

# LAND INFORMATION MEMORANDUM

LIM REPORT

[lims@hcc.govt.nz](mailto:lims@hcc.govt.nz)



## Information in a LIM includes:

### Building Consents Licenses and Requisitions

- Building Permits/Consents issued on the property.
- Any outstanding works, Code Compliance Certificates for consents issued since 1993.
- If a compliance schedule has been issued for the building and when the related Warrant of Fitness expires.
- Any other notice, order, or requisition affecting the land or any building on the land previously issued by Council.
- The status of the land in relation to the contamination of soil by hazardous substances.
- Whether the property has a licence relating to the sale of food, the sale of liquor or other licence (under Health Act 1956).

### Rates

- Current rating valuation.
- Annual rates levy.
- Penalties charged during the year.
- Outstanding amounts for current instalment period.
- Rates arrears.
- Water charges (commercial only).

### District Plan information

- Zoning of the property as defined by Operative and/or Proposed District Plans.
- Environmental Protection Overlay.
- Whether the site is listed as a Heritage Item, Heritage Precinct or Archaeological, Historic or Cultural.
- Registered historic and notable trees on the site.
- All Resource Consents approved in relation to property.
- Notified Resource Consents in process at the subject site and adjoining properties.

### Public works

- Any proposed public works that may directly affect the property, where it is known.

### Drainage/water

- Information on public stormwater and wastewater pipelines on the property as shown on Council's log plans.
- Water toby location.

### Special features

- Such as erosion, subsidence, filling, flooding avulsion, falling debris, slippage, alluvion, or inundation and soil report in relation to the property, where Council has such information available.

## Information NOT included in a LIM

- For information in relation to State Highways please contact New Zealand Transport Agency.
- Plans for and/or activities for any parks and/or reserves in the vicinity of the property – contact the Parks and Open Spaces Unit on 07 838 6622.
- Hamilton City Council does not hold any information concerning electricity and gas and telephone connections. Information may be obtained from the relevant companies.
- Non-notified Resource Consent applications in process on the subject site.
- Any decisions on adjacent property.



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<b>Property Address:</b>	7 East Street Hamilton
<b>Legal Description:</b>	Lot 7 DP 16306
<b>Applicant:</b>	Lugtons Real Estate
<b>Client:</b>	Bridget Anne Wells and Nicolas John Russell Wells
<b>Date of Issue:</b>	20 November 2024

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Thank you for your application for a Land Information Memorandum on the above property. This report is a result of a detailed clerical search of Hamilton City Council's records.

Please note, no physical inspections have been carried out in relation to your request. If you require a physical inspection of the property, you will need to obtain the services of a qualified person from the private sector.

The information contained in this report is given without prejudice and is valid at the date of issue only. Hamilton City Council reserves the right to serve requisitions at any time should the need become apparent.

**Customer Services - LIMs**  
**260 Anglesea Street, Hamilton**  
**Phone 07 838 6699**  
**Email: [lims2@hcc.govt.nz](mailto:lims2@hcc.govt.nz)**

**PLEASE NOTE:**

*This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the relevant information relating to the land held by Council. It is based on a search of Council's property records and there may be other information relating to the land which has not been specifically recorded against this property or known to the researcher. Other organisations may hold information relevant to this property, for example Waikato Regional Council and network utilities companies for electricity, gas and telephone information.*

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## City Waters Information

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**Public Water & Waste Services:** A water connection is showing as serving the property.

The water supply is logged as being 7.1 m from the Right hand boundary.

A stormwater connection is shown on the log plan as serving the property.

A wastewater connection is shown on the log plan as serving the property.

A public sanitary sewer pipeline is shown as passing through the property. Conditions will be imposed on any building consent, including the approval of Water and Waste Services, which shows building over or adjacent to the pipeline. Note: No building is permitted to be constructed over a Hamilton City Council manhole or over a connection to the public main. Further, Council has no record of the trench compaction for the public pipeline within the property. It is advised that an investigation of the trench backfill, by a suitably qualified engineer, be undertaken prior to foundation design for any structure over or adjacent to the pipeline.

**Refuse Collection Day:** Monday.

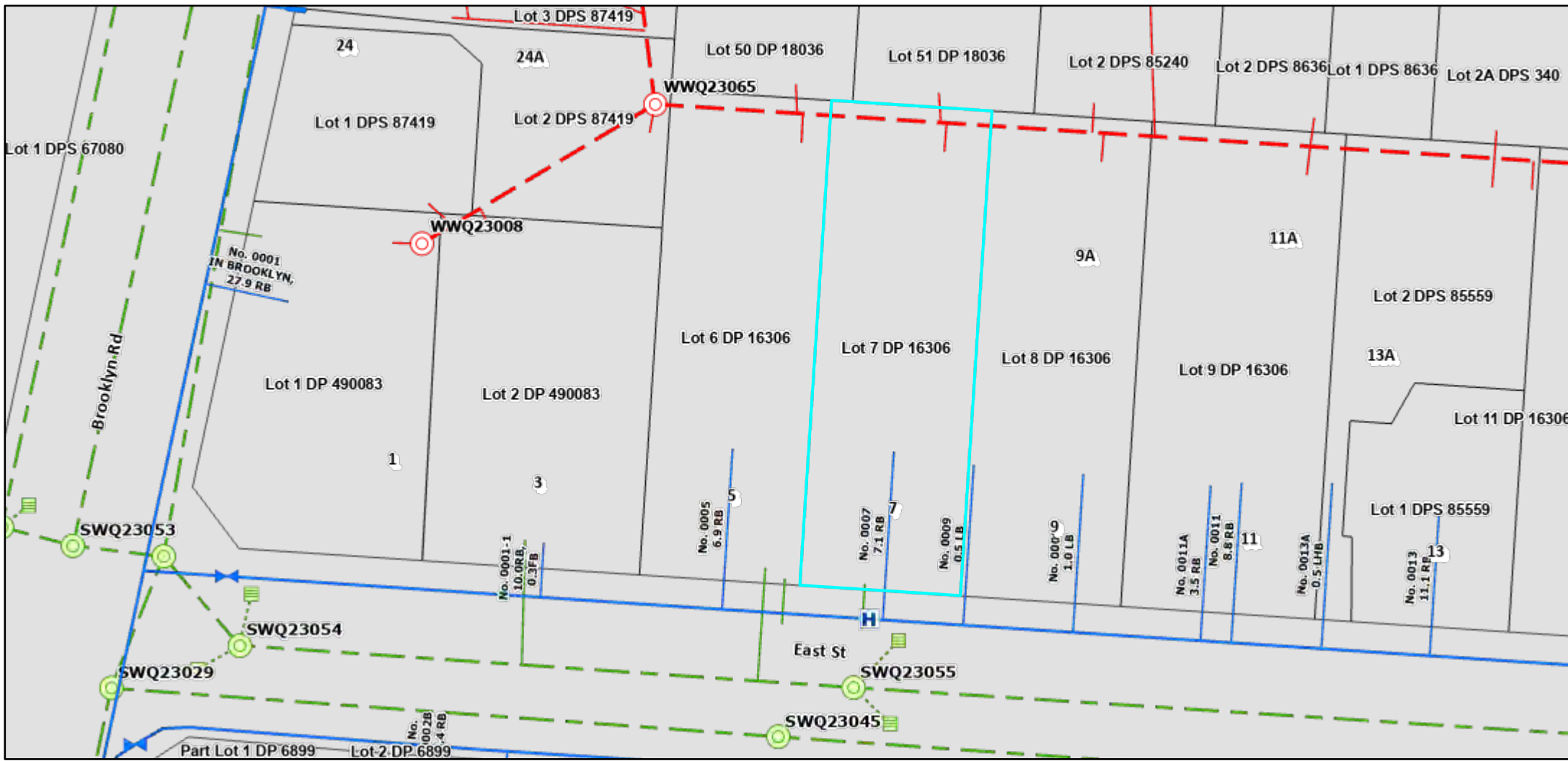
**Trade Waste:** No information in relation to the discharge of Trade Waste are currently held in respect to this property/business premises.

**Inundation/Flooding:** Flood data relevant to this property is shown on the map. This flood data is the best available information Council holds for this property at this time.

People with an interest in the property should note the limitations below and obtain independent advice from a suitably qualified professional as to the suitability of the land for their purposes.

Our flood mapping information is updated from time to time and these updates can be found on the Floodviewer tool <http://hamilton.govt.nz/floodviewer>, along with other flood types and rainfall scenarios, full definitions of these flood types, and supporting information.

Our flood data is based on models that vary in age and levels of accuracy, which means the current data may have some limitations that affect its suitability for use for building or development design.



