
Planning Guidance Information

☎ Ph: (07) 838 6699 if you require further information

1.0 STATUS OF DISTRICT PLANS

Status of Hamilton City Operative District Plan

- The Hamilton City District Plan became operative on 18 October 2017.
- On 1 November 2017, Hamilton City Council notified the Te Awa Lakes Private Plan Change to the Operative District Plan. The Operative District Plan has been updated to include the proposed plan change provisions. These are shown as tracked changes. These changes have no legal effect until decisions on the plan change are notified.

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> There are paper copies of the Hamilton City District Plan and Planning Maps available to view with the Duty Planner at the Council Building in Garden Place, and at the Hamilton Central Library.

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 Consent granted for this Property:

File	Date of approval	Description
10.1992.7541.001	16/06/1992	2 nd Dwelling

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 6810

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

FILE
COPY
ONLY.

June 9, 1992

S N Todd & A L McDuff
114 Pukete Road
HAMILTON

Dear Sir/Madam

RE: CONTROLLED ACTIVITY NO 55/15/496 : ERECT A SECOND UNIT ON A LOT AT 114 PUKETE RD, HAMILTON; LOT 4 DPS 19615

I advise that Council consents to the above non-notified application. The consent, based on the information and plans submitted with the application, is as follows:

That pursuant to the provisions of Section 105(1)(a) of the Resource Management Act 1991 and Ordinance GP 2.2.3 of the Hamilton City Transitional District Plan, Council grants consent to the application (being Controlled Activity No 55/15/496) by Steven Nigel Todd & Andrea Lynn McDuff to erect a second unit on Lot 4 DPS 19615 at 114 Pukete Road, Hamilton, and subject to the following conditions:

1. *That elevation sketches (drawn to scale) be submitted to this department prior to building permit application, for approval.*
2. *That a site plan (amended), be submitted for approval by this department prior to building permit application, showing exact location/orientation of the proposed unit in relation to all other buildings.*
3. *That a second parking space be indicated for the proposed unit prior to the building permit being uplifted.*
4. *That a stormwater levy of \$9,438.00 per hectare plus GST on Lot 4 DPS 19615 be payable at the building permit stage.*
5. *That a subdivision consent stage for cross-lease purposes a reserves contribution calculated on the value of 7.5% of the current market value of Area B, be payable.*
6. *That screening be provided and/or maintenance as indicated by the attached appendix.*
7. *That compliance in all other respects with City Bylaws and Statutory and Resource Management requirements be met.*

Reason for the Decision

Subject to the above conditions the proposal complies with the relevant objectives and policies of the Hamilton City Transitional District Plan.

55/15/496

Right of Objection or Appeal and the Issue of Building Permits

The Resource Management Act 1991 provides you with the right to object to Council or to appeal to the Planning Tribunal about this decision or any part of it. Any objection or appeal must be lodged in writing within 15 working days of receipt of this letter.

Your building permit cannot be issued if you lodge an objection or appeal. If the attached Declaration Form is completed and included with the permit application then the permit could be issued within the objection/appeal period.

Validity of Consent

This resource consent lapses on the expiry of two years after the date of this letter unless the use has been established within the period or, in the opinion of Council, substantial progress is continuing to be made towards giving effect to the consent.

Yours faithfully



**D WAKELING
CITY PLANNER**

City Waters Information

☎ Ph: (07) 838 6999 if you require further information

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

The water supply is logged as being 9.3m 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.

