

## BRF 21-181: Briefing on Proclamation to Take Land for Road: M E Shaw and M N Shaw

**Ki / To:** Minister for Land Information

**Rā / Date:** 1 December 2021

### Ngā mahi e hiahiatia ana / Action Sought

Minita/Minister	Hohenga/Action	Rā Mutunga/Deadline
Minister for Land Information	<p><b>Sign</b> the attached submission requesting the Governor-General sign the attached Proclamation under section 26 of the Public Works Act 1981</p> <p><b>Note</b> that the Private Secretary Land Information will ask you to sign the Proclamation if it is issued by the Governor-General.</p>	17 December 2021

### LINZ Whakapā / LINZ Contacts

Ingoa/Name	Tūnga/Position	Nama waea/ Contact number	Whakapā tuatahi/ First contact
Rebecca McAtamney	Head of Regulatory Practice and Delivery	027 253 3352	<input type="checkbox"/>
Trevor Knowles	Manager Clearances	027 242 80952	<input checked="" type="checkbox"/>

### Te Tari o te Minita ki te Whakaoti / Minister's office to complete

Kounga/ Quality	<input type="checkbox"/> 1 Unsatisfactory	<input type="checkbox"/> 2 Fell short of expectations	<input type="checkbox"/> 3 Met expectations	<input type="checkbox"/> 4 Exceeded expectations	<input type="checkbox"/> 5 Greatly exceeded expectations
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 Poto kōrero/  
 Comments

## Pūtake/Purpose statement

This briefing recommends that you request the Governor-General issue the attached Proclamation under section 26 of the Public Works Act 1981 (PWA) to take land for road for the Peacocke Southern Links Project (Project) from Margaret Evelyn Shaw and Murray Nelson Shaw (Owners).

## Pānui whāinga/Key messages

- 1 The Hamilton City Council (Council) intends to construct the Project to support the development of housing within the Peacocke area on the south-western fringe of Hamilton City and requires 1.9170 hectares of land (Land) for road from the Owners. **Attachments 1-4** provide further information about the Project.
- 2 A total of 39 landowners are affected by the Project; with 37 properties secured to date. Negotiations are continuing with the owner who is not the subject of this briefing.
- 3 Negotiations have been ongoing with the Owners since August 2018, with agreement unable to be reached due to differing professional opinions on planning and valuation advice.
- 4 The Owners lodged an objection to the acquisition in December 2019. The Environment Court dismissed the Objection in November 2021. The Court found that Council had adequately considered alternatives and the taking would be fair, sound and reasonably necessary to achieve Council's objectives.
- 5 Section 23(4)(c) PWA requires that a Proclamation be issued within three months of the date of the decision of the Environment Court. The Proclamation must be signed and published by 9 February 2022 or compulsory acquisition needs to restart.
- 6 Issuing the Proclamation is the necessary next step in the acquisition process. All reasonable endeavours have been made by the Council to seek to reach mutual agreement with the Owners, and it is now essential to protect the Project's construction timeframes and meet statutory timeframes required by the PWA.
- 7 The effect of your signing the attached submission and recommendation to the Governor-General will be that the land will vest in the Council on the 14th day after the day on which the Proclamation is published in the New Zealand Gazette.

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## Tohutohu/Recommendations

### It is recommended that you:

1. **hainatia/sign** the attached submission requesting the Governor General issue the attached Proclamation under section 26 of the Public Works Act 1981; and
2. **manatu/note** that the Private Secretary Land Information will ask you to sign the Proclamation if it is issued by the Governor General.

