

# LAND INFORMATION MEMORANDUM

LIM REPORT

[lims@hcc.govt.nz](mailto: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

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**Property Address:** 6 Magenta Place Hamilton

**Legal Description:** Lot 2 DP S28252

**Applicant:** Kirsten Alana Anderson

**Date of Issue:** 03 July 2025

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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](mailto: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.*

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## City Waters Information

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**Public Water & Waste Services:** A water connection is showing as serving the property.

The water supply is logged as being 4.6m from the right 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:** Friday.

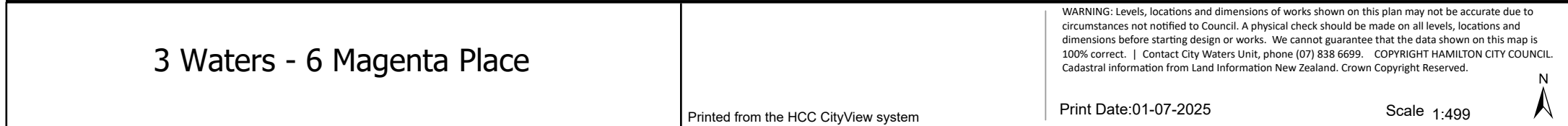
**Trade Waste:** No information in relation to the discharge of Trade Waste are currently held in respect to this property/business premises.

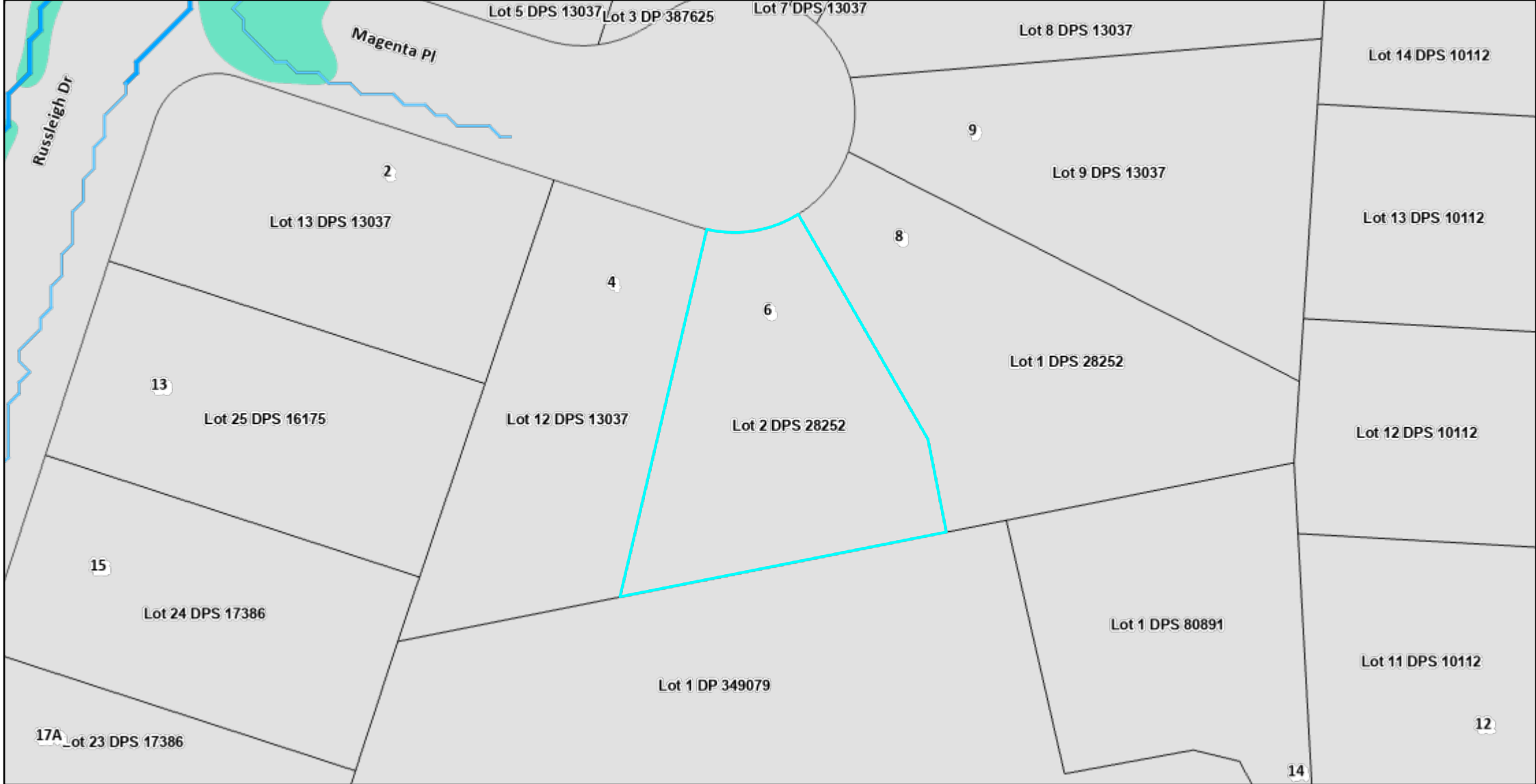
**Inundation/Flooding:** Flood data relevant to this property is shown on the map. This flood data is the best available information Council holds for this property at this time. People with an interest in the property should note the limitations below and obtain independent advice from a suitably qualified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

