

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: 164 Peachgrove Road Hamilton

Legal Description: Part Lot 1 DP S9043 and Lot 8 DP S9043

Applicant: Lincoln James Thomas

Date of Issue: 18 June 2024

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 meter connection is showing as serving the property.

A water connection is showing as serving the property.

The water supply is logged as being 0.5m from the left hand boundary Central Hamilton Trust.

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.

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 017 is shown on the log plan as located on the property.

Refuse Collection Day: None recorded for this property.

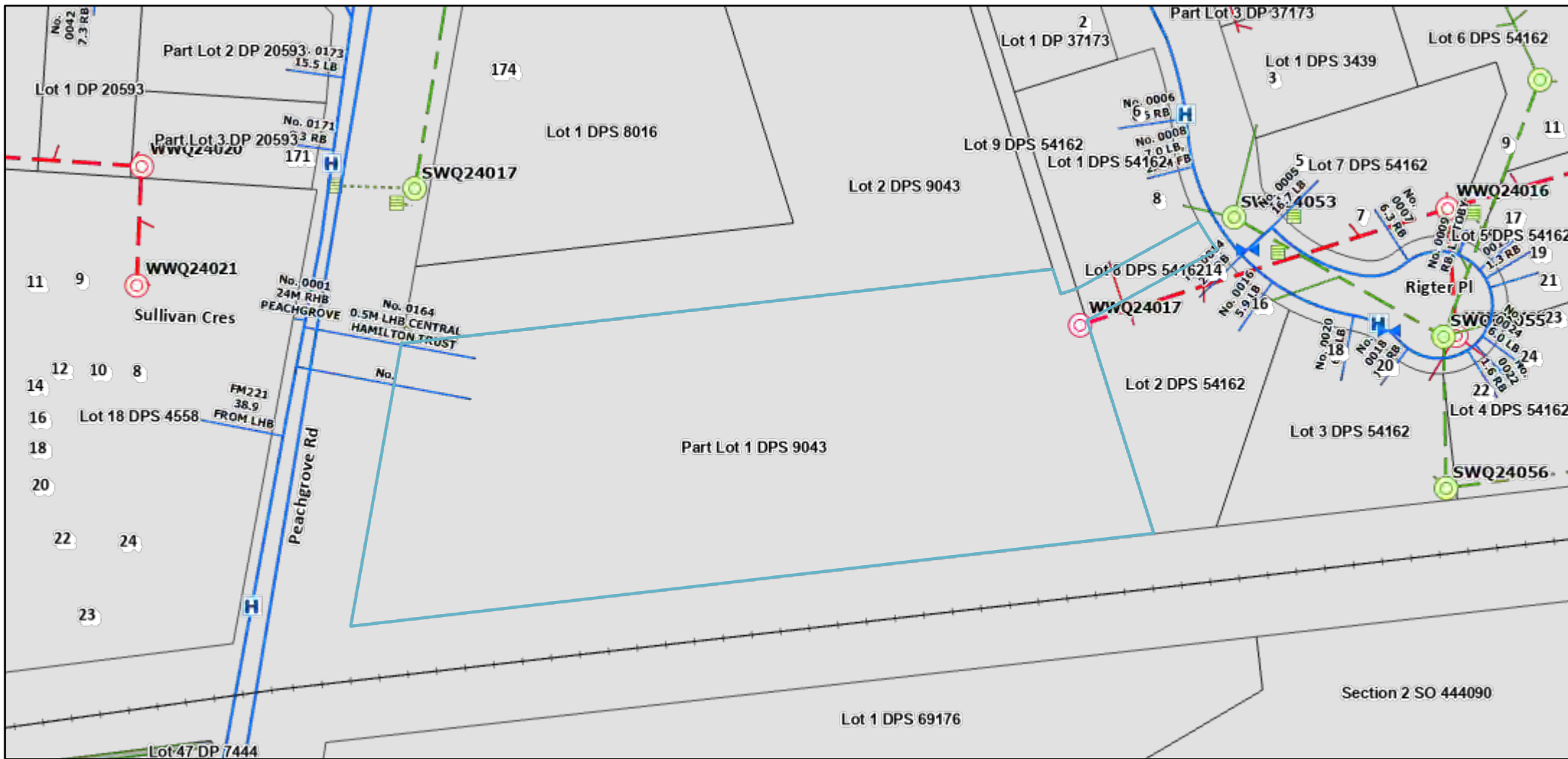
Trade Waste:

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.

