

LAND INFORMATION MEMORANDUM

LIM REPORT

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.

Property Address: 15 Hamilton Parade Hamilton

Legal Description: Lot 2 DP S82802

Applicant: Eric Van Der Sluis

Date of Issue: 11 February 2025

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

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.

City Waters Information

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

The water supply is logged as being 9.5m from the left hand boundary.

No stormwater connection is shown on the log plan as serving the property.

Council records do not show where the sewer connection is for this 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. 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. 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.

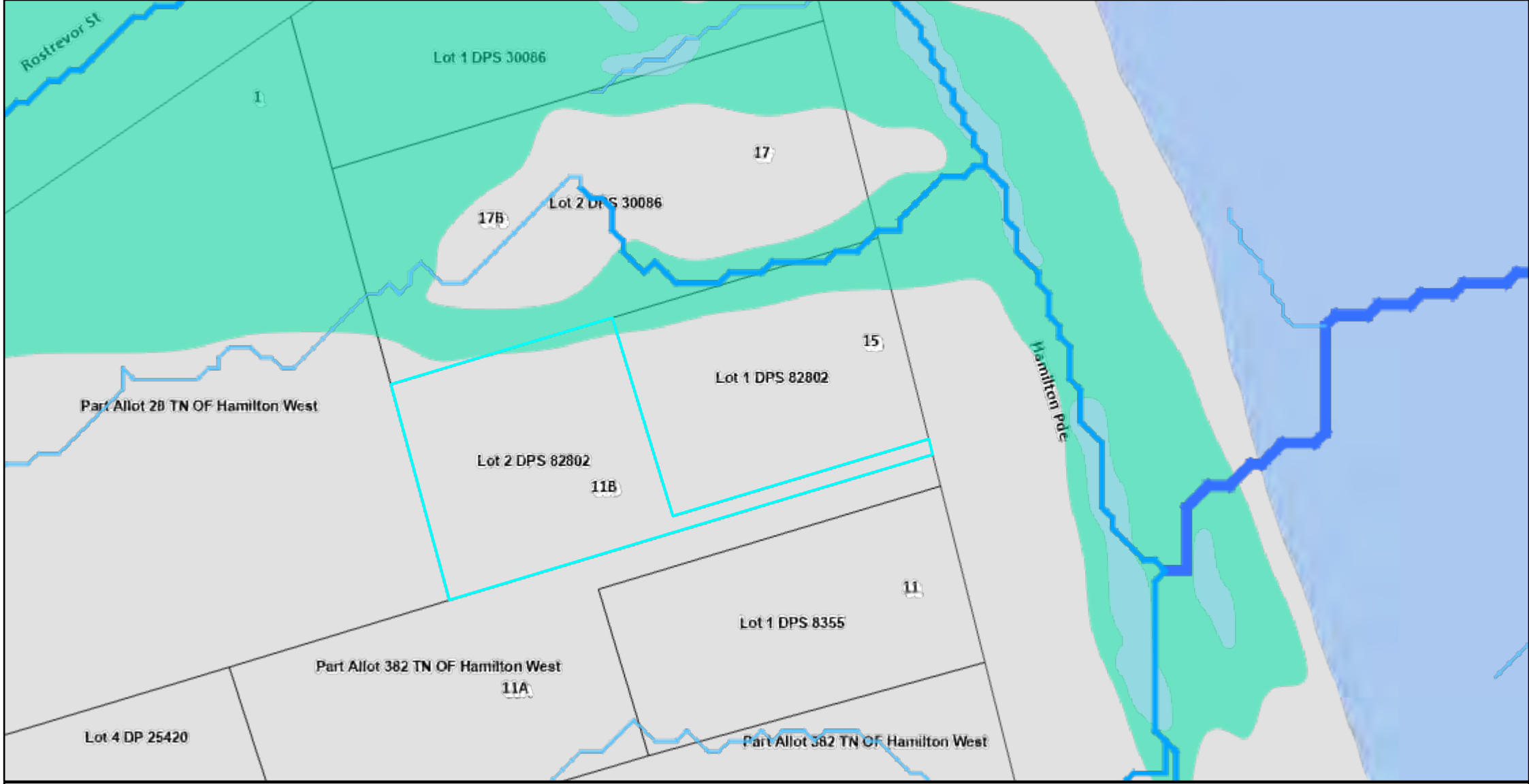


Water Services			Wastewater Services			Stormwater Services			
	WS Main Offset	Other		150 - 199 mm	Aerial Main		SW Soakage Trench	300 - 450 mm	Main
	WS Main Cross-over Jn	WS Main Abandoned		200 - 299 mm	Rising Main		SW Channel	451 - 600 mm	Abandoned Main
	WS Main Type	WS Storage Unit		300 - 374 mm	Abandoned Main		SW Culvert	601 - 750 mm	SW Main Flow Direction
	Bulk	WS Preliminary Plans		375 - 600 mm	WW Preliminary Plans		SW Subsoil Drain	751 - 900 mm	Planted SW Device
	Trunk		WW Service Line	601 - 1799 mm			SW Service Line	901 - 1050 mm	SW Preliminary Plans
WS Service Line/Connection	Main		WW Main by Size	1800+ mm			SW Main by Size	1051 - 1250 mm	
WS End of Pipe	Rider		< 150 mm	WW Main Flow Direction			< 300 mm	> 1250 mm	











3 Waters - 15 Hamilton Parade



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 - 15 Hamilton Parade

-  Flood Depressions 100yr Rainfall
-  Earthworks Area
- 100-year Flood Hazard**
-  Low
-  Medium
-  High
- 100-year Flood Extent**
-  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), 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.



Building Information

With effect from 31st 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 Consents on File:

Year	Number	Description	Issued	Code Compliance Certificate
1996	960155	New Dwelling with attached Garage	4/04/1996	28/11/2000

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.

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

Code Compliance Certificate
No: 960155