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

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

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





Flood Map - 6 Magenta Place

- |                                  |   |
|----------------------------------|---|
| Flood Depressions 100yr Rainfall | 100-year Flood Extent                     |
| Earthworks Area                  | 100-year Flood Extent                     |
| <b>100-year Flood Hazard</b>     |   |
| Low                              | <b>Overland Flowpaths 2019 - Category</b> |
| Medium                           | Major                                     |
| High                             | 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](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.



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## Building Information

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With effect from 31<sup>st</sup> 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
1969	45869	New Dwelling	17/10/1969
1969	33094	Plumbing and Drainage to new Dwelling	20/10/1969
1989	797	Dwelling Additions	27/06/1990

### Building Consents on File:

Year	Number	Description	Issued	Code Compliance Certificate
2004	10272	Install new shower and toilet into existing bathroom/laundry	30/08/2004	16/12/2004
2021	42731	New Jayline Spit Fire FS 2006 Freestanding Solid Fuel Heater	2/06/2021	9/12/2021

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.

## Code Compliance Certificate

No 2004/10272

Section 35, Building Act 1991

Issued by Hamilton City Council

Building Consent ref: 2004/10272

Historic ref:



**Hamilton City Council**

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

Date: 16 December 2004

Applicant: Eon Group Ltd  
Mailing Address: 167 Dinsdale Road  
HAMILTON 2001

Application Lodged: 28/07/2004

### Project:

Application Description: Install new shower and toilet into existing bathroom/laundry

Intended Use: Detached Dwelling - Live As A Family

Work Type: Alteration/Repairs

Intended Life: >50 years

Value of Work: \$2000

### Property:

Address: 6 Magenta Place HAMILTON 2001

Property Reference: LOT: 2 DP: S28252

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. 2004/10272" (being this certificate)

Signed for and on behalf of the Hamilton City Council:

PETER MARTENS

NZCB

BUILDING INSPECTOR

CO-ORDINATOR

Name: 16/12/2004

Position: Authorised Officer

Building Control Unit

Building

Form 7

## Code Compliance Certificate

Section 95, Building Act 2004

### The Building

Street address of building:	6 Magenta Place Dinsdale Hamilton 3204
Legal description of land where building is located:	Lot 2 DP S28252
Building name:	N/A
Location of building within site / block number:	N/A
Level/unit number:	N/A
Current, lawfully established, use:	Detached Dwelling
Year first constructed:	1980s