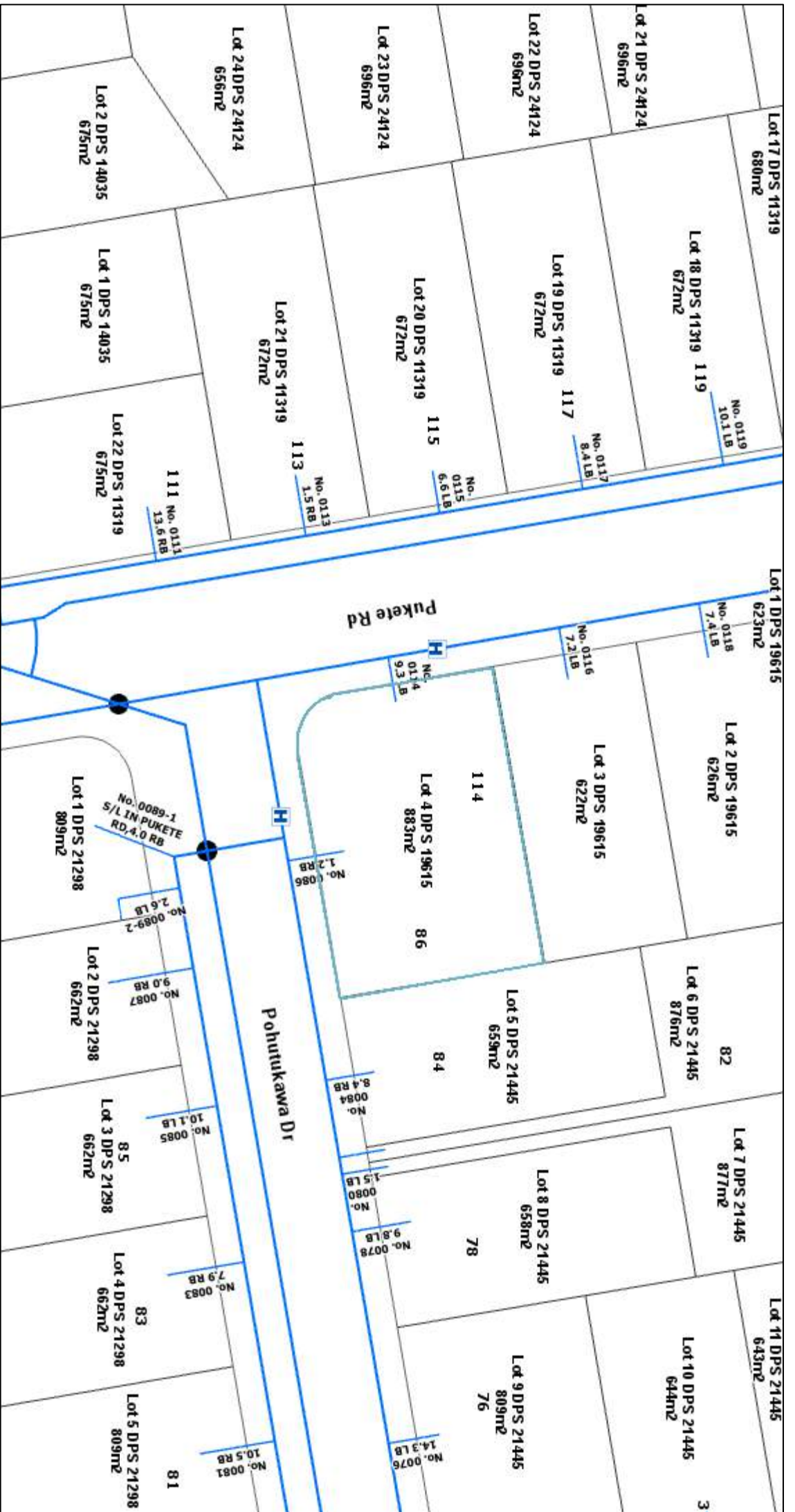
Refuse Collection Day: Wednesday

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

Trade Waste:

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

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.



- | | | | | | |
|-----------------------|--|---|--|--|--|
| Water Services Legend | Closed WS Valve
Open WS Valve
WS Hydrant | WS Meter
WS Service Line Valve
WS Service Line/Connection | WS End of Pipe
WS Main Offset
WS Main Crossover Jn | Main Type
Main
Bulk
Trunk
Other | WS Storage Unit
WS Main Abandoned
WS Preliminary Plans |
|-----------------------|--|---|--|--|--|

