 1953

Origin of Levels: OAF 25 SO 49892, RL = 43.41m

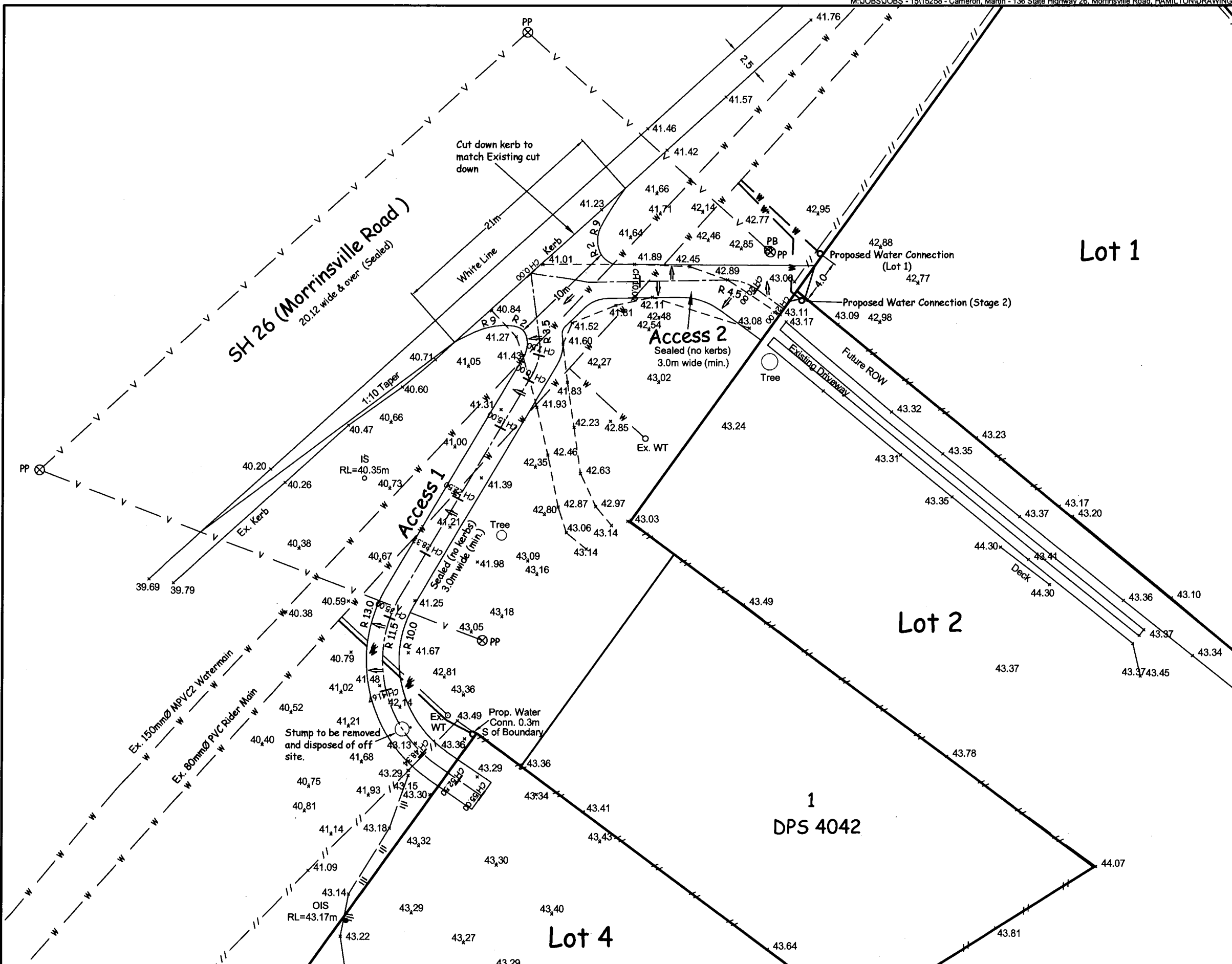
All work to be accordance with HCC Infrastructure Technical Specifications. (HCC ITS)

Access to be shaped and to shed water as sheet flow to adjoining ground & not to kerb and channel as indicated by cross fall arrows ⇒