*Agree / disagree*



Rebecca McAtamney

**Head of Regulatory Practice and Delivery, LINZ**

Rā/date: *2/12/2021*

Hon Damien O'Connor

**Te Minita mō Toitū te Whenua**

Rā/date:

## Tāpiritanga/Attachments

1. Peacocke Southern Links Project overview (A3)	6. Aerial plan showing land to be taken
2. Peacocke Infrastructure and Community Plan	7. Request to take land and Statutory Declaration from Hamilton City Council
3. Southern Links Network designations	8. Recommendation to the Governor-General
4. Proposed roading layout	9. Proclamation under section 26 Public Works Act 1981
5. SO Plan 539766	

## Te Horopaki/Background

- 8 The Project started in 2010 and the final designation was consulted on and notified in 2014.
- 9 The designated network was selected from a wide range of alternatives, refined progressively using a range of criteria. **Attachments 1-4** provide further information about the Project.
- 10 The Owners' affected property is comprised in Record of Title 726332 (Property), being a 9.7120 ha block. The Owners also hold other adjoining titles to form a larger lifestyle block however all titles will retain access to legal formed roads.
- 11 The Project will have a significant effect on the Property as it will be bisected by the Land required for part of a new road and intersection. The main dwelling will be very close to the new road so impacts will be difficult to mitigate. A second dwelling has already been relocated but a barn is within the footprint of the new road so will have to be removed.
- 12 The Land required by the Council for the Project is described below:

### **Where and what:**

#### Land for Road:

0.7077 hectares being part Lot 515 Deposited Plan 495213 (part Record of Title 726332) shown as Section 2 on Survey Office Plan 539766.

1.2093 hectares being part Lot 515 Deposited Plan 495213 (part Record of Title 726332) shown as Section 8 on Survey Office Plan 539766

Located at 143, 143A and 148 Hall Road, Peacocke, Hamilton.

#### **Why:**

Required for road for the Peacocke Southern Links Project.

**Attachments 5 and 6 show the land to be taken.**

- 13 The Land will vest in Council free of all encumbrances and the balance of the Property will be retained by the Owner.

## Tūranga/Current status of acquisition negotiations

- 14 Negotiations have been ongoing with the Owners since they commenced in August 2018. After the Owners lodged the Objection, negotiations stalled. To date agreement has not been able to be reached.
- 15 In February 2019, Council's valuer assessed the compensation for the Land as \$335,000 inclusive of GST. The Owners have received a valuation report assessing compensation at \$4,700,000 plus GST. The significant disparity mainly relates to a difference of opinion and interpretation between the parties on the 'prospect of the work' and what the subdivision potential of the property would be in absence of the works or designation.

- 16 In accordance with the PWA, between February 2019 and November 2019 the Council took the following steps to progress acquisition of the property:

Action	Date
S18 Notice of Desire to Acquire executed	28 February 2019
S18 Notice of Desire to Acquire served	11 March 2019
S18 Notice of Desire to Acquire registered	25 March 2019
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S23 Notice of Intention to Take publicly notified in Waikato Times	22 and 23 November 2019

- 17 The Owners lodged an objection to the acquisition in December 2019. The Environment Court dismissed the Objection in November 2021. The Court found that Council had adequately considered alternatives and the taking would be fair, sound and reasonably necessary to achieve Council's objectives.

### Tūkupu/Comment

- 18 Now that the Environment Court has dismissed the objection, it is essential that the Council secure the Land by Proclamation prior to the expiry of the Notice of Intention. Section 23(4)(c) PWA requires that a Proclamation be issued within three months of the date of the decision of the Environment Court. The Proclamation must be signed and published by 9 February 2022 or compulsory acquisition needs to restart.
- 19 The Council's Chief Executive has now submitted a Statutory Declaration to Toitū Te Whenua LINZ requesting that the Land be taken by Proclamation.
- 20 The Owners are aware that Council will now proceed to acquire the land by Proclamation following the Environment Court's decision.

### Whaiwhakaaro ture/Statutory considerations

- 21 Pursuant to section 26(1)(c)(iii) of the PWA, the Statutory Declaration by the Chief Executive of the Hamilton City Council can be accepted by the Governor-General as sufficient evidence that the Land should be taken and that no private injury will be done for which due compensation is not provided (refer **Attachment 7**).
- 22 Under section 78 of the PWA, the Owner will have two years after the date of publication of the Proclamation in which to make a claim for compensation to the Land Valuation Tribunal. All endeavours will be made to resolve compensation by agreement without reference to

this Tribunal. Under section 79 of the PWA, if the Owner fails to make a claim, the Council may also apply to have compensation determined by the Tribunal.

