

# 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.

# LIM Report

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<b>Property Address:</b>	10 Cardrona Road Hamilton
<b>Legal Description:</b>	Flat 1 DP S88789 / Lot 20 DP 28418
<b>Applicant:</b>	Lisa Christine Marriner ( Joyce )
<b>Date of Issue:</b>	22 January 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 1.0 m from the Left hand boundary.

No 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.

**Refuse Collection Day:** Thursday

### Trade Waste:

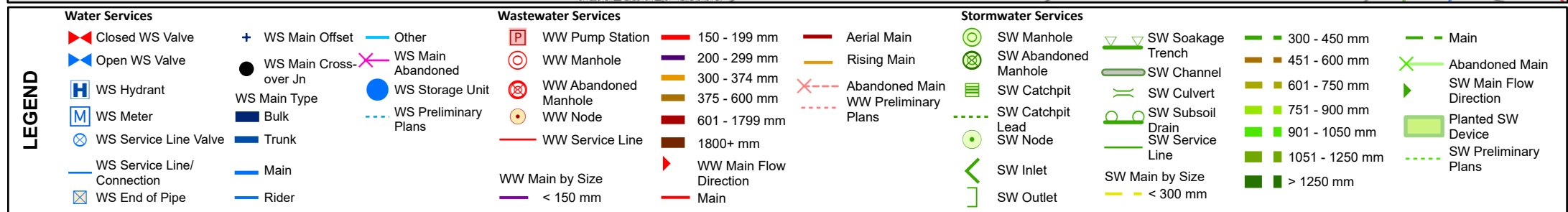
No information in relation to the discharge of Trade Waste are currently held in respect to this property/business premises.

### Inundation/Flooding:

Flood data relevant to this property is shown on the map appended to this LIM. Council's flood data is based on models that vary in age and levels of accuracy. While the data is 'best available' for this area it has some limitations and may not be suitable for design purposes. For more detailed information on Council's flood data classifications and supporting information, visit <http://hamilton.govt.nz/floodviewer>

**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.



## 3 Waters - 10 Cardrona Road - Flat 1

Printed from the HCC CityView system

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.

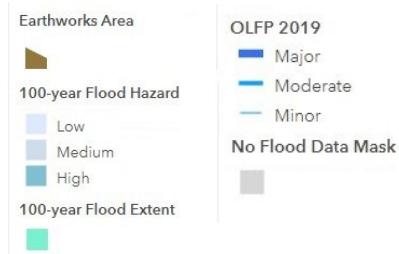
Print Date:19-01-2024

Scale 1:592



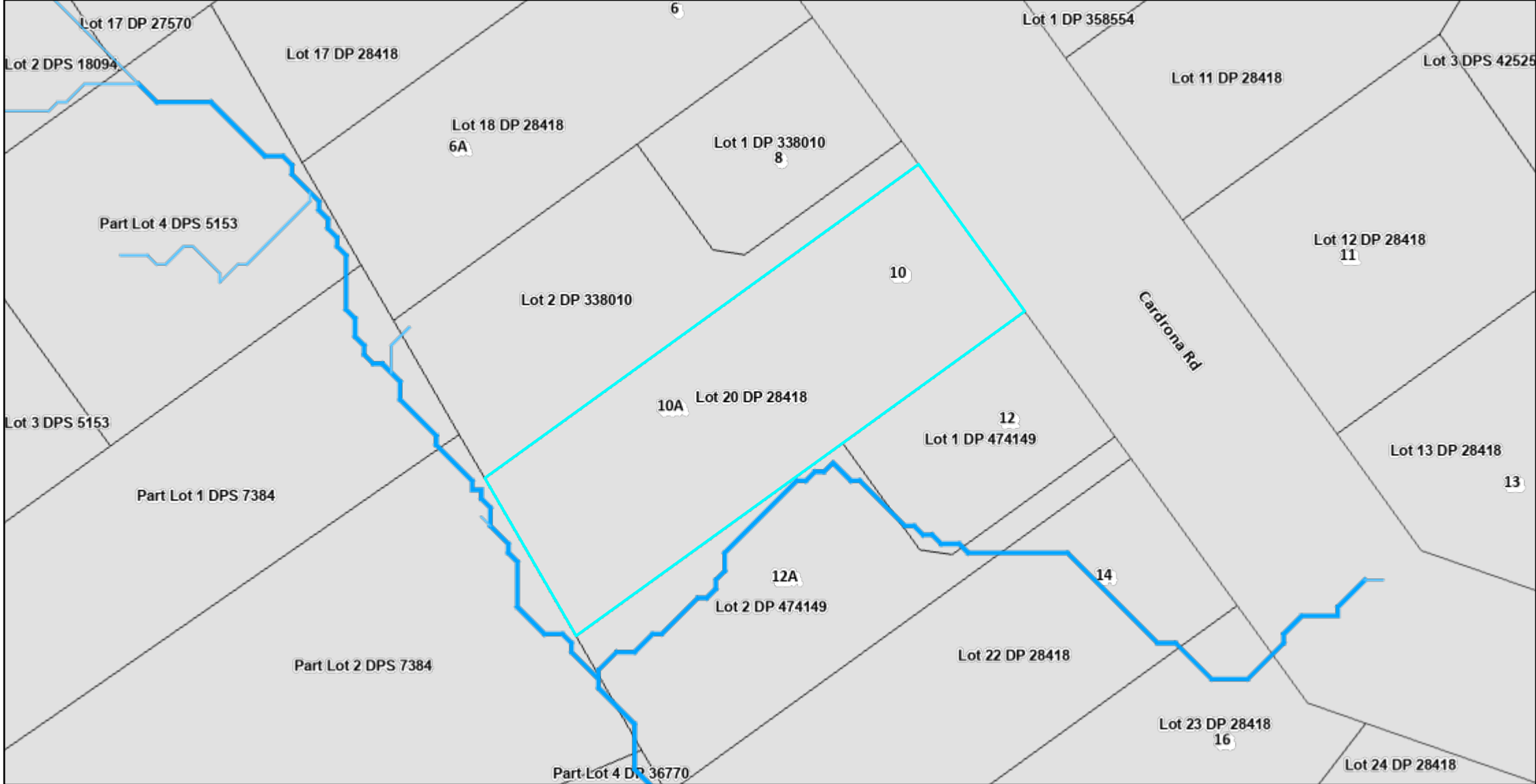
## Flood Map:

Flood data relevant to this property is shown on the map. The map indicates the potential flood hazards relating to this property. The data is 'best-available' for this area, however, it may have some limitations. Council's flood data is based on models that vary in age and levels of accuracy. For more detailed information on Council's flood data classifications and supporting information, visit <https://hamilton.govt.nz/floodviewer>



Layer Name	Layer Description
Earthworks area	Large-scale earthworks (changes to the land) have taken place at, or near, this area, after the flood modelling was done. The mapped flooding will have changed. The earthworks layer only applies to flood hazard and extent information and does not apply to the Overland flow path layer.
100-year flood hazard	<p>This shows the flood hazard (worked out by depth and velocity) that would occur on average once in 100 years. Flood hazard is classified as low, medium or high. Anything under 10cm water depth is not shown on the map.</p> <p>Any flooding shown uses the ground levels captured by remote sensing (light detection and ranging data or LiDAR) and available at the time of modelling. Any changes to ground levels since this date of LiDAR survey (such as through development and earthworks) are not represented. The year of the based LiDAR data for the modelling can be found by visiting <a href="https://maps.hamilton.govt.nz/floodviewer">https://maps.hamilton.govt.nz/floodviewer</a> and clicking the 100-year flood hazard or extent on the map.</p>
100-year flood extent	<p>This shows the extent of flooding that would occur on average once in 100 years. This has not had 10cm water depth removed, so includes shallow flooding.</p> <p>Any flooding shown uses the ground levels captured by remote sensing (light detection and ranging data or LiDAR) and available at the time of modelling. Any changes to ground levels since this date of LiDAR survey (such as through development and earthworks) are not represented. The year of the based LiDAR data for the modelling can be found by visiting <a href="https://maps.hamilton.govt.nz/floodviewer">https://maps.hamilton.govt.nz/floodviewer</a> and clicking the 100-year flood hazard or extent on the map.</p>
Overland Flow Paths (OLFPs)	<p>These are the paths that water takes when a piped network becomes blocked, its capacity is exceeded or where there is no piped network. Three different categories exist depends on the contributing upper catchment area as below.</p> <ul style="list-style-type: none"> <li>• Major (Greater than 3ha)</li> <li>• Moderate (4000m<sup>2</sup> to 3ha)</li> <li>• Minor (2000m<sup>2</sup> to 4000m<sup>2</sup>)</li> </ul>
No flood data mask	<p>This area displays OLFP, however detailed flood hazard mapping has not yet been completed for this area. Council holds less detailed rapid flood hazard modelling data for this area which is available on request. The modelling inputs and assumptions for this data have significant limitations and should not be solely relied upon for design. This data is available on request however site-specific analysis is recommended. The best available detailed flood data for Hamilton City can be viewed at: <a href="http://hamilton.govt.nz/floodviewer">http://hamilton.govt.nz/floodviewer</a></p>





## Flood Map - 10 Cardrona Road - Flat 1

- |                                  |   |
|----------------------------------|---|
| Flood Depressions 10yr Rainfall  | 100-year Flood Extent                     |
| Flood Depressions 100yr Rainfall | 100-year Flood Extent                     |
| Earthworks Area                  | <b>Overland Flowpaths 2019 - Category</b> |
| <b>100-year Flood Hazard</b>     | Major                                     |
| Low                              | Moderate                                  |
| Medium                           | Minor                                     |
| High                             | 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](https://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.



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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:

This property did not become part of Hamilton City until April 1949. We do not hold any record of permits for work done prior to this date.

Year	Number	Description	Issued
1951	4880	Alterations to Dwelling - Prior LIM	30/11/1951
1952	5588	Plumbing & Drainage to Dwelling Alterations	3/01/1952
1959	7037	Drainage to Sewer	15/07/1959

### Building Consents on File:

Year	Number	Description	Issued	Code Compliance Certificate
1999	5476	Add Garage to Unit	10/11/1999	30/01/2003
2011	25611	Addition of second level and new stairs to Dwelling	5/05/2011	11/11/2011

Plumbing and drainage is incorporated in the above consents.

*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: 99/2562

Section 43(3), Building Act 1991

ISSUED BY: HAMILTON CITY COUNCIL

BUILDING CONSENT No: 99/2562

(Insert a cross in each applicable box. Attach relevant documents.)

PROJECT		PROJECT LOCATION	
All	<input checked="" type="checkbox"/>	Street Number:	
Stage No of:	of an intended stages	10 Cardrona Road Hamilton	
New or relocated building	<input checked="" type="checkbox"/>		
Alteration	<input type="checkbox"/>		
Intended use(s) (in detail): Garage & Laundry Extension		LEGAL DESCRIPTION	
Intended Life:		Property Number:	
Indefinite, but not less than 50 years		Valuation Roll Number:	
Specified as	years	Lot: 20	DP: 28418
Demolition	<input type="checkbox"/>	Section:	Block:
		Survey District:	

This is:



A final code compliance certificate issued in respect of all 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. ...." (being this certificate).

The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: \$ ..... Receipt No: .....

Signed for and on behalf of the Council: *P. Martens*

Name: ..... PETER MARTENS .....  
NZCB  
BUILDING INSPECTOR  
Position: ..... CO-ORDINATOR .....