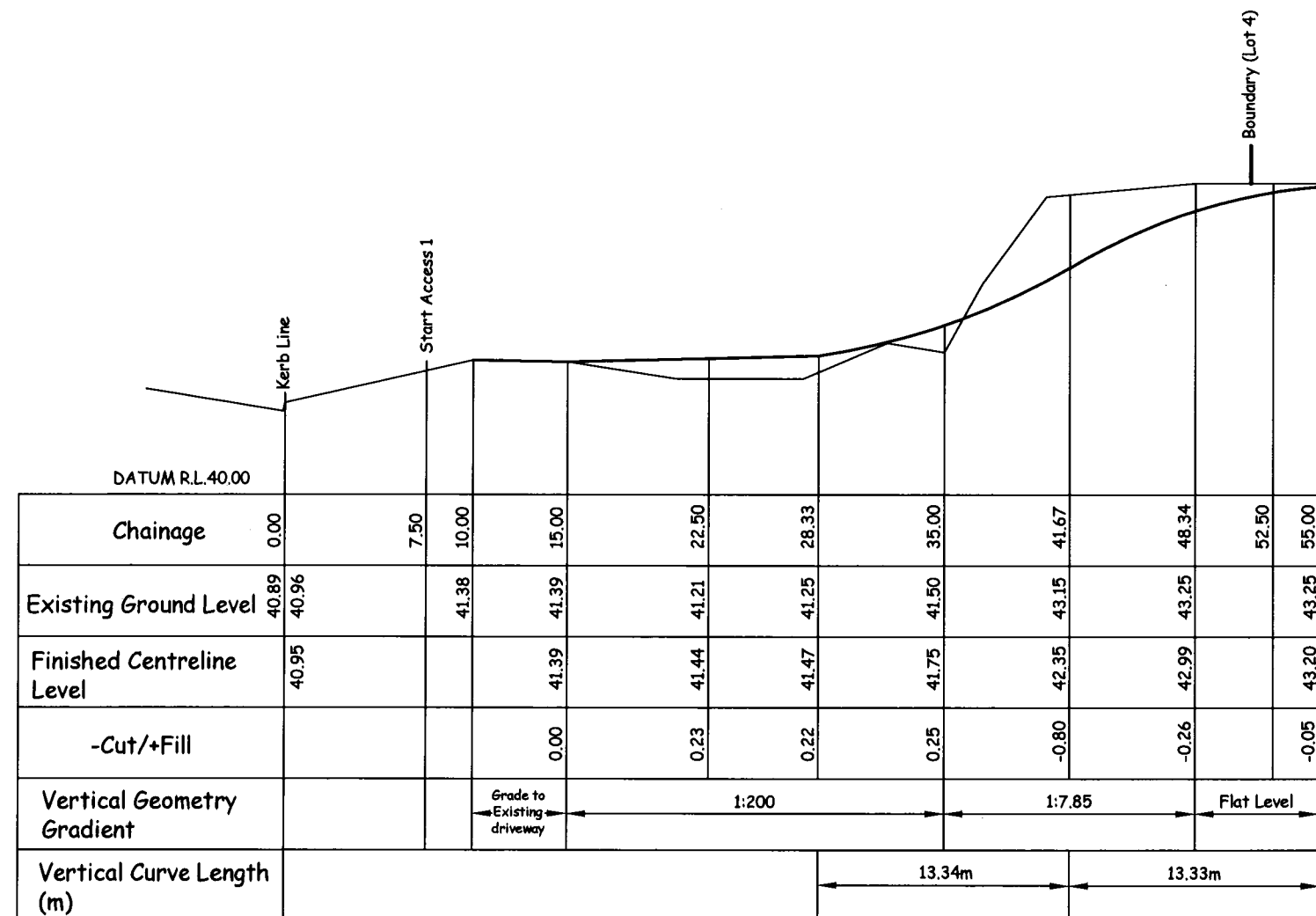
Amendments

No	Activity	Date

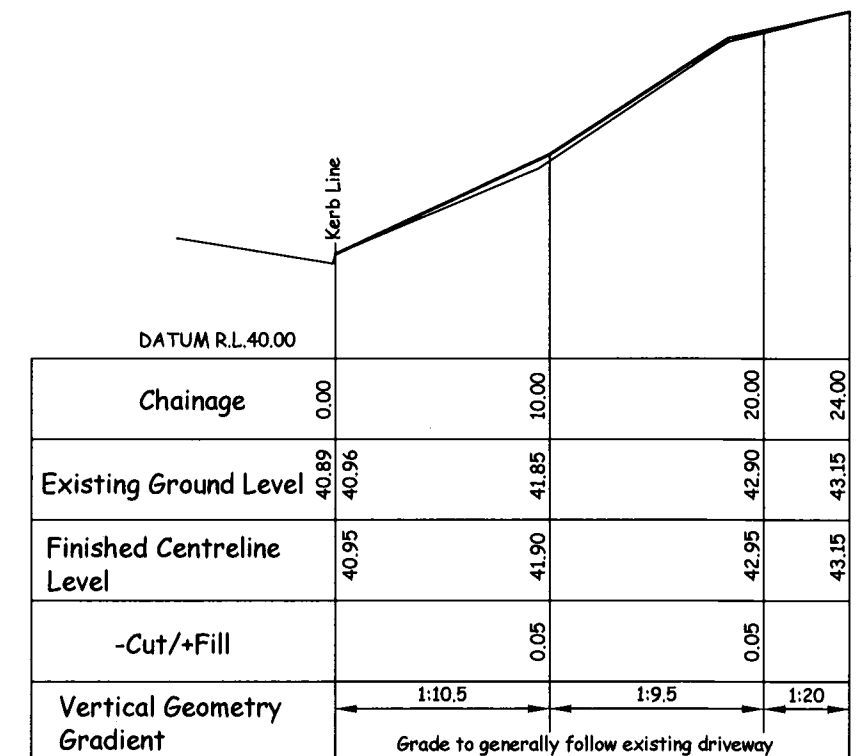
COPYRIGHT: The copyright and intellectual property rights of the information shown on this plan remain the property of McCracken Surveys Ltd. It may not be reproduced without the prior consent of McCracken Surveys Ltd.



