

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: 6 Balmerino Crescent Hamilton

Legal Description: Lot 93 DP S54572

Applicant: Adele Maree Runciman

Date of Issue: Friday, 5 February 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 *Rosemary MacInnes*

Rosemary MacInnes
LIM Officer
Customer Service & Key Accounts
Municipal Offices
Garden Place, Hamilton
Phone 07 8386699
Email: lims@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 2477 issued 23/01/1991	For a dwelling
Building Permit 0261 issued 07/03/1991	For a garage
Building Consent 2003/6848 issued 04/07/2003 Code Compliance Certificate issued 25/07/2003	For a new free standing solid fuel heater Copy attached <input checked="" type="checkbox"/>

Plumbing & Drainage Permits on File:

Drainage Permit 91/01/0058 issued 1991	For drainage for a new dwelling
--	---------------------------------

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: Adele Maree Runciman

Our Reference: 2021/8342


Code Compliance Certificate
No 2003/6848
Section 35, Building Act 1991Private Bag 3010
Hamilton
New ZealandPhone 07 838 6699
Fax 07 838 6599info@hcc.govt.nz
www.hcc.govt.nz**Issued by Hamilton City Council**
Building Consent ref: 2003/6848
Historic ref:**Date:** 25 July 2003**Applicant:** Vicky Ann Lansdown
Mailing Address: 6 Balmerino Cres

HAMILTON

Application Lodged: 02/07/2003**Project:**
Application Description: Solid fuel heater
Intended Use:
Work Type: New Construction**Intended Life:** >50 years
Value of Work: \$2225**Property:**
Address: 6-Balmerino-Crescent HAMILTON 2001
Property Reference: LOT: 93 DP: S54572

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. 2003/6848" (being this certificate)

Signed for and on behalf of the Hamilton City Council: 

Name:

25.7.2003

Position: Authorised Officer

Building Control Unit

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

Record of Fill: Copy attached

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

SOILS AND EARTH FILL REPORT
CHURCH HILLS RESIDENTIAL SUBDIVISION - STAGE III
CHURCH ROAD, HAMILTON

FOR

HAMILTON PROPERTIES LTD
c/o McPHERSON and GOODWIN
REGISTERED LAND AND ENGINEERING SURVEYORS
5 HARDLEY STREET - P O BOX 9397
HAMILTON

BY

MARK T MITCHELL
CONSULTING GEOTECHNICAL ENGINEER
1202/1 VICTORIA STREET - P O BOX 9123
HAMILTON

26 FEBRUARY, 1990

Mark T Mitchell

Consulting Geotechnical Engineer

1202/1 Victoria Street
P.O. Box 9123
Hamilton New Zealand
Facsimile 071 393-125
Telephone 071 383-119

Ref: W - 2272
26 February, 1990

McPherson & Goodwin
Registered Land & Engineering Surveyors
P O Box 9379
Hamilton

Attn: Mr Graeme Goodwin

Dear Sirs,

Re: Inspecting Engineer's Report - Subdivision Completion
Church Hills Residential Subdivision - Stage III

Please find enclosed four copies of our Soils and Earth Fill Report for the above referenced residential subdivision.

Shallow filling has been placed over a limited part of the subdivision during the past construction season. This will require minor deepening of foundations in some areas and reference should be made to this report at the time of house plan preparation.

It is considered that soils within the remaining portion of the present development would provide suitable bearing for conventional building foundations at normal depths.

A Certificate appropriate to this project is enclosed in Appendix B of this report.

Yours faithfully,



Mark T Mitchell
Consulting Geotechnical Engineer

SOILS AND EARTH FILL REPORT
CHURCH HILLS RESIDENTIAL SUBDIVISION - STAGE III
BALMERINO STREET, HAMILTON

I. INTRODUCTION

This Inspecting Engineer's Report presents a summary of existing soil conditions which are present in the Stage III Area (Lot Nos. 135, 137 to 151 and 91 to 105) of the Church Hills Residential Subdivision, which is located off Church Hills Road, Hamilton. The development is being undertaken by Hamilton Properties Ltd. Town Planners/Land Surveyors for the project are McPherson & Goodwin, Registered Surveyors and Town Planners. A Geotechnical appraisal of the subdivision has previously been undertaken by this office and the results of the investigation are presented in a report dated May 15, 1985.

II. FIELD INVESTIGATIONS AND SUBSURFACE CONDITIONS

Subsurface conditions at the site were investigated by drilling a series of five shallow borings at the locations shown on the Site Plan Drawing No 2272-01. The borings are designated Nos. 10 to 14 and their Logs are presented on Logs A-1 to A-3. Associated Scala Penetrometer probes were also carried out and these test results are presented on the Borehole Logs.

The site soils, as revealed by the borings, consist of TOPSOIL, overlying white to yellow-brown, firm to stiff CLAY, which tends to increase in shear strength with depth. These soils have generally been derived from the in-situ weathering of volcanic ash. Groundwater was not encountered at the time of test drilling.

