

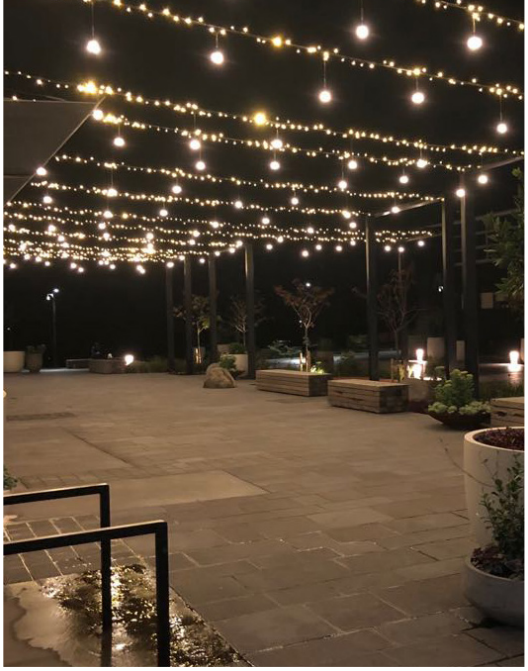
LAND INFORMATION MEMORANDUM

LIM REPORT

lims@hcc.govt.nz

Hamilton City Council
Te kaunihera o Kirikiriroa







Information in a LIM includes:

Building Consents Licenses and Requisitions

- Building Permits/Consents issued on the property.
- Any outstanding works, Code Compliance Certificates for consents issued since 1993.
- If a compliance schedule has been issued for the building and when the related Warrant of Fitness expires.
- Any other notice, order, or requisition affecting the land or any building on the land previously issued by Council.
- The status of the land in relation to the contamination of soil by hazardous substances.
- Whether the property has a licence relating to the sale of food, the sale of liquor or other licence (under Health Act 1956).

Rates

- Current rating valuation.
- Annual rates levy.
- Penalties charged during the year.
- Outstanding amounts for current instalment period.
- Rates arrears.
- Water charges (commercial only).

District Plan information

- Zoning of the property as defined by Operative and/or Proposed District Plans.
- Environmental Protection Overlay.
- Whether the site is listed as a Heritage Item, Heritage Precinct or Archaeological, Historic or Cultural.
- Registered historic and notable trees on the site.
- All Resource Consents approved in relation to property.
- Notified Resource Consents in process at the subject site and adjoining properties.

Public works

- Any proposed public works that may directly affect the property, where it is known.

Drainage/water

- Information on public stormwater and wastewater pipelines on the property as shown on Council's log plans.
- Water toby location.

Special features

- Such as erosion, subsidence, filling, flooding avulsion, falling debris, slippage, alluvion, or inundation and soil report in relation to the property, where Council has such information available.

Information NOT included in a LIM

- For information in relation to State Highways please contact New Zealand Transport Agency.
- Plans for and/or activities for any parks and/or reserves in the vicinity of the property – contact the Parks and Open Spaces Unit on 07 838 6622.
- Hamilton City Council does not hold any information concerning electricity and gas and telephone connections. Information may be obtained from the relevant companies.
- Non-notified Resource Consent applications in process on the subject site.
- Any decisions on adjacent property.

LIM Report

Hamilton City Council
Te kaunihera o Kirikiriroa

Property Address:	42 Woodland Drive Hamilton
Legal Description:	LOT: 1 DP: 557850
Applicant:	Lugton Property Limited T/A Lugtons Real Estate
Client:	Jacqueline Joanna Hemmes and Robert Hendrik Hemmes
Date of Issue:	30 October 2026

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.

Regulatory 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-44D of the Local Government Official Information and Meetings Act 1987 and contains all the relevant information relating to the land held by Council. It is based on a search of Council's property records and there may be other information relating to the land which has not been specifically recorded against this property or known to the researcher. Other organisations may hold information relevant to this property, for example Waikato Regional Council and network utilities companies for electricity, gas and telephone information.

City Waters Information

Public Water & Waste Services:

A water connection is showing as serving the property.

The water supply is logged as being from the left hand side of right of way.

