

1 March 2017

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



Attn: Philip Barrett
Your Ref: 15258

Dear Sir

SUBJECT: Subdivision Resource Consent 011.2017.00006362.001 for - Proposed two stage subdivision of Lot 2 DP 9272 to create three additional large lot residential allotments and esplanade reserve 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, 104C and S230 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 011.2017.00006362.001) for the establishment of 4 fee simple allotments and 1 esplanade reserve and earthworks, at 136 State Highway 26, Hillcrest being Part Lot 2 DP 9272 subject to the following conditions:*

Stage 1 – Proposed Lots 1, 2, 4 and Proposed Esplanade Reserve Lot 5

General

(1)(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 (15258-1) received on 28 February 2017 (approved plans attached).*

(1)(2) *That the right of way and service easements shown as 'A' on the Scheme Plan shall be duly granted and reserved.*

Fees and Charges– Planning Guidance

(1)(3) *That pursuant to section 36 Resource Management Act 1991, the following fee be paid:*
(a) *Payment of an additional **Works and Services Fee** for auditing the conditions set out in this consent. The fee will be charged on a time-cost recovery basis in accordance with Hamilton City Council's Schedule of Fees and Charges, with adjustments coming into effect at the beginning of each financial year.*

Vesting of Local Purpose (Esplanade) Reserve (Lot 5)

(1)(4) *Lot 5 shall be vested in Hamilton City Council as Local Purpose (Esplanade) Reserve at a minimum width of 20m.*

Contaminated Land

- (1)(5) All soil disturbance works occurring in impacted areas of Lot 1 and Lot 2 (shall be done in accordance with the Remedial Action Plan for part of the site identified as contaminated at 136 State Highway 26, Hamilton (dated October 2016). The remediation procedures for excavation, disposal and soil mixing shall be undertaken as outlined in the Plan to ensure that the residual levels of soil contaminants are at or below the applicable standards for rural residential land use.*
- (1)(6) Site validation reporting shall be provided as soon as practicable after remediation of the site has been completed but no later than 3 months of completion of the remedial works.*
- (1)(7) Any contaminated soil required by the Remedial Action Plan is to be removed under controlled conditions to a licensed waste facility or landfill for disposal in accordance with the RAP, and with the requirements of the disposal site and the relevant authority. Receipts of transport and disposal are required to be provided in the Site Validation Report.*
- (1)(8) All investigations are to be carried out by a suitably qualified and experienced practitioner. The site shall be investigated and reported on in accordance with the requirements of the RMA (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.*

Earthworks

- (1)(9) 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>*
- (1)(10) Earthworks shall not obstruct or divert any stormwater overland flow path or result in changed stormwater drainage patterns on adjacent land in different ownership. This condition will not apply to any stormwater overland flow paths or stormwater drain, servicing the adjacent land, that traverses the site that have been permanently altered as part of the adjoining landowners development.*
- (1)(11) A water sprinkler cart or similar be made available on-site during earthworks to mitigate any dust nuisance (when necessary).*
- (1)(12) All bare earth shall be re-vegetated or re-grassed as soon as practicably possible and within one calendar month 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.*
- (1)(13) All earthworks shall retain sediment on site through implementation and maintenance of sediment controls.*
- (1)(14) That the activity is 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 on a neighbouring site or water.

(1)(15) That while undertaking earthworks on the site, if any archaeological feature(s) (including human remains) are encountered, all work in the vicinity shall cease immediately and the following persons/parties shall be contacted:

- a. The Police (only in the event that human remains are encountered);
- b. Te Ha O Te Whenua O Kirikiriroa Trust;
- c. The New Zealand Historic Places Trust; and
- d. Manager, Planning Guidance Unit.

The earthworks shall not re-commence until written authorisation has been obtained by the Consent Holder from Council's Planning Guidance Unit Manager.

(1)(16) All works shall be undertaken in accordance with the HCC Infrastructure Technical Specifications (available from the internet at www.hcc.govt.nz) and/or to the satisfaction of the General Manager, City Infrastructure

(1)(17) All construction work on the site (including earthworks) 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 that the lower noise limits (shaded) mean that some construction work may not be able to take place during the corresponding time frames, which includes all times on Sundays and public holidays.