Date: 30/1/2003

**Code Compliance Certificate**  
**Building Consent Number 2011/25611**  
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

**Building Work**  
**Issued by Hamilton City Council**

**The Building**

**Street Address of Building:** 10 Cardrona Road Beerescourt 3200

**Legal Description of Land where building is located:** Flat 1 DP S88789

**Building Name:** Information not available

**Location of building within site / block number:** second level addition

**Level / Unit Number:** Information not available

**Current, lawfully established, use:** Residential

**Year First Constructed:** Information not available

**The Owner**

**Name of Owner:** Lisa Christine Joyce

**Contact Person:** Lisa Christine Joyce

**Mailing Address:** 10 Cardrona Road  
Beerescourt

Hamilton 320

**Landline:** 07 838 2602

**Mobile:** 027 490 5616

**Daytime:** 07 838 2602

**Afterhours:** Information not  
available

**Facsimile:** Information not  
available

**Email:** joycee@xtra.co.nz

**Website:** Information not  
available

**Street Address:** 10 Cardrona Road Beerescourt 3200

**Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that-

- a) The building work complies with the building consent; and
- b) The specified systems in the building are capable of performing to the performance standards set out in the building consent.

**Attachment**

None

**First point of contact for communication with the BCA.**

Signed for and on behalf of the Hamilton City Council:

Name:

A handwritten signature in black ink, appearing to be 'Phil Saunders'.

11/11/2011

Phil Saunders  
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:** None recorded for this property.

**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 9**

Please note this property is affected by Plan Change 9 – Historic Heritage and Natural Environment.

Plan Change 9 focuses on the identification and protection of the City's historic heritage and natural environment and is amending the planning provisions relating to:

Notable Trees  
Built Heritage  
Archaeological Sites  
Historic Heritage Areas (HHA)  
Significant Natural Areas (SNA)

The proposed changes to built heritage, Historic Heritage Areas, Archaeological Sites and Significant Natural Areas now have 'immediate legal effect'. This means the proposed rules must be followed now to make sure the identified structures/items, sites and areas are protected throughout the formal hearing process. Proposed changes to Notable Trees will come into effect at the end of the formal hearing process.

This property is affected by Plan Change 9, specifically:

Significant Natural Areas (SNA) – C83 Waitawhiriwhiri Reserve – Beetham Park – Edgecumb Park (Appendix 9C)

Here's the link to Plan Change 9. <https://hamilton.govt.nz/property-rates-and-building/district-plan/plan-changes/plan-change-9/>

## **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 early to mid-2024 with changes finalised by December 2024.

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:  | Waikato River & Gully Hazard Area |
| • 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>
10.2011.22221.001	5 April 2011	First Floor Addition to a Dwelling
10.2011.22221.002	5 May 2011	Change of Conditions

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:**

None Recorded For This Property

### **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.

5 May 2011



Te kaunihera o Kirikiriroa

John Curtis  
McPherson Goodwin Surveyors Limited  
PO Box 9379  
HAMILTON 3240

Private Bag 3010  
Hamilton 3240  
New Zealand

Phone 07 838 6699  
Fax 07 838 6599

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

Dear Sir

**RE: CHANGE OF CONDITION 010.2011.22221.002 (37/1/3920C)  
TO AMEND THE APPROVED LAND USE CONSENT FOR A FIRST FLOOR ADDITION TO  
A DWELLING**

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

*That pursuant to the provisions of sections 95 and 127 of the Resource Management Act 1991 and the Hamilton City Proposed and Transitional District Plans, Council **grants consent** to the application (being Resource Consent 010.2011.22221.002 (37/1/3920C) by Lisa Joyce to **change** condition 1 of resource consent 010.2011.22221.001 (37/1/3920) to establish a first floor addition to a dwelling on a site in the Residential Zone located at 10 Cardrona Road, Hamilton, being Lot 20 DP 28418, as follows:*

A. *That condition 1 be **amended** to read as:*

- 1. That the development be in general accordance with the plans and information submitted with the application received on 15<sup>th</sup> of March 2011 and **the amended plans received the 27<sup>th</sup> of April 2011.***

B. *That all other conditions remain unchanged.*

**REASONS FOR THE DECISION**

- a. *Resource Consent has already been approved for the use on the site.*
- b. *Dispensation is given for the first floor addition to encroach the height control plane adjoining the south-western boundary by approximately 2.36m. Written approval was given by the neighbours at 10A Cardrona Road for the height control plane encroachments.*
- c. *Dispensation is given for the first floor addition to encroach the height control plane adjoining the south-eastern boundary by approximately 1.26m. Written approval was given by the neighbours at 12 Cardrona Road for the height control plane encroachments.*
- d. *Having regard to section 104(1)(a) of the Act, Council is satisfied that any adverse environmental effects of the proposal will be the same or less than the effects of the originally approved resource consent, which were considered to be minor.*
- e. *All other conditions of Resource Consent 010.2011.22221.001 (37/1/3920) granted on 11 April 2011 shall continue to apply.*

Your ref: 15315



### **ADVISORY NOTES**

- Resource Consent File 010.2011.22221.001 (37/1/3920) should be read in conjunction with the Change of Condition File 010.2011.22221.002 (37/1/3920C) and this Change of Condition File 10.2010.00020880.003 (37/1/3744C2).

### **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.

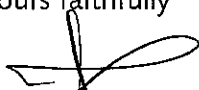
Please note, if you do not intend to object to the consent or any of the conditions of consent, you may complete a Declaration Form, return it to the Planning Guidance Unit, and have the planning aspect of your building consent approved prior to the 15 working day objection period expiring.