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

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

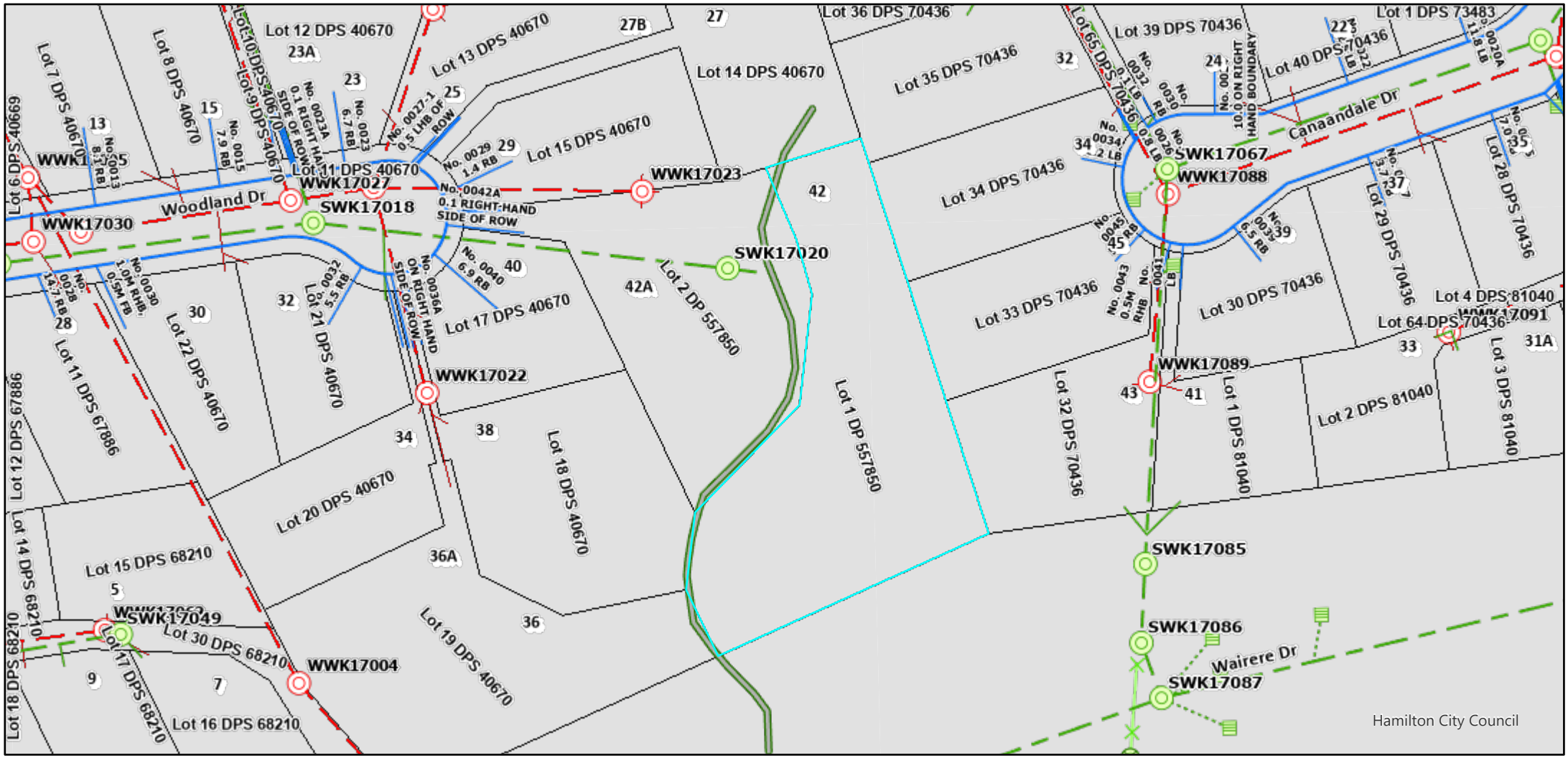
Refuse Collection Day: Wednesday

Trade Waste:

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

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

Please Note: Levels, locations and dimensions of drainage/water works shown on plans may not be accurate, due to circumstances not notified to Council. A physical check should be made on all levels, locations and dimensions before starting design or works.



LEGEND

Water Services

- Closed WS Valve
- Open WS Valve
- WS Hydrant
- WS Meter
- WS Service Line Valve
- WS Service Line/ Connection
- WS End of Pipe
- WS Main Offset
- WS Main Cross-over Jn
- WS Main Type
  - Bulk
  - Trunk
  - Main
  - Rider
- Other
- WS Main Abandoned
- WS Storage Unit
- WS Preliminary Plans

Wastewater Services

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

Stormwater Services

- SW Manhole
- SW Abandoned Manhole
- SW Catchpit
- SW Catchpit Lead
- SW Node
- SW Inlet
- SW Outlet
- SW Soakage Trench
- SW Channel
- SW Culvert
- SW Subsoil Drain
- SW Service Line
- SW Main by Size
  - < 300 mm
  - 300 - 450 mm
  - 451 - 600 mm
  - 601 - 750 mm
  - 751 - 900 mm
  - 901 - 1050 mm
  - 1051 - 1250 mm
  - > 1250 mm
- Main
- Abandoned Main
- SW Main Flow Direction
- Planted SW Device
- SW Preliminary Plans

3 Waters - 42 Woodland Drive

Hamilton City Council
Te kaunihera o Kirikiriroa

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:29-10-2026

Scale 1:957

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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
1987	27639	New dwelling	1987
1987	29413	Drainage & Plumbing to New Dwelling	14/04/1988

Building Consents and Major Amendments on File:

Year	Number	Description	Issued	Code Compliance Certificate
2022	44139	Install Jayline Clean Air Freestanding Solid Fuel Heater	17/03/2022	20/06/2022

Plumbing and drainage is incorporated in the above consent.

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

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

Building Exemptions on file: None recorded for this property.

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

Notices and Requisitions: None recorded for this property.

Information provided to Council under section 362T (2) of the Building Act 2004:
None recorded for this property.

Information held under Section 124 of the Weathertight Homes Resolution Services Act 2006:
None recorded for this property.

General Information: None recorded for this property.

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

Earthquake Prone Buildings: None recorded for this property.

Wind Zone: Medium.

Swimming Pool: None recorded for this property.

Building Warrant of Fitness: Not applicable to residential properties.

Important to Note:
In line with Local Government Official Information and Meetings Act 1987 as of October 2015, we no longer included building consent or building/drainage permit plans within the LIM report. If you require more information, please contact Customer Services Centre at Hamilton City Council.

Prior to the Building Act 1991, Council was not required to keep detailed records for building permits issued. As such, limited information is held and, in some cases, we are unable to identify building permits for particular properties.

The information provided in this application is in accordance with Section 44A-44D 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 online go to http://www.hamilton.govt.nz/operativedistrictplan

2.0 District Plan details applicable to this property:

Operative District Plan:

Zone: General Residential Zone

The District Plan includes Flood Hazard overlays which identify Low, Medium and High Flood Hazard Areas, identified where applicable in Section 2.0 below 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 Natural Hazards section of this LIM report which includes any relevant 'best available' flood data for this property.