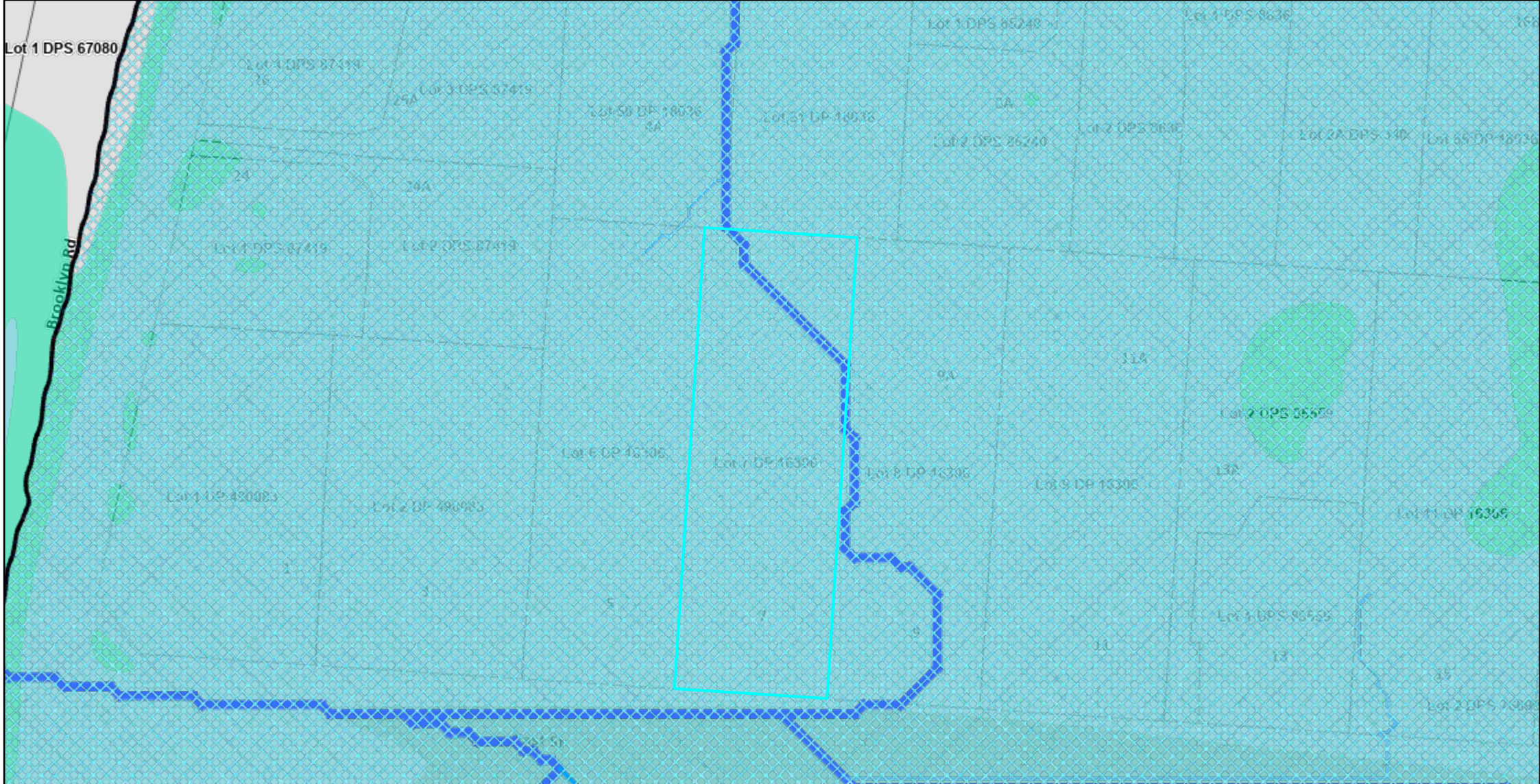
Water Services			Wastewater Services			Stormwater Services		

# 3 Waters - 7 East Street











WARNING: Levels, locations and dimensions of works shown on this plan may not be accurate due to circumstances not notified to Council. A physical check should be made on all levels, locations and dimensions before starting design or works. We cannot guarantee that the data shown on this map is 100% correct. | Contact City Waters Unit, phone (07) 838 6699. COPYRIGHT HAMILTON CITY COUNCIL. Cadastral information from Land Information New Zealand. Crown Copyright Reserved.







Flood Map - 7 East Street

-  Flood Depressions 100yr Rainfall
-  Earthworks Area
- 100-year Flood Hazard**
-  Low
-  Medium
-  High
-  100-year Flood Extent
- Overland Flowpaths 2019 - Category**
-  Major
-  Moderate
-  Minor
-  No Flood Data Mask

Flood data relevant to this property is shown on the map. This flood data is the best available information Council holds for this property at this time. People with an interest in the property should note the limitations below and obtain independent advice from a suitably qualified professional as to the suitability of the land for their purposes. Our flood mapping information is updated from time to time and these updates can be found on the Floodviewer tool ([hamilton.govt.nz/floodviewer](http://hamilton.govt.nz/floodviewer)), along with other flood types and rainfall scenarios, full definitions of these flood types, and supporting information. Our flood data is based on models that vary in age and levels of accuracy, which means the current data may have some limitations that affect its suitability for use for building or development design. Properties in an earthworks area may have had changes made to the land after flood modelling was completed, which means the mapped flood hazards and extents may differ from what is shown.





Properties in an earthworks area may have had changes made to the land after flood modelling was completed, which means the mapped flood hazards and extents may differ from what is shown.

Prospective purchasers should note the limitations disclosed above and obtain independent advice from a suitably qualified professional as to the suitability of the land for their purposes.

**Special Features:** None recorded for this property (Information on slips etc)

**Please Note:** Levels, locations and dimensions of drainage/water works shown on plans may not be accurate, due to circumstances not notified to Council. A physical check should be made on all levels, locations and dimensions before starting design or works.

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## Building Information

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With effect from 31<sup>st</sup> March 2005 Section 363 of the Building Act 2004 makes it an offence, in respect of any building intended for public use, to use or permit a person to use any part of that building that is affected by building work for which no building consent was obtained, or where a building consent was obtained, but no code compliance certificate was issued.

### Building Permits/Drainage Permits on File:

Year	Number	Description	Issued
1984	95159	Re-pile Dwelling	16/04/1984

### Building Consents on File:

Year	Number	Description	Issued	Code Compliance Certificate
1997	1803	Alter Kitchen, Dining and Bedroom	12/08/1997	Not issued
2004	10573	New Carport and Dwelling Alterations and Additions	21/09/2004	23/03/2005
2005	12983	Changing garage to a personal gym.	1/09/2005	26/06/2008

Plumbing and drainage is incorporated in the above consent.

*Please Note: Building, Plumbing and Drainage Permits prior to 1993 will not have been issued with a Code Compliance Certificate, as this requirement did not come into effect until 1993.*

**Building Consents issued by Private Certifier:** None recorded for this property.

**Building Exemptions on file:** None recorded for this property.

**Certificate of Acceptance on file:** None recorded for this property.

**Notices and Requisitions:** None recorded for this property.




**Code Compliance Certificate**  
**No 2004/10573**  
Section 35, Building Act 1991Issued by Hamilton City Council  
Building Consent ref: 2004/10573  
Historic ref:Date: 23 March 2005  
Applicant: Andrew Buchanan-Smart  
Mailing Address: 5 East Street  
HAMILTON 2001

Application Lodged: 03/09/2004

**Project:**  
Application Description: Kitchen/dining addition and new garage  
Intended Use: Detached Dwelling - Live As A Family  
Work Type: Additions/Extensions  
Intended Life: >50 years  
Value of Work: \$200000**Property:**  
Address: 7 East Street HAMILTON 2001  
Property Reference: LOT: 7 DP: 16306

This is:

- A final code compliance certificate issued in respect of the building work under the above building consent.
- An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- This Certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No. 2004/10573" (being this certificate)

Signed for and on behalf of the Hamilton City Council: **PETER MARTENS**  
NZCB  
BUILDING INSPECTOR  
CO-ORDINATOR

Name:

23/3/2005

Position: Authorised Officer

Building Control Unit

**Code Compliance Certificate**  
**No 2005/12983**  
Section 95, Building Act 2004



Te kaunihera o Kirikiriroa

Private Bag 3010  
Hamilton 3240  
New Zealand

Phone 07 838 6699  
Fax 07 838 6599

info@hcc.govt.nz  
www.hamilton.co.nz

**Issued by Hamilton City Council**  
**Building Consent ref:** 2005/12983  
**Historic ref:**

**Date:** 26 June 2008  
**Applicant:** Opus Trust  
**Mailing Address:** P O Box 320  
HAMILTON 2015

**Application Lodged:** 05/07/2005

**Project:**  
**Application Description:** Changing garage to a personal gym.  
**Intended Use:** Intermittent Occupation - Light Fire  
**Work Type:** Alteration/Repairs  
**Intended Life:** >50 years  
**Value of Work:** \$10000

**Property:**  
**Address:** 7 East Street HAMILTON 2001  
**Property Reference:** Lot 7 DP 16306

This is:

- (x) A final code compliance certificate issued in respect of the building work under the above building consent.
- ( ) This Certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No. 2005/12983" (being this certificate)

Signed for and on behalf of the Hamilton City Council: *[Signature]*

**PETER MARTENS**  
**NZCB**  
Name: **BUILDING INSPECTOR**..... 26.6.08  
**CO-ORDINATOR**  
Position: Authorised Officer

Building Control Unit

Building

**Information provided to Council under section 362T(2) of the Building Act 2004:**

None recorded for this property.

**Information held under Section 124 of the Weathertight Homes Resolution Services Act 2006:**

None recorded for this property.

**General Information:** Please refer to Building Consent 2009/1127, no Code Compliance Certificate issued.

**Record of Fill:** None recorded for this property.

**Legal File / Bonds / Encumbrances:** None recorded for this property.

**Earthquake Risk:** None recorded for this property.

**Wind Zone:** Low.

**Swimming Pool:** None recorded for this property.

**Building Warrant of Fitness:** Not applicable to residential properties.

***Important to Note:***

In line with Local Government Official Information and Meetings Act 1987 as of October 2015, we no longer included building consent or building/drainage permit plans within the LIM report. If you require more information, please contact Customer Services Centre at Hamilton City Council.

Prior to the Building Act 1991, Council was not required to keep detailed records for building permits issued. As such, limited information is held and, in some cases, we are unable to identify building permits for particular properties.

The information provided in this application is in accordance with Section 44A (2) of the Local Government Official Information and Meetings Act 1987 (LGOIMA). In addition, Hamilton City Council informs the applicant that historic information (limited to basic consent details- no plans held) may, or may not, be contained in the 'Historic Building Register'. These registers have been archived at the Central Library (Garden Place) and are open for inspection in accordance with sec. 15 (1) (a) of the LGOIMA 1987.



**If work has been carried out without a building consent:**

With the introduction of the Building Act 2004, the service of providing what has been commonly known as “Safe and Sanitary” inspection has been discontinued. There is no longer the ability to make an application to Council for this service.

The Building Act 2004 allows for any person to apply for a “Certificate of Acceptance” for any work that has been completed without a building consent. This is however only applicable to work carried out after the inception of the Building Act 1991 (1 July 1992). A “Certificate of Acceptance” must be applied for on the appropriate form.

For any work completed without a building consent and prior to 1 July 1992 there is no process available through Council for acceptance or qualification of this work. Where such building work is the subject of a condition for a building report in a sale and purchase agreement, then you will need to obtain the services of a qualified person from the private sector.

Council is bound by the Building Act 2004 and has a role to ensure the health and safety of the public with regard to buildings is always maintained. If you are aware of a situation that you believe compromises the health and safety of building users, then you need to refer the matter to Council at the earliest date.

For access to forms and further information, please visit our website: [www.buildwaikato.co.nz](http://www.buildwaikato.co.nz)

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# Planning Guidance Information

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## **1.0 Status of District Plans:**

### **Status of Hamilton City Operative District Plan**

- The Hamilton City District Plan became operative on 18 October 2017.