Engineering

(1)(18) Where not already available, telecommunications reticulation (including ducting for computer media), underground electrical, and where applicable, gas services shall be provided to all lots. The Consent Holder shall obtain a works clearance from each network operator for electricity, telephone and, where applicable, gas services. Any cost and/or work associated with connecting to the network utility service shall be a matter that is to be negotiated and completed between the Consent Holder and the relevant service providers. 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, in particular, electricity, telecommunications reticulation and where applicable, gas. Connecting to the network shall occur prior to the issuance of certification under Section 224c of the RMA.

- (1)(19) The consent holder shall upgrade the existing accessway CP 3-96 (Rapid 136), in accordance with the New Zealand Transport Agency's Planning Policy Manual Diagram D standard, excluding the opposite road widening, with a minimum 15m radius. The access must be designed so as to prevent excessive stormwater from the accessway entering the state highway network.
- (1)(20) The existing accessway CP 3-96 shall be formed and sealed with a permanent dust free surface from the carriageway boundary to the boundaries of Lots 1, 2 and 4.
- (1)(21) At works clearance stage, the consent holder shall supply the consent authority with written confirmation from the New Zealand Transport Agency that the above works with State Highway 26 have been completed and meet New Zealand Transport Agency's requirement as the road controlling authority within the state highway network.
- (1)(22) The right of way shall be formed, drained and sealed with a minimum width of 3m in a permanent dust-free all-weather surface.
- (1)(23) The obsolete vehicle crossing shall be removed, and the kerb and channel, and berm reconstructed as applicable to match the surroundings.
- (1)(24) Each lot shall be provided with a separate wastewater solution, with no private wastewater supply pipes passing between one lot and another.
- (1)(25) Each lot shall be provided with a separate water supply, with no private water supply pipes passing between one lot and another, except where covered by easement.
- (1)(26) Plans for the engineering works shall be submitted for review by City Development Unit, and shall include details of water and drainage connections, vehicle crossings, right of way formations and other relevant items. The plans shall be amended as required until stamped 'accepted' by City Development Unit. No work shall commence on site until plans are accepted, with stamped copies being held on site during the works.
- (1)(27) All engineering works shall be designed and built in accordance with the HCC Infrastructure Technical Specifications or to the satisfaction of the General Manager City Infrastructure.
- (1)(28) The consent holder shall retain the services of a suitably qualified person (generally a professional land surveyor, engineer or planner) to oversee the construction of any infrastructure required for the development. This person shall be responsible for ensuring adherence to approved construction plans, quality systems, and project completion requirements. The name and contact details of this person shall be nominated on all engineering plans submitted to the City Development Unit.

Stage 2 – Proposed Lots 2 and 3

General

- (2)(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 (15258-2) received on 28 February 2017 (approved plans attached).

- (2)(2) That the right of way and service easements shown as 'A', 'B' on the Scheme Plan shall be duly granted and reserved.
- (2)(3) That the outbuilding on proposed Lot 2 is removed prior to any issuing of 224c.

Fees and Charges-- Planning Guidance

- (2)(4) That pursuant to section 36 Resource Management Act 1991, the following fee be paid:
 - (a) Payment of an additional **Works and Services Fee** for auditing the conditions set out in this consent. The fee will be charged on a time-cost recovery basis in accordance with Hamilton City Council's Schedule of Fees and Charges, with adjustments coming into effect at the beginning of each financial year.

Contaminated Land

- (2)(5) All soil disturbance works occurring in impacted areas of Lot 2 shall be done in accordance with the Remedial Action Plan for part of the site identified as contaminated at 136 State Highway 26, Hamilton (dated October 2016). The remediation procedures for excavation, disposal and soil mixing shall be undertaken as outlined in the Plan to ensure that the residual levels of soil contaminants are at or below the applicable standards for rural residential land use.
- (2)(6) Site validation reporting shall be provided as soon as practicable after remediation of the site has been completed but no later than 3 months of completion of the remedial works.
- (2)(7) Any contaminated soil is to be removed under controlled conditions to a licensed waste facility or landfill for disposal in accordance with the RAP, and with the requirements of the disposal site and the relevant authority. Receipts of transport and disposal are required to be provided in the Site Validation Report.
- (2)(8) All investigations are to be carried out by a suitably qualified and experienced practitioner. The site shall be investigated and reported on in accordance with the requirements of the RMA (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Earthworks

- (2)(9) 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>
- (2)(10) Earthworks shall not obstruct or divert any stormwater overland flow path or result in changed stormwater drainage patterns on adjacent land in different ownership. This condition will not apply to any stormwater overland flow paths or stormwater drain, servicing the adjacent land, that traverses the site that have been permanently altered as part of the adjoining landowners development.