Te kaunihera o Kirikiriroa

Private Bag 3010
Hamilton
New Zealand

Phone 07 838 6699
Fax 07 838 6599

info@hcc.govt.nz
www.hcc.govt.nz

Section 35, Building Act 1991
Issued by Hamilton City Council

Date: 28 November 2000
Applicant: PRICE, M
Mailing Address: 11A HAMILTON PARADE HAMILTON

Application Lodged: 26 January 1998


Project
Application: New Dwelling With Attached Garage
Stage: New Dwelling With Attached Garage
Intended Use:
Work Type: New Construction
Intended Life: >50 years
Value of Work: \$160,000.00

Property
Address: 15A Hamilton Parade

Property Reference: Covenant Area B DP S35915
Lot 3 DP S30086

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. 960155" (being this certificate)

Signed for and on behalf of the Hamilton City Council: 

Name: 19.11.2000
Position: Authorised Officer
Building Control Unit

PETER MARTENS
NZCB
BUILDING INSPECTOR
CO-ORDINATOR

Planning Guidance 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.

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: High Density 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:

File	Date of approval	Description
1996.8739.001	06/03/1996	Resource Consent
1982.5031.001	13/02/1982	Resource Consent

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

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.

48/14 KS:LD

Mr Skews

15 February 1982

Messrs McPherson & Goodwin
Registered Surveyors
PO Box 9379
HAMILTON

Dear Sir

APPLICATION FOR SIDE YARD DISPENSATION - LOT 3 DPS 30068 15 HAMILTON
PARADE - MR & MRS G E GOODWIN

I refer to your application dated 16 November 1981 lodged on behalf of your clients Mr & Mrs G E Goodwin for dispensation of 0.6 metres from the 3 metre side yard requirement for the erection of a new dwelling on Lot 3 DPS 30068 situated 15 Hamilton Parade.

I wish to advise that the Council has granted consent subject to compliance in other respects with City Bylaws, Statutory, and Town Planning requirements.

When you are ready to proceed, you should lodge an application for a building permit in the usual manner with the Chief Building Inspector who will arrange the issue of a building permit when the above requirements have been met.

Yours faithfully

S A LENZ
CHIEF EXECUTIVE

Per:

ACTING TOWN PLANNING OFFICER

Your 51/12/2 Pt 18-3 dated 25 January 1982 refers.

CITY ENGINEER

For your information.