### **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.

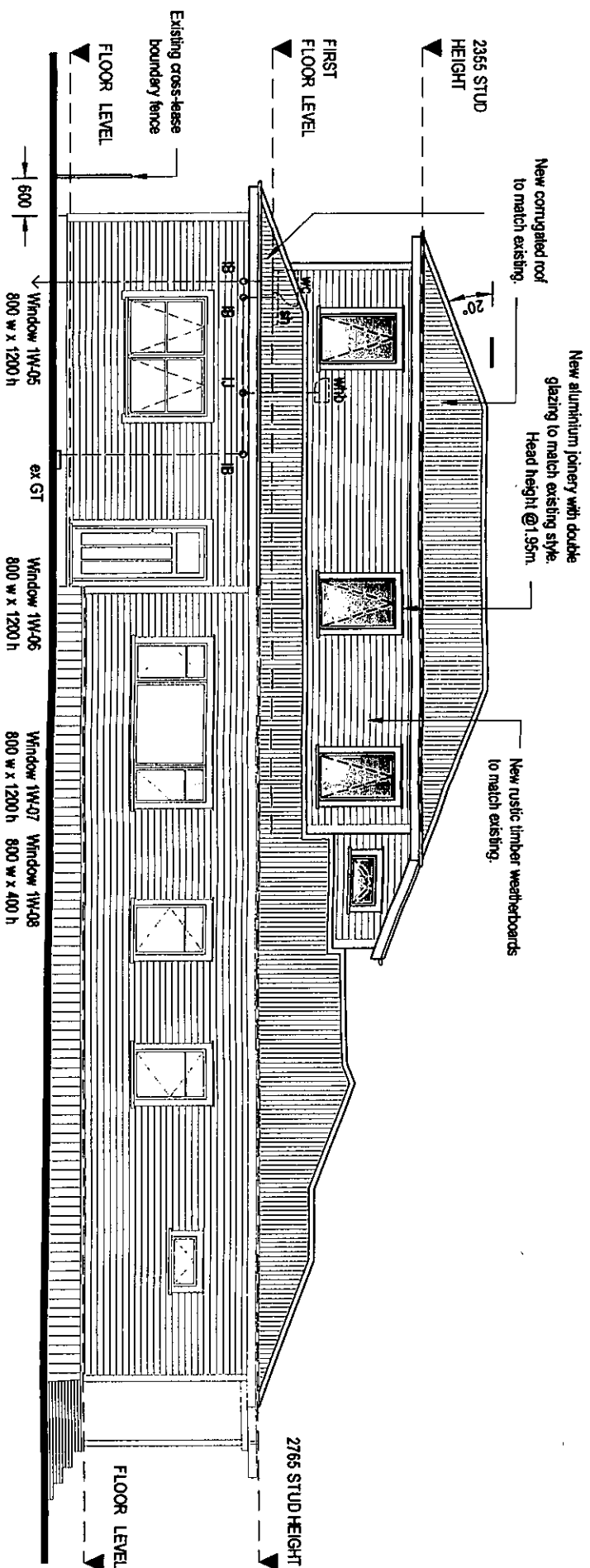
Yours faithfully



**Debra Stan-Barton**  
**Planning Guidance Manager**

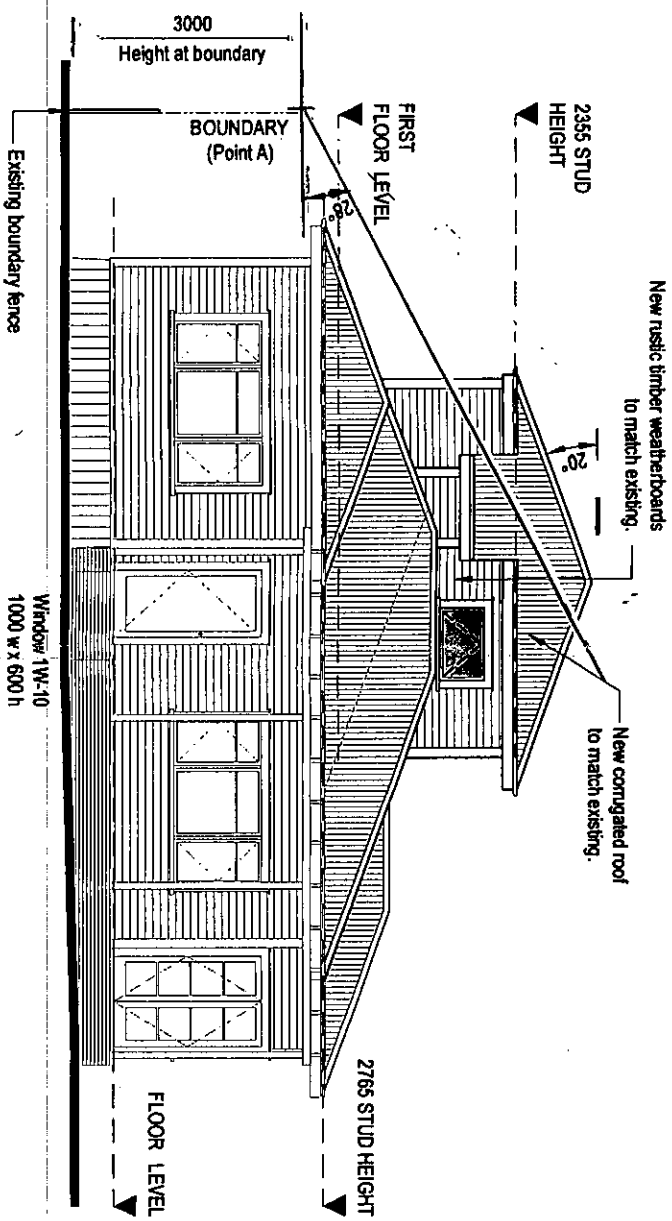
Please ask for:

Yvonne Woutersen  
Council Planner  
Municipal Offices  
Garden Place, Hamilton  
Phone 07 838 6658  
Fax 07 838 6819



### PROPOSED SOUTH ELEVATION

Scale 1:100@A3



### PROPOSED EAST ELEVATION

Scale 1:100@A3

### AMENDED HEIGHT TO BOUNDARY RECESSON PLANS

PREPARED BY MCPHERSON GOODWIN SURVEYORS LTD.