III. FILL PLACEMENT

During the past year, earthworks were carried out at the subdivision. This work included cutting of soils within the roadway areas, and shallow fill placement within Lot Nos. 149, 150 and 151. The approximate extent of fill placement is shown on the enclosed Drawing Nos. 2272-01. The information contained on this plan is as provided by the Surveyors for the project.

Prior to placing this filling, the areas were stripped of all topsoil and other unsuitable or compressible soils. Fill was then placed in layers and subjected to occasional compaction. However because the soil was generally wetter than optimum water content and field drying conditions were poor, the fills were not able to be compacted to a standard which would enable them to be classified as an engineer-certified filling. Fill depths are typically less than 0.5 metres.

IV. RECOMMENDATIONS FOR RESIDENTIAL FOUNDATIONS

Soil type and shear strengths will often vary across a subdivisional development, and therefore it is not possible to provide specific recommendation for the construction of foundations for all residential dwellings to be constructed within this subdivision. However the following guidelines are provided for the design of foundations, but after foundations are actually excavated, inspection by Hamilton City Council Building Inspector or by a Consulting Engineer may require that foundations be varied according to soil conditions encountered.

A. Non-Filled Areas

Concrete Slab-on-Grade

Concrete slab-on-grade construction should be carried out by firstly excavating and removing all topsoil, together with any fill which may be present on account of old farm drains, etc, from below the proposed foundation area. The exposed surface should then be proof-rolled with self-propelled vibratory roller and any soft areas encountered compacted

further or removed. The sand fill below the concrete slabs should be placed in layers not exceeding 250 mm in thickness, with each layer thoroughly compacted with the vibratory roller, adding water to assist compaction as required.

Timber Floor

The near-surface original soils are generally capable of supporting timber floor structures. The footings for these structures may be designed in accordance with requirements of NZS 3604, the NZ Code of Practice for Light Timber Framed Buildings. All footing excavations should be inspected by a Hamilton City Council Building Inspector prior to footing construction.

B. Filled Areas

The filling placed on Lot Nos. 149, 150 and 151 has not been compacted to an adequate standard to provide support for residential structures. However the depth of filling is relatively shallow over these lots and it would be feasible to deepen the foundations by excavating or drilling piers through to the original ground. Cast-in-place concrete foundation pads and concrete/timber piers could then be used for support of the structures. ie. the foundations can generally be constructed as per New Zealand Standard Code of Practice for Light Timber Frame Buildings; NZS 3604:1981.

V. SUPPLEMENTARY SOILS INVESTIGATIONS

In each of the lots within this development, supplementary soils investigations may be required at the time of Building Permit Applications in order to determine the founding depth of footings which are appropriate to the proposed structure and the actual ground conditions.

If loose, soft, unusual, or unexpected soils are found to be present at the time of foundation excavations, further soil investigations should also be carried out to determine the extent of the problem soils.

VI. LIMITATIONS

The geotechnical opinions and recommendations which are contained in this report are based on site conditions as they presently exist and further assume that the exploratory holes and probings are representative of subsurface conditions throughout the site. It is assumed that subsurface conditions everywhere are not significantly different from those disclosed by the investigation.


We should be notified of any subsurface conditions which appear to be different those as disclosed by this investigation so that these conditions may be reviewed and our recommendations reconsidered where necessary.

VII. CONCLUSION

It is considered that soils within the major portion of the present development would provide suitable bearing for conventional building foundations at normal depths. Filling is present on three lots and minor deepening of foundations will be required in these areas.

This report and certification does not preclude routine foundation inspections by the Builder or the Hamilton City Council Building Inspectors. Where such inspections reveal the presence of localized soft areas, or local areas which have been filled at some time in the past, further soils investigations should be carried out in order to determine the extent of the problem.

An Appendix B Certificate for the Stage III Portion of the project is enclosed.



Mark T Mitchell
Consulting Geotechnical Engineer

26 February, 1990

Mark T Mitchell

38319

Consulting Geotechnical Engineer

1202/1 Victoria Street
P.O. Box 9123
Hamilton New Zealand
Facsimile 071 393-125
Telephone 071 383-119

APPENDIX B (Ref: NZS 4404 : 1981)

Ref: W - 2272

To: The Group Manager - Property Services
Hamilton City Council
Private Bag
Hamilton

STATEMENT OF PROFESSIONAL OPINION AS TO
SUITABILITY OF LAND FOR RESIDENTIAL BUILDING DEVELOPMENT

Subdivision : Church Hills Residential Subdivision - Stage III
Owner/Developer : Hamilton Properties Ltd
Location : Lot Nos 91 to 105, 135, 137 to 151
Balmerino Drive,, Hamilton

I, Mark Thomson Mitchell, Consulting Geotechnical Engineer of 1202/1 Victoria Street, Hamilton, hereby confirm that:

1. I am a Registered Engineer experienced in the field of soils engineering and was retained by McPherson and Goodwin, Registered Surveyors and Town Planners for the project as Soils Engineer on the above subdivision.
2. The extent of my inspections during construction are described in my report dated 26 February, 1990.
3. In my professional opinion, not to be construed as a guarantee, I consider that:
 - a. The shallow fill which have been placed over Lot Nos. 149, 150 and 151, as indicated in our 26 February, 1990 report, have not been placed in compliance with the Code of Practice of the Hamilton City Council.
 - b. Were residential development is proposed on lots which contain the recently placed shallow fill, it is important that all house foundations are appropriately designed and deepened as required, and in the manner as described in our report.
4. Furthermore, in my professional opinion, not to be construed as a guarantee, I consider that:
 - a. The original ground which is free of filling is suitable for the erection thereon of residential buildings not requiring specific design in terms of NZS 1900 and related documents providing that:
 - (i) Footings are founded below the level of any soft, organic or compressible soils present at the site, and are designed to support the design structural loading with reference to the capacity of the supporting soil to sustain such loadings.

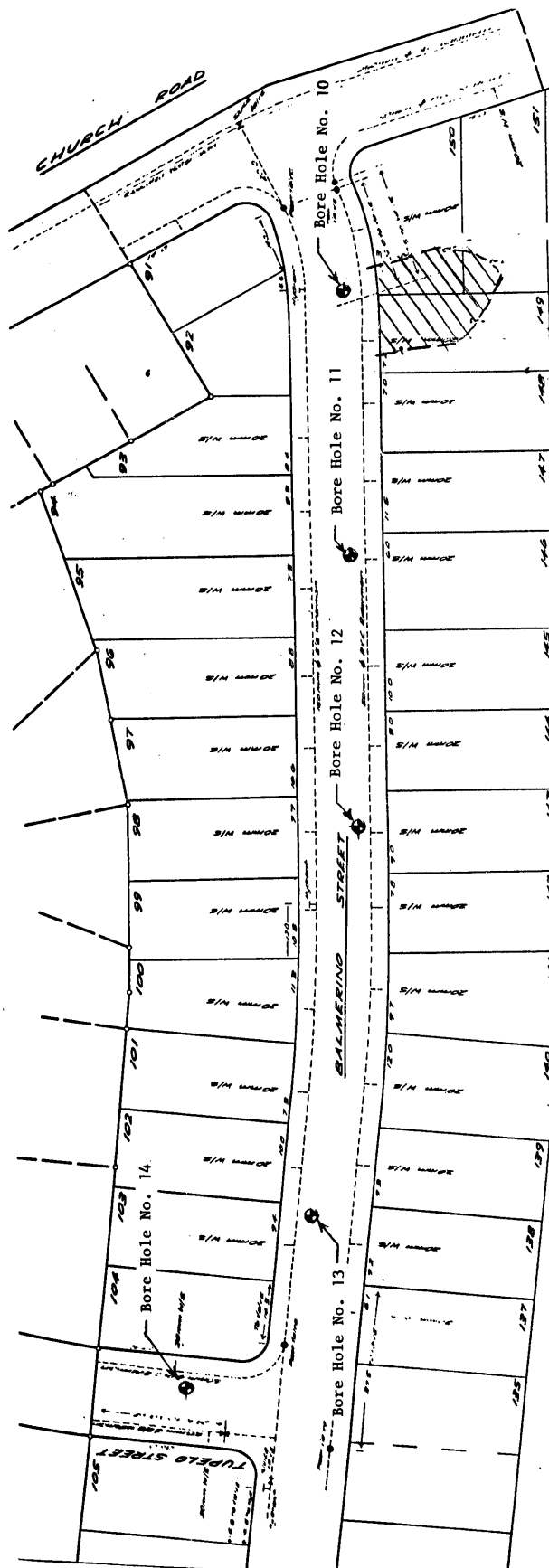
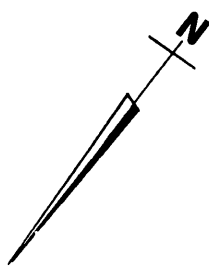
Ref: W - 2272

- (ii) Normal footing inspections are carried out prior to pouring of foundations. The inspections to be carried out by the Hamilton City Council Building Inspectors or by a Registered Engineer. Such inspections should include probings to ensure that no undetected fill soils underlie the footings.
 - (iii) All other recommendations as contained in our Soils Report dated 26 February, 1990 are adopted and followed.
4. This professional opinion is furnished to the Hamilton City Council and to the Initial Purchaser of each section for their purposes alone, on the express condition that it will not be relied upon by any other person and does not remove the necessity for the normal inspection of foundation conditions at the time of erection of any dwelling or building or structure.



Mark T Mitchell
Consulting Geotechnical Engineer

26 February, 1990



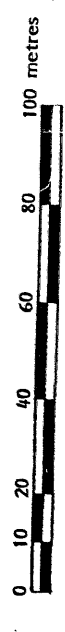
/LEGEND:

- denotes bore hole location.
- denotes shallow FILL area.