S A LENZ
CHIEF EXECUTIVE

Per: *S A Lenz*



25 January 1982

MEMO TO: Chief Executive & Town Clerk

FROM: Town Planning Officer

SUBJECT: Side Yard Dispensation - 15 Hamilton Parade
Mr. & Mrs. G.E. Goodwin

Reference: (i) Application and plans dated 16 November 1981 from Mr. G.E. Goodwin, C/- McPherson & Goodwin, Box 9379, Hamilton.

(ii) Written consent from the adjoining owners.

Location: Western side of Hamilton Parade, 50 metres south of Rostrevor Street. Lot 3 DPS 30088.

86

Zoning: Residential 3.

Introduction:

The applicant requests a dispensation from the 3 metre side yard requirement to allow the erection of a new dwelling.

Comments: The applicant proposes to erect a new dwelling extending to 2.4 metres from the side boundary instead of the normal residential 3 yard requirement of 3 metres.

Section 76 of the Town and Country Planning Act states that - the Council may grant its consent if it is satisfied that:-

- (a) the dispensation or waiver would encourage better development of the site or that it is not reasonable or practicable to enforce the provision in respect of the particular site: and
- (b) the dispensation or waiver will not detract from the amenities of the neighbourhood and will have little town and country planning significance beyond the immediate vicinity of the site.

In this case the applicant requests the dispensation so as to avoid being too close or damaging a large copper beech tree on the front of the property.

An inspection of the site shows that the topography is not in any way restrictive to the siting of a dwelling in any position on the site.

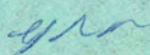
The Code of Ordinances set out minimum standards to achieve a reasonable living environment. It is considered that unless there are severe restrictions any new development should conform with these requirements. Although it could be argued that as the site is being developed with one residence only and in keeping with the rest of the existing development in the neighbouring area This is in itself not sufficient grounds for granting a dispensation as there are alternative sitings available and further that the granting of the dispensation could have planning significance beyond the immediate vicinity of the site.

Recommendation:

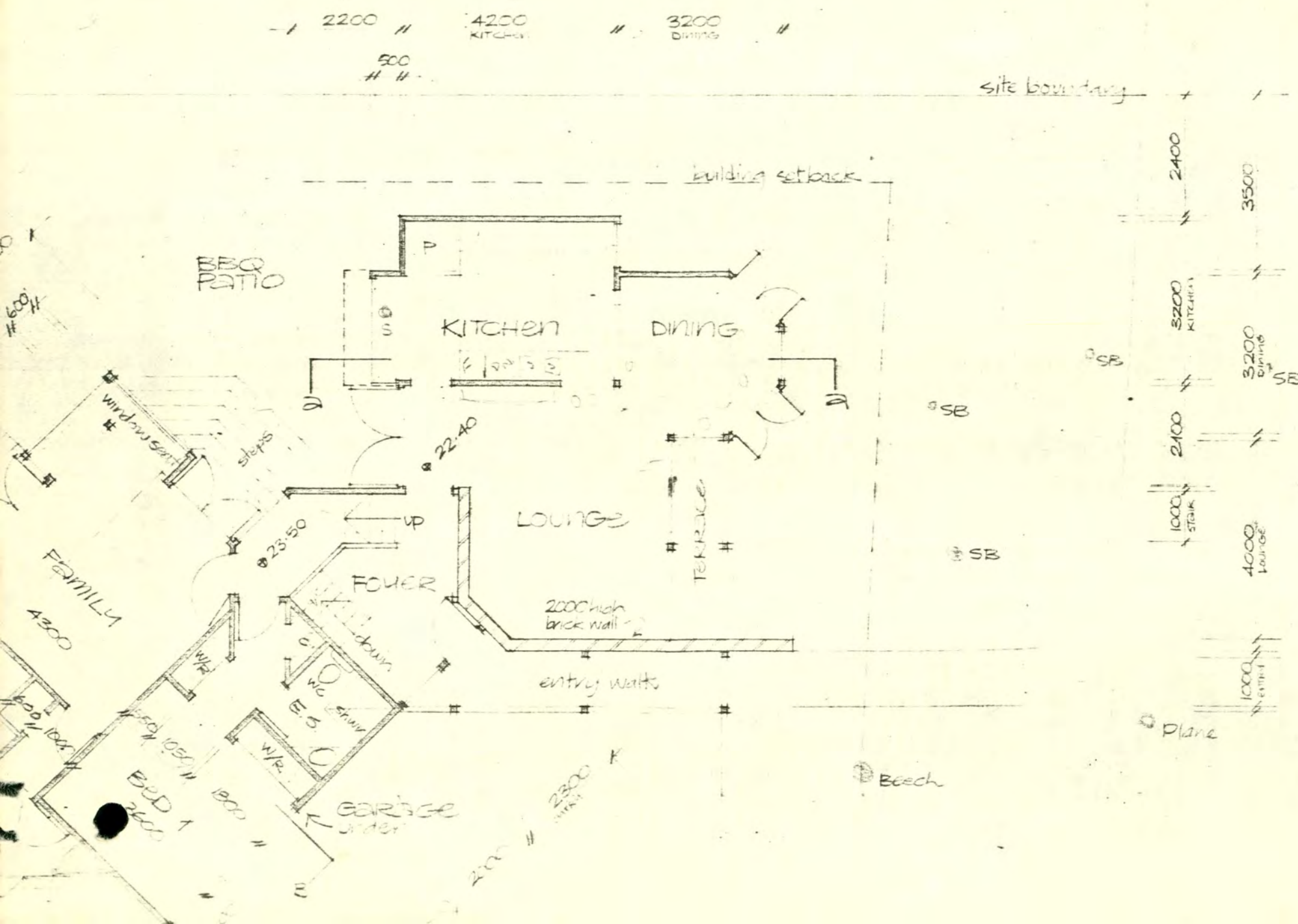
That the application by Mr. G.E. Goodwin to erect a dwelling 0.6 metres onto the 3 metres side yard requirement be declined on the grounds that:-

