

LAND INFORMATION MEMORANDUM

LIM REPORT

lims.2@hcc.govt.nz



Hamilton
City Council
Te kaunihera o Kirikiriroa



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

Property Address: 9 Norma Place Hamilton

Legal Description: Lot 13 DP S10584

Applicant: Sarah Jane Jodie Wales

Date of Issue: 23 September 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 0.3m 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: Monday

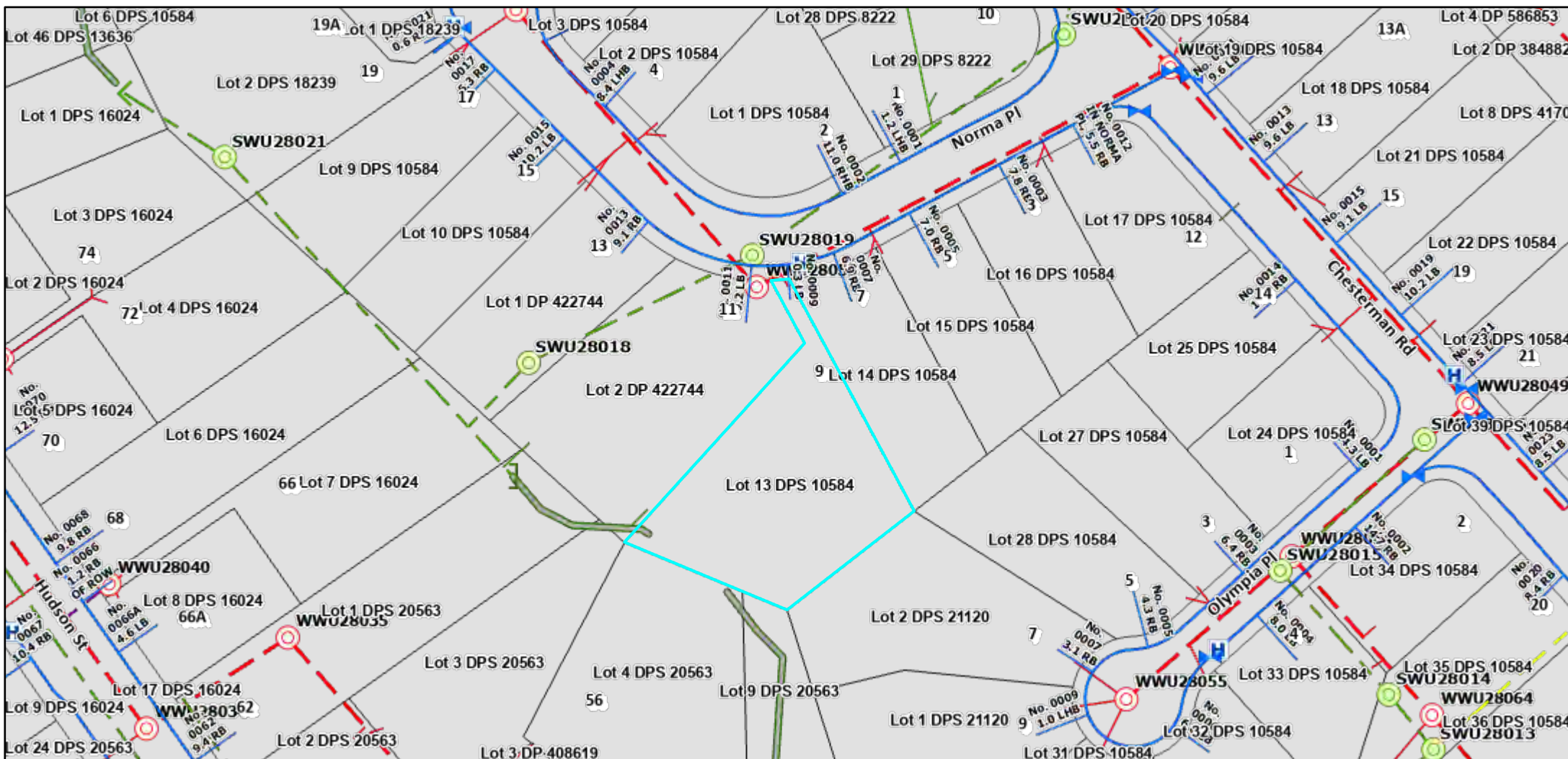
Trade Waste: No information in relation to the discharge of Trade Waste are currently held in respect to this property/business premises.