### Ngā Tāwhaitanga/Next Steps

- 23 Signing the attached submission (**Attachment 8**) to the Governor-General, recommending that Proclamation (**Attachment 9**) is the next necessary step in the acquisition process for the Land.
- 24 The effect of signing the attached recommendation will be that if the Governor-General decides to issue the Proclamation, the Land will vest in the Council on the 14th day after the day on which the Proclamation is published in the New Zealand Gazette.

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- The Hamilton City Council (Council) intends to construct the Peacocke Southern Links Project (Project). It involves the construction of roads and other associated infrastructure required to support the development of housing within the Peacocke area on the south-eastern fringe of Hamilton City. The Council is building the Project in conjunction with Waka Kotahi NZ Transport Agency's Hamilton Southern Links project (refer map below).
- The Council has engaged with affected parties about the Project for over 10 years. There have been delays with some acquisitions due to differing professional opinions on planning and valuations, which affects the compensation paid.
- To avoid delays with Project construction and meet statutory timeframes under the Public Works Act 1981 (PWA), the Council needs to acquire the remaining land required for the Project as soon as possible. The Council is progressively requesting that the Crown acquire this remaining land using PWA powers.

## Project details and benefits

The Peacocke area is on the south-eastern edge of Hamilton City, on the southern side of the Waikato River. It is largely disconnected from Hamilton city due to:

- its position against the river;
- a lack of appropriate connective transport arterial routes; and
- a lack of wastewater services.

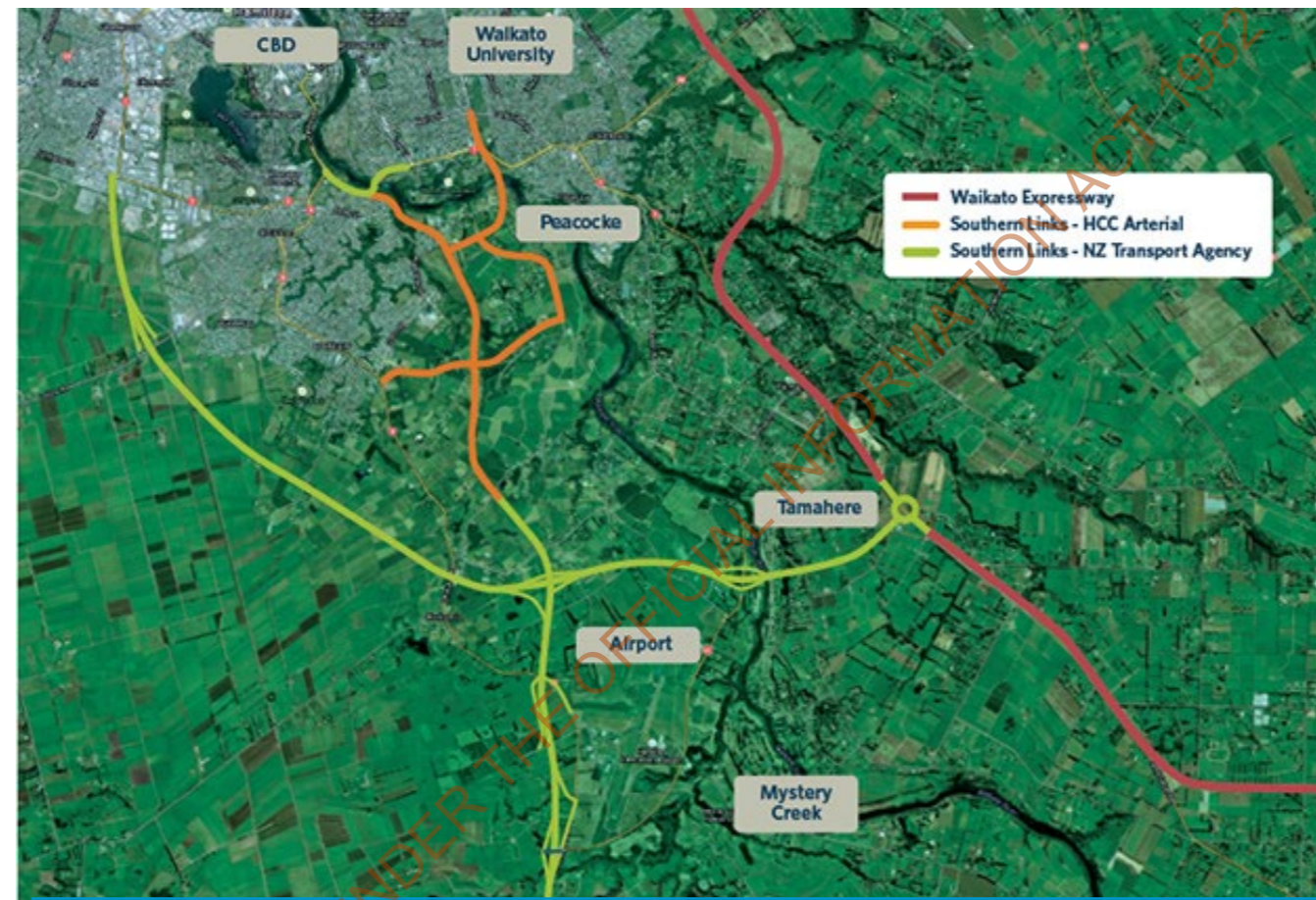
This has led to city growth occurring in other areas while Peacocke has developed only to lifestyle intensity.