- (a) It is not unreasonable or impracticable to enforce the provisions in respect of the particular site, as the topography of the property does not restrict the siting of the dwelling.
- (b) It has town and country planning significance beyond the immediate vicinity of the site.

D.M.L. Francombe
ACTING TOWN PLANNING OFFICER


G.R. Matthew
SENIOR PLANNING OFFICER

cc. Chairman Legal



6 March, 1996

Murray Price
5 Earls Court
HAMILTON

Dear Sir,

**RE: CONTROLLED ACTIVITY NO 38/1/1690
TO ERECT A SECOND DWELLING**

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 Rule GP 2.3.4 of the Hamilton City Transitional District Plan, Council **grants consent** to the application (being Controlled Activity No 38/1/1690) by Melis Van Der Sluis to erect a second dwelling on Lot 3 DPS 30086 at 15 Hamilton Parade, Hamilton, subject to the following conditions:*

1. *That the development be in general accordance with the plans and information submitted with the application.*
2. *That a 1.8 metre high fence be provided as shown on the appended plan.*
3. *That compliance with District Plan requirements and the Resource Management Act 1991 be met.*
4. *A reserve contribution calculated at the rate of 4.5% of the current market value of the additional unit site area (B) in respect of the development will be payable prior to the uplifting of a building consent or within one week of the amount being advised by Planning Guidance.*

Reason for the Decision

1. *Subject to the above conditions the proposal complies with the relevant objectives and policies of the Hamilton City Transitional District Plan.*
2. *It is considered that no persons will be adversely affected by the proposal.*

3. *It is considered that the adverse environmental effects from this proposal can only be deemed to be minor.*
4. *The cross-lease was issued prior to 23 February 1991, therefore the savings clause relating to the underwidth vehicular access being permitted, (under section 8.3.3(b) of the Hamilton Transitional District Plan), applies.*

Advisory Note

1. *That compliance in all other respects with Council Bylaws, all applicable Acts, Regulations and Rules of Law be met.*
2. *Council will advise you of the reserve contribution due after the current market value of has been received from Valuation New Zealand.*
3. *At the time of building permit, fire rating would be required for any part of a building (including the garage) within 1 metre of the new boundary for each site.*

Right of Objection or Appeal and the Issue of Building Consent

If you disagree with this decision or any of the conditions, the Resource Management Act 1991 provides you with the right to object to Council or to appeal the Planning Tribunal. Any objection or appeal must be lodged in writing within **15 working days** of receipt of this letter.