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



LEGEND

Water Services

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 Cross-over Jn

WS Main Type

Bulk

Trunk

Main

Rider

Other

WS Main Abandoned

WS Storage Unit

WS Preliminary Plans

Wastewater Services

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

Aerial Main

Rising Main

Abandoned Main

WW Preliminary Plans

WW Main Flow Direction

Main

WW Main by Size

< 150 mm symbol"/>
< 150 mm

Stormwater Services

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

300 - 450 mm

451 - 600 mm

601 - 750 mm

751 - 900 mm

901 - 1050 mm

1051 - 1250 mm

1251 - 1500 mm

1501 - 1800 mm

1800+ mm

Abandoned Main

SW Main Flow Direction

Planted SW Device

SW Preliminary Plans

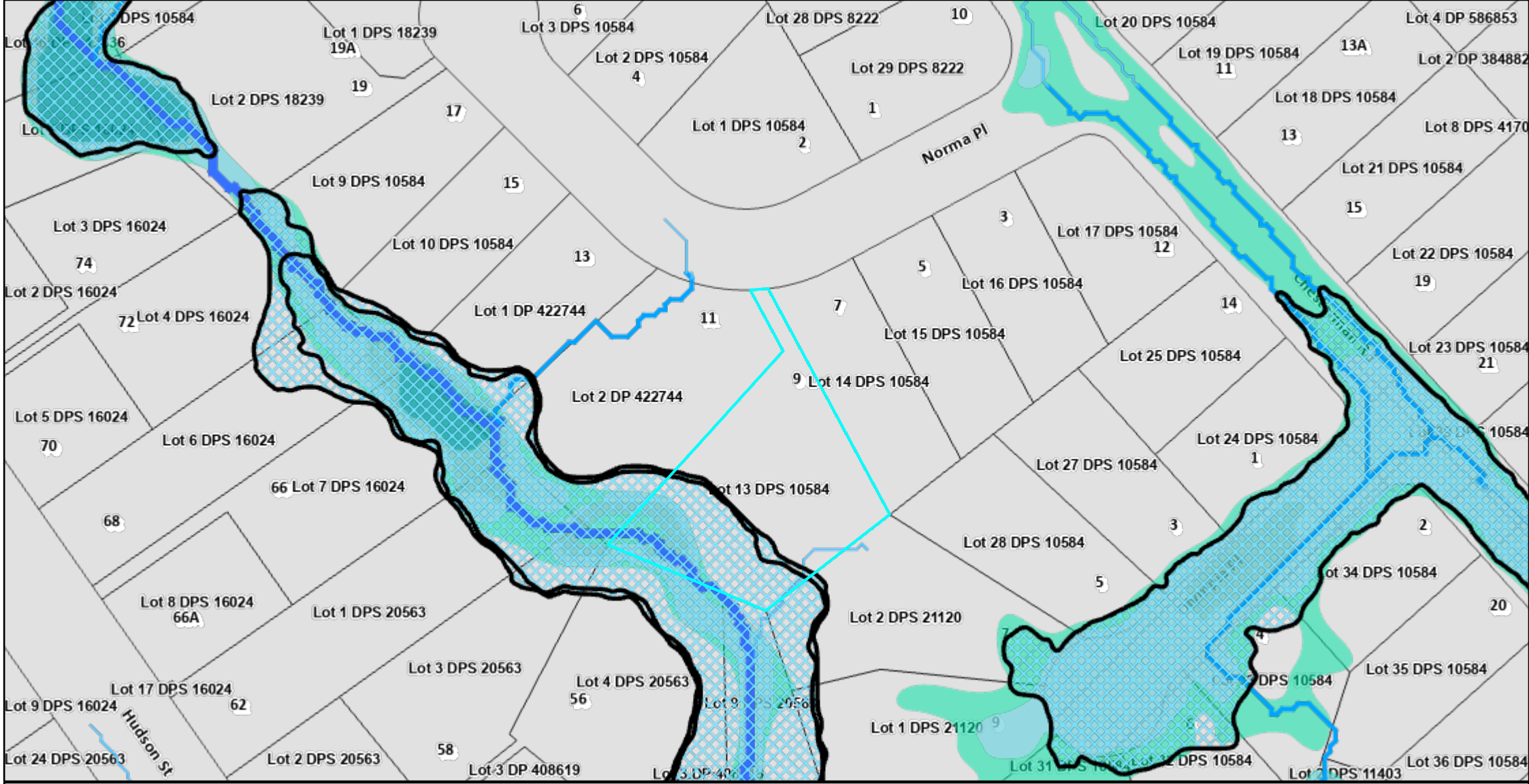
SW Main by Size

< 300 mm

3 Waters - 9 Norma Place

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 - 9 Norma Place

- 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 Permits/Drainage Permits on File:

Year	Number	Description	Issued
1973	30510	New Dwelling	1973
1973	39647	Plumbing to New Dwelling	1973
1973	40288	Drainage to New Dwelling	23/01/1973

Building Consents on File:

Year	Number	Description	Issued	Code Compliance Certificate
2014	30548	Kitchen & Dining Alterations	2/05/2014	19/07/2016
2020	40751	Convert Carport to Garage and Storage Room	22/05/2020	13/01/2025

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

Section 95, Building Act 2004

The Building

Street address of building:	9 Norma Place Riverlea 3216
Legal description of land where building is located:	Lot 13 DP S10584
Building name:	N/A
Location of building within site / block number:	N/A
Level/unit number:	N/A
Current, lawfully established, use:	Detached Dwelling
Year first constructed:	1970

The Owner

Name of owner:	David & Sarah Wales	Phone number(s)	