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:	Refer to the Natural Hazard section for any additional relevant information
• Airport Protection Overlay:	None recorded for this property
• Areas:	None recorded for this property
• Other Features:	Infrastructure Capacity Overlay
• Designations on this Property:	None recorded for this property
• Alterations to Designations and Notices of Requirement for this property:	None recorded for this property

For further information regarding Alterations to Existing Designations, and Notices of Requirement for new Designations please contact the Planning Guidance Unit on 838 6699.

3.0 Resource Consents in regard to this property:

Resource Consents currently In Progress for this Property: None recorded for this property

Resource Consents granted for this Property: None recorded for this property

4.0 Active complaints in relation to this property:

None recorded for this property

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

Heritage New Zealand Register Number
Description of Item: None recorded for this property

6.0 Information on land adjoining this property

Designations Adjoining this Property:
Existing Designations adjoining this property:
Operative District Plan: A72 - R1 Arterial

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

None recorded 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:

It is probable that a 'right-of-way' or 'Shared Access' serve this property. You are advised to check with your legal adviser as to what your responsibilities would be with regard to the maintenance of the 'right-of-way' or 'Shared Access' and associated services (including any lighting).

Vehicle Crossing:

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

Road Resurfacing:

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

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

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.

Hamilton City Council
Te kaunihera o Kirikiriroa
PHONE 07 838 6688
EMAIL rates@hcc.govt.nz

RATING INFORMATION

RATING UNIT DETAILS

Rates number	76366	HCC website
Valuation number	04201-012-64	Map
Property address	42 Woodland Drive	
Rate category *	Residential - ww-b, ws-b	
Separate parts (SUIPs) *	1	
Land value *	$790,000	
Capital value *	$960,000	

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

Legal description	Area (hectares)	Record of title
Lot 1 DP 557850	0.2378	978375

BALANCES - RATES & CHARGES

Balance on 1 July 2026	$0.00	
2026/2027 annual rates & charges	$5,209.78	*This is not an estimate for next year's rates*
Penalties	$0.00	
Payments received	($1,302.43)	
Balance to 30 June 2027	**$3,907.35**	

AMOUNT NOW DUE **$1,302.45** *To the end of Instalment 2.*

2026/2027 INSTALMENTS

Instalment	Instalment period	Due date	Instalment amount	Balance outstanding
1	1/7/2026 to 30/9/2026	3/9/2026	$1,302.43	$0.00
2	1/10/2026 to 31/12/2026	26/11/2026	$1,302.45	$1,302.45
3	1/1/2027 to 31/3/2027	4/3/2027	$1,302.45	$1,302.45
4	1/4/2027 to 30/6/2027	27/5/2027	$1,302.45	$1,302.45

DETAILS FOR PAYMENT

Hamilton City Council bank account 02-0316-0030142-06 **Particulars** Rates **Code** 76366 **Reference** 42WoodlandDr

A charge for water is included for this property. This usually indicates there is no water meter installed.

If the property changes ownership, any amount due should be paid by the lawyer in settlement.

Separate rates are set and invoiced by Waikato Regional Council waikatoregion.govt.nz/rates rates@waikatoregion.govt.nz

Technical Report – Consent Related Information

Geotechnical Reports (often referred to as Geotech Reports) are typically provided as part of subdivision or land use consent applications sometimes provided by a developer and can provide information of the ground condition of the site. Soil reports, on the other hand, are generally associated with building consent applications. They provide site specific information about the soil characteristics that influence the design and construction of building foundations.

Geotechnical Report	No Information
Soil Report	No Information

The applicant is advised to seek independent advice as to whether the report is still current and can be relied on for their purposed. Should the LIM holder require further advice regarding the above technical report, it is advised that they seek advice from an independent professional.

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: lims.2@hcc.govt.nz

Property Report - Natural Hazards Section

Lot 1 DP 557850



This section includes information that identifies natural hazard known to council as per LGOIMA Sections 44B(2)(a) of the Act. The existence of a natural hazard or potential natural hazard does not equal likelihood of that hazard occurring. The LIM is not a risk assessment and does not quantify risk. The applicant is advised to seek further information to ensure that the land is suitable for a particular purpose.

Natural Hazard Information Relating to the Building Act 2004

Matter	Details
Notice issued under section 73 of the Building Act 2004, or in accordance with section 434 of the Building Act 2004 or under section 36(2) of the Building Act 199, or section 641A of the Local Government Act 1974.	Council refers the Applicant for the LIM to the Record of Title (Land Title) to check whether any such notices are registered against the land. No property specific details of such notices are included here.
Information on whether a sign or notice under section 133BT of the Building Act 2004 that relates to a building on the land concerned has been placed on or near the building.	No
Information on whether a subsequent decision has been made to remove the sign or notice issued under section 133BT of the Building Act 2004.	No

Additional Information

The Regional Council has information on Natural Hazards and some of this information is accessible from https://www.waikatoregion.govt.nz/services/regional-hazards-and-emergency-management/regional-hazards-portal/. The portal also includes useful website links and access to some technical reports. Please take time to read the Terms and Conditions and any other summaries or details provided for the technical reporting. If you require more information, you can contact WRC Resilience Team by submitting a request through the online Request for Service form, available at the end of the portal page link.

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

extents may differ from what is shown. Prospective purchasers should note the limitations disclosed above and obtain independent advice from a suitably qualified professional as to the suitability of the land for their purposes.

Legend

Exposed Not exposed Not known

HAZARD SUMMARY

Earthquakes

Hazard	Severity
Liquefaction	This element is expected to experience the following liquefaction severity: Possible.