21 APRIL 2011

THESE PLANS REMAIN THE PROPERTY OF INNOVATIVE HOMES LTD.  
UNAUTHORISED USE MAY RESULT IN LEGAL ACTION.

PLANNING GUIDANCE  
21 APR 2011

### PROPOSED S & E ELEVATIONS

PROPOSED ALTERATIONS FOR ZANE & LISA JOYCE.  
At 10 Cardrona Road, Beerscourt, Hamilton.

DATE: 11 November 2010  
ISSUE DATE: E : 08.03.2011

A10

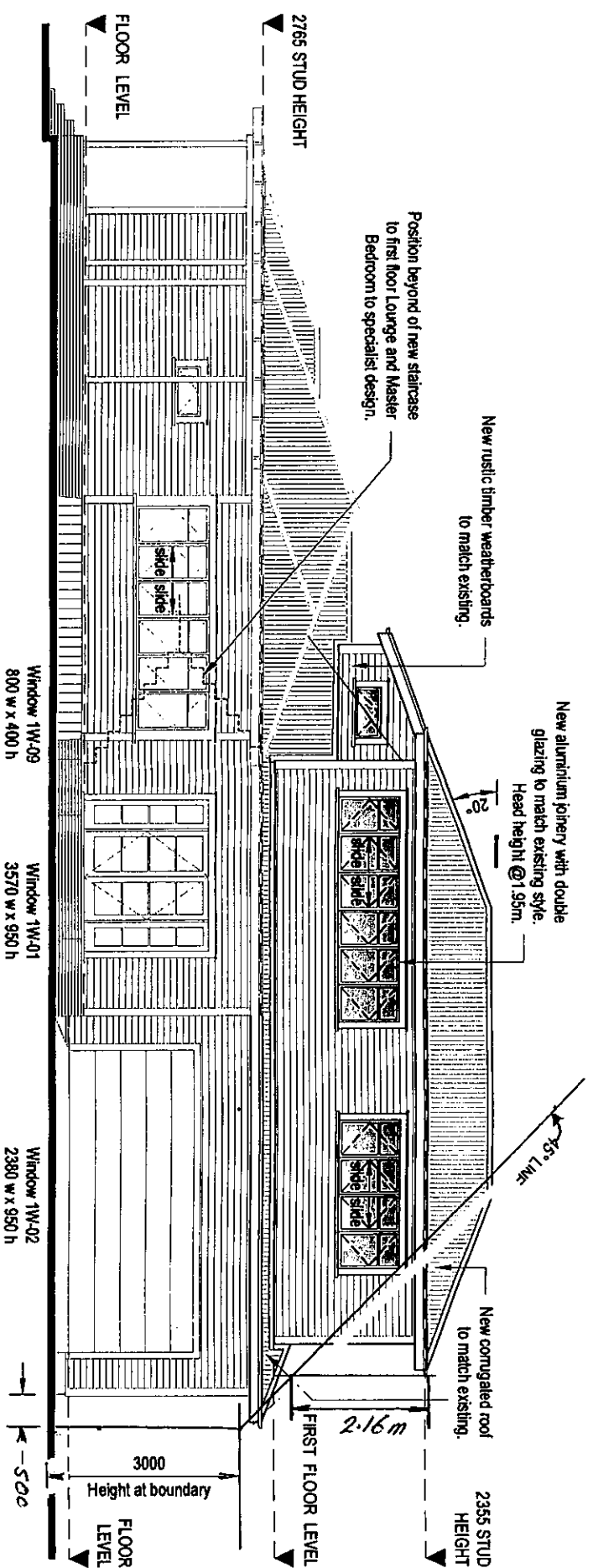
INNOVATIVE HOMES LTD

electrified homes designed with style and flair

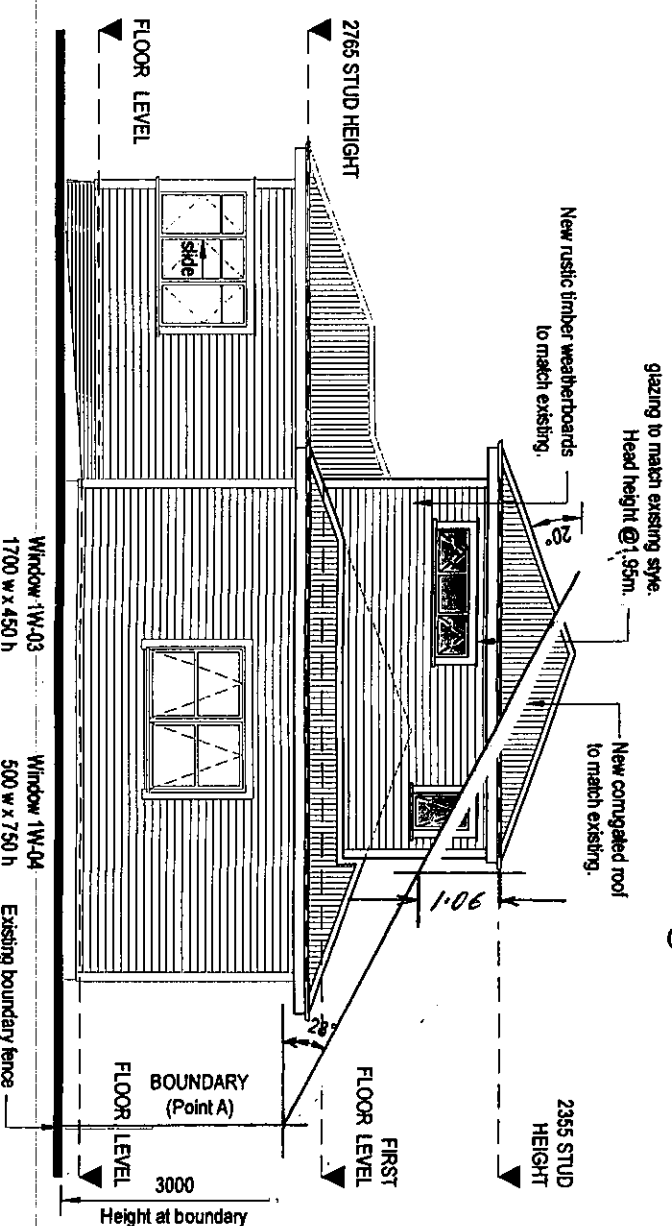
THESE PLANS REMAIN THE PROPERTY OF INNOVATIVE HOMES LTD.  
UNAUTHORISED USE MAY RESULT IN LEGAL ACTION.