The Project has many benefits, including:

- reduced congestion and travel times;
- improved safety on State Highway 1 and State Highway 3 in the Hillcrest and Melville suburbs of Hamilton;
- improved freight flows for industry and economic growth;
- it will be a key part of the city's urban arterial network; and
- supporting the development of more than **8,000** houses over a 30-year period.

The Project cost of approximately **\$150m** represents over half of the government Housing Infrastructure Fund (HIF) funding provided for housing in Hamilton.

Attachments 2-4 provide additional information about the Project.



Source: Hamilton City Council

## How was the location of the Southern Links Network confirmed?

Consultation about the location of the Southern Links project started in 2010. Over the next four years, feedback from the community and others helped to shape the location of the Southern Links network.

This involved:

- extensive workshops and public information days;
- looking at a wide range of different options; and
- considering relevant criteria (including cost, safety, geology, culture, connectivity and constructability) and the objectives for the road network (well-connected state highway and urban routes).

The final network was refined progressively, it was selected as it was the highest ranked option using the criteria. It was consulted on and notified in 2016.

The Council has engaged with affected parties during every phase of the Project over the last 10 years.

The designated network was selected from a wide range of alternatives, refined progressively using a range of criteria. These criteria included project cost, constructability, road user benefits, road safety, noise and vibration, air, Waikato River and streams, flora and fauna, archaeology and heritage, geology, contaminated sites, hydrology, urban design, landscape design, property, community, severance issues, known cultural sites, cultural protocols, river crossings, connectivity (walking and cycling, private passenger vehicles, freight, public transport) and route security. The final network was selected because it ranked highest of the options using these criteria.

## What are the key issues?

### Valuations and compensation

The Council's valuers have assessed that a number of affected landowners will not be entitled to financial compensation as part of the PWA acquisition process.

This is because once the Project is completed the value of their balance land (which they retain) will be worth significantly more than the current value of the required land. This '**betterment**' value is usually claimable by the Council, but in this case the Council has decided not to pursue such payments.

It is unusual for the assessed level of betterment to a landowner to exceed the value of the land being acquired from that person. A landowner can challenge how betterment has been applied, or the amount assessed, through the Land Valuation Tribunal.

### Ex gratia payments

The Council has acknowledged that landowners are concerned about the perceived inadequacy of financial compensation being offered.

In the interests of continuing to work with affected landowners in good faith, the Council has established an ex gratia framework and has made payments to most of the remaining landowners. To date, **ten** owners have accepted commercial payments, ranging from \$10k - \$100k based on the proportion of land being acquired from the total property, in full and final settlement.

## Project status

The project is being constructed in roughly **two** stages:

- A new bridge over the river and the northern section of roads which commenced in **October 2020**.
- The balance of the works including the East-West arterial road will follow in **2022**.