- (2)(11) A water sprinkler cart or similar be made available on-site during earthworks to mitigate any dust nuisance (when necessary).
- (2)(12) All bare earth shall be re-vegetated or re-grassed as soon as practicably possible and within one calendar month 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.
- (2)(13) All earthworks shall retain sediment on site through implementation and maintenance of sediment controls.
- (2)(14) That the activity is conducted in such a manner so as to not create a dust nuisance. A dust nuisance will occur if:
- c. There is visible evidence of suspended solids in the air beyond the site boundary; and/or
 - d. There is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure on a neighbouring site or water.
- (2)(15) That while undertaking earthworks on the site, if any archaeological feature(s) (including human remains) are encountered, all work in the vicinity shall cease immediately and the following persons/parties shall be contacted:
- e. The Police (only in the event that human remains are encountered);
 - f. Te Ha O Te Whenua O Kirikiriroa Trust;
 - g. The New Zealand Historic Places Trust; and
 - h. Manager, Planning Guidance Unit.

The earthworks shall not re-commence until written authorisation has been obtained by the Consent Holder from Council's Planning Guidance Unit Manager.

- (2)(16) All works shall be undertaken in accordance with the HCC Infrastructure Technical Specifications (available from the internet at www.hcc.govt.nz) and/or to the satisfaction of the General Manager, City Infrastructure
- (2)(17) All construction work on the site (including earthworks) 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	
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08:00pm to 06:30am	45	75				
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Note that the lower noise limits (shaded) mean that some construction work may not be able to take place during the corresponding time frames, which includes all times on Sundays and public holidays.

Engineering

- (2)(18) *Where not already available, telecommunications reticulation (including ducting for computer media), underground electrical, and where applicable, gas services shall be provided to all lots. The Consent Holder shall obtain a works clearance from each network operator for electricity, telephone and, where applicable, gas services. Any cost and/or work associated with connecting to the network utility service shall be a matter that is to be negotiated and completed between the Consent Holder and the relevant service providers. 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, in particular, electricity, telecommunications reticulation and where applicable, gas. Connecting to the network shall occur prior to the issuance of certification under Section 224c of the RMA.*
- (2)(19) *Each lot shall be provided with a separate water supply, with no private water supply pipes passing between one lot and another, except where covered by easement.*
- (2)(20) *Each lot shall be provided with a separate wastewater solution, with no private wastewater supply pipes passing between one lot and another.*
- (2)(21) *Plans for the engineering works shall be submitted for review by City Development Unit, and shall include details of water and drainage connections, vehicle crossings, right of way formations and other relevant items. The plans shall be amended as required until stamped 'accepted' by City Development Unit. No work shall commence on site until plans are accepted, with stamped copies being held on site during the works.*
- (2)(22) *All engineering works shall be designed and built in accordance with the HCC Infrastructure Technical Specifications or to the satisfaction of the General Manager City Infrastructure.*
- (2)(23) *The consent holder shall retain the services of a suitably qualified person (generally a professional land surveyor, engineer or planner) to oversee the construction of any infrastructure required for the development. This person shall be responsible for ensuring adherence to approved construction plans, quality systems, and project completion requirements. The name and contact details of this person shall be nominated on all engineering plans submitted to the City Development Unit.*

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 to create four Fee Simple allotments and an esplanade reserve on an existing residential site where a residential dwelling which is to be retained and currently accesses the site via a single access.