**INNOVATIVE HOMES LTD**  
residential developments designed with style and flair

PLANNING GUIDANCE  
21 APR 2011



**PROPOSED NORTH ELEVATION**  
scale 1:100@A3



**PROPOSED WEST ELEVATION**  
scale 1:100@A3

**AMENDED HEIGHT TO BOUNDARY RECESSIO  
PLANS**

PREPARED BY MCPHERSON GOODWIN SURVEYORS LTD.  
21 APRIL 2011

**PROPOSED N & W ELEVATIONS**

PROPOSED ALTERATIONS FOR ZANE & LISA JOYCE.  
At 10 Cardrona Road, Beerscourt, Hamilton.

DATE: 11 November 2010  
ISSUE DATE: E : 08.03.2011

**A09**

5 April 2011

Lisa C Joyce  
C/O Innovative Homes  
PO Box 401  
Hamilton 3200

Dear Sir/Madam,

**LAND USE RESOURCE CONSENT: 010.2011.22221.001 (37/1/3920)  
RESOURCE CONSENT FOR A FIRST FLOOR ADDITION TO A DWELLING  
ENCROACHING HEIGHT TO BOUNDARY AT 10 CARDRONA ROAD.**

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 the Council:

That pursuant to the provisions of sections 86B, 95D, 95E, 104 and 104(B) of the Resource Management Act 1991, and the Proposed Hamilton City District Plan (References Version), Council grants consent to the application by Lisa C Joyce (being Resource Consent No. 010.2011.22221.001 (37/1/3920) to:

- Under the Proposed District Plan, to construct first floor addition to a residential dwelling in the Residential Zone that fails a standard (assessed as a Restricted Discretionary Activity),

situated on Lot 20 DP 28418 at 10 Cardrona Road, Hamilton subject to the following:

**Use**

1. That the development be in general accordance with the plans and information submitted with the application received on 15<sup>th</sup> of March 2011 and the conditions of this consent.
2. That a registered Licensed Cadastral Surveyor shall certify to Council in writing prior to work progressing beyond **roof framing stage** that the building does not exceed the extent of height in relation to boundary infringement approved on the southern boundary and will comply with the height in relation to boundary requirements of the Proposed District Plan on all other relevant boundaries. No work shall proceed beyond that **roof framing stage** until receipt of such certification, to the satisfaction of the Manager, Planning Guidance Unit.

**REASONS FOR THE DECISION**

- a. This application was received after the 1 October 2009 and is subject to the Resource Management Act 1991 Amendments Act 2009 "Simplifying and Streamlining". In accordance with section 95 of the 2009 RMA amendments the application has not been publicly notified and notice has not been served as the adverse effects of the proposal will be minor, and written approval was provided by potentially affected neighbours. These factors enabled the application to be processed without public notification.



- b. In making this decision Council has assessed this application against section 86 of the Resource Management Act (Amendment 2009) to determine a rule in the proposed District Plan has legal effect only once a decision on submissions relating to the rule is made and publicly notified. As submissions to the Proposed District Plan are now through the notification process, and as there are no references to the relevant provisions of the Proposed District Plan, Residential Zone Rules have Legal Effect.
- c. Dispensation is given for the height to boundary infringement on the southern boundary of 2.2m vertical. The affected neighbour has provided their written approval.
- d. Written approval was given by the neighbours at 10A for an upper floor bedroom window on the western boundary, and by the neighbours at 12 Cardrona Road for two lounge windows on the southern boundary to be clear glazed within 5m of the property boundary.

## Advisory Notes

- That compliance in all other respects with Council Bylaws, all relevant Acts, Regulations, and rules of law be met.
- If this property is on-sold to a new owner(s) please ensure that a copy of this resource consent is forwarded to the new owner(s).
- No Development Contributions are required for this development.

## 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, 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 **if 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 RMA the holder of a resource consent may apply to Council for a change or cancellation of a condition of the consent (other than any condition as to the duration of the consent).

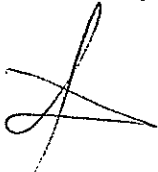
The application will be treated as a discretionary activity. In order for the application to proceed on a non-notified basis Council must be satisfied that any adverse effects resulting from the change or cancellation will be minor, and that written consent has been obtained from all persons Council considers could be adversely affected by the change or cancellation.

For the purposes of determining who is adversely affected Council must consider, in particular, every person who made a submission on the original application, and every person who may be affected by the change or cancellation.