### **Where to find the District Plans**

To view the Hamilton City District Plan and Planning Maps on line go to <http://www.hamilton.govt.nz/operativedistrictplan>

### **Plan Change 12**

Plan Change 12 was publicly notified on 19 August 2022 with submissions closing on 30 September 2022. It is anticipated hearings will start late 2024 with changes finalised by early 2025.

Please note this property is affected by Plan Change 12- Enabling Housing.

Key elements of this Plan Change include:

- Changes to zoning, residential densities, and site and building controls across the city.
- Introduction of controls to protect the Waikato River including use of an infrastructure overlay.
- Green policies around permeable surfaces, landscaping, rainwater tanks, stormwater management, and water efficiency fixtures.
- Changes to reflect more transport choice including cycling, walking and public transport.
- Introduction of financial contributions.

Some of the provisions have immediate legal effect. More details can be found at <https://hamilton.govt.nz/property-rates-and-building/district-plan/plan-changes/plan-change-12/>

For further information please contact the Planning Guidance Unit on 07 838 6699

## **2.0 District Plan details applicable to this property:**

### **Operative District Plan:**

**Zone:** General Residential Zone

#### **Features:**

- Significant Archaeological, Historic and Cultural Sites: None recorded for this property
- Natural Environment: None recorded for this property
- Electricity Transmission Corridors: None recorded for this property
- Natural Hazard Area: None recorded for this property
- Airport Protection Overlay: None recorded for this property
- Areas: None recorded for this property
- Other Features: None recorded for this property
- Designations on this Property: None recorded for this property
- Alterations to Designations and Notices of Requirement for this property: None recorded for this property

For further information regarding Alterations to Existing Designations, and Notices of Requirement for new Designations please contact the Planning Guidance Unit on 838 6699.

## **3.0 Resource Consents in regard to this property:**

### **Resource Consents currently In Progress for this Property:**

None recorded for this property

### **Resource Consents granted for this Property:**

<b>File</b>	<b>Date of approval</b>	<b>Description</b>
10.2004.14060.001	28/07/2004	Garage exceeding 33% of road frontage

Copies attached

## **4.0 Active complaints in relation to this property:**

None recorded for this property

## **5.0 Heritage New Zealand registered items in relation to this property:**

Heritage New Zealand Register Number

Description of Item: None recorded for this property



26 July 2004

Rob Macek Design  
49 Arthur Road Tephav  
Hamilton**LAND USE RESOURCE CONSENT: 37/1/2676****TO CONSTRUCT A DWELLING WITHIN THE 3M FRONT SETBACK WHICH EXCEEDS  
33% OF THE LENGTH OF THE FRONT BOUNDARY AT 7 EAST STREET,  
HAMILTON**

I wish to advise that consent for the above-mentioned application was granted under delegated authority and subject to the following conditions being completed to the satisfaction of Council:

*That pursuant to the provisions of Sections 19, 94 and 104C of the Resource Management Act 1991, and the Hamilton City Proposed District Plan (References Version), Council **grants consent** to the application (being a Resource Consent No. 37/1/2676 submitted by Sue and Andrew Buchanan (Opus Trust).*

- *Under the Proposed District Plan construct an accessory building (garage) within the front setback which exceeds the maximum permitted length in the Residential Zone (assessed as a Restricted Discretionary Activity).*

*Situated on Lot 7 DP 16306 at 7 East Street, Hamilton, subject to the following condition:*

1. *That the development be in general accordance with the plans and information submitted with the application received on 15 July 2004.*

***Reasons for the Decision*****Objectives and Policies**

- a. *Subject to the above conditions, the proposal is not contrary to the relevant objectives and policies of the Hamilton City Proposed District Plan (Reference Version).*

**Resource Management Amendment Act 2003**

- b. *This resource consent application was received by Council after 1 August 2003 and has therefore been assessed exclusively under the provisions of the Proposed District Plan (References version) in accordance with the requirements of the Resource Management Amendment Act 2003.*

### Non-notification

- c. Pursuant to section 94 of the Resource Management Act 1991 the application has not been publicly notified as the adverse effects of the proposal will be minor and all parties that are considered to be potentially adversely affected by the granting of this consent, have provided written consent. These factors enabled the application to be processed without public notification.

### Front yard encroachment of the 33% rule

- d. Dispensation to exceed the maximum building length for buildings within the front setback by 2.6m is given, as 2.3m of this encroachment is eave/portico. Therefore the bulk of this encroachment is eave. Only .3m of the encroachment is solid wall. This particular layout creates more open space compared with what is entitled to under the Proposed District Plan. The proposed building is of a similar scale and design to the surrounding neighbourhood. This will ensure that the open space of the area will be maintained and will not create building clutter on the subject site

### Advisory Notes

- That compliance in all other respects with Council Bylaws, all relevant Acts, Regulations, and rules of law be met.
- A Building Consent may be required before giving effect to this Resource Consent. Please contact Council's Building Unit on 838 6685 for information on Building Consent matters.
- Because of requirements under the Building Act 1991, it is possible that Council will request individual soil reports (by a registered geotechnical engineer) with building consent applications for any building works on the site. Please contact Council's Building Unit on 838 6685 for information on Building Consent matters.
- All construction noise shall comply with the provisions of New Standard NZS 6803P:1984 "The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work" and shall be measured and assessed in accordance with NZS6803P: 1984. Please further note that this New Zealand Standard restricts the noisy activities to the hours of 7.30am - 6.00 pm Monday to Saturday, excluding public holidays. For all day on Sundays and Public Holidays, and at night (defined as after 8pm weekdays, after 6pm Sat) any noisy activities are effectively prohibited.
- 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).

### 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.



- Please note, if you do not intend to object to the consent or any of the conditions of consent, you may complete a Declaration Form (PG C9), return it to the Planning Guidance Unit, and have the planning aspect of your building consent approved prior to the 15 working day objection period expiring.

### Compliance and Monitoring

This resource consent allows the land use to be carried out at the site specified in the consent, provided the conditions of the consent are met. Under section 35 of the Resource Management Act 1991, Council will monitor and enforce compliance with resource consents it has granted.

Pursuant to section 127 of the Resource Management Act 1991, consent conditions may be amended or cancelled on application to Council if there has been a change in circumstances making the conditions unnecessary or inappropriate.

### Lapse of Consent

This resource consent lapses on the expiry of **five years** after the date of this letter, unless the consent is given effect to by the end of that period. To give effect to this consent, the activity allowed by this consent must be established and the conditions contained in this consent complied with. Please note that there must be compliance with all of the consent conditions once the land use has been established.

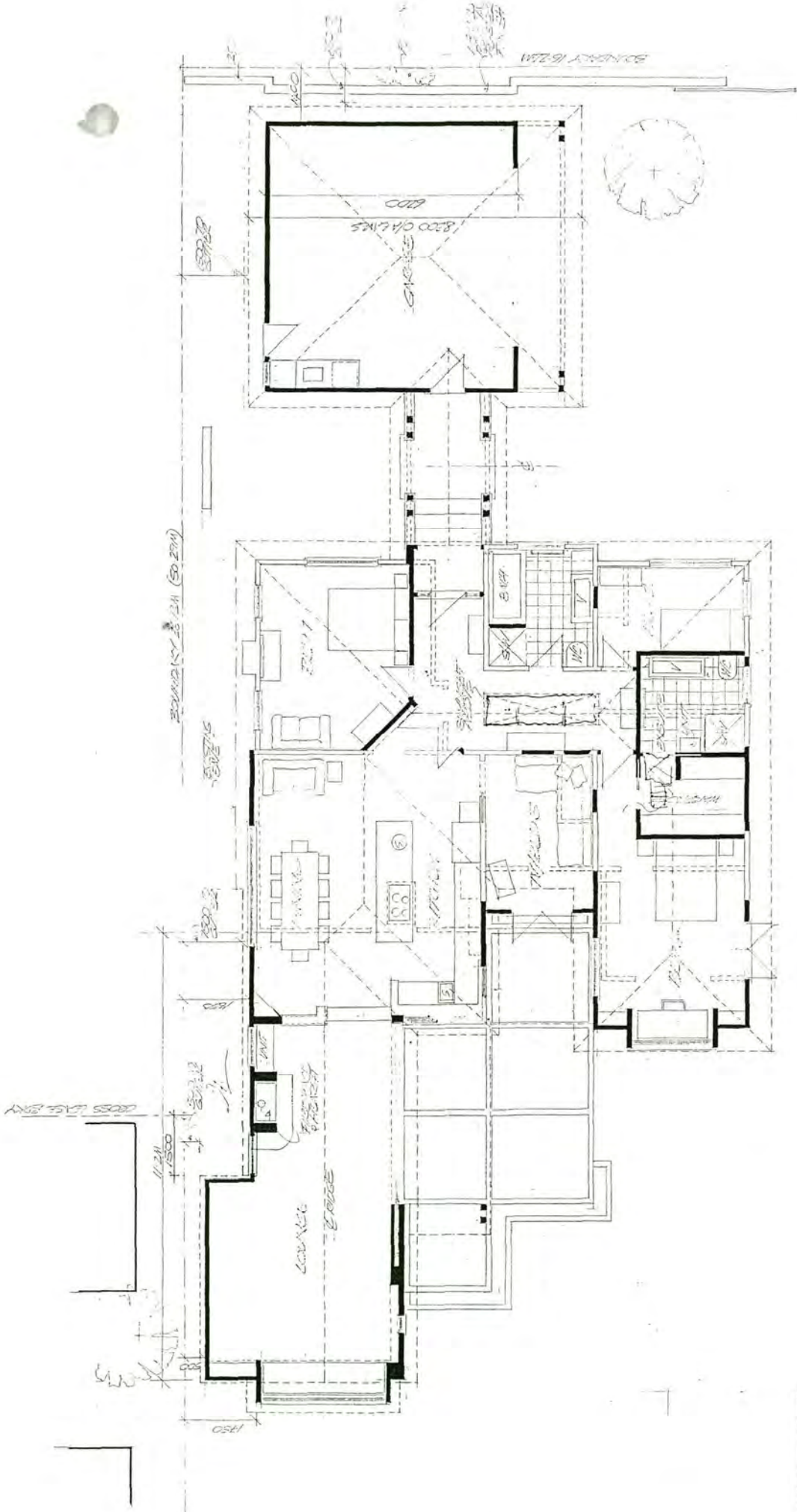
Yours faithfully



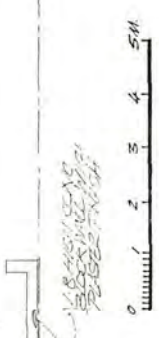
GULAB BILIMORIA  
PLANNING GUIDANCE MANAGER