A total of **39** landowners are affected by the Project, with **37** properties secured to date.

This includes:

- **25** full and final agreements
- **Seven** advance agreements
- **Ten** properties taken by proclamation

## What's next?

- There are currently two properties remaining to be acquired for the Project.
- A further proclamation application for the remaining property is not expected at this time.

# Peacocke

## INFRASTRUCTURE AND COMMUNITY PLANS - 2018-28



**\$290.4M**

TOTAL GOVERNMENT FUNDING  
(INCL. INFLATION)



**3750**

NEW HOMES IN PEACOCKE  
(FIRST 10 YEARS)



**2**

PA SITES IN PEACOCKE  
(A HISTORIC MAAORI VILLAGE OR SETTLEMENT)



**1**

NEW BRIDGE OVER WAIKATO RIVER



**\$6B**

PEACOCKE DEVELOPMENT BENEFITS  
(30 YEARS)



**\$65M**

SAVED IN INTEREST FEES

### WHAT'S THE PLAN?

Hamilton City Council secured a \$290.4M funding package for the development of Peacocke - \$180.3M from the Government's Housing Infrastructure Fund (10-year interest-free loan) and \$110.1M of NZ Transport Agency subsidies.

If Hamilton builds a new bridge over the Waikato River, new roads and installs main pipes - there will be land ready for developers to build homes.

Peacocke has the space needed, is close to the central city, can provide broader transport benefits by working in conjunction with other projects including the Hamilton Southern Links road network.

### HOW WILL HAMILTON DELIVER?

Hamilton City Council will deliver results by having the right governance in place, expertise working on the project and working closely with the Government, NZ Transport Agency, Iwi, developers and our community.

### WHAT'S THE CURRENT SITUATION?

Hamilton is experiencing very high growth and projections show the city is well on its way to having more than 200,000 people living there.

Hamilton needs enough land for an extra 12,500 homes by 2028 and 31,900 by 2038. High growth, lack of available/serviced land and a challenging balance sheet make a unique and significant challenge for Hamilton.

This places a heavy burden in the city to fund the infrastructure (main roads, water, stormwater and wastewater pipes) needed.