Contact person:	Sarah Wales	Landline:	07 859 3637
Mailing address:	9 Norma Place Hillcrest Hamilton 3216	Mobile:	021 071 250
		Daytime:	021 071 250
		After hours:	N/A
		Facsimile number:	N/A
Street address / registered office:	9 Norma Place Riverlea Hamilton 3216	Email address:	sjjwales@gmail.com
		Website:	

First point of contact for communications with the building consent authority:

Name:	David & Sarah Wales	Phone number(s)	
Mailing address:	9 Norma Place Hillcrest Hamilton 3216	Landline:	07 859 3637
		Mobile:	021 071 250
		Daytime:	021 071 250
		Facsimile number:	N/A
		Email address:	sjjwales@gmail.com

Building Work

Building consent number:	2014/30548
Description of the building work:	Kitchen & Dining Alterations
Issued by:	Hamilton City Council

Code Compliance

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

a) The building work complies with the building consent

Attachment

None

Signature:



Position: Building Control Manager

On behalf of: Hamilton City Council

Date: 20/07/2016

Form 7

Code Compliance Certificate

Section 95, Building Act 2004

The Building

Street address of building:	9 Norma Place Riverlea Hamilton 3216
Legal description of land where building is located:	Lot 13 DP S10584
Building name:	NA
Location of building within site / block number:	NA
Level/unit number:	N/A
Current, lawfully established, use:	Detached Dwelling
Year first constructed:	1970

The Owner

Name of owner:	David Martin Wales, Sarah Jane Jodie Wales and Kit Clews Trustee Ltd	Phone number(s)	
Contact person:	N/A	Landline:	N/A
Mailing address:	9 Norma Place Riverlea Hamilton 3216	Mobile:	021 071 7250
		Daytime:	021 071 7250
		After hours:	N/A
		Facsimile number:	N/A
Street address / registered office:	N/A	Email address:	sjjwales@gmail.com
		Website:	N/A

First point of contact for communications with the building consent authority:

Name:	Sarah Jane Jodie Wales	Phone number(s)	
Mailing address:	9 Norma Place Riverlea Hamilton 3216	Landline:	N/A
		Mobile:	021 071 7250
		Daytime:	021 071 7250
		Facsimile number:	N/A
		Email address:	sjjwales@gmail.com

Building Work

Building consent number:	2020/40751
Description of the building work:	Convert Carport to Garage and Storage Room
Issued by:	Hamilton City Council

Code Compliance

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

a) The building work complies with the building consent

Attachment

None

Signature:



Position: Regulatory Services Unit Director

On behalf of: Hamilton City Council

Date: 13 January 2025

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 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 under Plan Change 9 have had decisions released following the hearing process. There are no appeals relating to the Archaeological Sites or Notable Trees resulting in these rules now forming part of the Operative District Plan. There are appeals relating to the Significant Natural Areas which means that the provisions remain part of Plan Change 9 but have 'legal effect' and the rules must be followed now. The appeal period is still open for the decisions relating to Built Heritage and Historic Heritage Areas; however, the provisions have 'legal effect' and the rules must be followed now.

This property is affected by Plan Change 9, specifically:

Significant Natural Areas (SNA) – C23 Name: Hammond Park and SNA_type cSNA(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/>

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: | Waikato Riverbank and Gully Hazard Area |
| • Airport Protection Overlay: | Outer Edge Conical Obstacle Limitation Surface – 207m Moturiki Datum |
| • Areas: | None recorded for this property |
| • Other Features: | Infrastructure Capacity Overlay |
| • 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:

None recorded for this property

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.

SNA (Fringe)

Please note there is a Significant Natural Area (SNA fringe) in the Gully adjoining the property. The District Plan requires a set back from the gully for any building onsite (Refer to Chapter 20 – Natural Environments) and there are vegetation and earthworks rules relating to Significant Natural Areas in Chapter 25.2 – Earthworks and Vegetation removal. Under PC9 there are lighting and glare rules relating to Significant Natural Areas in Chapter 25.6 – Lighting and Glare

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: None recorded for this property.

Vehicle Crossing:

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

Road Resurfacing:

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

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

RATING UNIT DETAILS

Rates number	45292	HCC website
Valuation number	04241-761-04	Map
Property address	9 Norma Place	
Rate category *	Residential - water, ww	
Separate parts (SUIPs) *	1	
Land value *	\$470,000	
Capital value *	\$750,000	

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

Legal description	Area (hectares)	Record of title
Lot 13 DPS 10584	0.1378	SA7C/1319

RATES BALANCES

Balance on 1 July 2025	\$0.00	
2025/2026 annual rates	\$3,900.44	<i>This is not an estimate for next year's rates</i>
Rates penalties	\$0.00	
Payments received	(\$1,304.34)	
Balance to 30 June 2026	\$2,596.10	

AMOUNT NOW DUE **(\$329.23)** *CREDIT— to the end of Instalment 1.*

2025/2026 RATES INSTALMENTS

Instalment	Instalment period	Due date	Instalment amount	Balance outstanding
1	1/7/2025 to 30/9/2025	4/9/2025	\$975.11	\$0.00
2	1/10/2025 to 31/12/2025	27/11/2025	\$975.11	\$645.88
3	1/1/2026 to 31/3/2026	26/2/2026	\$975.11	\$975.11
4	1/4/2026 to 30/6/2026	21/5/2026	\$975.11	\$975.11

DETAILS FOR PAYMENT

Hamilton City Council bank account	02-0316-0030142-06	Particulars	Rates	Code	45292	Reference	9NormaPlace
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A targeted rate for water is included in the rates for this property. This usually indicates there is no water meter installed.