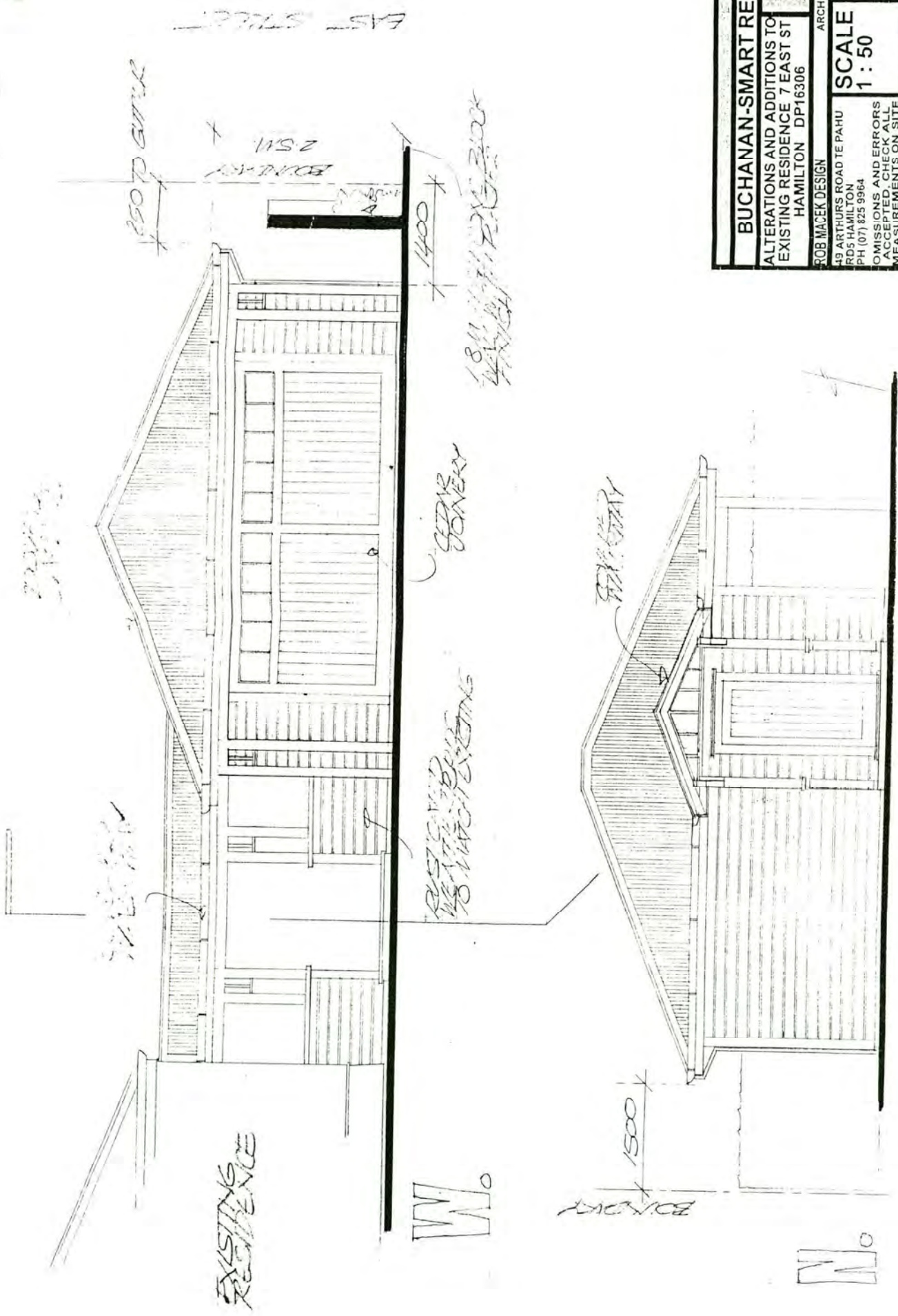




*Handwritten notes:*  
 n/14/12  
 Buchanan-Smart

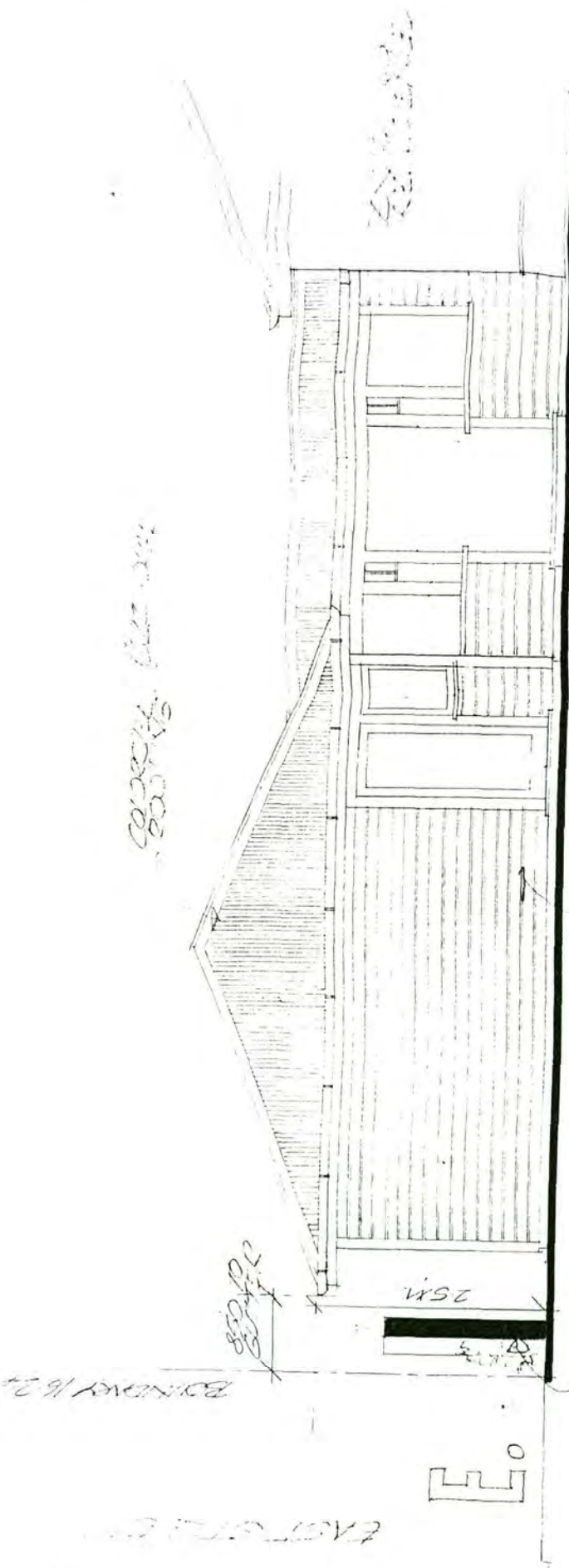






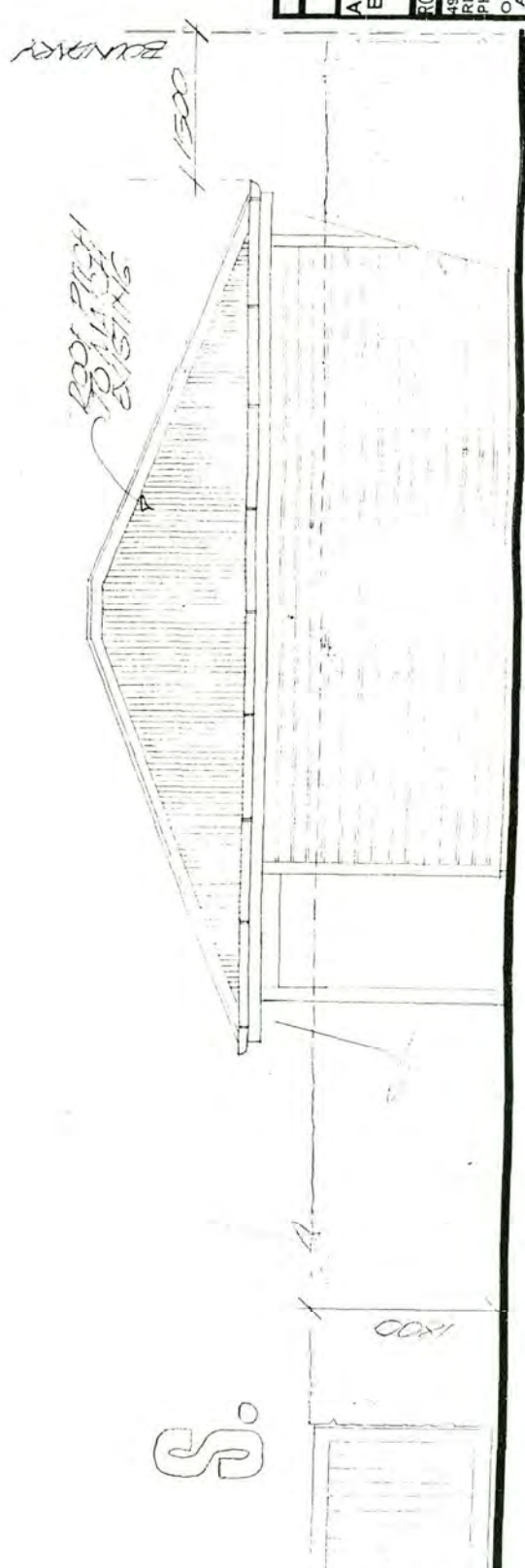
<b>BUCHANAN-SMART RESIDENCE</b>	
ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE 7 EAST ST HAMILTON DP16306	
ARCHITECTURE: LANDSCAPE	
ROB MAKEK DESIGN 49 ARTHURS ROAD TE PAHU RD5 HAMILTON PH (07) 825 9964	<b>SCALE</b> 1 : 50
COMMISSIONS AND ERRORS ACCEPTED CHECK ALL MEASUREMENTS ON SITE	
<b>SHEET 2</b>	
<b>GARAGE W. AND N. ELEVATION</b>	