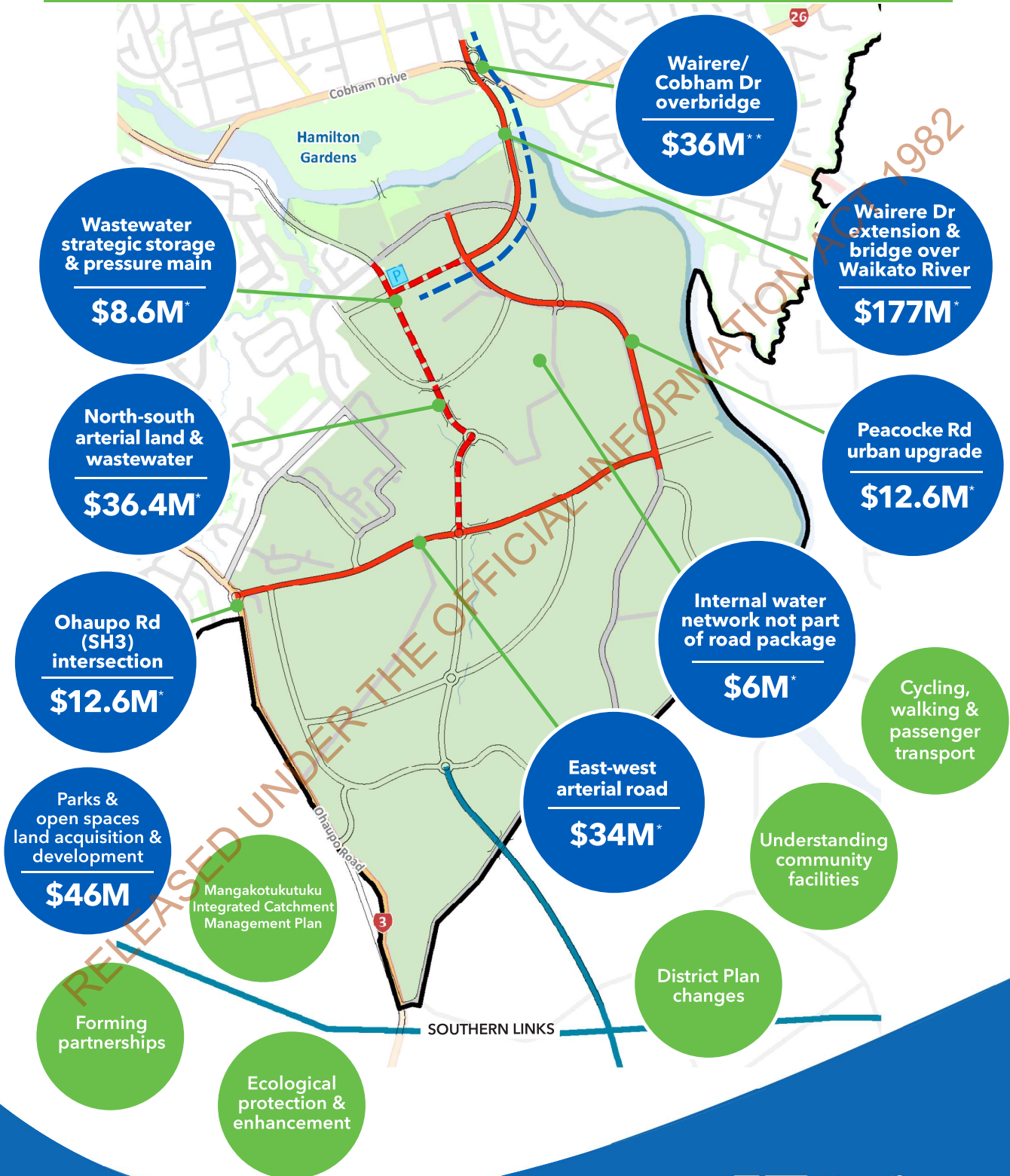
Hamilton City Council's 2018-28 10-Year Plan was set up to support access to the amount of land needed. To meet the demand, a new greenfield area needs to be open soon to provide enough land for housing.





# Peacocke

INFRASTRUCTURE AND COMMUNITY PLANS - 2018-28



\* Housing Infrastructure Funded

\*\*3.2M funded from the Housing Infrastructure Fund



**Hamilton City Council**  
Te kaunihera o Kirikiriroa





Trim No.  
D-1873991

version

1



# Title Plan - SO 539766

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**Survey Number** SO 539766  
**Surveyor Reference** 145900.50 - Peacockes Stage 3  
**Surveyor** Bernard Jack Milne  
**Survey Firm** Bloxam Burnett & Olliver  
**Surveyor Declaration** I Bernard Jack Milne, being a licensed cadastral surveyor, certify that:  
 (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and  
 (b) the survey was undertaken by me or under my personal direction.  
 Declared on 09 Nov 2019 06:25 AM

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## Survey Details

<b>Dataset Description</b>	Sections 1-10	<b>Survey Class</b>	Class A
<b>Status</b>	Approved as to Survey	<b>Survey Approval Date</b>	13/11/2019
<b>Land District</b>	South Auckland	<b>Deposit Date</b>	
<b>Submitted Date</b>	09/11/2019		