Drawing Reference: Plan prepared from McPherson & Goodwin,
Registered Surveyors plan reference No. 6097.

SITE PLAN

1 : 1000



Mark T Mitchell
Consulting Geotechnical Engineer
1202 Victoria St, P.O. Box 9123, Hamilton.

HAMILTON CITY COUNCIL - CHURCH HILLS STAGE III
Residential Subdivision At Balmerino Street, Hamilton.

SITE PLAN

DRAWING No. 2272-01
DATE February, 1990
ISSUE One

SOIL DESCRIPTION

BORE HOLE LOG No. 10

Firm, yellowish brown, CLAY.
Becoming stiff @ 0.5m.

Bottom of bore hole completed 20/7/89

FIELD TEST DATA

Depth in Metres	Vane Shear Strength (kPa)	Scala Penetrometer (blows per 100mm. drop)		
			0	2
0				
0.5				
1				
1.5				
2				
2.5				
3				

BORE HOLE LOG No. 11

Firm, yellowish brown, CLAY.

Firm, light yellowish brown, CLAY.

Stiff, yellowish brown, CLAY.

Bottom of bore hole completed 20/7/89

Depth in Metres	Vane Shear Strength (kPa)	Scala Penetrometer (blows per 100mm. drop)		
			0	2
0				
0.5				
1				
1.5				
2				
2.5				
3				

NOTE: The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

BORE HOLE LOG No. 10 & 11



GEOCON SOIL TESTING LTD

Civil Engineering Laboratory

1202 Victoria St, P.O. Box 9123, Hamilton.

CHURCH HILLS RESIDENTIAL SUBDIVISION
Balmerino Street, Hamilton.