114 Puketere Road



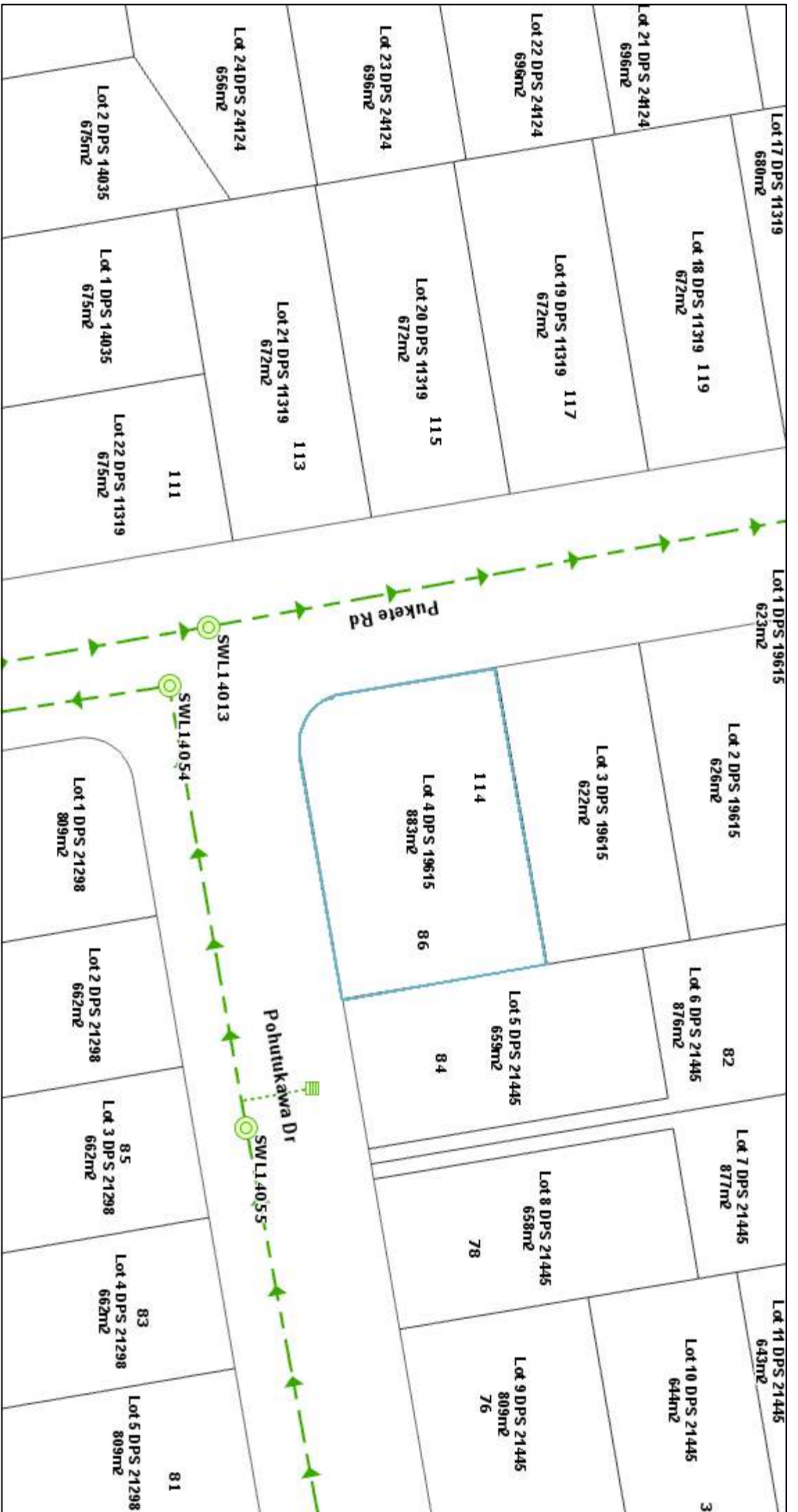
Printed from the HCC CityView system

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 work. 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: 29-01-2019

Scale 1 : 626





- Storm Services Legend**
- SW Manhole
 - SW Abandoned Manhole
 - SW Catchpit
 - SW Catchpit Lead
 - SW Node
 - SW Inlet
 - SW Outlet
 - SW Soakage Trench
 - SW Channel
 - SW Culvert
 - SW Subsoil Drain
 - SW Service Line
 - Main by Size
 - 451 - 600 mm
 - 601 - 750 mm
 - 751 - 900 mm
 - 901 - 1050 mm
 - 1051 - 1250 mm
 - > 1250 mm
 - Abandoned Main
 - SW Main Flow Direction
 - Planted SW Device
 - SW Preliminary Plans