15258



Long Section - Access 1

Horizontal Scale 1:250 (A2)
Vertical Scale 1:50 (A2)


Long Section - Access 2

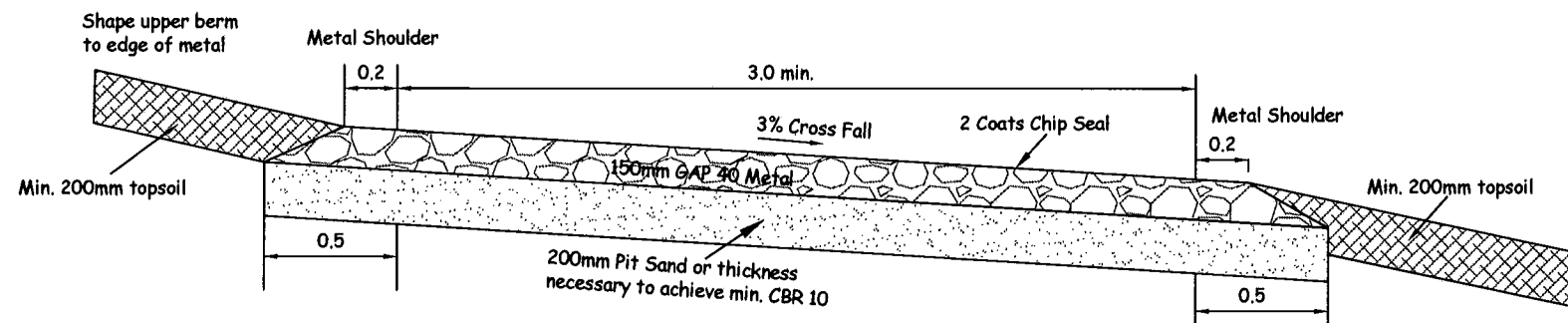
Horizontal Scale 1:250 (A2)
Vertical Scale 1:50 (A2)

Long Section

Amendments		
No	Activity	Date

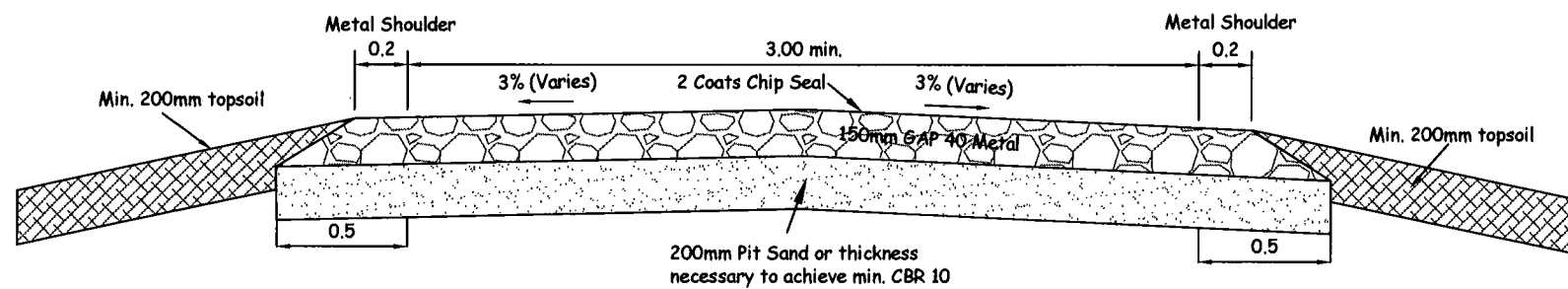
COPYRIGHT: The copyright and intellectual property rights of the information shown on this plan remain the property of McCracken Surveys Ltd. It may not be reproduced without the prior consent of McCracken Surveys Ltd.

15258



Typical Cross Section - Access 1

Scale 1:20 A2



Typical Cross Section - Access 2

Scale 1:20 A2

Typical Cross Section

Amendments		
No	Activity	Date

COPYRIGHT: The copyright and intellectual property rights of the information shown on this plan remain the property of McCracken Surveys Ltd. It may not be reproduced without the prior consent of McCracken Surveys Ltd.