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

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 **SA7C/1319**
Land Registration District **South Auckland**
Date Issued 13 September 1967

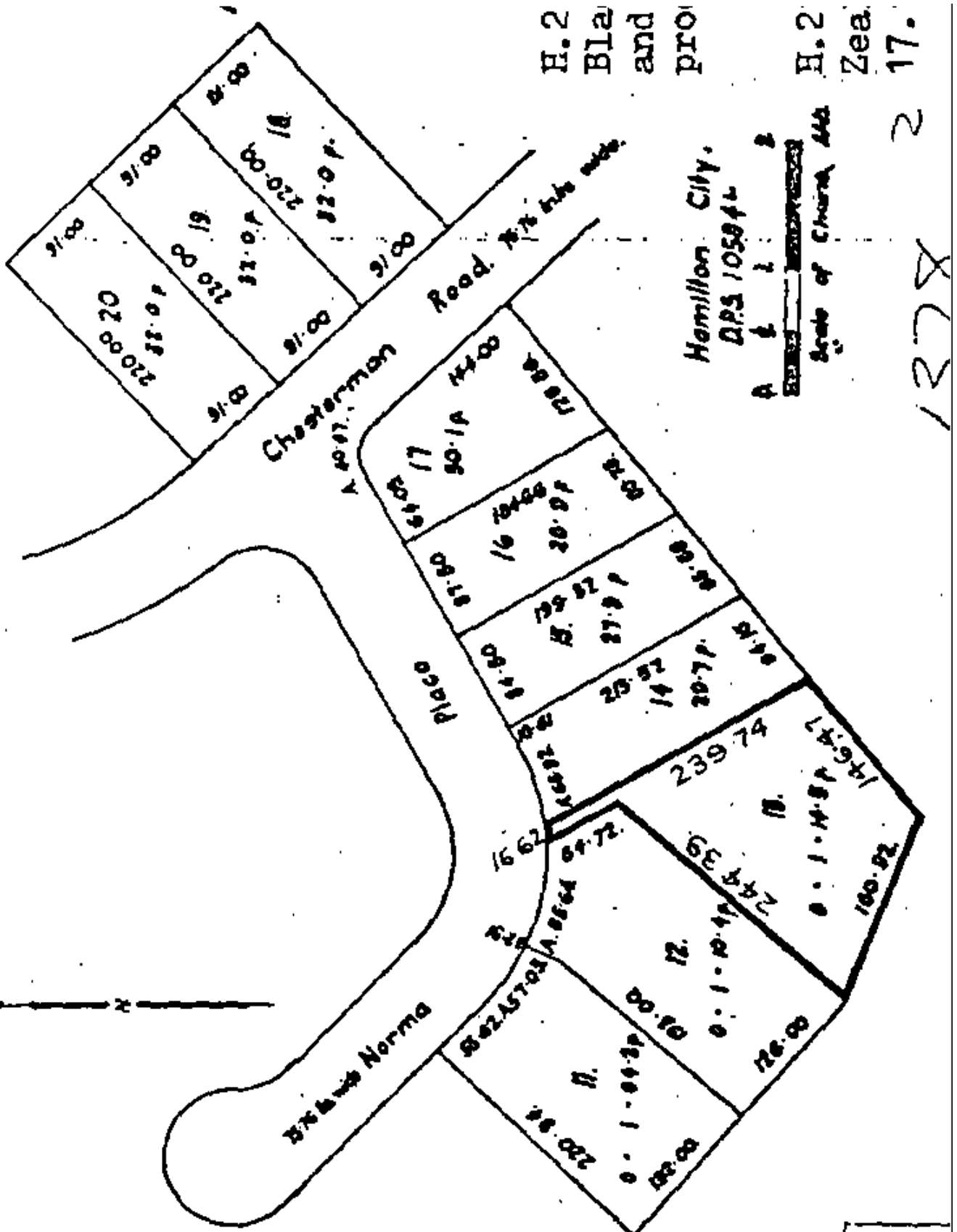
Prior References
SA6A/1426

Estate Fee Simple
Area 1378 square metres more or less
Legal Description Lot 13 Deposited Plan South Auckland
10584

Registered Owners
Sarah Jane Jodie Wales, David Martin Wales and Kit Clews Trustee Limited

Interests
S346966 imposing Building Line Restriction
10171065.2 Mortgage to Bank of New Zealand - 4.9.2015 at 11:48 am

77.75



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Bla and pro

H. 2
Zea.
17.

Hamilton City.
DPS 105042

095 105944

100

Grade of Character Add.

1378