- iii. The proposal site is zoned Large Lot Residential Zone in the Partly Operative District Plan. The proposal complies with the majority of the size and subdivision standards under the Plan. As discussed above the assessment of the proposal against the relevant assessment criteria and the Residential Design Guide concludes that the proposal will be compatible with the surrounding area and the amenity anticipated for the Large Lot Residential Zone. The subdivision will be a positive contribution to the area, by providing the opportunity for additional residential dwellings 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.
- v. The outbuilding on Proposed Lot 3 (Stage 1) and Lot 2 (Stage 2) is partially within the Waikato Riverbank and Gully Hazard Area and would restrict the future building footprint on the proposed lot. The removal of this outbuilding will provide a suitable lot for future large lot residential use.
- vi. Adherence to the design guidelines of the Infrastructure Technical Specifications and current best practice will provide a means for achieving good engineering solutions for the whole of the development.
- vii. The adoption of sound but innovative engineering solutions will help create a special character and unique ambience for the completed development.
- viii. A collaborative approach to engineering design will ensure best outcomes while balancing construction costs and ongoing maintenance requirements.
- ix. Agreed engineering solutions and the auditing of works will allow Council to confirm that the engineering aspects of the work have been satisfactorily completed.
- x. The application adequately demonstrates consideration of the NES. The relevant controls and restrictions as per NES requirements will apply at the time soil disturbance is undertaken on the site to ensure that the proposal meets the purpose of the NES.

ADVISORY NOTES

- 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 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.
- No works shall be undertaken within State Highway 26 without the prior approval of the New Zealand Transport Agency pursuant to Section 51 of the Government Roadings Powers Act 1989. A Traffic Management Plan and Consent to Work on the Highway shall

be submitted to and approved by the New Zealand Transport Agency at least seven working days prior to the commencement of any works on the state highway.

- As State Highway 26 is a Limited Access Road in this vicinity, an authorisation pursuant to Section 91 of the GRPA will be required for access onto the state highway. The consent holder will register this authorisation against the new titles for proposed Lots 1-4. Once resource consent has been granted, the consent holder should apply to the New Zealand Transport Agency.
- Works within the road reserve includes construction of the proposed new accessway to proposed Lot 4.
- No street tree shall be removed or damaged, and no works, storage of materials, cement/concrete washings and leaching of chemicals, trenching or alteration of soil grade shall occur within the dripline of any street tree. Approval from the Manager, Parks and Opens Spaces Unit, or nominee is required prior to any street tree removal or trimming.
- The off-site disposal of any potentially contaminated soil may qualify as a discharge of contaminants under the Waikato Regional Plan and therefore the applicant is advised to contact Waikato Regional Council to establish if the disposal/removal activity requires Resource consent.
- That pursuant to section 36 Resource Management Act 1991, the following fees and charges be paid:
 - Payment of additional Environmental Health fees for assessing consented reporting will be charged on a time-cost recovery basis in accordance with Hamilton City Council's Schedule of Fees and Charges, with adjustments coming into effect at the beginning of each financial year. The fees will be levied at the completion of the consent review process and will be payable to the Environmental Health Unit upon notification that compliance has been achieved.
- A register of all assets to be transferred to Council (e.g. reserves, roads, water, wastewater and stormwater infrastructure) and associated GST requirements shall be submitted to City Development Unit at the completion of works (ref Hamilton City Council form GST Requirement/Asset Register and Tax Invoice).
- All habitable rooms within buildings constructed at a later time that are to be used for noise sensitive activities, where the building line of that building is within 80m from State Highway 26, will need to be protected from traffic noise by ensuring they are designed and constructed to meet an indoor design sound level of 35dBA Leq(24hr) in bedrooms and 40dBA Leq(24hr) in all other habitable rooms. Where there are bedrooms and other habitable rooms with windows that can be opened, a positive supplementary source of fresh air ducted from outside will need to be provided that achieves a minimum ventilation as specified in Section G4 – Ventilation of the New Zealand Building Code 2011.

Note: Habitable room means any room that is part of a building, apart from those rooms used solely for the purposes of an entrance, passageway, toilet, bathroom, laundry, garage or storeroom.
- 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.
- The property addresses that shall apply for this site are as follows:

- Proposed Lot 1 shall be known as 1/136 State Highway 26, Hillcrest, Hamilton
- Proposed Lot 2 shall be known as 2/136 State Highway 26, Hillcrest, Hamilton
- Proposed Lot 3 shall be known as 136 State Highway 26, Hillcrest, Hamilton
- Proposed Lot 4 shall be known as 3/136 Stage Highway 26, Hillcrest, Hamilton

The above street numbering has been determined in accordance with the Australian/New Zealand Standard AS/NZS 4819:2011 Rural and urban addressing and must be adhered to.