Please note if you wish to uplift your building consent within the above 15 working days:

Any objection as above may prevent Council fully issuing your building consent.

This however can be overcome by giving certain assurances to Council as outlined on the attached Declaration form. After receiving return of this, Council would then be pleased to complete your building consent application.

If you have any doubts about this procedure please contact us as soon as possible, the Planning Guidance Unit, telephone 838 6800.

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

A handwritten signature in blue ink, appearing to read 'G Bilimoria', written in a cursive style.

G BILIMORIA
PLANNING GUIDANCE MANAGER

Mu
Arc

Phone &

JOB TITLE
PROPOSED
M & R
Hamilton I
LOT 3

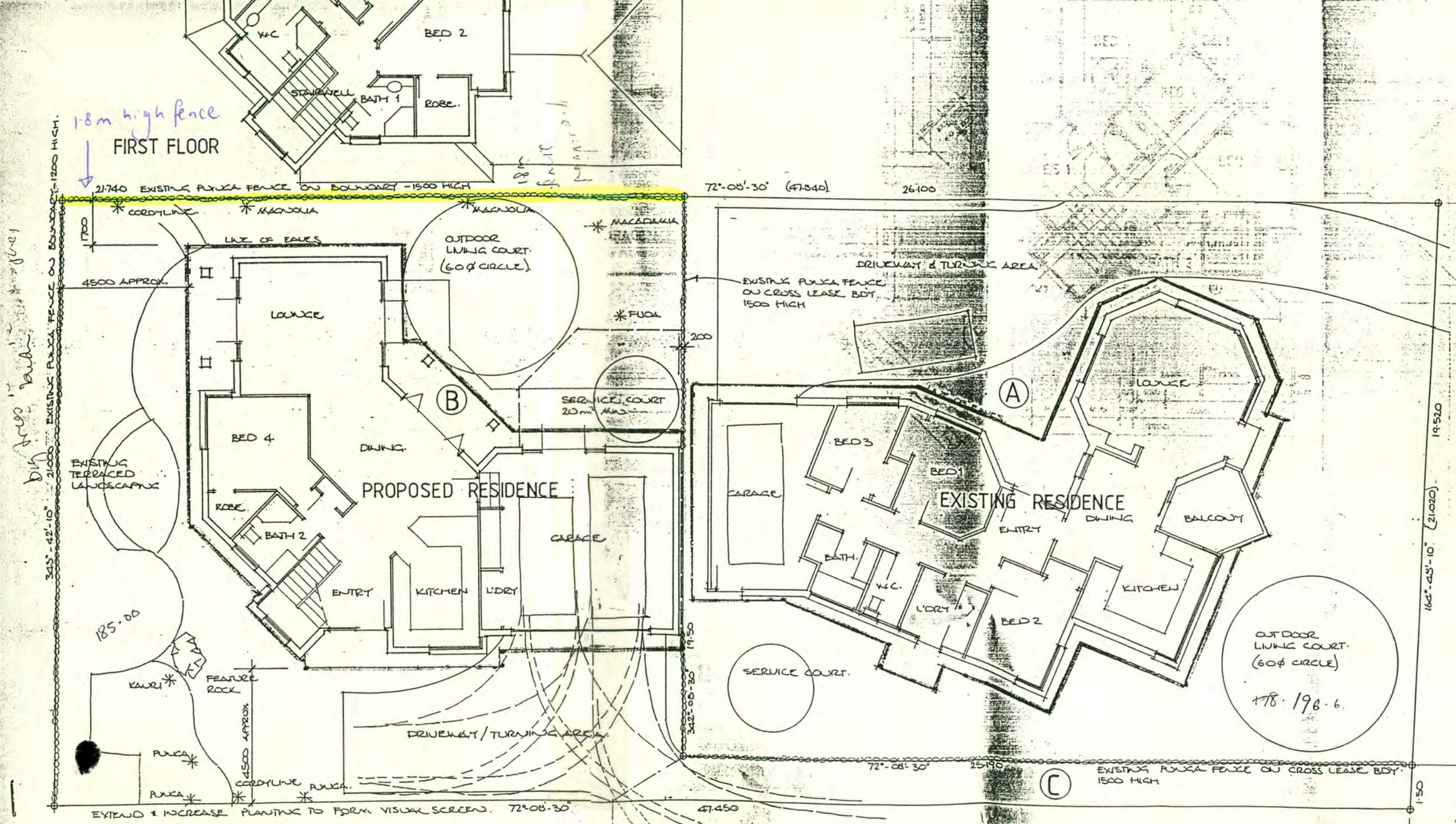
SHEET TITLE
CONTRO
APP

CONTRACT
DIMEN
BEFORE C

ORIGINAL SCAI

JOB No
95063

EXISTING FORA
SEALED CROS



big tree sub.

18m high fence
FIRST FLOOR

21.740 EXISTING PUKA FENCE ON BOUNDARY - 1500 HIGH

72°-08'-30" (47.540)

26.100

17.00

4.500 APPROX.

EXISTING TERRACED LANDSCAPING

185.00

FEATURE ROCK

4.500 APPROX.

DRIVEWAY/TURNING AREA

19.50
342°-08'-20"

47.450

72°-08'-30"

25.190

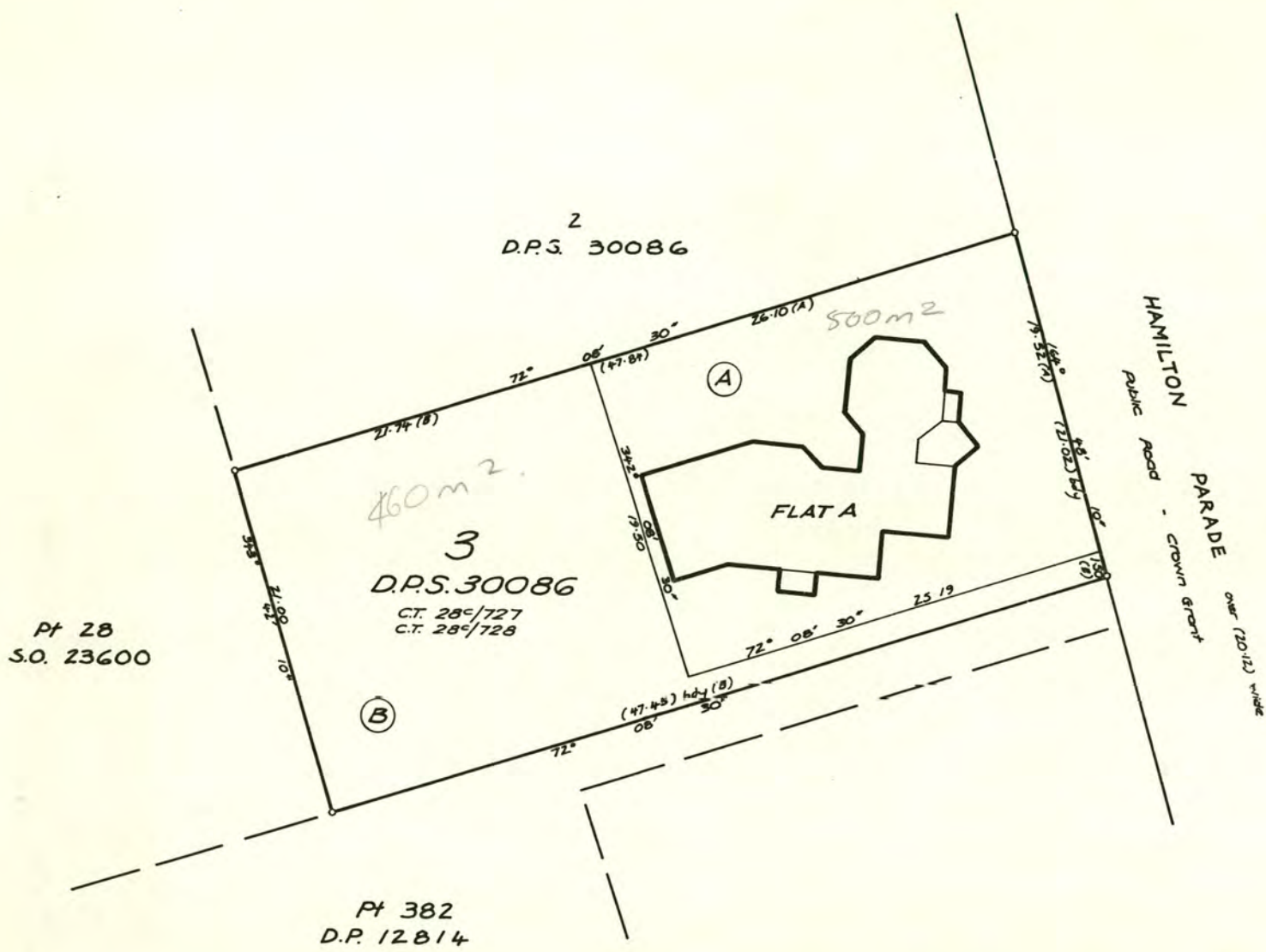
EXISTING PUKA FENCE ON CROSS LEASE BDT. 1500 HIGH