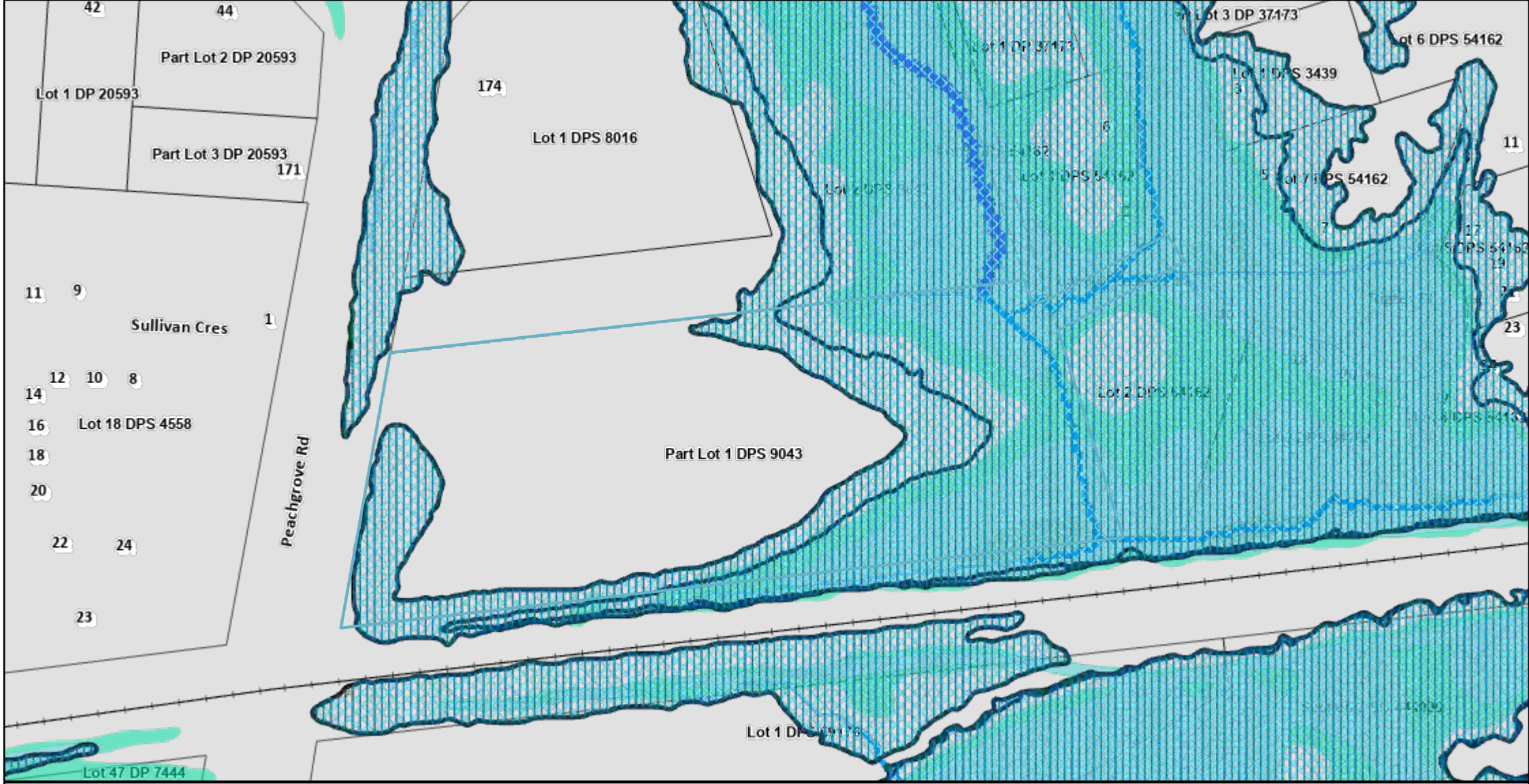


Water Services			Wastewater Services			Stormwater Services		
	WS Main Offset	Other		150 - 199 mm	Aerial Main		SW Soakage Trench	300 - 450 mm
	WS Main Cross-over Jn	WS Main Abandoned		200 - 299 mm	Rising Main		SW Channel	451 - 600 mm
	WS Main Type	WS Storage Unit		300 - 374 mm	Abandoned Main		SW Culvert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











3 Waters - 164 Peachgrove Road

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 - 164 Peachgrove Road

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



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.