Flooding

Hazard	Severity
100-year flood extent	This element is located within a 1% AEP flooding extent zone.
100-year flood hazard	This element is exposed to the following flood hazard intensity: Low.
Overland flow path	This element is exposed to an overland flow path.
100-year flood depression	N/A
Earthworks	N/A

District Plan

Hazard	Severity
Waikato River and Gully Hazard Area	N/A
Waikato River Bank Stability Area	N/A

Other

Hazard	Severity
Land instability	N/A
Peat soil	N/A

PROPERTY DETAILS

Area	2379.91 m²
Suburb	Flagstaff
Titles	978375
LINZ parcel ID	8174264
Valuation number	04201-012-64
Legal description	Lot 1 DP 557850

Earthquakes - Liquefaction



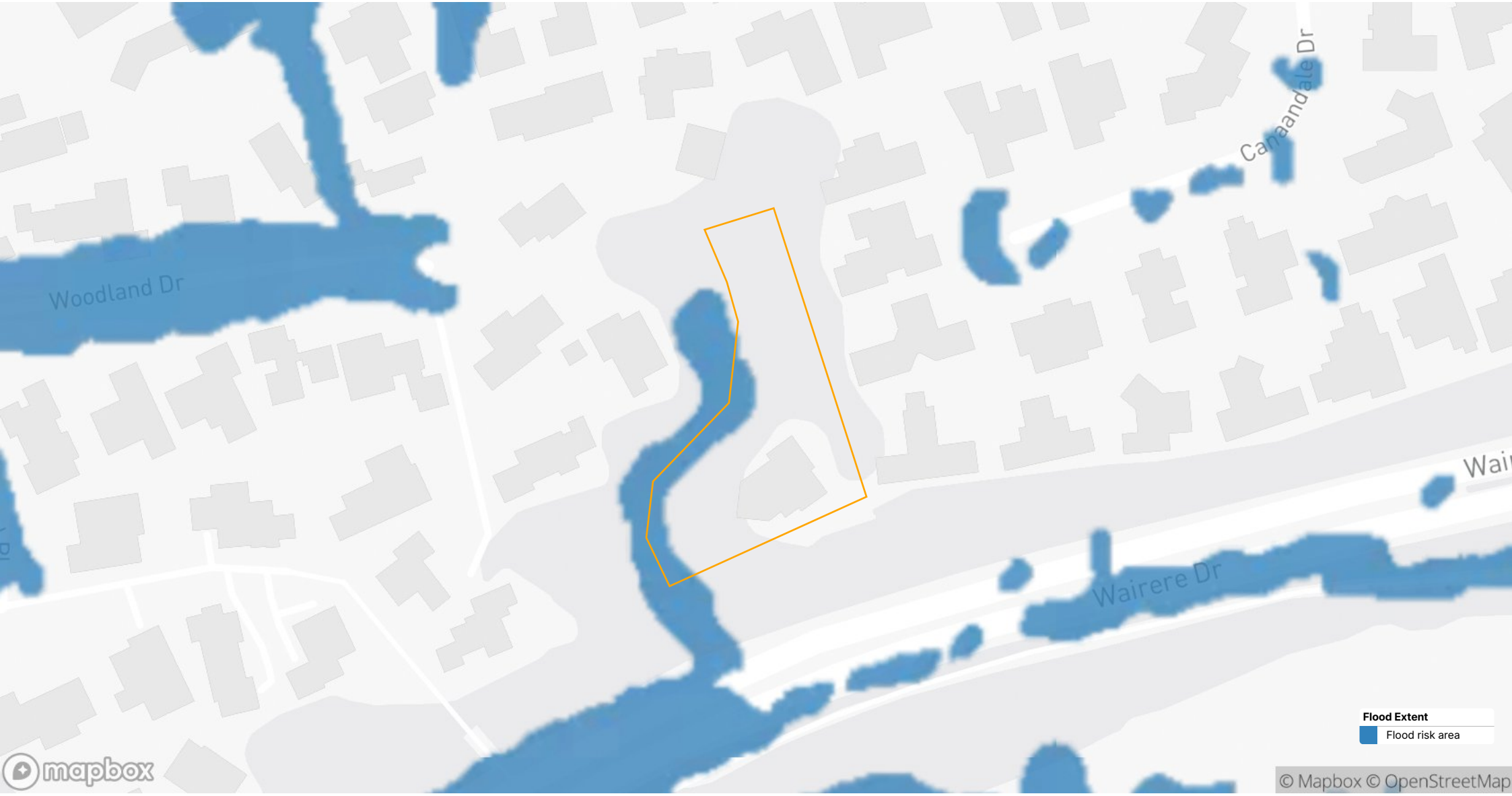
Flooding - Overland flow path



Flooding - 100-year flood hazard



Flooding - 100-year flood extent



EARTHQUAKES TECHNICAL REPORTS / INFORMATION

Liquefaction

Liquefaction desktop study
Date: 26/02/2019
Scope: Hamilton City
Prepared by: Tonkin & Taylor Ltd
Commissioned by: Hamilton City Council
Purpose: To provide HCC with a high level screening tool for assessment of land use and subdivision consents.
Source: https://hccgovtnz-my.sharepoint.com/:f:/g/personal/customer_service_hcc_govt_nz/EhHZp1k2LQNOhfAW1b6sncsBqEJuMtGdlgpy8E5U7jKGSA?e=rjlyrj

Summary
- Liquefaction category is undetermined: A liquefaction vulnerability category has not been assigned at this stage, either because a liquefaction assessment has not been undertaken for this area, or there is not enough information to determine the appropriate category with the required level of confidence.
- Liquefaction damage is unlikely: There is a probability of more than 85 percent that liquefaction-induced ground damage will be none to minor for 500-year shaking. At this stage there is not enough information to distinguish between very low and low. More detailed assessment would be required to assign a more specific liquefaction category.
- Liquefaction damage is possible: There is a probability of more than 15 percent that liquefaction-induced ground damage will be minor to moderate (or more) for 500-year shaking. At this stage there is not enough information to distinguish between medium and high. More detailed assessment would be required to assign a more specific liquefaction category.