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## Territorial Authorities

Hamilton City

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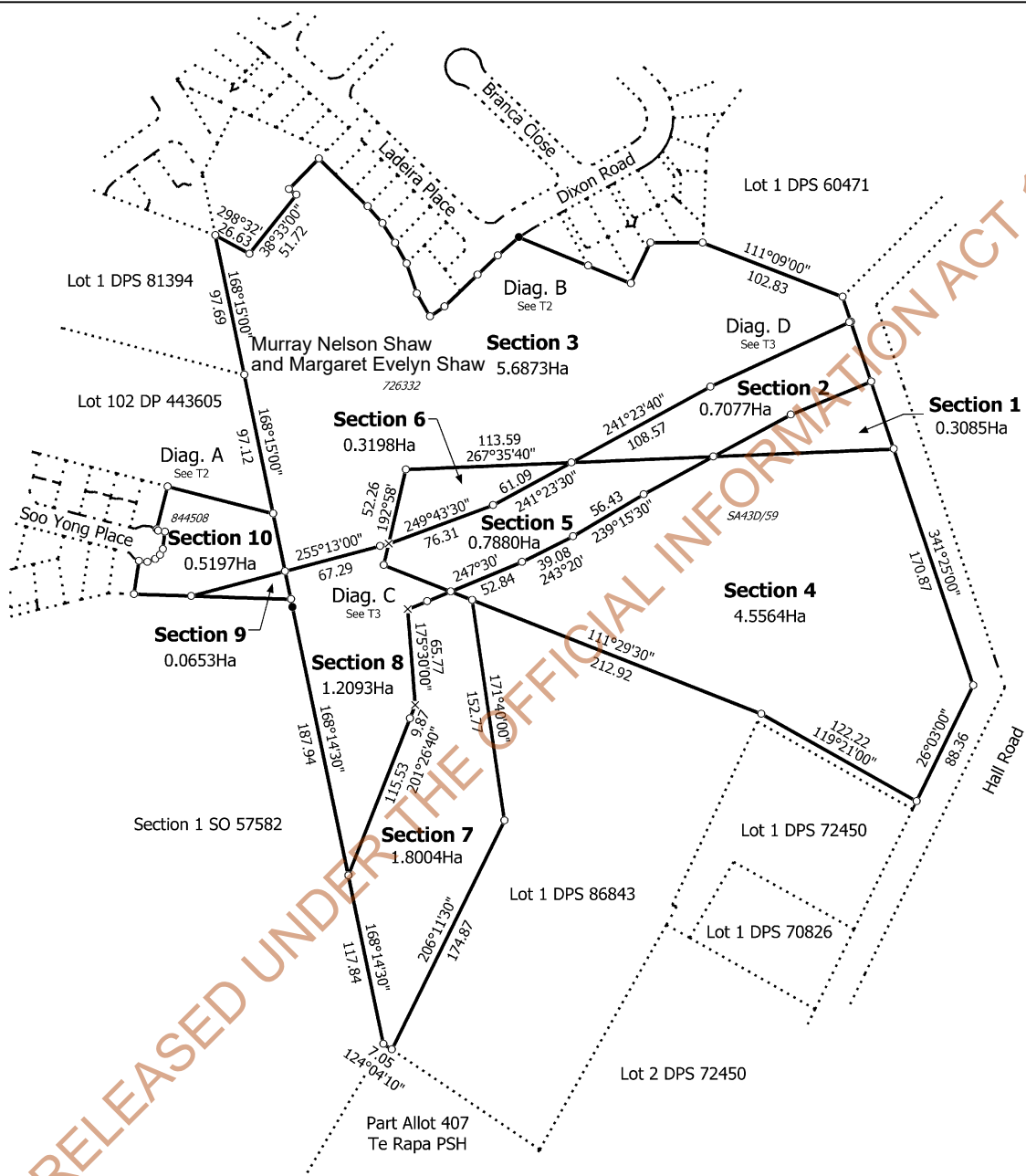
## Comprised In