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
1967	101636	Commercial Building	1967
1967	27073	Plumbing to Commercial Building	1967
1967	27105	Drainage to Commercial Building	16/05/1967
1978	146492	Shed	
1982	7565	Chiller Room Extension	1982
1989	89/01/0131	Stormwater Drains	21/11/1989
1992	116	Alter Office	23/03/1992
1992	1752	Alter Church Hall	30/10/1992

Building Consents on File:

Year	Number	Description	Issued	Code Compliance Certificate
1993	543	Demolish Storage Building	20/04/1993	20/09/1993
1993	2057	Retaining Wall	30/11/1993	18/12/1995
1995	2394	Screen Fence	24/11/1995	2/04/1998
1997	2368	New Front Fence for Church Hall	16/10/1997	3/10/2000
1998	2026	Brace Wall & Coloum	17/11/1998	Not issued

Plumbing and drainage is incorporated in the above consents.

Please Note: Building, Plumbing and Drainage Permits prior to 1993 will not have been issued with a Code Compliance Certificate, as this requirement did not come into effect until 1993.

Building Consents issued by Private Certifier: None recorded for this property.

Building Exemptions on file: None recorded for this property.

Certificate of Acceptance on file: None recorded for this property.

Section 43(3), Building Act 1991

ISSUED BY **HAMILTON CITY COUNCIL**

BUILDING CONSENT NO: **93/2057**

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

PROJECT		PROJECT LOCATION
All	<input checked="" type="checkbox"/>	Street Number: CENTRAL HAMILTON TRUST 164/166 PEACHGROVE RD HAMILTON
Stage No of an intended stages of:		
New or relocated building	<input type="checkbox"/>	
Alteration	<input type="checkbox"/>	
Intended use(s) (in detail):		LEGAL DESCRIPTION
RETAINING WALL		Property Number: D1109504000
Intended Life:		Valuation Roll Number: 4090 656 01
Indefinite, but not less than 50 years		Lot: PT1/8 DP: S.9043/54162
Specified as years	<input checked="" type="checkbox"/>	Section: Block:
Demolition	<input type="checkbox"/>	Survey District:

This is:

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

The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: \$ **0.00**

Receipt No:

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

Name: **PETER MARTENS**
NZCB
BUILDING INSPECTOR
 Position: **CO-COORDINATOR**

Date: *19 / 12 / 95*

CODE COMPLIANCE CERTIFICATE NO: 95/2394

COUNCIL FILE (

Section 43(3), Building Act 1991

ISSUED BY HAMILTON CITY COUNCIL

BUILDING CONSENT NO: 95/2394

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

PROJECT		PROJECT LOCATION
All	<input checked="" type="checkbox"/>	Street Number: CENTRAL HAMILTON TRUST 164 - 166 PEACHGROVE RD HAMILTON
Stage No of an intended of stages		
New or relocated building	<input type="checkbox"/>	LEGAL DESCRIPTION
Alteration	<input type="checkbox"/>	
Intended use(s) (in detail): SCREEN FENCE		Property Number: D0009043001
Intended Life: Indefinite, but not less than 50 years	<input checked="" type="checkbox"/>	Valuation Roll Number: 04090-656-01
Specified as years		Lot: PT 1 DP: S.9043 ETC
Demolition	<input type="checkbox"/>	Section: Block:
		Survey District:

This is:

- A final code compliance certificate issued in respect of all 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 attachedpage(s) headed "Conditions of Code Compliance Certificate No." (being this certificate).

The Council charges payable on the uplifting of this code compliance certificate, in accordance with the attached details, are: \$ 0.00

Receipt No:

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

Position: BUILDING INSPECTOR
CO-ORDINATOR Date: 2 14 198

**Code Compliance Certificate
No: 972368**



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: 9 October 2000
Applicant: THOMAS, A H
Mailing Address: C/- PO BOX 92 HAMILTON

Application Lodged: 16 October 1997

Project:
Application: New Front Fence For Church Hall
Stage: New Front Fence For Church Hall
Intended Use:
Work Type: New Construction
Intended Life: >50 years
Value of Work: \$4,200.00

Property
Address: 164 Peachgrove Road
Property Reference: PT LOT 1 DPS 9043

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. 972368" (being this certificate)

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

Name: 9, 10, 2000
Position: Authorised Officer
Building Control Unit

PETER MARTENS
NZCIB
BUILDING INSPECTOR
CO-ORDINATOR

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: Please refer to Building Consent 1998/2026, no Code Compliance Certificate issued.