What is liquefaction?
Liquefaction occurs when saturated, loose soil (typically sandy or silty) temporarily lose their strength and behave like a liquid during intense ground shaking, most often during an earthquake. This happens when shaking increases water pressure between soil particles, reducing the friction that normally holds them together. When pressure builds high enough, the soil loses its load-bearing capacity, causing buildings, roads, and other infrastructure to tilt, sink, or collapse, even without direct structural damage.
Liquefaction is most likely in low-lying areas near rivers, floodplains, or coastlines where the groundwater table is high. These areas often have loose, saturated soils. Climate change could increase liquefaction risk through sea level rise and more frequent intense rainfall, both of which raise groundwater levels.

FLOODING TECHNICAL REPORTS / INFORMATION

Earthworks

Additional information
Purpose: Additional information for 100yr flood depression, 100yr flood extent, 100yr flood hazard, Overland flowpath and Earthworks.
Source: http://hamilton.govt.nz/floodviewer

What is the earthworks layer showing?
The earthworks layer shows where large scale earthworks (changes to the land) have taken place at, or near this area, after the flood modelling was done. The mapped flooding that continues to be shown beneath the earthworks layer will therefore have changed, or cannot be relied on. Updated detailed flood models may be undertaken in the future which will produce new mapping for these areas, at which time the earthworks layer will likely be removed.

Council may hold additional information for properties beneath the earthworks layer that may assist with understanding whether flood hazards have been mitigated through physical work completed as part of the complying with conditions of resource consents issued under the Resource Management Act 1991. Information on implemented consents (if any) can be sourced through the Planning Guidance Unit of Council.

Overland flow path

Additional information
Purpose: Additional information for 100yr flood depression, 100yr flood extent, 100yr flood hazard, Overland flowpath and Earthworks.
Source: http://hamilton.govt.nz/floodviewer

What is an overland flow path?
These lines show the paths water is expected to try to flow when our piped network becomes blocked, is exceeded or where there is no piped network. This information is available city wide and is derived mainly from land contour information. Floodviewer (http://hamilton.govt.nz/floodviewer) contains an explanation on the difference between minor, moderate and major overland flow paths.

100-year flood hazard

Additional information
Purpose: Additional information for 100yr flood depression, 100yr flood extent, 100yr flood hazard, Overland flowpath and Earthworks.
Source: http://hamilton.govt.nz/floodviewer

What is a 100-year flood hazard?
Shown as low, medium or high, this shows where flooding would likely occur on average once in 100 years. This excludes very shallow flooding. Floodviewer (http://hamilton.govt.nz/floodviewer) contains an explanation on the difference between low, medium and high.

100-year flood extent

Additional information
Purpose: Additional information for 100yr flood depression, 100yr flood extent, 100yr flood hazard, Overland flowpath and Earthworks.
Source: http://hamilton.govt.nz/floodviewer

What is a 100-year flood extent?
This shows where flooding would likely occur in a 1-in-100-year flood event but includes very shallow flooding. Floodviewer (http://hamilton.govt.nz/floodviewer) contains an explanation on the difference between flood extent and flood hazard areas.

100-year flood depression

Additional information
Purpose: Additional information for 100yr flood depression, 100yr flood extent, 100yr flood hazard, Overland flowpath and Earthworks.
Source: http://hamilton.govt.nz/floodviewer

What is a 100-year flood depression?
These are areas that can fill up with water during heavy rain, either because pipes and culverts are blocked or full, or the natural contours of the ground limit the ability for water to flow away.

DISTRICT PLAN TECHNICAL REPORTS / INFORMATION

Waikato River and Gully Hazard Area

Additional information
Purpose: Check the Operative Hamilton District Plan on the Hamilton City Council website
Source: http://www.hamilton.govt.nz/operativedistrictplan

Summary
Means the area identified on the Planning Maps as Waikato Riverbank and Gully Hazard Area and is susceptible to land instability because of its slope and/or soil types.

Council holds mapping information that separates the gully network and Waikato Riverbank components of this Hazard Area.

Refer to the hazard summary table for exposure details.

Waikato River Bank Stability Area

Additional information
Purpose: Check the Operative Hamilton District Plan on the Hamilton City Council website.
Source: http://www.hamilton.govt.nz/operativedistrictplan

Summary
Means the area identified on the Planning Maps as Waikato Riverbank and Gully Hazard Area and is susceptible to land instability because of its slope and/or soil types.

Council holds mapping information that separates the gully network and Waikato Riverbank components of this Hazard Area.

Refer to the hazard summary table for exposure details.

OTHER TECHNICAL REPORTS / INFORMATION

Peat soil

Additional information
Date: 1/07/2024
Prepared by: Tonkin+Taylor
Commissioned by: Hamilton City Council
Purpose: Additional information for peat soil
Source: https://hccgovtnz-my.sharepoint.com/:f:/g/personal/customer_service_hcc_govt_nz/EhHZp1k2LQNOhfAW1b6sncsBqEJuMtGdlgpy8E5U7jKGSA?e=rjlyrj

What is peat soil?
Council holds information on peat soil, as shown on the Peat Extent map (if exposed). This map is based on publicly available geological data and represents the best information currently available. It is intended to support a general understanding of ground conditions.