19.520

164°-43'-10" (21.020)

1.50

2



Approved
M. Van Der Stuit R. Van Der Stuit
 M. Van Der Stuit R. Van Der Stuit
 C.T. 28°/728 C.T. 28°/728
 Registered Owner

Pursuant to Section 314 of the Local Government Act 1974 I hereby certify that construction of the building hereon commenced on or after 3 April 1979 and a building permit for the construction of the building has been issued by the Hamilton City Council pursuant to its bylaws.

Dated this 9th day of MAY 1984

Alan J. McAllen
 Director of City Administration

I hereby certify that the building shown hereon is within the boundaries of Lot 3, D.P.S. 30086, C.T. 28°/727 & 728

R. J. McAllen
 Registered Surveyor
 Date 3/5/84

Datum:
 Mt. Eden Circuit Co-ordinate
 Origin Mt. Eden 700,000 mN
 300,000 mE

Total Area 1000 m²
 Comprised in C.T. 28°/727 & 728

Ernest Goodwin of Hamilton registered surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to the proviso to section 33 (2) of the Surveyors Act 1968 hereby certify that this plan has been made from surveys executed by me or under my directions, and that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.

Dated at Hamilton this 3rd day of May 1984. Signature *R. J. McAllen*

Field Book p. Traverse Book p.

Reference Plans D.P.S. 30086

Examined *Jackie Cooper* Correct *J.M. F.R.K.*

Approved for Leasing Purposes only.

24/5/1984 L.T. Surveyor

Deposited this 29th day of May 1984

H. King
 Assistant District Land Registrar



DISTRICT SOUTH AUCKLAND
 BLK. & DIST. XIV KOMAKORAU
 SHEET No. S14/43.30

Flat on Lot 3, D.P.S. 30086
 being Pt Allot 28, Town of Hamilton West.

LOCAL AUTHORITY HAMILTON CITY
 Surveyed by McPHERSON & GOODWIN
 Scale 1:200 Date MAY 1984

File Received 18.5.84 Instructions D P S 35915

Environmental Health 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:- <https://environment.govt.nz/publications/hazardous-activities-and-industries-list-hail/>

City Transportation Information

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	49839	HCC website
Valuation number	04003-031-01	Map
Property address	15 Hamilton Parade	
Rate category *	Residential General	
Separate parts (SUIPs) *	1	
Land value *	\$1,260,000	
Capital value *	\$1,360,000	

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

Legal description	Area (hectares)	Record of title
Lot 2 DPS 82802	0.0500	SA65D/213

RATES BALANCES

Balance on 1 July 2024	\$0.00	
2024/2025 annual rates	\$4,938.57	<i>This is not an estimate for next year's rates</i>
Rates penalties	\$0.00	
Payments received	(\$2,469.29)	
Balance to 30 June 2025	\$2,469.28	

AMOUNT NOW DUE **\$1,234.64** *To the end of Instalment 3.*

2024/2025 RATES INSTALMENTS

Instalment	Instalment period	Due date	Instalment amount	Balance outstanding
1	1/7/2024 to 30/9/2024	5/9/2024	\$1,234.65	\$0.00
2	1/10/2024 to 31/12/2024	28/11/2024	\$1,234.64	\$0.00
3	1/1/2025 to 31/3/2025	20/2/2025	\$1,234.64	\$1,234.64
4	1/4/2025 to 30/6/2025	22/5/2025	\$1,234.64	\$1,234.64

DETAILS FOR PAYMENT

Hamilton City Council bank account	02-0316-0030142-06	Particulars	Rates	Code	49839	Reference	15HamiltonPa
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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

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.