February 1990

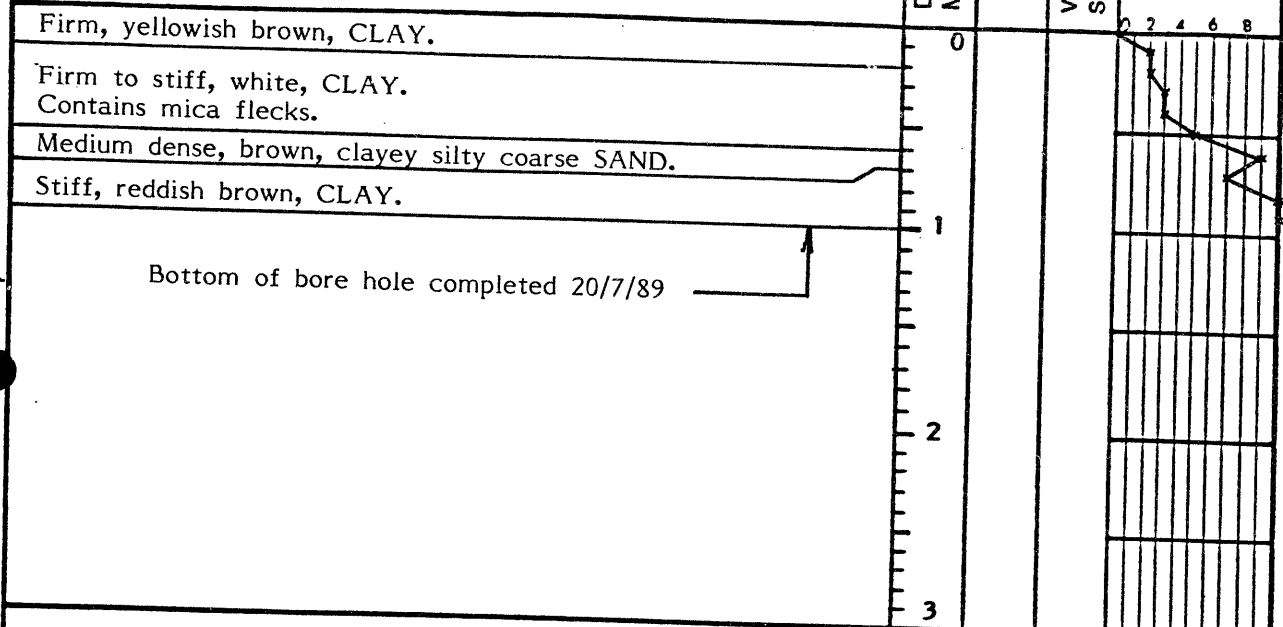
W.2272

Fig A-1

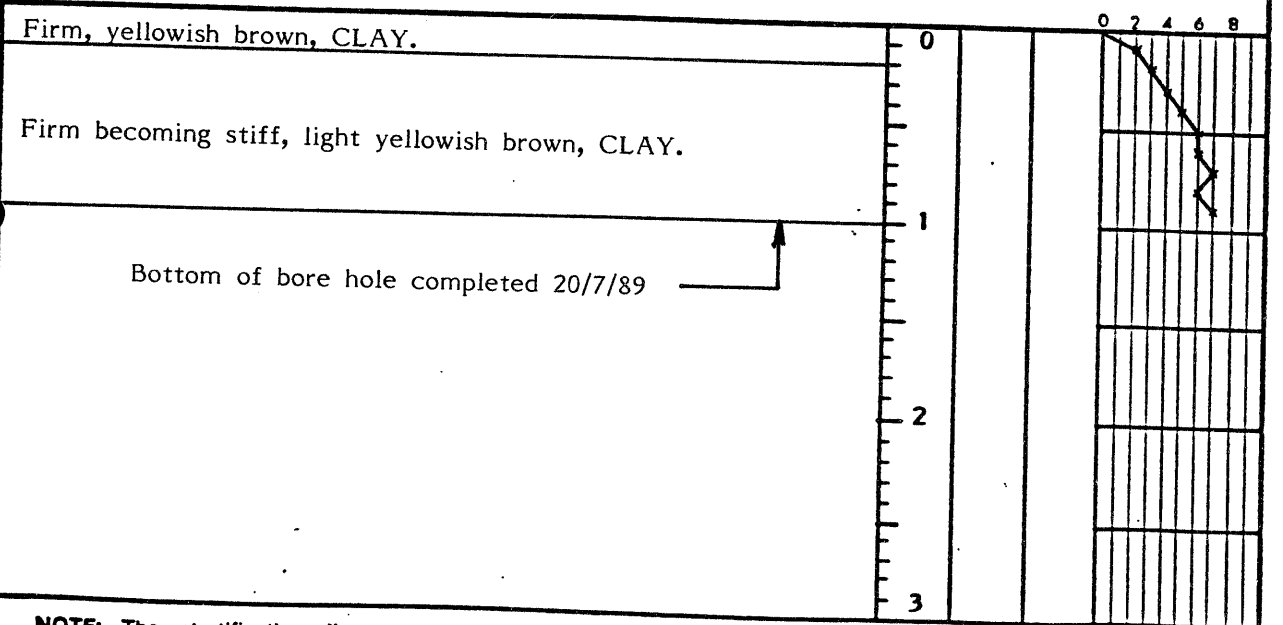
SOIL DESCRIPTION

BORE HOLE LOG No. 12

FIELD TEST DATA



BORE HOLE LOG No. 13



NOTE: The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

BORE HOLE LOG No. 12 & 13

GEOCON SOIL TESTING LTD
 Civil Engineering Laboratory
 1202 Victoria St, P.O. Box 9123, Hamilton.

CHURCH HILLS RESIDENTIAL SUBDIVISION
 Balmerino Street, Hamilton.
 February 1990

W.2272

Fig A-2

SOIL DESCRIPTION

BORE HOLE LOG No. 14

FIELD TEST DATA

SOIL DESCRIPTION	Depth in Metres	Vane Shear Strength (kPa)	Scala Penetrometer (blows per 100mm. drop)			
			0	2	4	6 8
Firm to stiff, yellowish brown, CLAY.	0					
Stiff, light yellowish brown, CLAY. Becoming very stiff @ 0.8m.	0.5					
Bottom of bore hole completed 20/7/89	1					
	1.5					
	2					
	3					

BORE HOLE LOG No.

BORE HOLE LOG No.	Depth in Metres	Vane Shear Strength (kPa)	Scala Penetrometer (blows per 100mm. drop)			
			0	2	4	6 8
	0					
	1					
	2					
	3					

NOTE: The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

BORE HOLE LOG No. 14



GEOCON SOIL TESTING LTD

Civil Engineering Laboratory

1202 Victoria St, P.O. Box 9123, Hamilton.

CHURCH HILLS RESIDENTIAL SUBDIVISION

Balmerino Street, Hamilton.

February 1990

W.2272

Fig A-3

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 8.4m from the left hand boundary.

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

A wastewater connection is shown on the log plan as serving the property.