Peat is not inherently hazardous, but its presence can present challenges for development. Peat soils typically have:
- High water content
- Low shear strength
- Low bearing capacity

These characteristics make peat vulnerable to compression under load, leading to settlement. Settlement may occur due to:
- Loading from earthworks or buildings
- Lowering of groundwater levels
- Natural decomposition of peat, especially when drained

If a property falls within the Peat Extent layer, owners and prospective purchasers are encouraged to seek an assessment by a suitably qualified professional. This assessment should confirm the presence, extent, and potential effects of peat soils, and may include:
- Investigations to determine the presence, thickness, and horizontal extent of peat
- Logging of peat in accordance with NZGS guidelines
- Observations of groundwater conditions, considering seasonal variation
- Evaluation of potential changes to groundwater levels due to development
- Consideration of earthworks and their impact
- Assessment of settlement risks from loading, dewatering, or excavation

- Analysis of potential effects of settlement on the proposed development, including cross-boundary impacts

This information is provided to support informed decision-making. It does not constitute a definitive assessment of ground conditions. Independent professional advice should be obtained to determine the suitability of the land for any intended use.

Land instability

Additional information
Scope: Hamilton City
Purpose: Identifying areas of erosion with the potential to impact on people, property or the environment
Source: https://hccgovtnz-my.sharepoint.com/:f:/g/personal/customer_service_hcc_govt_nz/EhHZp1k2LQNOhfAW1b6sncsBqEJuMtGdlgpy8E5U7jKGSA?e=rjlyrj

Council holds information about natural features such as stream erosion, lower-slope instability and upper-slope instability in some parts of the city. These features relate to how watercourses and surrounding slopes naturally change over time, especially during periods of heavy or prolonged rainfall.

In general the following terms indicate the following:
- Stream level erosion - Downcutting or lowering of the streambed by flowing water.
- Lower slope instability - Scour of toe by stream flow, removing the structural support for the lower bank leading to small slips.
- Upper slope instability - Failure of the upper slope due to several factors including soil condition, excess moisture, additional weight (from earthworks or structures), vegetation removal, or over-steepening from removal of toe support.

Property owners are encouraged to manage stormwater to reduce runoff, retain vegetation that helps stabilise soil along slopes & watercourses, and monitor for signs or erosion or ground movement. If you are unsure about the condition or watercourse, consider seeking advice from a suitably qualified professional. Before carrying out earthworks, vegetation clearance, or construction near a stream or on any slope, please contact the council to check whether any consents or engineering requirement apply.

The information Council holds represents the conditions only at the time it was collected, including any feature locations where applicable, which are approximate. Natural features can change over time due to

weather, vegetation changes, maintenance work, or development. The presence of this information summary as part of the LIM does not necessarily mean the property is currently affected by these features; it provides general information to help interpret the report if any such feature is shown elsewhere in the natural hazard summary. Council may hold superseded information where an exposure exists but only displays the newest known information. Council has endeavoured to ensure historical data has been updated and included in 'best available' data, however some historical data may not be provided if it was incomplete or inaccurate; if required for context, please seek clarification from the Council before relying on it. For further details, contact the Council's Customer Services team.

Reference to a geotechnical/soil report (if any) directly relating to this property, which may have been prepared by third parties and submitted as part of a regulatory process or otherwise, and if available can be found under the Technical Report heading.

Natural Hazard Information provided by Waikato Regional

Under Section 44C of LGIOMA Waikato Regional Council is required to provide information that identifies the following, to the extent that the information is known to the Regional Council:

- Each natural hazard, and each impact of climate change that exacerbates natural hazard, that affects land in the territorial authority's district.
- Each potential natural hazard, and each potential impact of climate change that exacerbates natural hazards, to the extent that the Regional Council is satisfied that there is reasonable possibility that the hazard or impact may affect land the territorial authority's district (whether now or in the future)
- The cumulative or combined effects of the hazards and impacts on land in the territorial authority's district

Information on the above can be found on the following table:

Questions about this information?

Information is prepared and maintained by Waikato Regional Council, any questions about the hazard data, methodology, or technical details should be directed to them:

Contact Waikato Regional Council:

- Phone 0800 800 401
- info@waikatoregion.com
- www.waikatoregion.govt.nz

Waikato Regional Council technical reports related to natural hazards for the Hamilton City area

Title	Year Published	WRC Natural Hazard Information Hierarchy	Scope/area relevant for the report	Related URL
Climate Change Adaptation Guideline for the Waikato Region	Report has not been published - Draft	General Information	Waikato region	Contact WRC to access the report
Catchment-scale LiDAR-based SedNetNZ modelling in Waikato CEM catchments	Report has not been published yet - Draft	Local to regional scale	Waikato region	Contact WRC to access the report
Waikato Regional Climate Change Hazards and Risks Report	2025	Local to regional scale	Waikato region	https://www.waikatoregion.govt.nz/services/publications/tr202428/
Application of SedNetNZ in the Waikato region to support NPS-FM 2020 implementation	2024	Regional scale	Waikato region	https://www.waikatoregion.govt.nz/services/publications/tr202405/
Adapting to drought in the Waikato	2021	Regional scale	Waikato region	https://www.waikatoregion.govt.nz/services/publications/tr202128/
Review of potential management interventions to reduce peat subsidence and CO2 emissions in the Waikato	2022	Local to regional scale	Lower Waikato, Hauraki Plains, Taupō and Reporoa	https://www.waikatoregion.govt.nz/services/publications/tr202110/
River styles assessment of the Waipā river catchment, Waikato, New Zealand	2021	Local to regional scale	Waipā River catchment	https://www.waikatoregion.govt.nz/services/publications/tr202101/
Waikato River suspended sediment : loads, sources and sinks : information to inform economic modelling for the Healthy Rivers Wai Ora Project	2018	Local to regional scale	Waikato River catchments below Taupō	https://www.waikatoregion.govt.nz/services/publications/tr201865/
Regional flood summary : rainfall event 7 to 12 March 2017	2017	Local to regional scale	Lower Waikato, Waihou Piako and Coromandel catchments (WRC Integrated Catchment	https://www.waikatoregion.govt.nz/services/publications/tr201721/