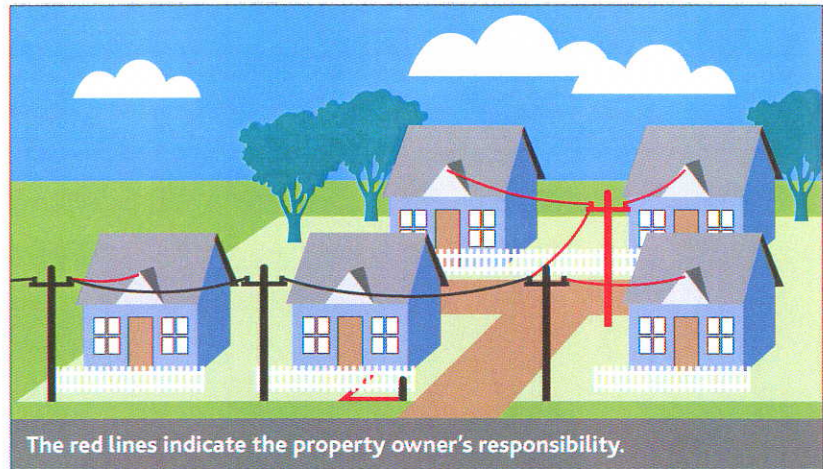
WHO OWNS WHAT?

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. 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 | www.wel.co.nz

Parks and Recreation Information

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

Network Utility Operators

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

Please Note:

- 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.

Additional Information

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



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




R. W. Muir
Registrar-General
of Land

Identifier SA65D/213
Land Registration District South Auckland
Date Issued 18 September 2001

Prior References
SA28C/728 SA31D/239

Estate Fee Simple
Area 500 square metres more or less
Legal Description Lot 2 Deposited Plan South Auckland
82802

Registered Owners
Ruth Van Der Sluis and Eric Van Der Sluis

Interests

Land Covenant in Transfer H382721.2

Appurtenant hereto is a right of way created by Transfer H545655 - 12.9.1984 at 1.30 pm

Appurtenant hereto is a right of way and rights to drain water and sewage, convey water and gas, transmit electricity and telecommunications created by Transfer B678362.5 - 18.9.2001 at 2.16 pm

Subject to a right of way and rights to drain water and sewage, convey water and gas, transmit electricity and telecommunications over part marked B on DPS 82802 created by Transfer B678362.5 - 18.9.2001 at 2.16 pm

The easements created by Transfer B678362.5 are subject to Section 243 (a) Resource Management Act 1991

Approvals

W.A. Robertson
 W.A. Robertson
 W.A. Robertson

Hamilton City Council

Hamilton City Council
 Planning Committee
 15/11/2011

Approved by: *[Signature]*

Hamilton City Council

Hamilton City Council
 Planning Committee
 15/11/2011

Approved by: *[Signature]*

Hamilton City Council

Hamilton City Council
 Planning Committee
 15/11/2011

Approved by: *[Signature]*

Hamilton Parade

12901 2000 - Over 2012 m²

LAND DISTRICT SOUTH AUCKLAND

SURVEY BLK. & DIST. NZMS 261 SH1

RECORD MAP No

TERRITORIAL AUTHORITY

Surveyed by: **MERPESON AND GOODWIN**

Scale: 1:5000 Date: 18/9/01

LOTS 1 & 2 BEING SUBDIVISION OF

LOT 3 DPS 30086 & ROW. OVER PT

DP12814 BEING PT. ALLOT 382 TOWN OF HAMILTON WEST

LAND DISTRICT SOUTH AUCKLAND

SURVEY BLK. & DIST. NZMS 261 SH1

RECORD MAP No

Approved as to Survey

Approved by: *[Signature]*

Chief Surveyor

Deposited this 18th day of September 2001

for Registrar General of Land

18/9/01

18/9/01

DPS 82802