114 Pukete Road



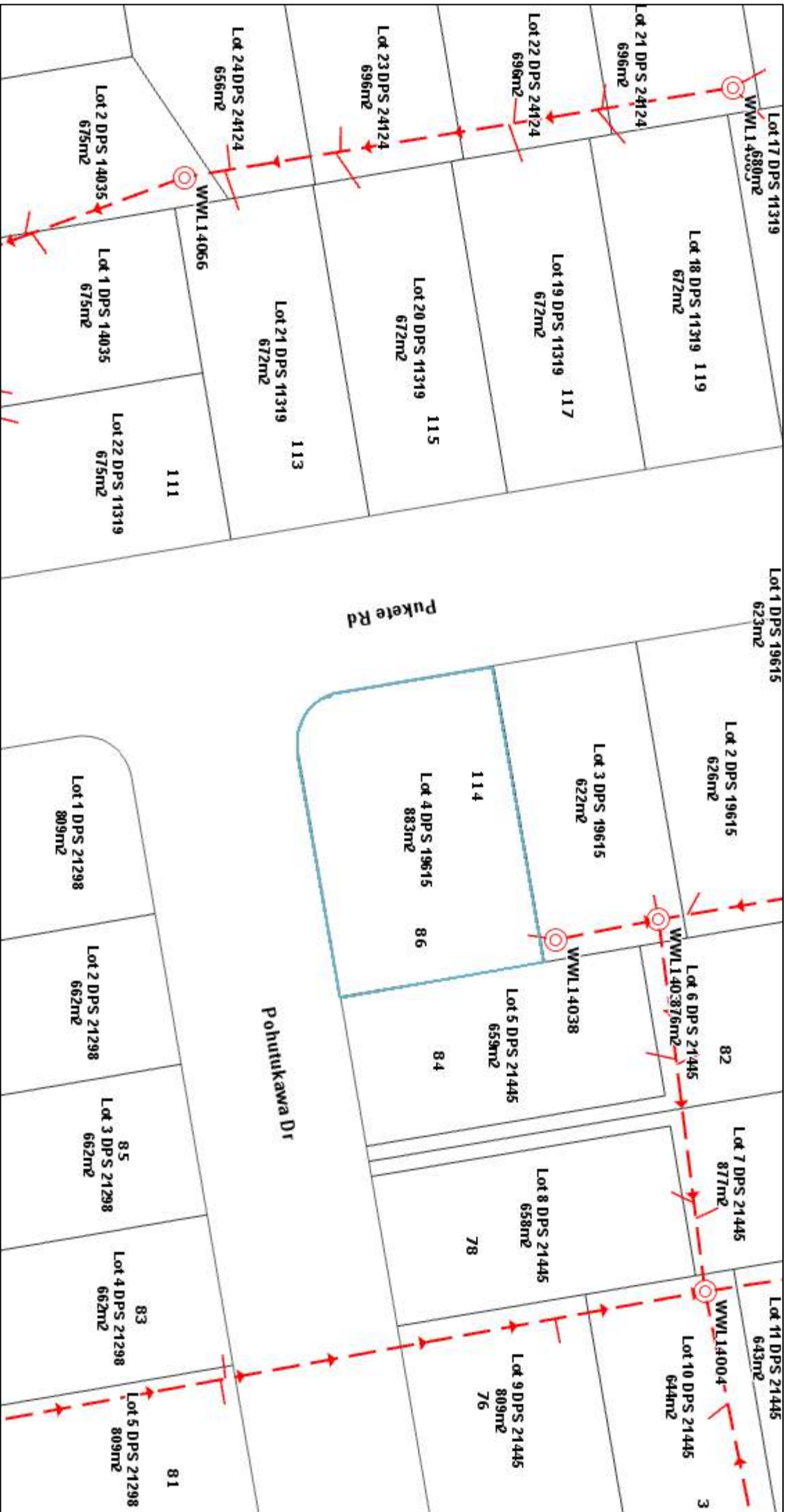
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Scale 1 : 626





- Wastewater Services Legend**
- P WW Pump Station
 - WW Manhole
 - ⊗ WW Abandoned Manhole
 - WW Node
 - WW Service Line
 - 150 - 199 mm
 - 200 - 299 mm
 - 300 - 374 mm
 - 375 - 600 mm
 - 601 - 1799 mm
 - 1800+ mm
 - WW Main Flow Direction
 - Aerial Main
 - Rising Main
 - Abandoned Main
 - WW Preliminary Plans

114 Pukete Road



Printed from the HCC CityView system

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Environmental Health Information

☎ Ph: (07) 838 6582 if you require further information

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:- <http://www.mfe.govt.nz/issues/hazardous/contaminated/hazardous-activities-industries-list.html>.

Advisory note:-

The absence of information does not necessarily mean the absence of hazardous contaminants in the soil, but simply means that no information is currently held by Council. Refer to the Ministry for the Environment website for information on hazardous activities and industries that may lead to land contamination - <http://www.mfe.govt.nz/issues/hazardous/contaminated/hazardous-activities-industries-list.html>.

You are also advised to contact Waikato Regional Council, who may or may not have further information in relation to the likely presence of hazardous contaminants for this property.