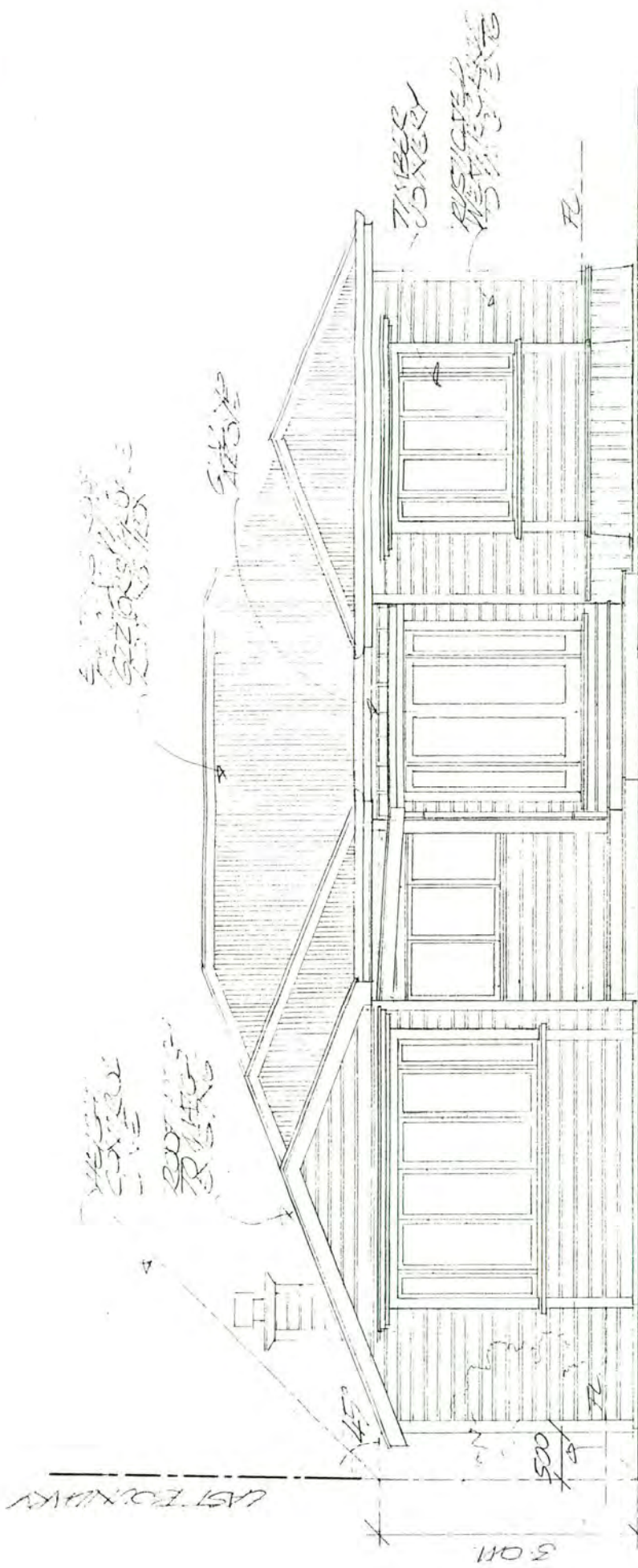
EXISTING ROOF TO BE REPLACED WITH SHINGLES

BOUNDARY 16.2m



ROOF PITCH TO MATCH EXISTING

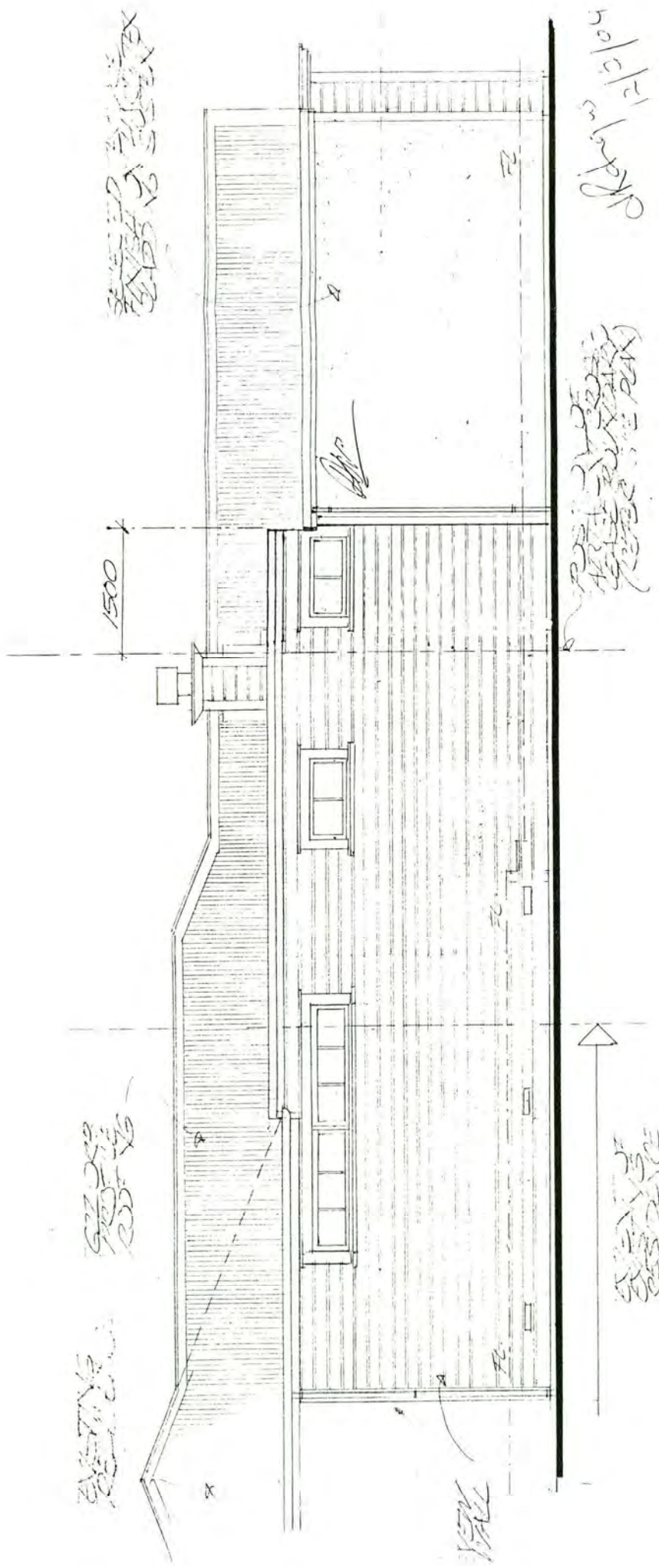
<b>BUCHANAN-SMART RESIDENCE</b>	
ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE 7 EAST ST HAMILTON DP16306	
ROB MACEK DESIGN ARCHITECTURE: LANDSCAPE	
49 ARTHURS ROAD TE PAHU RDS HAMILTON PH (07) 825 9964	<b>SCALE SHEET</b>
OMISSIONS AND ERRORS ACCEPTED, CHECK ALL MEASUREMENTS ON SITE	<b>1 : 50</b>
<b>3</b>	
<b>GARAGE E. AND S. ELEVATION</b>	



NORTH ELEVATION  
SCALE 1:50

<b>BUCHANAN-SMART RESIDENCE</b>	
ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE 7 EAST ST HAMILTON DP16306	
ARCHITECTURE: LANDSCAPE	SCALE SHEET
ROB MACEK DESIGN	1:50
49 ARTHURS ROAD TE PAHU RDS HAMILTON PH (07) 825 9964	4
OMISSIONS AND ERRORS ACCEPTED. CHECK ALL MEASUREMENTS ON SITE	
HOUSE NORTH ELEVATION	
REV 17/02	



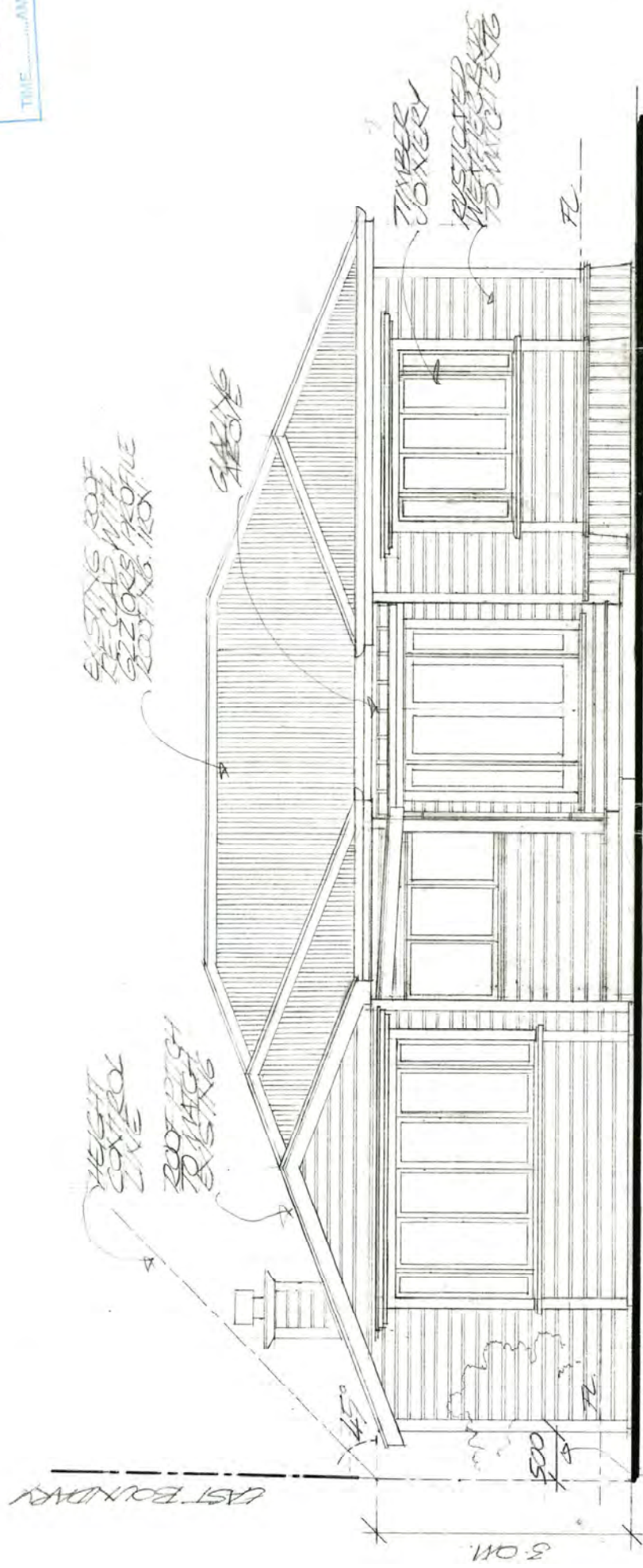


**EAST ELEVATION**  
SCALE 1:50

<b>BUCHANAN-SMART RESIDENCE</b>	
ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE 7 EAST ST HAMILTON DP-16306	
ROB MACEK DESIGN	ARCHITECTURE: LANDSCAPE
49 ARTHURS ROAD TE PAHU RDS HAMILTON PH (07) 825 9964	SCALE 1:50
OMISSIONS AND ERRORS ACCEPTED. CHECK ALL MEASUREMENTS ON SITE	
<b>HOUSE EAST ELEVATION</b>	
REV 1/10/04	