			Management Zones)	
Regional flood summary : ex-tropical Cyclone Debbie (4-6 April), Tasman Low (11-13 April), and ex tropical Cyclone Cook (13-14 April)	2017	Local to regional scale	Waikato region	https://www.waikatoregion.govt.nz/services/publications/tr201720/
Waikato regional prioritisation project : phase 2 overview	2016	Local to regional scale	Waikato region	Contact WRC to access the report
Waikato regional prioritisation project : preliminary results	2015	Local to regional scale	Waikato region	Contact WRC to access the report
Waipa morphological modelling study phase 3 : analysis and modelling	2015	Local to regional scale	Waipā River catchment	https://www.waikatoregion.govt.nz/services/publications/tr201537/
An assessment of the impacts of climate change in the Waikato region : applying CMIP5 data	2015	Regional scale	Waikato region	https://www.waikatoregion.govt.nz/services/publications/tr201526/
Waikato and Waipa River Iwi values document review : Waikato Economic Joint Venture study	2014	Regional scale	Waipā and Waikato River catchments	https://www.waikatoregion.govt.nz/services/publications/tr201460/
Waipa catchment plan	2014	Regional scale	Waipā River catchment	https://www.waikatoregion.govt.nz/services/publications/tr201433/
An overview of natural hazards for the Hamilton City Council	2015	Local to regional scale	Hamilton City	https://www.waikatoregion.govt.nz/services/publications/tr201404/
Assessing erosion in the Waipa catchment using the New Zealand Empirical Erosion Model (NZeem (R)), Highly Erodible Land (HEL), and SedNetNZ models	2013	Local to regional scale	Waipā River catchment	https://www.waikatoregion.govt.nz/services/publications/tr201354/
2012 Waikato Regional Council : flood risk self assessment	2012	Local to regional scale	Waikato region	Contact WRC to access the report
Flood event review : September 2010 and January 2011	2011	Local to regional scale	Waikato region	Contact WRC to access the report
September 2010 and January 2011 Waikato floods review	2011	Local to regional scale	Taupō and Waikato River catchments (WRC Integrated Catchment	https://www.waikatoregion.govt.nz/services/publications/tr201139/

			Management Zones)	
Strategic assessment of the impacts of climate change on the Waikato region	2011	Regional scale	Waikato region	https://www.waikatoregion.govt.nz/services/publications/tr201137/
Waikato regional landscape assessment	2010	Regional scale	Waikato region	https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/TR201012.PDF
River flood event review : July/August 2008 event	2009	Local to regional scale	Thames Coromandel, Hauraki, Matamata Piako, South Waikato, Hamilton City, Waikato, Ōtorohanga, Waipā, Waitomo, Taupō, Rotorua Lakes Districts	Contact WRC to access the report
Summary of the effects of land use change between Taupo and Karapiro on the flood hydrology of the Waikato River catchment	2009	Local to regional scale	Waikato River catchments	https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/TR0921.pdf
Peat subsidence near drains in the Waikato region	2005	Local to regional scale	Waikato region	https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/tr05-40.pdf
Taupo, Waikato and Waipa management zones Leap Day flood event : February 29 to March 5, 2004 : final technical report	2004	Local to regional scale	Taupō, Waikato and Waipā catchments (WRC Integrated Catchment Management Zones)	https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/TR04-06.pdf
Waikato and Waipa Rivers flood event 6-16 July 2002 : final technical report	2002	Local to regional scale	Waikato, Waipā and Waihou Piako catchments	https://www.waikatoregion.govt.nz/assets/WRC/WRC-2019/tr02-12.pdf
Landslide susceptibility mapping and risk assessment for the Waikato Region, New Zealand	1999	Regional scale	Waikato region	Contact WRC to access the report
Drought hazard and risk within the Waikato Region : a thesis submitted in partial fulfilment of the	1999	Local to regional scale	Waikato region	Contact WRC to access the report

requirements for the Degree of Master of Science and Technology in Earth Sciences at the University of Waikato				
Waikato regional flood event of 9-20 July 1998	1998	Local to regional scale	Waikato region	Contact WRC to access the report
Waikato region volcanic hazard assessment	1997	Regional scale	Waikato region	Contact WRC to access the report
The potential impacts of earthquakes, floods and volcanoes in the Waikato Region	1998	Regional scale	Waikato region	Contact WRC to access the report
Earthquake hazard analysis Environment Waikato (Regional Council) area	1996	Regional scale	Waikato region	Contact WRC to access the report
Proposal for monitoring of sand extraction from the Lower Waikato River	1996	Local to regional scale	Lower Waikato River from Karapiro dam to Tuakau	Contact WRC to access the report
Lower Waikato River: Report of Flood Event, 17 July 1995 - Final Report	1995	Local to regional scale	Lower Waikato catchment from Lake Karapiro to Port Waikato	Contact WRC to access the report
Natural hazards management strategy for the Waikato region	1994	Information currently not available	Information currently not available	Contact WRC to access the report

