

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.

LIM Report

Property Address: 10B Claude Street Hamilton

Legal Description: Flat C DP S48978 / Lot 38 DP 5045

Applicant: Ellice Tanner Hart

Date of Issue: 27 January 2021

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.

Jen Baird
General Manager City Growth



Per
Ian Shirreffs
LIM Officer
Customer Services
Municipal Offices
Garden Place, Hamilton
Phone 07 838 6486
Email: ian.shirreffs@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.

Building Information

☎ Ph: (07) 838 6677 if you require further 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 / Consents on File:

Building Permit 28029 issued 24/03/1988 For 4 home units

Plumbing & Drainage Permits on File:

Drainage Permit 29466 issued 24/03/1988 For drainage to 4 home units

Plumbing Permit 27856 issued 27/06/1988 For plumbing to 4 home units

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.

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.

Your Reference: Ellice Tanner Hart

Our Reference: 2021/8235

General Information / Requisition/Special Features: None recorded for this property.

Record of Fill: None recorded for this property.

Legal File /Prosecutions Served / 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.

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 and www.hamilton.co.nz

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:

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

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

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.

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 19.4m from the left hand boundary of #10 Claude St in meter box.

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.

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

A sanitary manhole number 060 is shown on the log plan as located on the property.

Refuse Collection Day: Tuesday

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

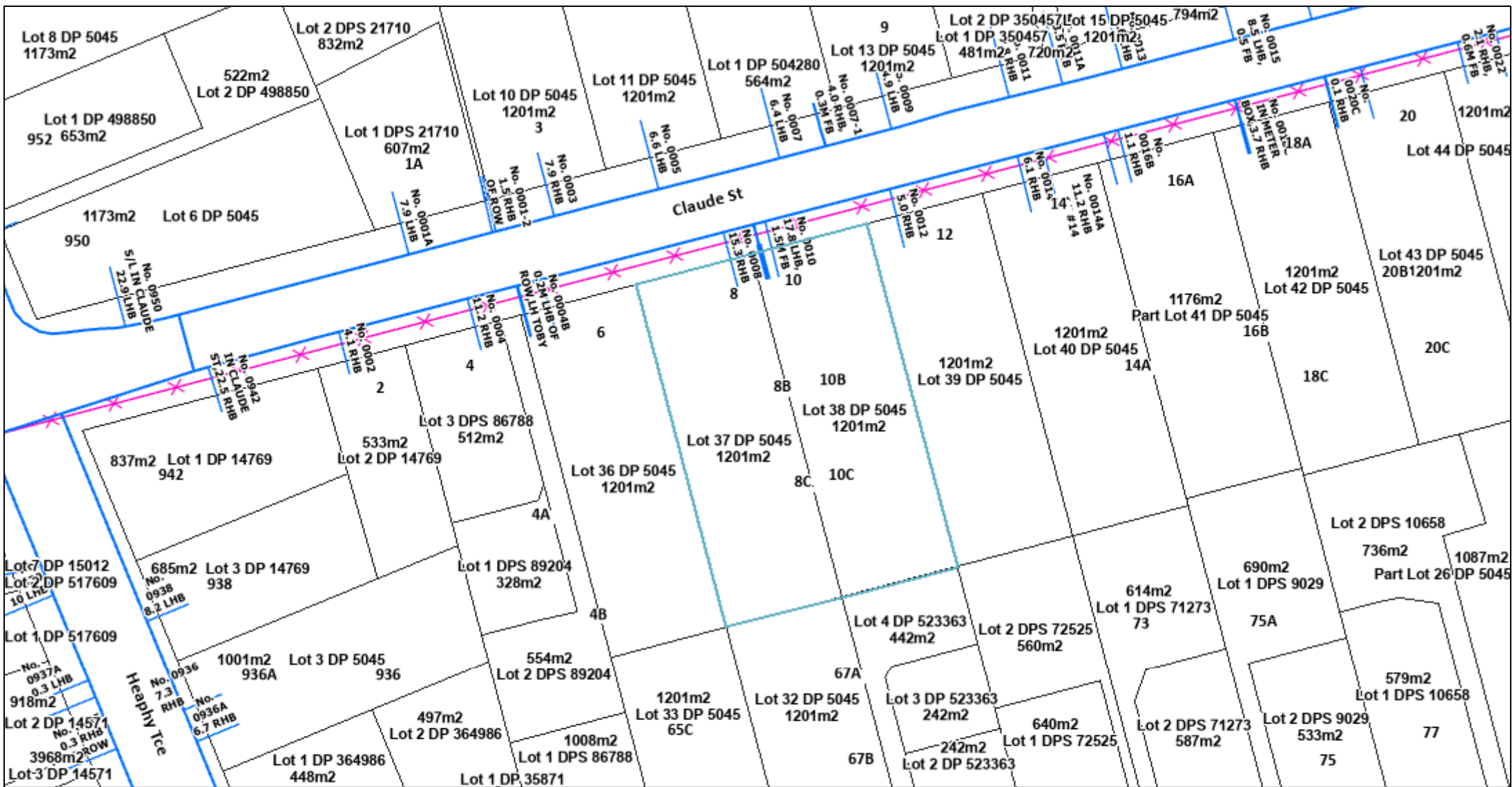
Flooding:

While Council holds flood data for this property, the modelling inputs and assumptions will have significant limitations and should not be relied on. Site specific analysis is recommended. The best available flood data for Hamilton City can be viewed at: <http://hamilton.govt.nz/floodviewer>

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.



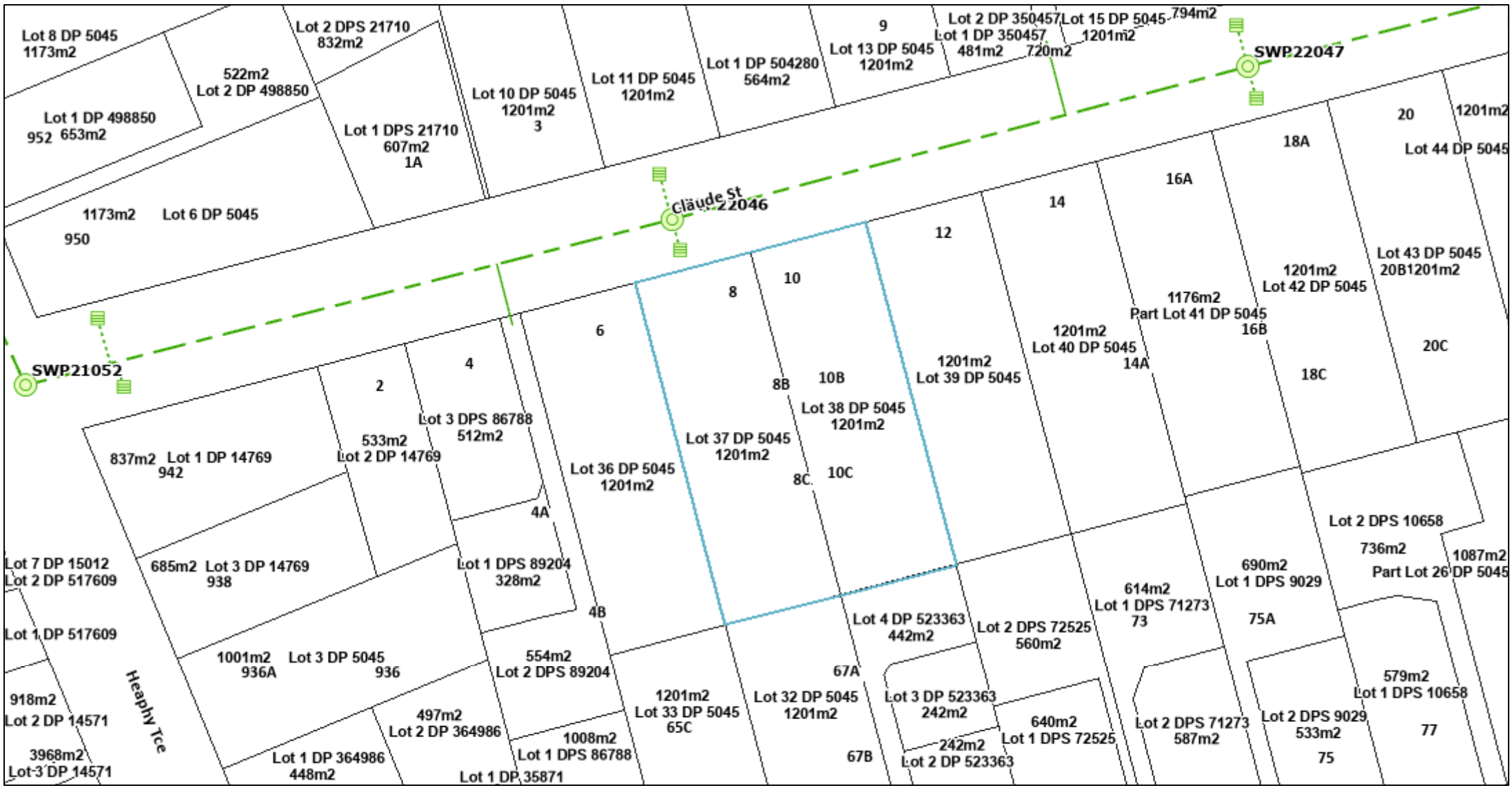
Water Services Legend		Main Type		Other	
	Closed WS Valve		WS Meter		WS Main Abandoned
	Open WS Valve		WS End of Pipe		WS Main Offset
	WS Hydrant		WS Service Line Valve		WS Main Crossover Jn
	WS Service Line/Connection		WS Main Offset		WS Main Crossover Jn
			Main		Rider
			Bulk		Other
			Trunk		Other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