**SHEET 6**

PLANNING GUIDANCE  
 15 JUL 2004  
 TIME .....AM/PM

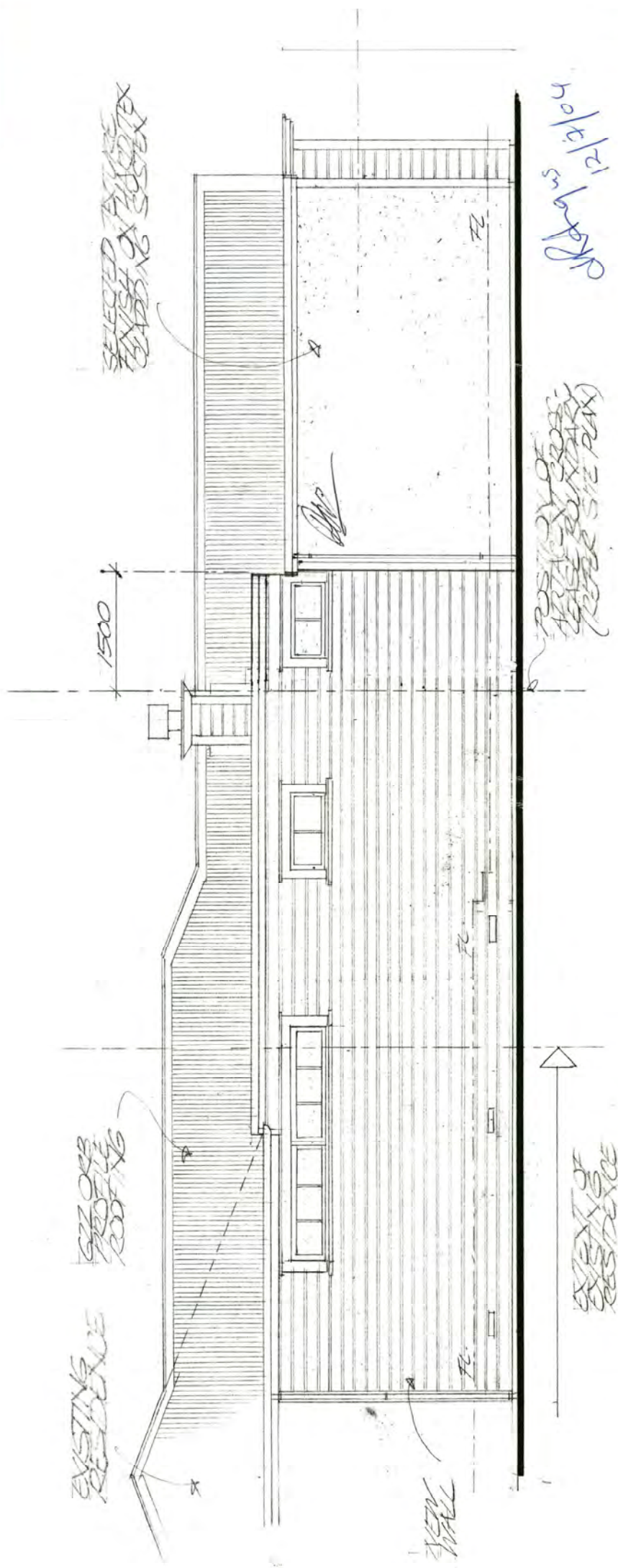


NORTH ELEVATION  
 SCALE 1/20

<b>BUCHANAN-SMART RESIDENCE</b>	
ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE 7 EAST ST HAMILTON DP16306	
ROB MACEK DESIGN	ARCHITECTURE: LANDSCAPE
49 ARTHURS ROAD TE PAHU RD5 HAMILTON PH (07) 825 9864	SCALE <b>1 : 50</b>
OMISSIONS AND ERRORS ACCEPTED. CHECK ALL MEASUREMENTS ON SITE	
<b>SHEET 4</b>	
<b>HOUSE NORTH ELEVATION</b>	
REV 1/10/04	



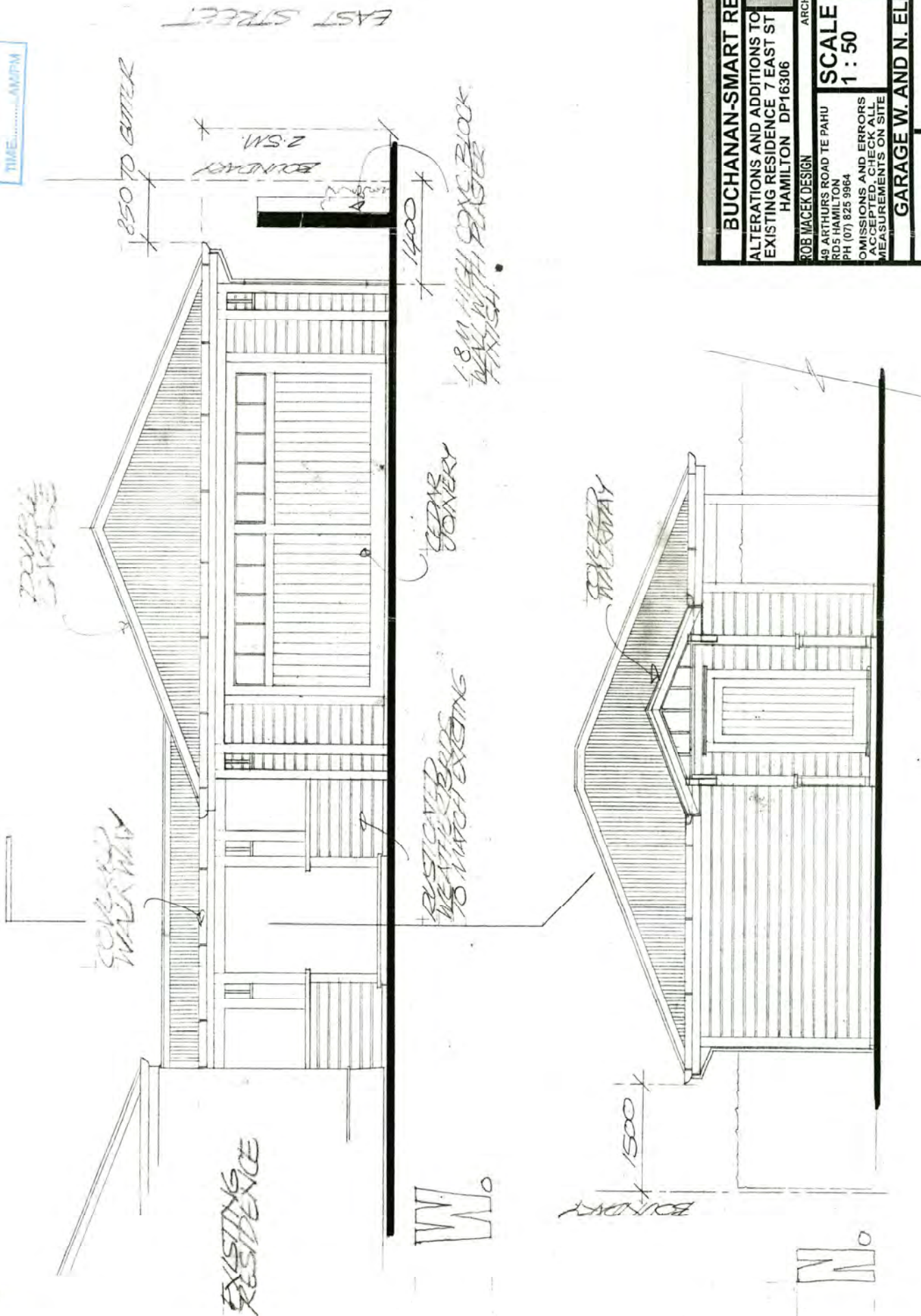
PLANNING GUIDANCE  
 15 JUL 2004  
 TIME.....AM/PM



**EAST ELEVATION**  
 SCALE 1:50

<b>BUCHANAN-SMART RESIDENCE</b>	
ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE 7 EAST ST HAMILTON DP16306	
ROB MACEK DESIGN 49 ARTHURS ROAD TE PAHU 805 HAMILTON PH (07) 825 9864	ARCHITECTURE: LANDSCAPE
SCALE <b>1 : 50</b>	SHEET <b>6</b>
HOUSE EAST ELEVATION	
REV 1/10/04	