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **978375**

Land Registration District **South Auckland**

Date Issued 04 March 2021

Prior References

SA44B/312 SA49A/30

Estate Fee Simple

Area 2378 square metres more or less

Legal Description Lot 1 Deposited Plan 557850

Registered Owners

Robert Hendrik Hemmes and Jacqueline Joanna Hemmes

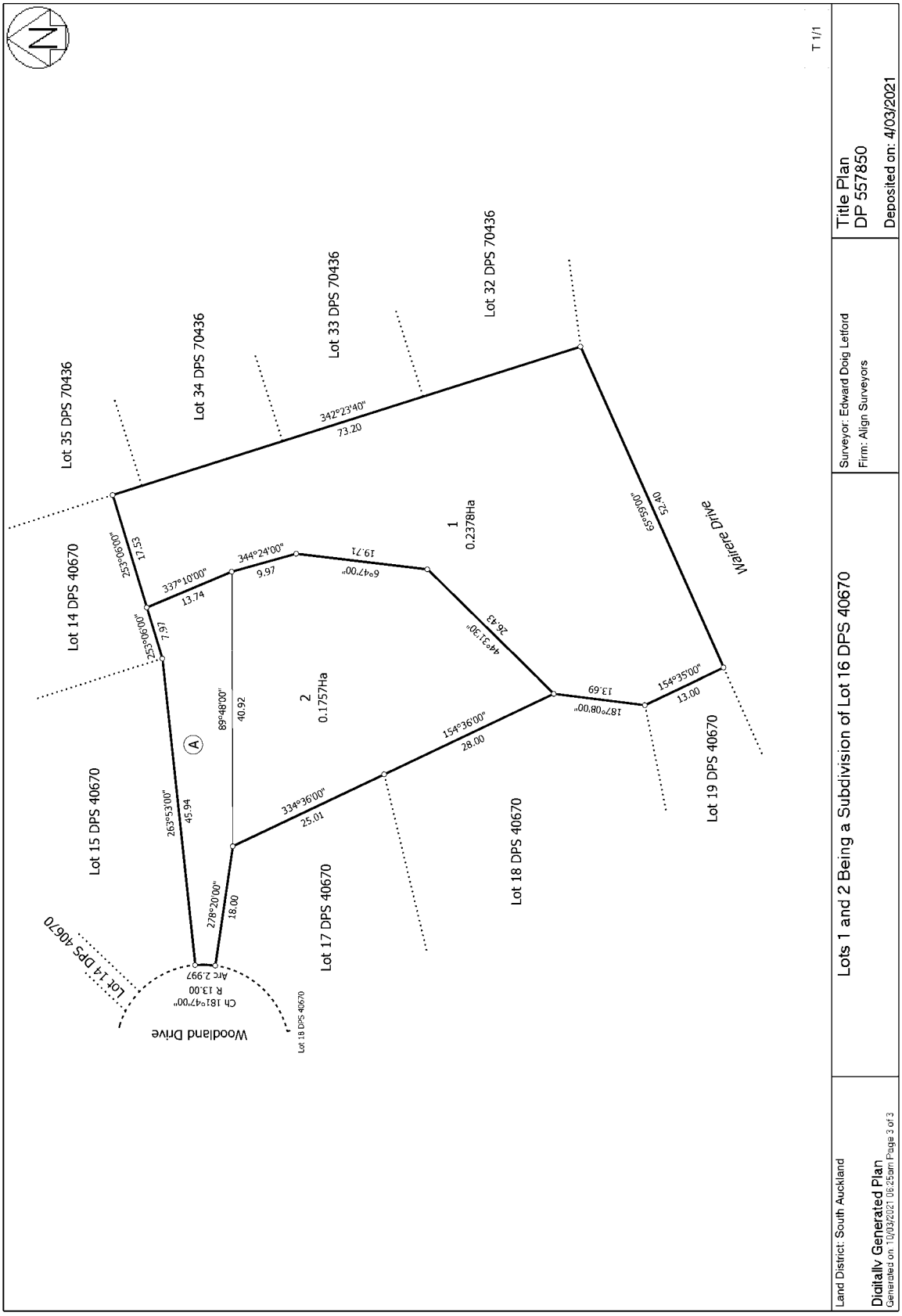
Interests

Land Covenant in Transfer H831719.4 - 27.10.1988 at 10:38 am

Appurtenant hereto is a right of way, a right to convey electricity, telecommunications, water and gas and a right to drain sewage and water created by Easement Instrument 12003380.6 - 4.3.2021 at 7:57 am

The easements created by Easement Instrument 12003380.6 are subject to Section 243 (a) Resource Management Act 1991

13559286.2 Mortgage to Kiwibank Limited - 16.3.2026 at 4:25 pm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Lot 34 DPS 70436
Lot 33 DPS 70436
Lot 32 DPS 70436
342°23'40"
73.20
Lot 14 DPS 40670
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17.53
337°10'00"
13.74
344°24'00"
9.97
19.71
6°47'00"
1
0.2378Ha
65°59'00"
52.40
Wairere Drive
253°06'00"
7.97
44°31'30"
26.43
89°48'00"
40.92
2
0.1757Ha
13.69
187°08'00"
154°35'00"
13.00
154°36'00"
28.00
A
Lot 15 DPS 40670
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334°36'00"
25.01
Lot 19 DPS 40670
Lot 18 DPS 40670
Lot 17 DPS 40670
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18.00
Lot 14 DPS 40670
Arc 2.997
R 13.00
Ch 181°47'00"
Woodland Drive
Lot 18 DPS 40670
T 1/1
Title Plan
DP 557850
Deposited on: 4/03/2021
Surveyor: Edward Doig Letford
Firm: Align Surveyors
Lots 1 and 2 Being a Subdivision of Lot 16 DPS 40670
Land District: South Auckland
Digitally Generated Plan
Generated on: 10/03/2021 06:25am Page 3 of 3