10B Claude Street



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





Storm Services Legend		Main by Size		Other Symbols	
	SW Manhole		300 - 450 mm		SW Subsoil Drain
	SW Abandoned Manhole		601 - 750 mm		SW Soakage Trench
	SW Catchpit		751 - 900 mm		SW Channel
	SW Node		901 - 1050 mm		SW Service Line
	SW Inlet		1051 - 1250 mm		SW Culvert
	SW Outlet		> 1250 mm		Abandoned Main
	SW Catchpit Lead		SW Preliminary Plans		SW Main Flow Direction
	SW Node				
	SW Soakage Trench				
	SW Channel				
	SW Service Line				
	SW Culvert				
	Abandoned Main				
	SW Main Flow Direction				

10B Claude Street



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: 27-01-2021

Scale 1 : 880



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.

City Transportation Information

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

Road Works: There are no known works to be undertaken on this street.

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

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, or if one does not exist, please contact the above number.

Road Resurfacing:

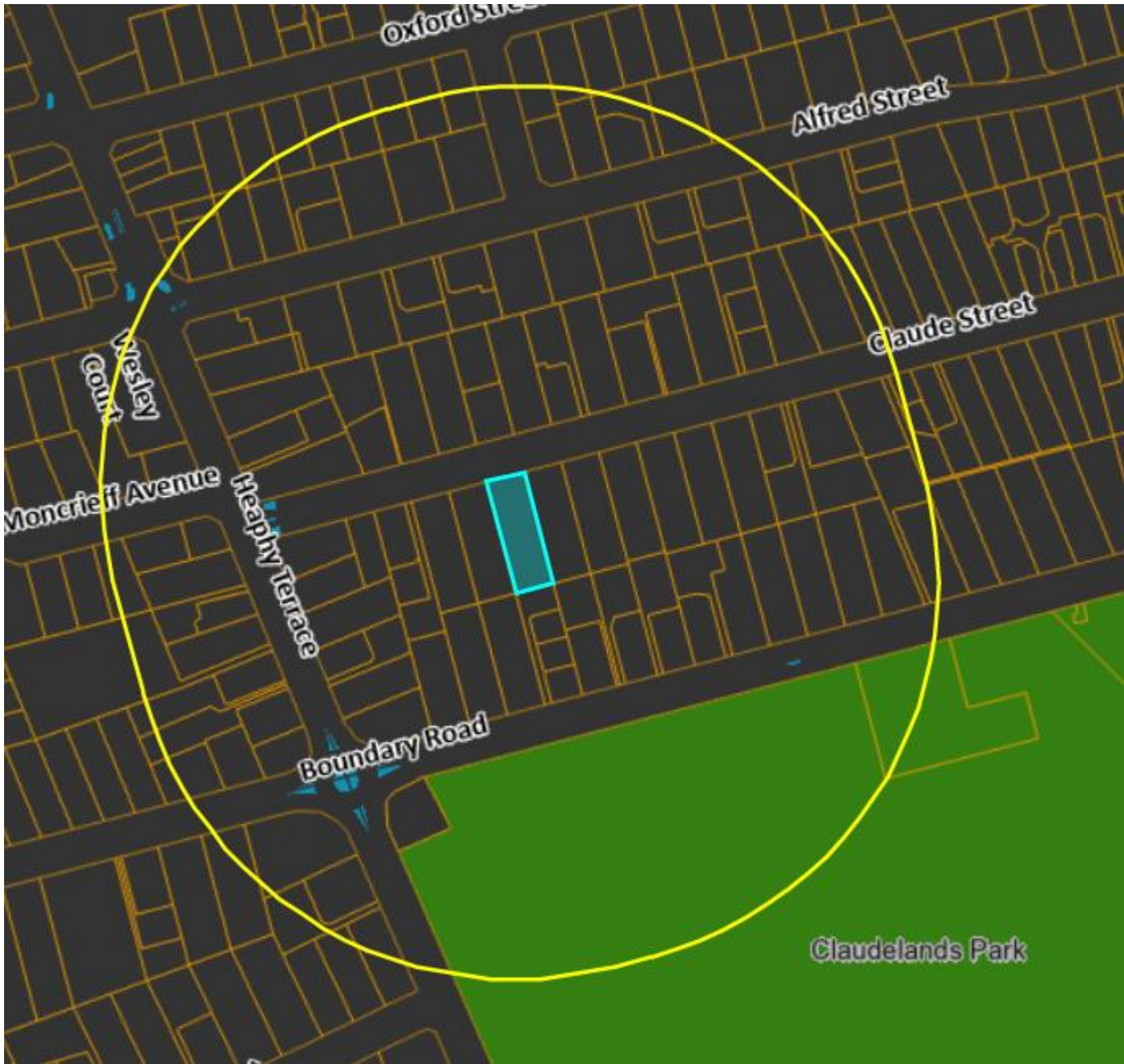
If the road this property is located on is surfaced with hotmix, the road may be resurfaced with chipseal when the current surfacing material reaches the end of its useful life. The end of its life will be when it no longer provides waterproof cover for the underlying pavement layers.