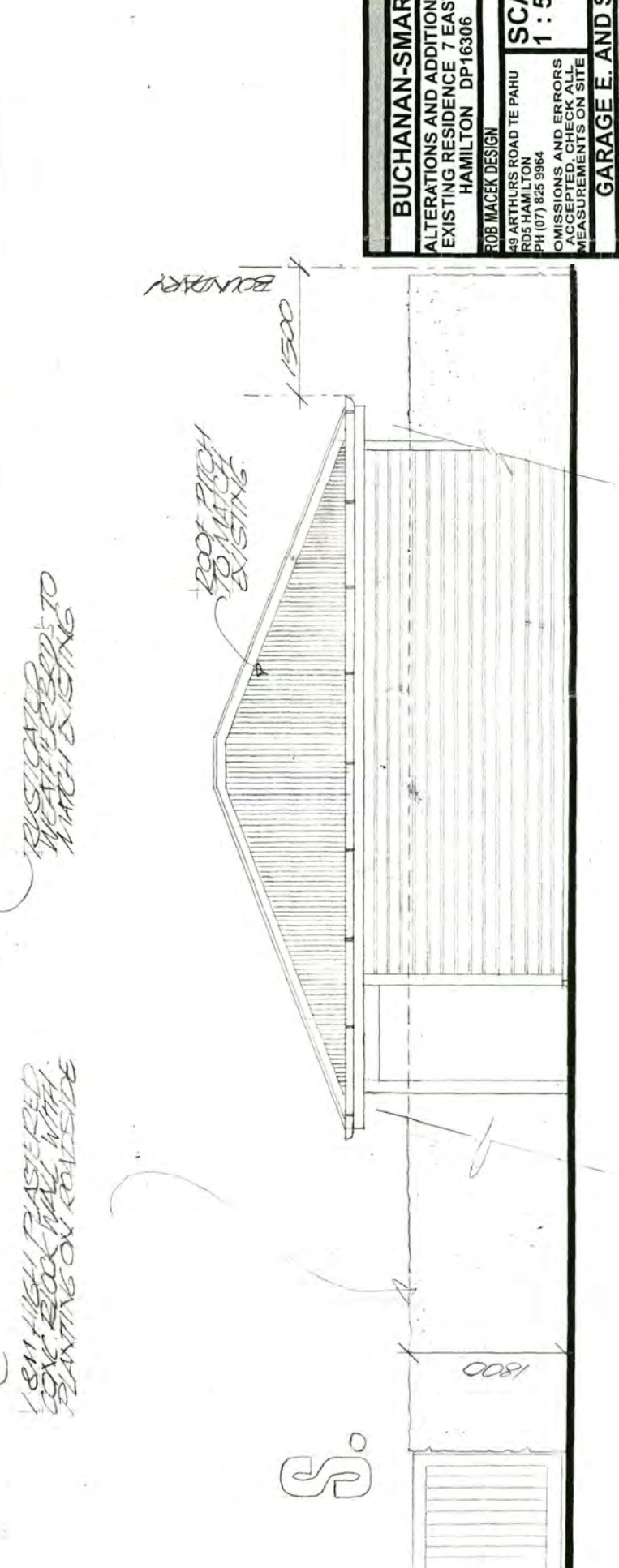
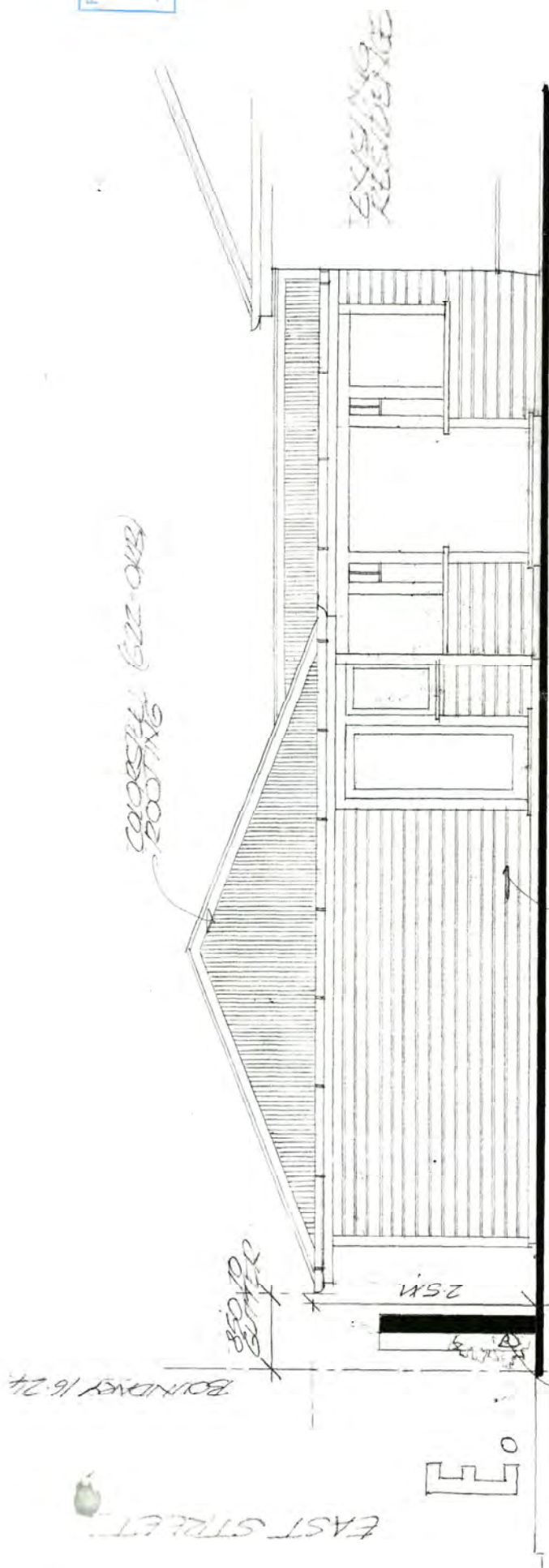
PLANNING GUIDANCE  
 15 JUL 2004  
 TIME.....AM/PM



<b>BUCHANAN-SMART RESIDENCE</b>	
ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE 7 EAST ST HAMILTON DP16306	
ARCHITECTURE: LANDSCAPE	<b>SCALE SHEET</b>
ROB WACEK DESIGN 49 ARTHURS ROAD TE PAHU RD5 HAMILTON PH (07) 825 9964	<b>1 : 50</b>
OMISSIONS AND ERRORS ACCEPTED. CHECK ALL MEASUREMENTS ON SITE	
<b>2</b>	
<b>GARAGE W. AND N. ELEVATION</b>	



PLANNING GUIDANCE  
 15 JULI 2004  
 TIME.....AM/PM



<b>BUCHANAN-SMART RESIDENCE</b>	
ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE 7 EAST ST HAMILTON DP16306	
ROB MACEK DESIGN 49 ARTHURS ROAD TE PAHU RD5 HAMILTON PH (07) 825 9964	ARCHITECTURE: LANDSCAPE
<b>SCALE</b> 1 : 50	<b>SHEET</b> 3
OMISSIONS AND ERRORS ACCEPTED. CHECK ALL MEASUREMENTS ON SITE	
<b>GARAGE E. AND S. ELEVATION</b>	

## **6.0 Information on land adjoining this property**

### **Designations Adjoining this Property:**

#### **Existing Designations adjoining this property:**

Operative District Plan: None recorded for this property

#### **Alterations to Designations and Notices of Requirement adjoining this property:**

Operative District Plan: None recorded for this property

For further information regarding Alterations to Existing Designations, and Notices of Requirement for new Designations please contact the City Planning Unit on 838 6699.

### **Notified Resource Consents currently in progress at adjoining Properties:**

#### **Notified Resource consent applications that are currently being processed at adjoining properties:**

None recorded for this property

## **COMMENTS**

The District Plan includes Flood Hazard overlays which identify Low, Medium and High Flood Hazard Areas, identified where applicable in Section 2.0 above under Natural Hazard Areas. This is based on flood data available at the time of development of the District Plan (notified to the public December 2012). In some cases, this may differ to that identified in the City Waters section of this LIM report which includes any relevant 'best available' flood data for this property.



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## Environmental Health Information

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Note:- No inspection of the subject business premises/property has been carried out as a result of this application.

### **Information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by Council:**

No information in relation to consents, certificates, notices, orders or requisitions are currently held in respect of this business premises/property. This does not preclude the possibility of consents, certificates, notices, orders or requisitions being issued in the future.

### **Likely presence of hazardous contaminants known to Council:**

Council holds records of properties where certain hazardous activity and industrial landuses (HAIL) that are considered likely to cause land contamination are known to be occurring, may have occurred, or have occurred in the past.

As at the date of issue of this LIM report Council holds no information for the land that is the subject of this LIM in relation to activities and industries that are considered likely to cause land contamination, or in relation to the likely presence of hazardous contaminants.

### **Important notes:**

The absence of information does not necessarily mean that no hazardous activity or industrial landuse is occurring or has occurred on the land, or the absence of hazardous contaminants on the land, but simply means that no information is currently held by Council.

Council is concerned with human receptors only. You are advised to contact the Waikato Regional Council, who may or may not have further information in relation to HAIL activity and the likely presence of hazardous contaminants for this land, particularly in relation to ecological receptors.

### **Disclaimer:**

Hamilton City Council accepts no liability for any inaccuracy in, or omission from, the information provided above, or for any consequence of that inaccuracy or omission.

Any person who wishes to make any commercial decisions that involves an assessment of whether the site is impacted by hazardous contaminants should make their own enquiries and decisions.

### **Further information:**

More information on hazardous activities and industries that are considered likely to cause land contamination can be found at:- <https://environment.govt.nz/publications/hazardous-activities-and-industries-list-hail/>

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## City Transportation Information

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### Road Works:

Council has an ongoing programme of minor road works, and larger projects that can, from time to time, impact on access to properties and amenity. Generally, we will let neighbouring property owners know when we have work planned through a letter drop. If planned roadworks are of interest to you, information can be found as follows:

- Council regularly updates information on events, projects and major works requiring lane or road closures in Hamilton on its website. You can check this information on our 'Week on the street' page at <https://hamilton.govt.nz/your-council/news/on-the-move/week-on-our-streets>
- Council regularly updates information on minor roadworks on its website. These works require lane or road closures in Hamilton. You can check this information on our Minor Roadworks page at <https://hamilton.govt.nz/your-council/news/on-the-move/hamilton-city-minor-roadworks>

**Rights Of Way / Shared Access:** None recorded for this property.

### Vehicle Crossing:

For vehicle access it is necessary that this property is served by a properly formed vehicle crossing. If you are unsure as to the adequacy of the crossing, Please contact us as below. More information can be found at <https://hamilton.govt.nz/do-it-online/apply-for-it/apply-for-a-vehicle-crossing/>

### Road Resurfacing:

If the road this property is located on is surfaced with hotmix, the road may be resurfaced with chipseal when the current surfacing material reaches the end of its useful life. The end of its life will be when it no longer provides waterproof cover for the underlying pavement layers.

If you require more information on this, please contact the City Infrastructure Transportation Unit team (07) 838 6699.

**RATING UNIT DETAILS**

<b>Rates number</b>	14096	<a href="#">HCC website</a>
<b>Valuation number</b>	04100-306-00	<a href="#">Map</a>
<b>Property address</b>	7 East Street	
<b>Rate category *</b>	Residential General	
<b>Separate parts (SUIPs) *</b>	1	
<b>Land value *</b>	\$880,000	
<b>Capital value *</b>	\$1,225,000	

\* This is our current record and may have changed since rates were set.