### The Owner

Name of owner:	Sara-Kate Hastings	Phone number(s)	
Contact person:	N/A	Landline:	N/A
Mailing address:	6 Magenta Place Dinsdale Hamilton 3204	Mobile:	021 187 7777
		Daytime:	N/A
		After hours:	N/A
		Facsimile number:	N/A
Street address / registered office:	N/A	Email address:	sara-kate1@hotmail.com
		Website:	N/A

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

Name:	JT Carter Plumbers	Phone number(s)	
Mailing address:	205C Ellis Street Frankton Hamilton 3204	Landline:	0800 582 278
		Mobile:	N/A
		Daytime:	N/A
		Facsimile number:	N/A
		Email address:	hamadmin@jtcp.co.nz

### Building Work

Building consent number:	2021/42731
Description of the building work:	New Jayline Spit Fire FS 2006 Freestanding Solid Fuel Heater
Issued by:	Hamilton City Council

### Code Compliance

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

a) The building work complies with the building consent

### Attachment

None

Signature:



Position: Building Control Manager

On behalf of: Hamilton City Council

Date: 9 December 2021

**Information provided to Council under section 362T(2) of the Building Act 2004:**

None recorded for this property.

**Information held under Section 124 of the Weathertight Homes Resolution Services Act 2006:**

None recorded for this property.

**General Information:** None recorded for this property.

**Record of Fill:** None recorded for this property.

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

**Earthquake Risk:** None recorded for this property.

**Wind Zone:** Low.

**Swimming Pool:** None recorded for this property.

**Building Warrant of Fitness:** Not applicable to residential properties.

***Important to Note:***


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

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

The information provided in this application is in accordance with Section 44A (2) of the Local Government Official Information and Meetings Act 1987 (LGOIMA). In addition, Hamilton City Council informs the applicant that historic information (limited to basic consent details- no plans held) may, or may not, be contained in the 'Historic Building Register'. These registers have been archived at the Central Library (Garden Place) and are open for inspection in accordance with sec. 15 (1) (a) of the LGOIMA 1987.

# Building

20 August 2001



Dear Sir

**BUILDING CONSTRUCTED WITHOUT A BUILDING PERMIT/CONSENT  
PROPERTY ADDRESS: 6 MAGENTA PLACE LOT 2 DPS 28252 HAMILTON  
BUILDING DESCRIPTION: AREA COVERED IN AT END OF CARPORT**

Thank you for your application with regard to the building/s at the above property.

We are pleased to advise that an inspection was completed on the 17 August 2001 and there was no visible sign that the building is "Dangerous" or "Insanitary" in terms of the Building Act 1991, *under its present use*.

In terms of the Building Act 1991 it is important for your benefit that you understand the situation with regard to building work that has been constructed where a building permit/*consent* has not first been uplifted. Firstly, Council is unable to issue a retrospective building permit/*consent* and the only real concern is that the building is suitable for its end use and is not "Dangerous" or "Insanitary". *From the visible building structure, this appears to be the case.*

Secondly, if the building is maintained in good order and remains in good order then Council will not need to take any further action from this date. However, Council is required to keep a record of the fact that the work has been constructed without a building permit/*consent* and any future purchaser will be alerted to this record should they undertake a Land Information Memorandum. This can affect the negotiation for any sale and purchase agreement and we recommend *that* you make a copy of this letter available to any proposed purchaser for their information.

We trust that you understand your position and if you have any queries then please feel free to give us a call.

## **DISCLAIMER**

**"The Hamilton City Council advises that the inspection of the building at the above address is limited to those components of the building that are readily visible and does not include in-depth investigation or uncovering of wall linings, foundations and such like. Our inspection furthermore does not include the examination of any electrical wiring, gas-fitting or associated components and appliances or any other components of the building that are covered by a Network Utility Operator. Every endeavor has been made to provide an accurate assessment but we do not accept any liability for dangerous or insanitary work that is not readily recognisable.**

Yours faithfully

**Trevor Hook**  
**Building/Plumbing & Drainage Inspector**

Municipal Offices  
Garden Place, Hamilton  
Phone 07 838 6444 / Mobile: 025 782 578  
Fax 07 838 6684  
Email [martenp@hcc.govt.nz](mailto:martenp@hcc.govt.nz)