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

Parks and Recreation Information

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

The property you are enquiring about is within 200 metres of Claudelands Park (see attached map for exact proximity). You are advised to contact the Parks and Recreation Unit for further information regarding the management, development and current and potential use of Claudelands Park on 07 838 6699 or email parksadmin@hcc.govt.nz



Under the Local Government Rating Act 2002 section 36 (2) you are required to notify the Hamilton City Council no later than 1 month after settlement occurs

Date of Information: 12/01/2021
Valuation Number: 04090-422-00- C
Rates Number: 12708
Assessment Area: 0.0000 - Hectares
Legal Description: Flat C DP S48978 10B Claude Street
Total Years Levy: \$1,841.22
Received to Date: \$920.60 - Credit
Arrears Brought Forward from 2019/20: \$0.00
Amount to clear to 30 June 2021: \$920.62
Total Penalties: \$0.00
Adjustments: \$0.00
Rebates: \$0.00

If a rebate amount is showing please contact the Rates Department on 07 838 6688 as it will affect the rates currently due for settlement.

Amount now Due: \$460.31

10% Additional charge will be incurred after the instalment due date

Settlement payments can be made via Internet Banking into Hamilton City Council bank account 02-0316-0030142-06, ensure the following fields are completed:

Particulars: Rates **Code:** 12708 **Reference:** 10BClaudeStr

Please advise confirmation of this payment when sending Notice of Sale.

Direct Debit: None

Payment Amount: Nil

Automatic payments must be cancelled at the bank. Direct debits will be cancelled by HCC when requested or when change of ownership is processed.

Rating Category: Residential General

Water meter attached: No

Please note: for properties with a rating category "Commercial General" water meter charges may still apply. To confirm this, or for a final reading please email your request to HCCwatermeters@hcc.govt.nz. Alternatively, further information can be found in the "City Waters Information" section as shown in the LIM report.

Land Value: \$215,000

Capital Value: \$375,000

Improved Value: \$160,000

Instalment Number:	Payment Due Date:	Instalment Amount:
1 (1 Jul - 30 Sep)	24/09/2020	\$460.29
2 (1 Oct - 31 Dec)	26/11/2020	\$460.31
3 (1 Jan - 31 Mar)	25/02/2021	\$460.31
4 (1 Apr - 30 Jun)	20/05/2021	\$460.31

Please clear at least to the end of the current instalment at the time of settlement.