Refuse Collection Day: Wednesday

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

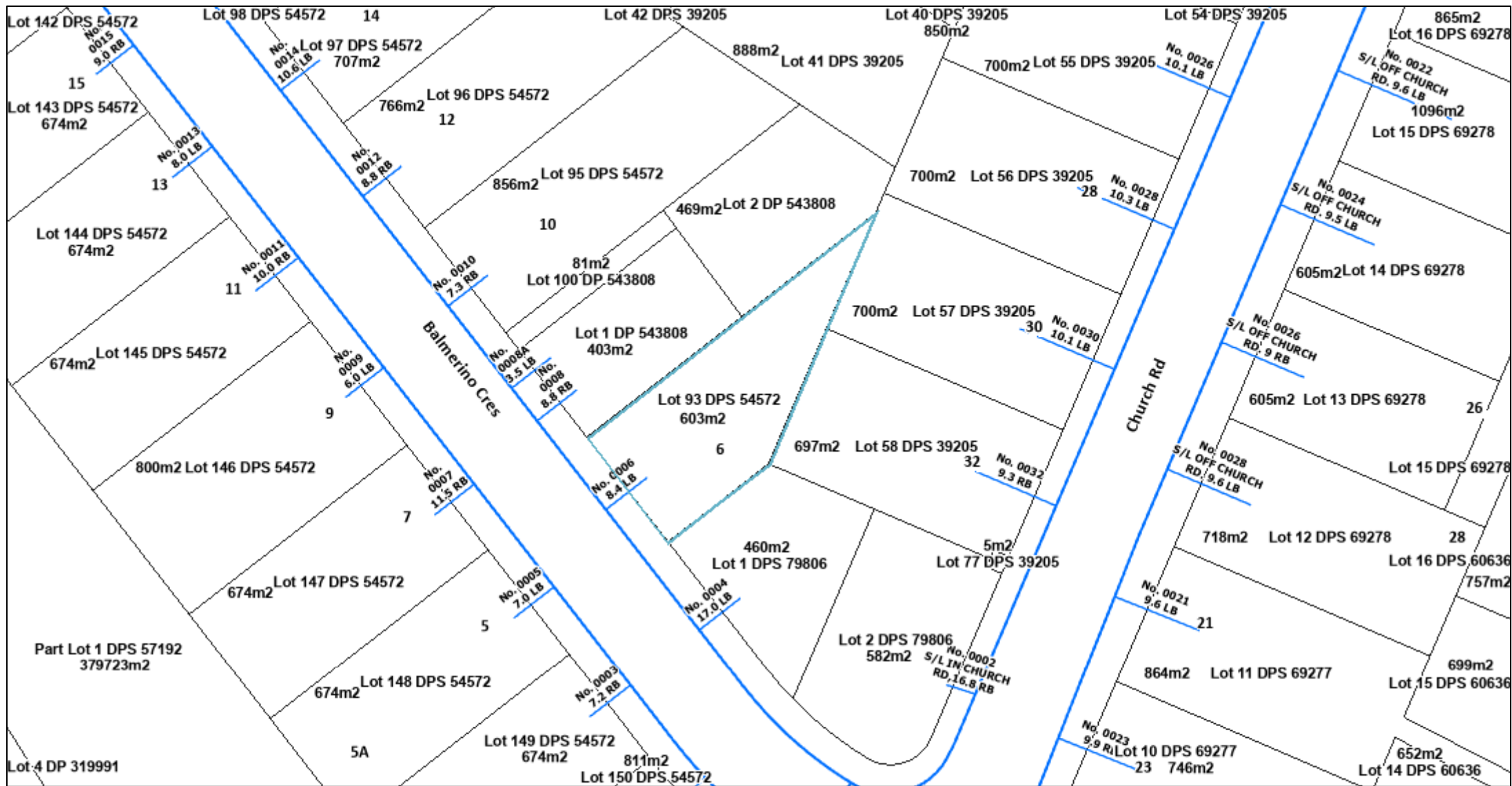
Flooding:

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

6 Balmerino Crescent



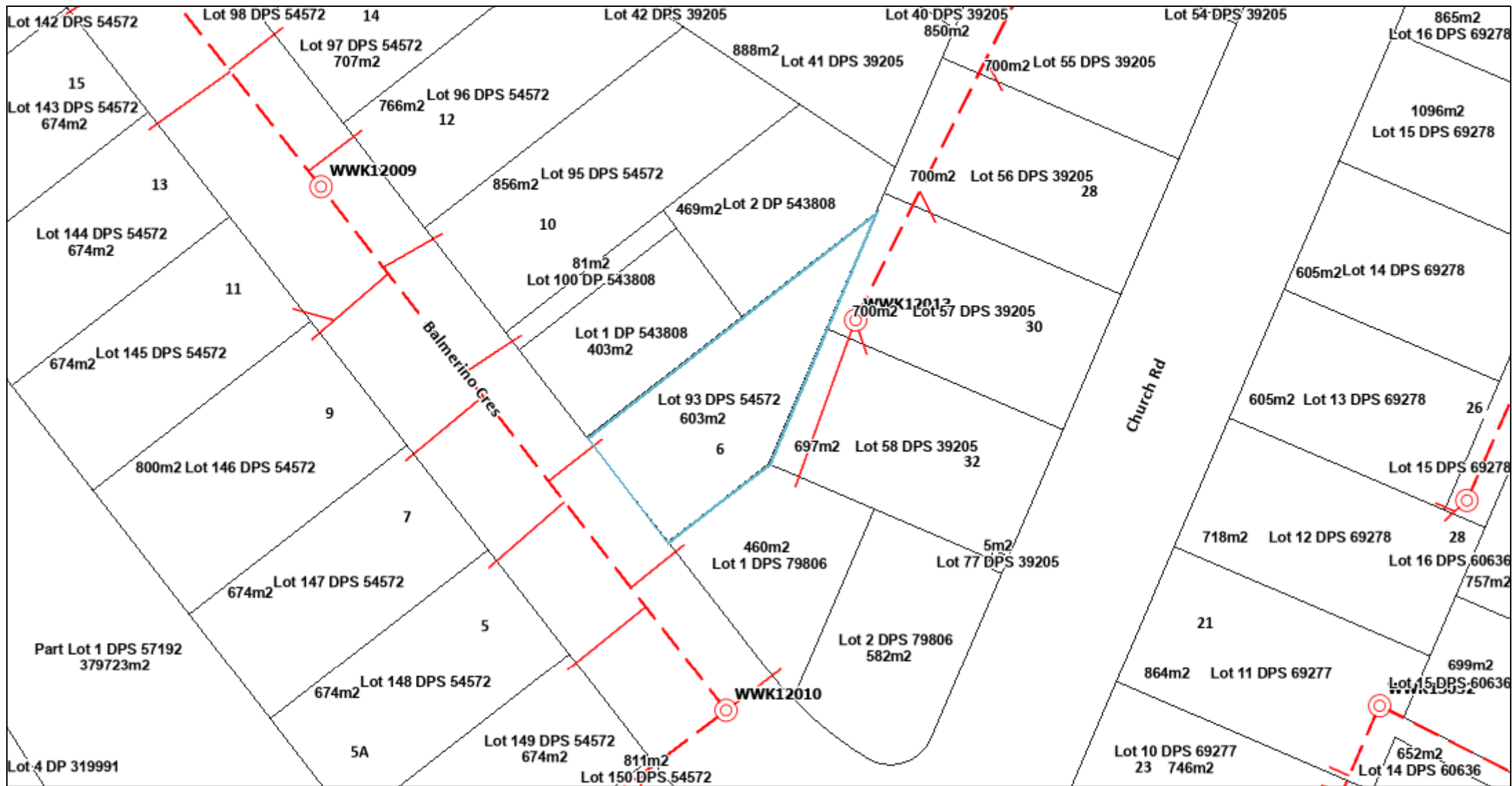
Printed from the HCC CityView system

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: 04-02-2021

Scale 1 : 709





Wastewater Services Legend		WW Pump Station		WW Node	WW Main by Size		200 - 299 mm		601 - 1799 mm		Aerial Main		Abandoned Main	
		WW Manhole		WW Service Line	< 150 mm main symbol"/>	< 150 mm		300 - 374 mm		1800+ mm		Rising Main		WW Preliminary Plans
		WW Abandoned Manhole		150 - 199 mm		375 - 600 mm		WW Main Flow Direction		Main				

6 Balmerino Crescent



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: 04-02-2021

Scale 1 : 709



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

Road Resurfacing:

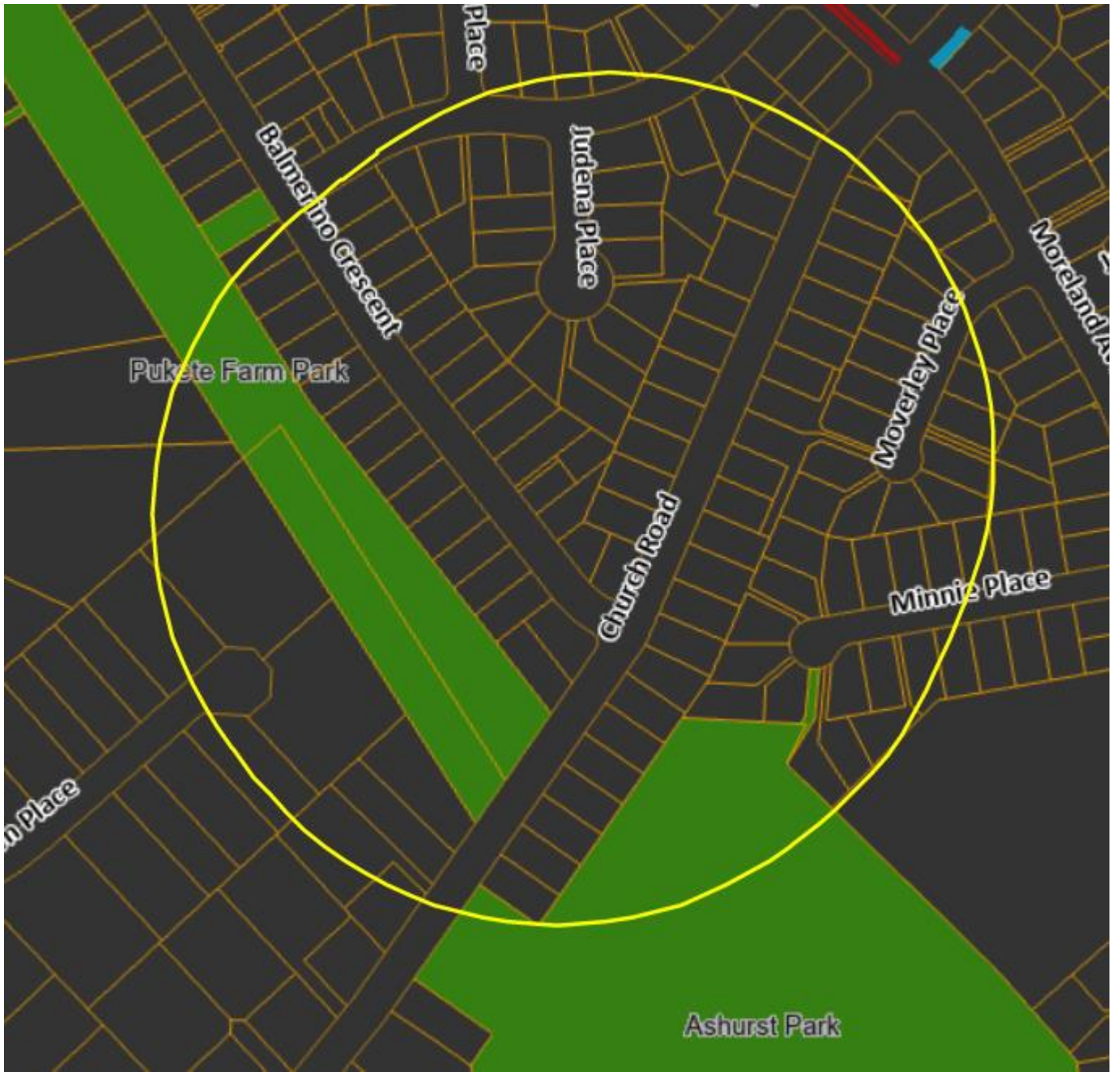
If the road this property is located on is surfaced with hotmix, the road may be resurfaced with chipseal when the current surfacing material reaches the end of its useful life. The end of its life will be when it no longer provides waterproof cover for the underlying pavement layers.