Record of Fill: None recorded for this property.

Legal File / Bonds / Encumbrances: None recorded for this property.

Earthquake Risk: No longer classified as Earthquake Prone.

Wind Zone: Low.

Swimming Pool: None recorded for this property.

Building Warrant of Fitness: Building Warrant of Fitness Number 1995/2515 expired on 08/06/2024. On this date, the building owner shall issue a further annual Building Warrant of Fitness with copy to Hamilton City Council. Building Warrant of Fitness issue is subject to complete compliance with the Compliance Schedule inspection, maintenance and recording procedures over the previous 12 months. The Building Warrant of Fitness shall be publicly displayed in the subject premises.

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

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

Please note this property is affected by Plan Change 12- Enabling Housing.

Key elements of this Plan Change include:

- Changes to zoning, residential densities, and site and building controls across the city.
- Introduction of controls to protect the Waikato River including use of an infrastructure overlay.
- Green policies around permeable surfaces, landscaping, rainwater tanks, stormwater management, and water efficiency fixtures.
- Changes to reflect more transport choice including cycling, walking and public transport.
- Introduction of financial contributions.

Some of the provisions have immediate legal effect. More details can be found at <https://hamilton.govt.nz/property-rates-and-building/district-plan/plan-changes/plan-change-12/>

For further information please contact the Planning Guidance Unit on 07 838 6699

2.0 District Plan details applicable to this property:

Operative District Plan:

Zone: General Residential Zone

Features:

- Significant Archaeological, Historic and Cultural Sites: None recorded for this property
- Natural Environment: 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
010.1982.516.001	20/12/1982	Multipurpose shed
010.1992.4821.001	14/10/1992	Church Hall Extensions & parking

Copies attached

4.0 Active complaints in relation to this property:

None recorded for this property

5.0 Heritage New Zealand registered items in relation to this property:

None recorded for this property

Mr Hastings

20 December 1982

The Trustee
North Hamilton Trust
PO Box 1417
HAMILTON

Dear Sir

APPLICATION FOR PLANNING CONSENT

Further to the Hearing which took place on 13 December 1982 when the Trust made an application for planning consent to erect a multi-purpose shed on Lot 1 DPS 9043 situated Peachgrove Road, I advise that the Council has now considered the application. Consent was granted to the application pursuant to Section 72 of the Town and Country Planning Act 1977 on the grounds that:

- i) The site is suitable for the proposed use and the proposal can be adequately accommodated.
- ii) The existing and future amenities in the vicinity are unlikely to be detrimentally affected by the erection of the proposed shed due to its location on the site.

This approval is subject to the following conditions:

- i) All development being in accordance with the plans submitted with the application.
- ii) Noise levels measured at any point on the site boundary not exceeding 5 dBA above the existing background level (L95).
- iii) Compliance in other respects with City Bylaws, Statutory, and Town Planning requirements.

When the Trust is ready to proceed it should lodge an application for a building permit in the normal manner with the Chief Building Inspector. He will arrange the issue of a building permit when the requirements as set out above have been met.

Yours faithfully

S A LENZ
CHIEF EXECUTIVE

Per:

TOWN PLANNING OFFICER

Your 1982/21 refers.

S A LENZ
CHIEF EXECUTIVE

Per: *WAF*

(F)

BH:LD 48/23/P8-4

Mr Hastings

20 December 1982

The Principal Officer
Waikato United Council
PO Box 937
HAMILTON

The District Commissioner of Works
Ministry of Works and Development
Private Bag
HAMILTON

The Branch Manager
Valuation Department
PO Box 4135
HAMILTON

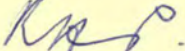
Dear Sir

APPLICATION FOR PLANNING CONSENT - NORTH HAMILTON TRUST

Pursuant to Regulation 38(4) of the Town and Country Planning Regulations 1978, I hereby forward you a copy of the decision in respect of an application by the above named for planning consent.