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.

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.

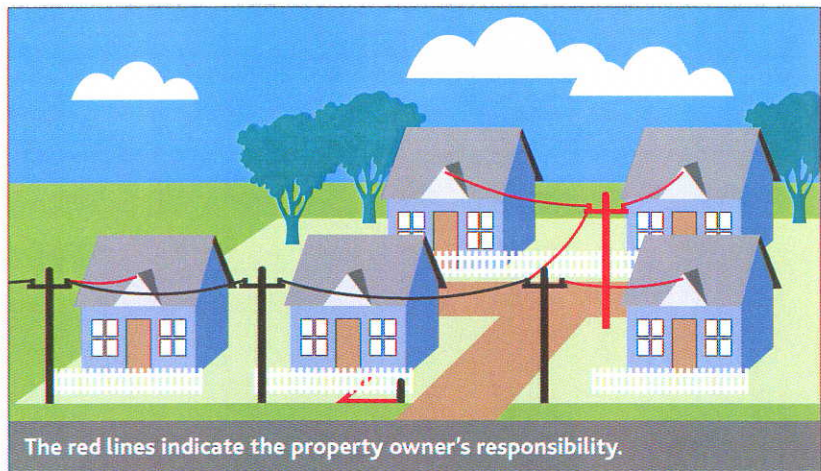
WHO OWNS WHAT?

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

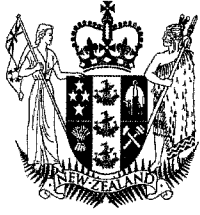


and power lines are covered by the Electricity (Hazards from Trees) Regulations 2003. If you would like to download a copy of the Tree regulations visit our website:

<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



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**



R.W. Muir
Registrar-General
of Land

Identifier SA42B/396
Land Registration District South Auckland
Date Issued 27 September 1988

Prior References

SA40D/758 SA40D/759 SA40D/760

Estate Fee Simple - 1/6 share
Area 2402 square metres more or less
Legal Description Lot 37-38 Deposited Plan 5045

Registered Owners

Neville Keith Cross and Monika Frances Else Cross

Estate	Leasehold	Instrument	L H825161.1
		Term	999 years commencing on 1.8.1988
Legal Description	Flat C Deposited Plan South Auckland 48978		

Registered Owners

Neville Keith Cross and Monika Frances Else Cross

Interests

H783745.3 Lease of Flat A DPS 48013 Term 999 years commencing on 17.2.1988 Composite CT SA40D/759 issued (Affects Fee Simple)
Land Covenant in Lease H783745.3 (Affects Fee Simple)

H825161.1 Lease of Flat C DP South Auckland 48978 Term 999 years commencing on 1.8.1988 Composite CT SA42B/396 issued - 27.9.1988 (Affects Fee Simple)
Land Covenant in Lease H825161.1 - 27.9.1988 (Affects Fee Simple)

H825161.2 Lease of Flat C DPS 48978 Term 999 years commencing on 1.8.1988 Composite CT SA42B/397 issued - 27.9.1988 (Affects Fee Simple)
Land Covenant in Lease H825161.2 - 27.9.1988 (Affects Fee Simple)

H825161.3 Lease of Flat E DPS 48978 and Garage 1 DPS 49772 Term 999 years commencing on 1.8.1988 Composite CT SA42B/398 issued - 27.9.1988 (Affects Fee Simple)
Land Covenant in Lease H825161.3 - 27.9.1988 (Affects Fee Simple)

H825161.4 Lease of Flat F DPS 48978 and Garage 2 DPS 49772 Term 999 years commencing on 1.8.1988 Composite CT SA42B/399 issued - 27.9.1988 (Affects Fee Simple)
Land Covenant in Lease H825161.4 - 27.9.1988 (Affects Fee Simple)

8878448.6 Mortgage to ANZ National Bank Limited - 7.10.2011 at 10:10 am

11121227.3 Lease of Flat B Deposited Plan South Auckland 48013 and Areas 1 and 2 Deposited Plan 524724 Term 999 years commencing on 17 February 1988 Record of Title 826460 issued - 4.12.2018 at 11:40 am (Affects Fee Simple)

Hamilton City