**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

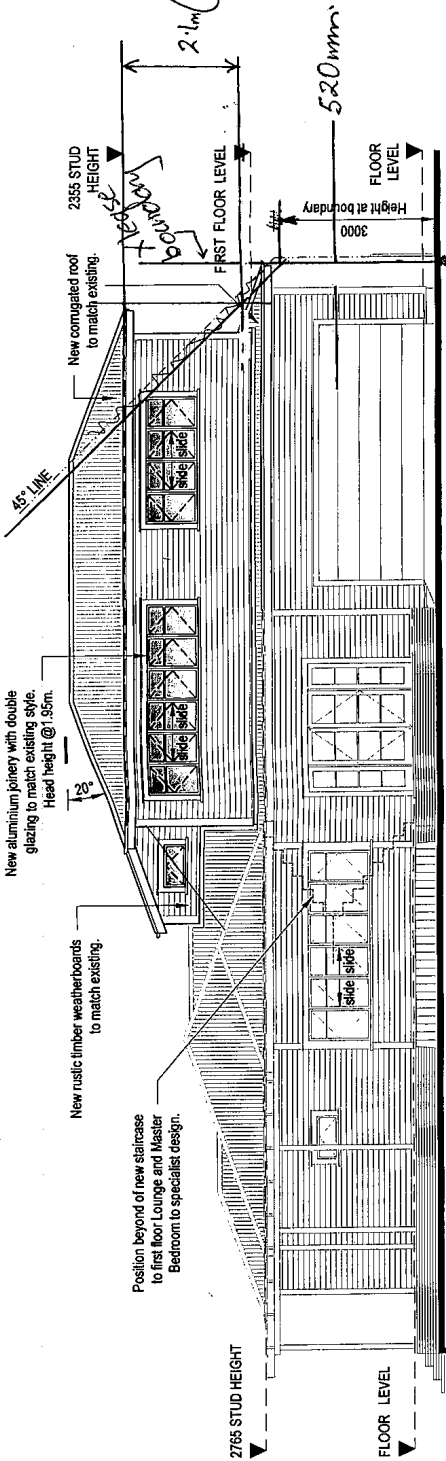


**Debra Stan-Barton**  
**ACTING PLANNING GUIDANCE MANAGER**

Please ask for:  
**Yvonne Woutersen**  
**Planner**  
City Planning and Environmental Services  
Phone 07 838-6658  
Email [yvonne.woutersen@hcc.govt.nz](mailto:yvonne.woutersen@hcc.govt.nz)  
Municipal Offices  
Garden Place, Hamilton  
Fax 07 838-6819  
Web: <http://www.hamilton.co.nz>

PLANNING GUIDANCE  
18 APR 2011  
TIME

2.1m (allow 2.300)



Standard spouting  
on barge board  
provided for

Diagram Provided  
by McPherson Goodwin  
Surveyors Ltd  
18-4-2011

*John & Linda*  
Registered Professional Surveyors  
18 April 2011

THESE PLANS REMAIN THE PROPERTY OF INNOVATIVE HOMES LTD.  
UNAUTHORISED USE MAY RESULT IN LEGAL ACTION.



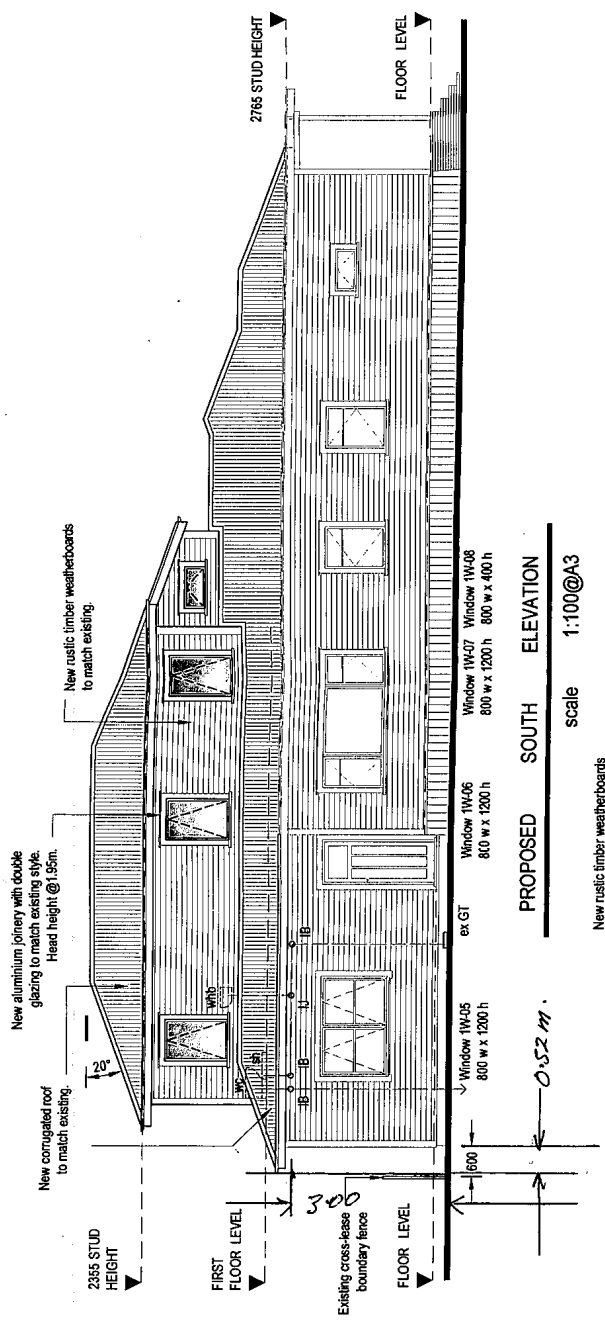
## PROPOSED N & W ELEVATIONS

PROPOSED ALTERATIONS FOR ZANE & LISA JOYCE.  
At 10 Cardrona Road, Beerscourt, Hamilton.