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 Pukete Farm Park and Ashurst 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 Pukete Farm Park and Ashurst 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: 4/02/2021
Valuation Number: 04197-418-00
Rates Number: 35877
Assessment Area: 0.0603 - Hectares
Legal Description: Lot 93 DP S54572 6 Balmerino Crescent
Total Years Levy: \$2,186.14
Received to Date: \$1,093.06 - Credit
Arrears Brought Forward from 2019/20: \$0.00
Amount to clear to 30 June 2021: \$1,093.08
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: \$546.54

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:** 35877 **Reference:** 6BalmerinoCr

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

Direct Debit: Quarterly

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: \$320,000

Capital Value: \$475,000

Improved Value: \$155,000

Instalment Number:	Payment Due Date:	Instalment Amount:
1 (1 Jul - 30 Sep)	24/09/2020	\$546.52
2 (1 Oct - 31 Dec)	26/11/2020	\$546.54
3 (1 Jan - 31 Mar)	25/02/2021	\$546.54
4 (1 Apr - 30 Jun)	20/05/2021	\$546.54

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

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.

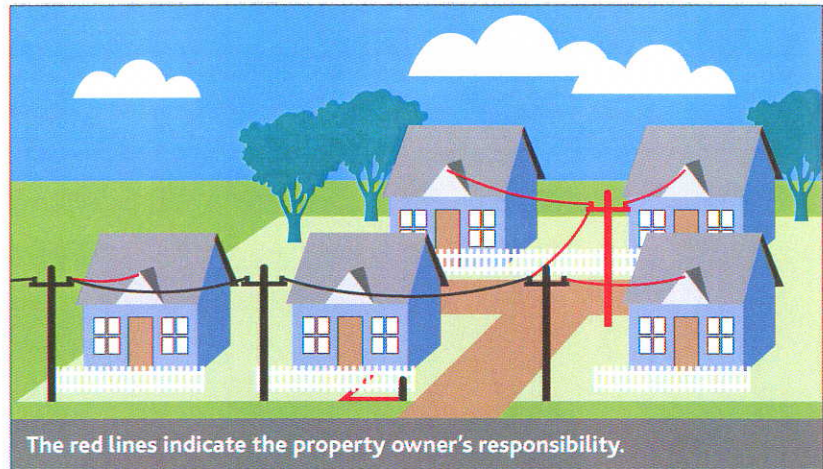
WHO OWNS WHAT?

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

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.



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




R. W. Muir
Registrar-General
of Land

Identifier SA45C/666
Land Registration District South Auckland
Date Issued 09 March 1990

Prior References
SA42C/884

Estate Fee Simple
Area 603 square metres more or less
Legal Description Lot 93 Deposited Plan South Auckland
54572

Registered Owners
Adele Maree Runciman and Lee Arthur Runciman

Interests

Fencing Covenant in Transfer H987367 - 30.10.1990 at 10:55 am
6709053.3 Mortgage to ASB Bank Limited - 4.1.2006 at 9:00 am
8438061.2 Variation of Mortgage 6709053.3 - 12.3.2010 at 3:42 pm