Yours faithfully

S A LENZ
CHIEF EXECUTIVE

Per: 

October 15, 1992

Mr A H Thomas
PO Box 92
HAMILTON

Dear Sir

I refer to your building permit application to extend the Church Hall for the Central Hamilton Trust at 164 - 166 Peachgrove Road, Hamilton. The District Plan requires that Places of Worship over 150m² gross floor area shall be a Conditional Use. However, as the premises are existing on the site and from your description the alterations, although increasing the size of the building will not be increasing the seating capacity, we accept that your proposals come within section 10 of the Resource Management Act 1991.

Subject to:

A minimum of 70 carparking spaces being clearly marked out on the ground in accordance with the plan submitted.

Yours faithfully

Dorothy Wakeling
CITY PLANNER

Per:



G R Matthew
SENIOR PLANNER

6.0 Information on land adjoining this property

Designations Adjoining this Property:

Existing Designations adjoining this property:

Operative District Plan: F1 – New Zealand Railways Corporation

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.

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	13337	HCC website
Valuation number	04090-656-01	Map
Property address	164 Peachgrove Road	
Rate category *	Wastewater (Church)	
Separate parts (SUIPs) *	N/A	
Land value *	\$4,100,000	
Capital value *	\$5,700,000	

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

Legal description	Area (hectares)	Record of title
Lot 8 DPS 54162	0.0157	SA45C/375
Part Lot 1 DPS 9043	0.6805	SA45C/375
Total area	0.6962	

RATES BALANCES

Balance on 1 July 2023	\$0.00	
2023/2024 annual rates	\$4,584.91	<i>This is not an estimate for next year's rates</i>
Rates penalties	\$0.00	
Payments received	(\$4,584.91)	
Balance to 30 June 2024	\$0.00	

AMOUNT NOW DUE **\$0.00** *To the end of Instalment 4.*

2023/2024 RATES INSTALMENTS

Instalment	Instalment period	Due date	Instalment amount	Balance outstanding
1	1/7/2023 to 30/9/2023	31/8/2023	\$1,146.22	\$0.00
2	1/10/2023 to 31/12/2023	23/11/2023	\$1,146.23	\$0.00
3	1/1/2024 to 31/3/2024	22/2/2024	\$1,146.23	\$0.00
4	1/4/2024 to 30/6/2024	23/5/2024	\$1,146.23	\$0.00

WATER BY METER

Amount now due \$117.00 Due on 20 July 2024.

For more information about water, or to arrange a special water meter reading — email HCCwatermeters@hcc.govt.nz

DETAILS FOR PAYMENT

Hamilton City Council bank account 02-0316-0030142-06	Particulars Rates	Code 13337	Reference 164Peachgrov
<i>Rates and Water should be paid separately.</i>	Particulars Water	Code 13337	Reference 164Peachgrov

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.

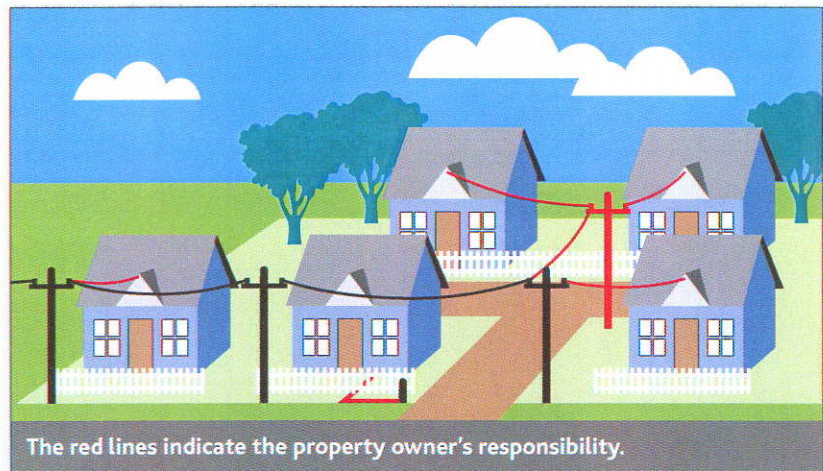
WHO OWNS WHAT?