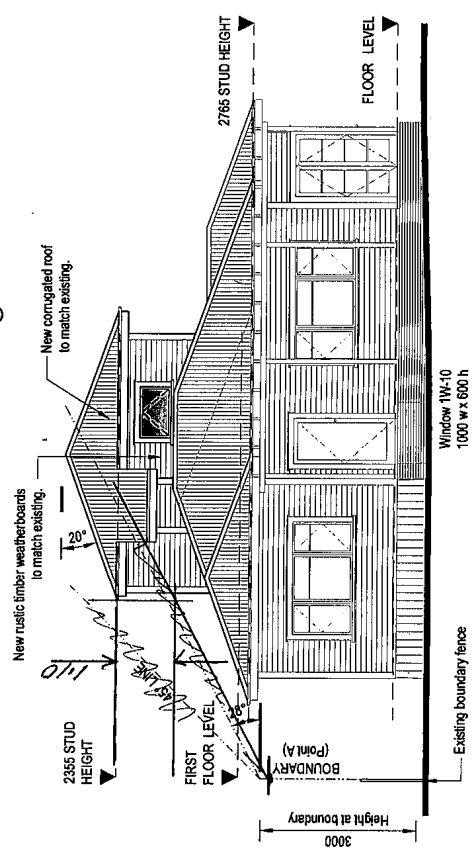
DATE: 11 November 2010  
ISSUE DATE: E : 08.03.2011

A09

PLANNING GUIDANCE  
16 APR 2011  
TIME



PROPOSED SOUTH ELEVATION  
scale 1:100@A3



PROPOSED EAST ELEVATION  
scale 1:100@A3

Please  
See Page  
A09

Please  
See Page  
A09

THESE PLANS REMAIN THE PROPERTY OF INNOVATIVE HOMES LTD.  
UNAUTHORISED USE MAY RESULT IN LEGAL ACTION.

**INNOVATIVE LTD**  
Innovative Homes designed with style and flair

## PROPOSED S & E ELEVATIONS

PROPOSED ALTERATIONS FOR ZANE & LISA JOYCE.  
At 40 Cantara Road, Beaconsfield, VIC 3084

DATE: 11 November 2010



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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:

It is probable that a 'right-of-way' or 'Shared Access' serve this property. You are advised to check with your legal adviser as to what your responsibilities would be with regard to the maintenance of the 'right-of-way' or 'Shared Access' and associated services (including any lighting).

### 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**

Rates number	3045	<a href="#">HCC website</a>
Valuation number	04021-375-04- A	<a href="#">Map</a>
Property address	10 Cardrona Road	
Rate category *	Residential General	
Separate parts (SUIPs) *	1	
Land value *	\$620,000	
Capital value *	\$1,125,000	

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

Legal description	Area (hectares)	Record of title
Flat 1 DPS 88789		SA70C/12

**RATES BALANCES**

Balance on 1 July 2023	\$0.00	
2023/2024 annual rates	\$3,617.80	<i>This is not an estimate for next year's rates.</i>
Rates penalties	\$0.00	
Payments received	(\$1,802.06)	
Balance to 30 June 2024	<b>\$1,815.74</b>	

**AMOUNT NOW DUE**                      **\$911.29**    *To the end of Instalment 3.*

**2023/2024 RATES INSTALMENTS**

Instalment	Instalment period	Due date	Instalment amount	Balance outstanding
1	1/7/2023 to 30/9/2023	31/8/2023	\$904.45	\$0.00
2	1/10/2023 to 31/12/2023	23/11/2023	\$904.45	\$6.84
3	1/1/2024 to 31/3/2024	22/2/2024	\$904.45	\$904.45
4	1/4/2024 to 30/6/2024	23/5/2024	\$904.45	\$904.45

**DETAILS FOR PAYMENT**

Hamilton City Council bank account	02-0316-0030142-06	Particulars	Rates	Code	3045	Reference	10CardronaRo
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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.

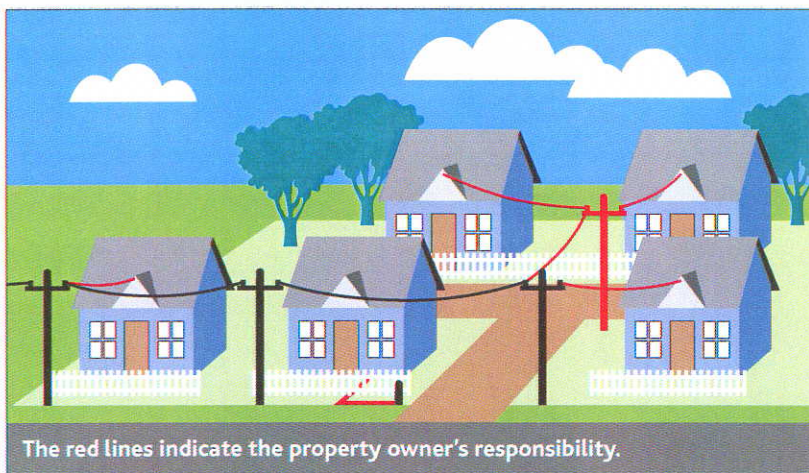
## WHO OWNS WHAT?

**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  
CROSS LEASE  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** SA70C/12  
**Land Registration District** South Auckland  
**Date Issued** 12 September 2000

**Prior References**

SA42A/168 SA42A/169

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**Estate** Fee Simple - 1/2 share  
**Area** 1214 square metres more or less  
**Legal Description** Lot 20 Deposited Plan 28418  
**Registered Owners**  
Lisa Christine Joyce

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<b>Estate</b>	Leasehold	<b>Instrument</b>	L B624943.3
		<b>Term</b>	987 years commencing on 1.7.2000
<b>Legal Description</b>	Flat 1 Deposited Plan South Auckland 88789		
<b>Registered Owners</b> Lisa Christine Joyce			

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**Interests**

Appurtenant hereto are pipe laying rights created by Transfer 305120 (affects Fee Simple)  
B624943.3 Lease of Flat 1 DPS 88789 Term 987 years commencing on 1.7.2000 Composite CT SA70C/12 issued -  
produced 7.9.2000 at 10:50 am and entered 12.9.2000 at 9:00 am (affects Fee Simple)  
8782791.2 Mortgage to ANZ National Bank Limited - 22.6.2011 at 3:10 pm  
10449623.2 Lease of Area 1 Deposited Plan 497813 Term 999 years commencing on 1.7.1999 Composite CT 735985  
issued - 1.7.2016 at 11:04 am (affects Fee Simple)