Copy to:

**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](http://www.buildwaikato.co.nz)

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# Planning Guidance Information

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## **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>

## **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:   | 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:**

None recorded for this property

### **6.0 Information on land adjoining this property**

#### **Designations Adjoining this Property:**

##### **Existing Designations adjoining this property:**

Operative District Plan:       None recorded for this property

##### **Alterations to Designations and Notices of Requirement adjoining this property:**

Operative District Plan:       None recorded for this property

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

#### **Notified Resource Consents currently in progress at adjoining Properties:**

##### **Notified Resource consent applications that are currently being processed at adjoining properties:**

None recorded for this property

### **COMMENTS**

The District Plan includes Flood Hazard overlays which identify Low, Medium and High Flood Hazard Areas, identified where applicable in Section 2.0 above under Natural Hazard Areas. This is based on flood data available at the time of development of the District Plan (notified to the public December 2012). In some cases, this may differ to that identified in the City Waters section of this LIM report which includes any relevant 'best available' flood data for this property.

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## Environmental Health Information

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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/>

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## City Transportation Information

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### 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.

Proposed 2025/2026 rates based on current rating category and capital value \$3,779.02

**RATING UNIT DETAILS**

<b>Rates number</b>	25063	<a href="#">HCC website</a>
<b>Valuation number</b>	04171-538-10	<a href="#">Map</a>
<b>Property address</b>	6 Magenta Place	
<b>Rate category *</b>	Residential General	
<b>Separate parts (SUIPs) *</b>	1	
<b>Land value *</b>	\$455,000	
<b>Capital value *</b>	\$720,000	

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

Legal description	Area (hectares)	Record of title
Lot 2 DPS 28252	0.0667	SA32D/300

**RATES BALANCES**

<b>Balance on 1 July 2025</b>	\$569.35	
<b>Rates penalties</b>	\$0.00	
<b>Payments received</b>	\$0.00	
<b>Balance to 30 June 2026</b>	<b>\$569.35</b>	<i>Not including proposed rates.</i>

**AMOUNT NOW DUE**                      **\$569.35**    *To the end of Instalment 1.*

**2025/2026 RATES INSTALMENTS**

Instalment	Instalment period	Due date
1	1/7/2025 to 30/9/2025	4/9/2025
2	1/10/2025 to 31/12/2025	27/11/2025
3	1/1/2026 to 31/3/2026	26/2/2026
4	1/4/2026 to 30/6/2026	21/5/2026

**DETAILS FOR PAYMENT**

<b>Hamilton City Council bank account</b>	02-0316-0030142-06	<b>Particulars</b>	Rates	<b>Code</b>	25063	<b>Reference</b>	6MagentaPlac
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Residential properties in Hamilton do not usually pay for water by meter.

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

Separate rates are set and invoiced by Waikato Regional Council                      [waikatoregion.govt.nz/rates](http://waikatoregion.govt.nz/rates)                      [rates@waikatoregion.govt.nz](mailto:rates@waikatoregion.govt.nz)

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## Parks and Recreation Information

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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](mailto:parksadmin@hcc.govt.nz)

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## Network Utility Operators

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Hamilton City Council does not hold any information concerning electricity, gas or telephone connections. Information may be obtained from the relevant companies.

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## Please Note:

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- 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.

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## Additional Information

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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](mailto:lims2@hcc.govt.nz)



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

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **SA32D/300**  
**Land Registration District** **South Auckland**  
**Date Issued** 20 December 1984

**Prior References**  
SA10C/230

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**Estate** Fee Simple  
**Area** 667 square metres more or less  
**Legal Description** Lot 2 Deposited Plan South Auckland  
28252

**Registered Owners**  
Sara-Kate Hastings

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**Interests**  
12527320.2 Mortgage to ASB Bank Limited - 8.8.2022 at 2:31 pm