<b>Legal description</b>	<b>Area (hectares)</b>	<b>Record of title</b>
Lot 7 DP 16306	0.0837	SA711/319

**RATES BALANCES**

<b>Balance on 1 July 2024</b>	\$0.00	
<b>2024/2025 annual rates</b>	\$4,522.68	<i>This is not an estimate for next year's rates</i>
<b>Rates penalties</b>	\$0.00	
<b>Payments received</b>	(\$1,469.75)	
<b>Balance to 30 June 2025</b>	<b>\$3,052.93</b>	

**AMOUNT NOW DUE** **\$791.59** *To the end of Instalment 2.*

**2024/2025 RATES INSTALMENTS**

<b>Instalment</b>	<b>Instalment period</b>	<b>Due date</b>	<b>Instalment amount</b>	<b>Balance outstanding</b>
1	1/7/2024 to 30/9/2024	5/9/2024	\$1,130.64	\$0.00
2	1/10/2024 to 31/12/2024	28/11/2024	\$1,130.68	\$791.59
3	1/1/2025 to 31/3/2025	20/2/2025	\$1,130.68	\$1,130.67
4	1/4/2025 to 30/6/2025	22/5/2025	\$1,130.68	\$1,130.67

**DETAILS FOR PAYMENT**

**Hamilton City Council bank account** 02-0316-0030142-06 **Particulars** Rates **Code** 14096 **Reference** 7EastStreet

Residential properties in Hamilton do not usually pay for water by meter.

If the property changes ownership any rates due should be paid by the lawyer in settlement.

Separate rates are set and invoiced by Waikato Regional Council

[waikatoregion.govt.nz/rates](http://waikatoregion.govt.nz/rates)

[rates@waikatoregion.govt.nz](mailto:rates@waikatoregion.govt.nz)

# TREES AND YOUR POWER SUPPLY

The Waikato is a region of great beauty – fertile pastures, clean rivers and millions of trees. Unfortunately, overgrown and inappropriate trees near power lines are one of the biggest contributors to power outages in our area. Even when trees appear to be well clear of the lines, they still pose a threat to the power supply during storms and strong winds.

WEL Networks, your electricity lines company is dedicated to delivering safe and reliable power to you.

## Does this property have trees growing near power lines?

WEL Networks regularly carries out patrols on its lines to identify problem trees. Trees that are encroaching on the power lines are

entitled to one trim carried out by WEL Networks for free\*.

This offer pertains to the property, not the property owner. Contact WEL Networks to find out if any trees on this property have already had their free trim as any subsequent trimming or felling of trees is the responsibility of the property owner.

If you are a property owner then you own, and are responsible, for maintaining the lines and equipment on your property. This also includes trees that reach over your property boundary and encroach on either power lines in the roadside reserve, or into neighbouring properties.

\* Some conditions apply.

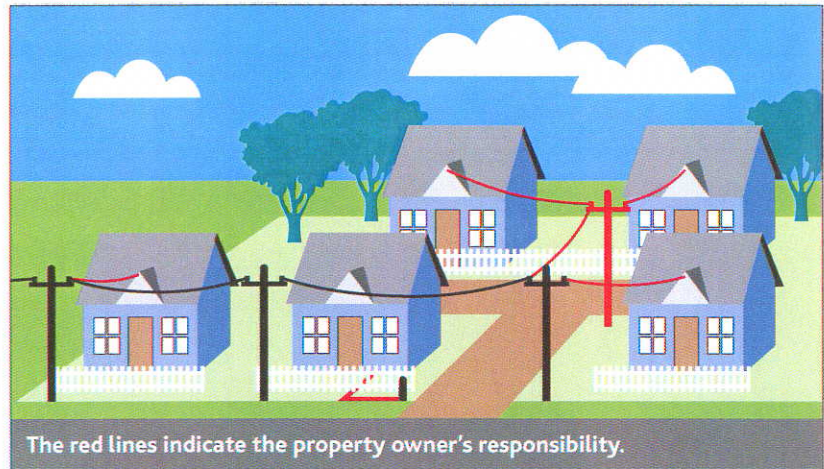
## WHO OWNS WHAT?

WEL Networks owns the electricity distribution network throughout the Waikato.

However, we generally don't own the lines from the boundary of your property to your home or business. These are called service lines and they're owned by the property owner. This includes any equipment on your property such as poles, cross arms, insulators and underground cables.

If your service line serves others too, for example if you live down a right of way (R.O.W.), then you share ownership with the other property owners.

If you would like to find out more information about trees on this property and your responsibilities, contact WEL Networks directly on 0800 800 935 or [trees@wel.co.nz](mailto:trees@wel.co.nz). The rules surrounding trees



and power lines are covered by the Electricity (Hazards from Trees) Regulations 2003. If you would like to download a copy of the Tree regulations visit our website:

<http://www.wel.co.nz/files/ElectricityHazardsfromTreesRegulations2003.pdf>



114 Maui Street, Hamilton | PO Box 925, Hamilton 3240, New Zealand  
Phone +64 7 850 3100 | Fax +64 7 850 3210 | Email [connect@wel.co.nz](mailto:connect@wel.co.nz) | [www.wel.co.nz](http://www.wel.co.nz)



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## Parks and Recreation Information

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If you require information on the use of the management, development and current and potential use of parks in the area please contact the Parks and Recreation Unit at [parksadmin@hcc.govt.nz](mailto:parksadmin@hcc.govt.nz)

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## Network Utility Operators

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Hamilton City Council does not hold any information concerning electricity, gas or telephone connections. Information may be obtained from the relevant companies.

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## Please Note:

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- Some categories of information are based on records supplied to Council by property owners or developers or trades people. This information may not be accurate.
- Persons intending to make decisions in relation to the property to which this land information relates are urged to take appropriate professional advice including legal, survey, engineering and land use planning advice.
- No inspection of the property has been made for the purpose of this memorandum; it deals only with those matters which it specifically addresses and is not a general warranty of fitness.

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## Additional Information

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If you require further information about the content of the Land Information Memorandum, please contact Hamilton City Council.

Phone: 07 838 6699

Email: [lims2@hcc.govt.nz](mailto:lims2@hcc.govt.nz)



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** SA711/319  
**Land Registration District** South Auckland  
**Date Issued** 30 March 1939

**Prior References**  
SA285/247

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**Estate** Fee Simple  
**Area** 837 square metres more or less  
**Legal Description** Lot 7 Deposited Plan 16306

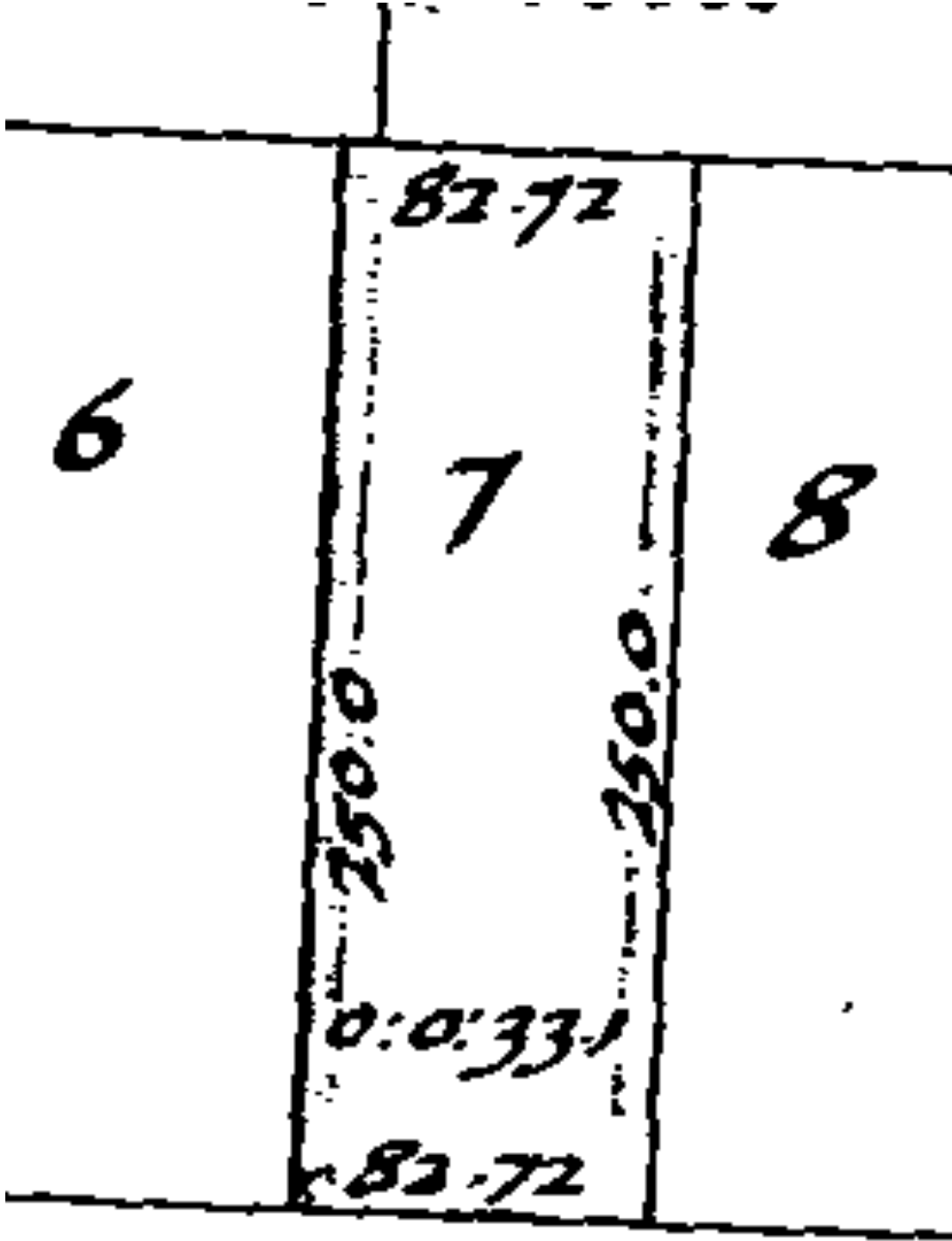
**Registered Owners**

Bridget Anne Wells as to a 1/2 share  
Nicolas John Russell Wells as to a 1/2 share

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**Interests**

Fencing Agreement in Transfer 307577 - 30.3.1939  
8977148.3 Mortgage to Westpac New Zealand Limited - 9.3.2012 at 1:49 pm



*East St.*