- Development Contributions;
 - Based upon the details of this application, have been estimated at \$45,361.00 (incl. GST), with two in stage one and one in stage two.
 - Council reserves the right to re-calculate this estimate taking into account any changes in demand created by this consent after this estimate. The calculation is in accordance with the Development Contributions Policy applicable on the date of lodgement for the first consent relating to the development. A copy of the Development Contributions Policy is available on Council's website.
 - Development Contributions are not a condition of resource consent and are not subject to any rights of appeal within the RMA 1991.
 - You may pay the development contribution at any time after the consent is granted. You must pay the development contribution on the first of the following applications: Section 224 (c) certificate, service connection and/or code of compliance certificate. Should payment not be received when invoiced, Council may exercise its right in accordance with Section 208 of the Local Government Act 2002 to (i) prevent the commencement of resource consent (ii) withhold a service connection (iii) withhold a Section 224 (c) certificate (iv) withhold a code compliance certificate (v) and in each case register the charge on the land title in accordance with the Statutory Land Charges Registration Act 1928.

Objections:

Pursuant to section 357 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. If you do so, then:

- (a) A survey plan, pursuant to section 223 Resource Management Act 1991, may not be able to be approved, and/or
- (b) A completion certificate, pursuant to section 224 Resource Management Act 1991, may not be able to be issued until the objection or appeal is resolved.

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. If none of the circumstances contained in section 116 apply, this resource consent commences from the date of this letter.

Other Notes

1. A survey plan, to be lodged with the District Land Registrar, can (pursuant to section 223 Resource Management Act) be approved by Council (per the Planning Guidance Manager), and later, when the conditions of the consent have been met, an application may be made for a section 224 Certificate.

Yours faithfully



DEBRA STAN BARTON
PLANNING GUIDANCE MANAGER

For more information please contact:

Sam Le Heron

Council Offices

Garden Place, Hamilton

Phone: 07 959 9059

Fax: 07 838 6819

Email: sam.leheron@hcc.govt.nz



15258



Proposed Easement		
Purpose	Shown	Serv Ten, Dom Ten,
Right of Way	A	Lot 1 hereon Lot 2 hereon

Contours - Waikato Regional LIDAR Service 2007
(WLS 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
Open Space Zones (Maps 48A & 49A)
Total Area:
394.4m² (LLRZ)
6570m² (LLRZ)
Registered Owners: J.S.A. & M.J. Cameron

I, David Vernon McCracken,
Registered Professional Surveyor, do hereby certify that
this plan and the information shown on it were prepared
under the provisions of the Resource Management Act 1991
and should not be used for any other purpose.

Registered Professional Surveyor
Date: 28 Feb 2017

FINAL APPROVED
RESOURCE CONSENT PLANS
File # 011.2017.6362.001
Amendments 01/03/2017
Date of Consent / Date

Copyright: The copyright and technical 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.

Prepared for:
Proposed Subdivision of Pt. Lot 2 DP 9272
State Highway 26, Hamilton.