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 SA45C/375
Land Registration District South Auckland
Date Issued 26 February 1990

Prior References
SA30C/67 SA4A/1028

Estate Fee Simple
Area 6963 square metres more or less
Legal Description Part Lot 1 Deposited Plan South Auckland
9043 and Lot 8 Deposited Plan South
Auckland 54162

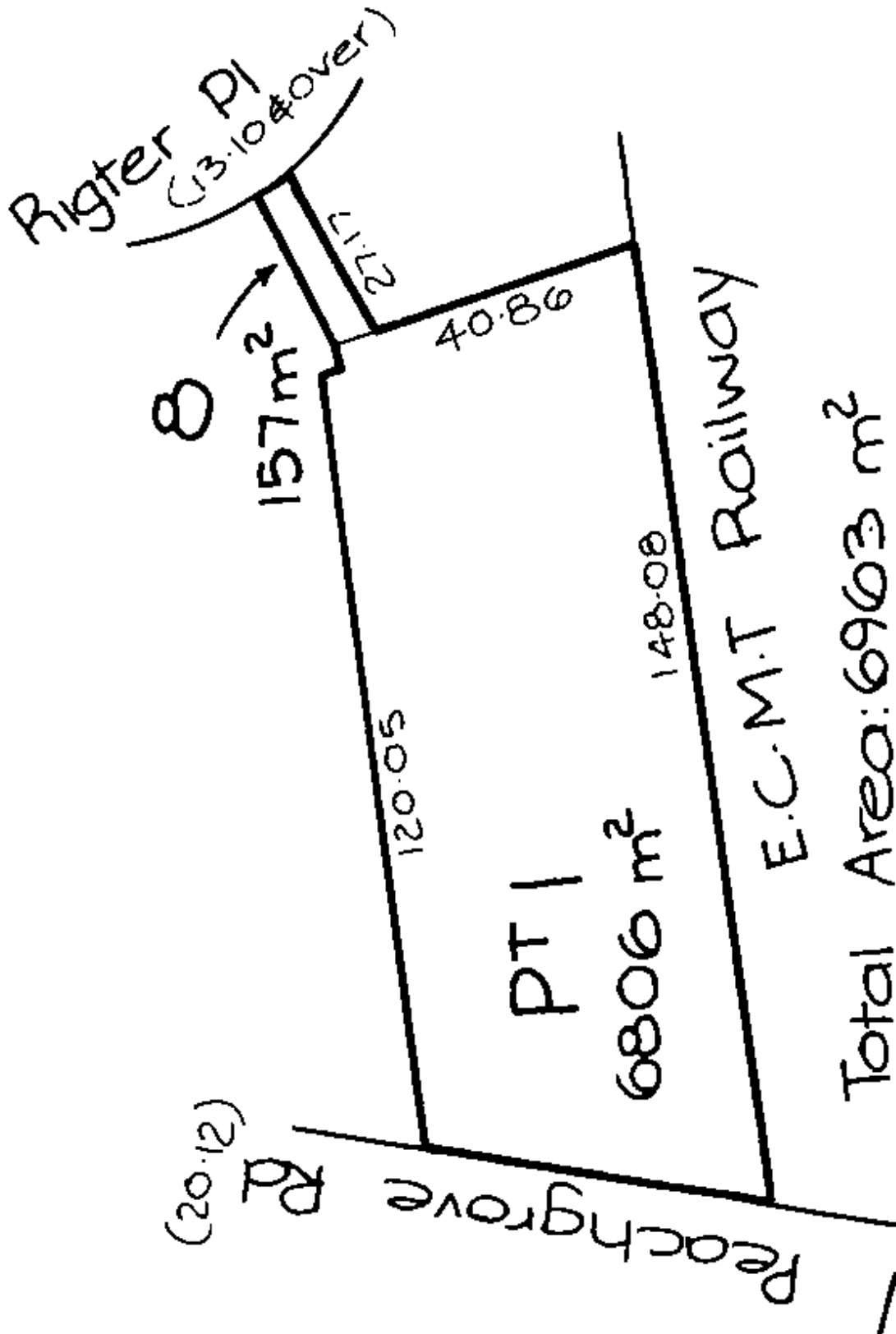
Registered Owners
Central Hamilton Gospel Trust

Interests

Subject to a right (in gross) to convey electricity over part in favour of The Central Waikato Electric Power Board created by Transfer H024262

Subject to Section 308 (4) Local Government Act 1974

Appurtenant hereto is a right to convey electricity created by Transfer H935292.2 - 26.2.1990



Measurements are Metric