67 Norton Road
P.O. Box 19182, HAMILTON 3244
Phone: (07) 848 1093
Email: hm@mccrackensurveys.co.nz



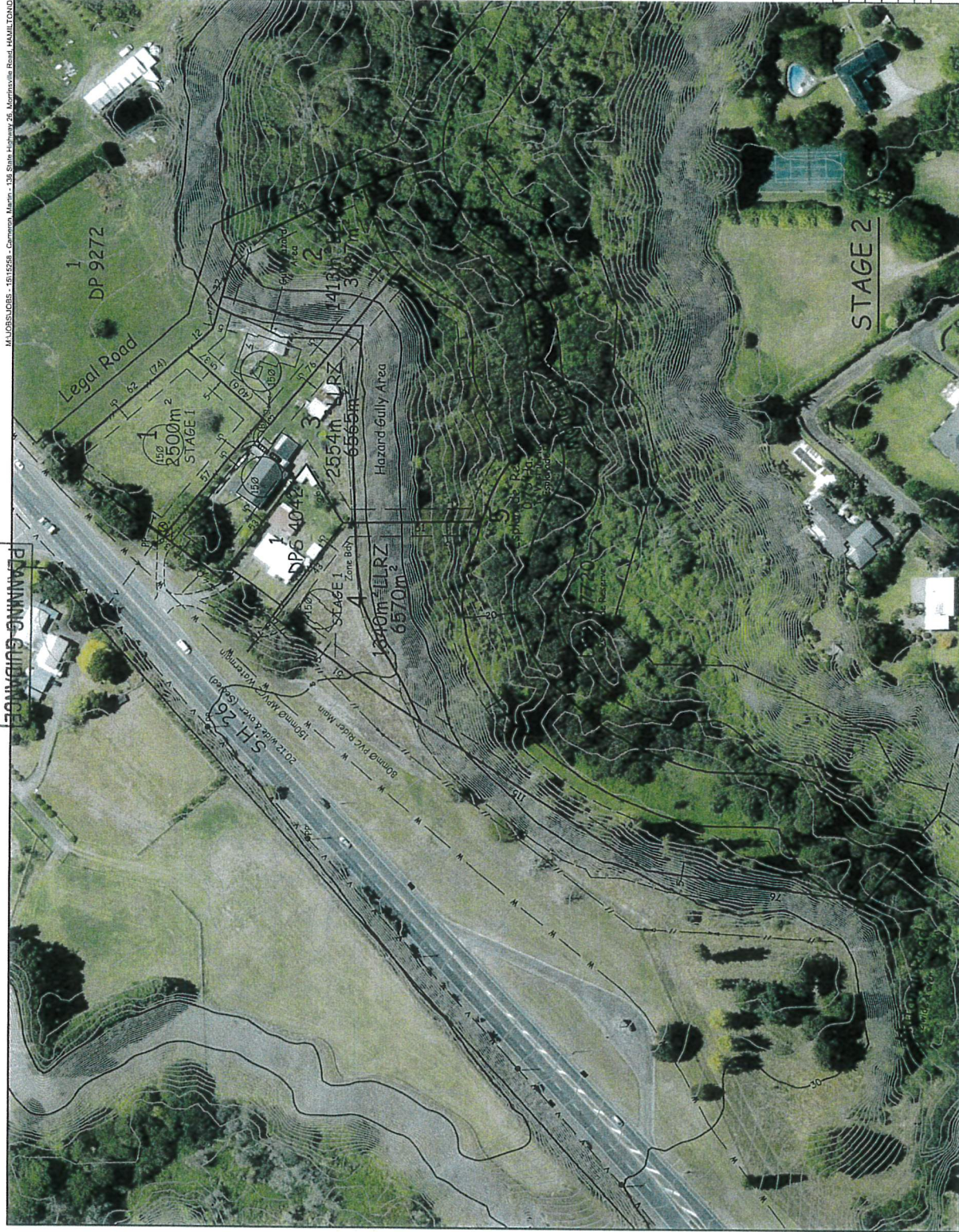
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Traced		Date:	September 2016	1:1000 A2	File Ref 15258

Prepared for:
M. Cameron
Sheet
1

TIME AM/PM

28 FEB 2017

PLANNING GUIDANCE



MCCracken Surveys - 1612258 - Cameron, Martin - 138, State Highway 26, Manukau Road, Hamilton 3200 (MCCracken Surveys Ltd) - 28 Feb 2017 10:40 a.m. - Stage 2

15258



Proposed Easement			
Purpose	Shown	Serv Ten.	Dom Ten.
Right of Way	A	Lot 3 hereon	Lot 1 hereon
Right of Way & Right To convey Water, Electricity, Gas, Computer Media & Telecommunications & right to Drain Water & Sewage.	A, B	Lot 3 hereon	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 Open Space Zones (Maps 48A & 49A)
Total Area: 2,7394 Ha
Comprised in: CFE 5421D/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 and should not be used for any other purpose.

Registered Professional Surveyor Date 28/2/17

FINAL APPROVED RESOURCE CONSENT PLANS

File # 011, 2017, 6362.01
Amendments

Activity Date 01/03/2017
Date of Consent

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Prepared for: M. Cameron				Sheet 2
Drawn JJ	Checked	Scales	Series of 3	
Traced	Date: September 2016	1:1000 A2	File Ref 15258	

Proposed Subdivision of Pt. Lot 2 DP 9272
State Highway 26, Hamilton.

67 Norton Road
P.O. Box 19182, HAMILTON 3244
Phone: (07) 848 1093
Email: info@mccrackensurveys.co.nz