RT SA43D/59  
 RT 726332  
 RT 844508

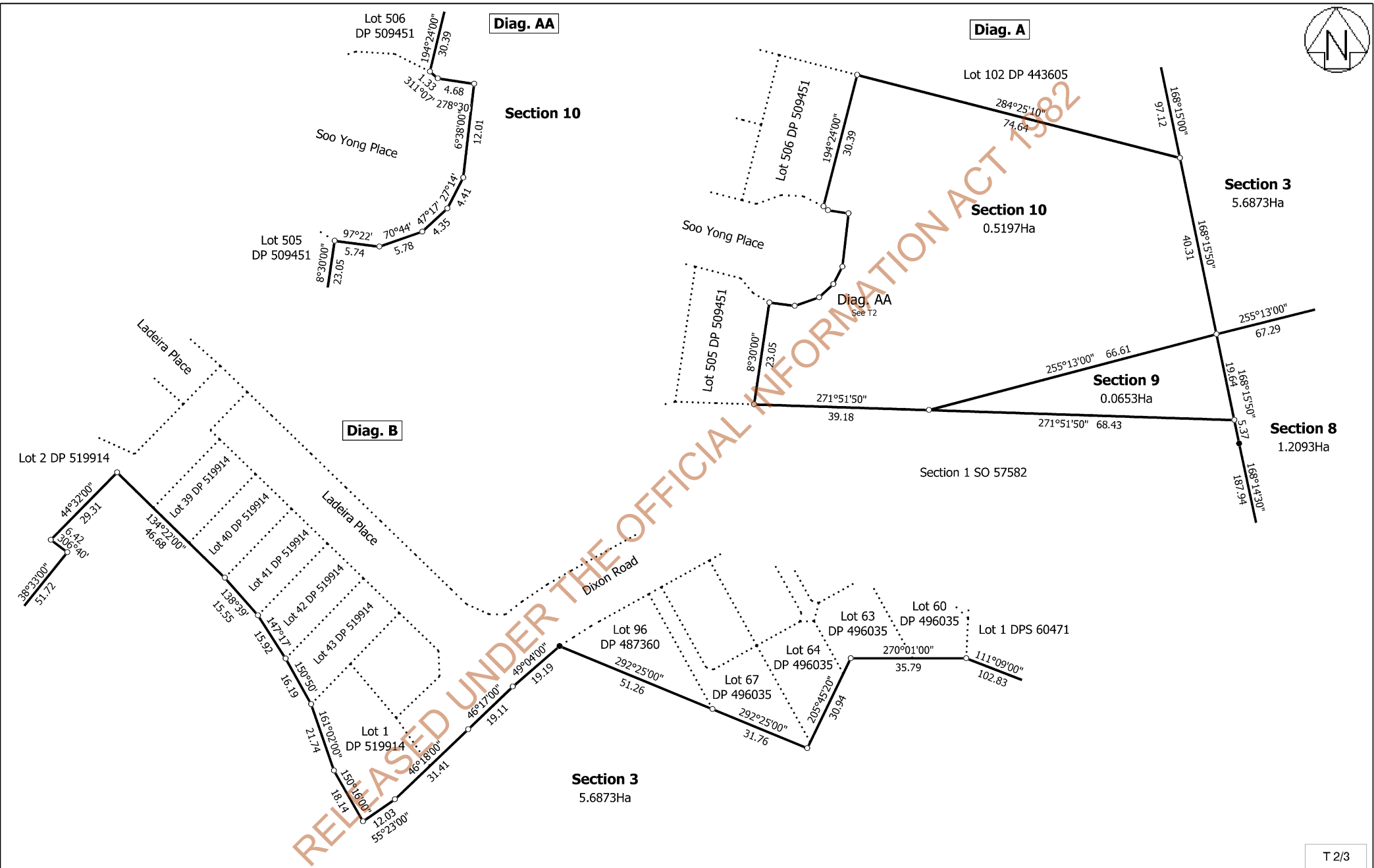
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## Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Section 1 Survey Office Plan 539766	Fee Simple Title	0.3085 Ha	
Section 2 Survey Office Plan 539766	Legalisation	0.7077 Ha	
Section 3 Survey Office Plan 539766	Fee Simple Title	5.6873 Ha	
Section 4 Survey Office Plan 539766	Fee Simple Title	4.5564 Ha	
Section 5 Survey Office Plan 539766	Legalisation	0.7880 Ha	
Section 6 Survey Office Plan 539766	Fee Simple Title	0.3198 Ha	
Section 7 Survey Office Plan 539766	Fee Simple Title	1.8004 Ha	
Section 8 Survey Office Plan 539766	Legalisation	1.2093 Ha	
Section 9 Survey Office Plan 539766	Legalisation	0.0653 Ha	
Section 10 Survey Office Plan 539766	Fee Simple Title	0.5197 Ha	
<b>Total Area</b>		<b>15.9624 Ha</b>	

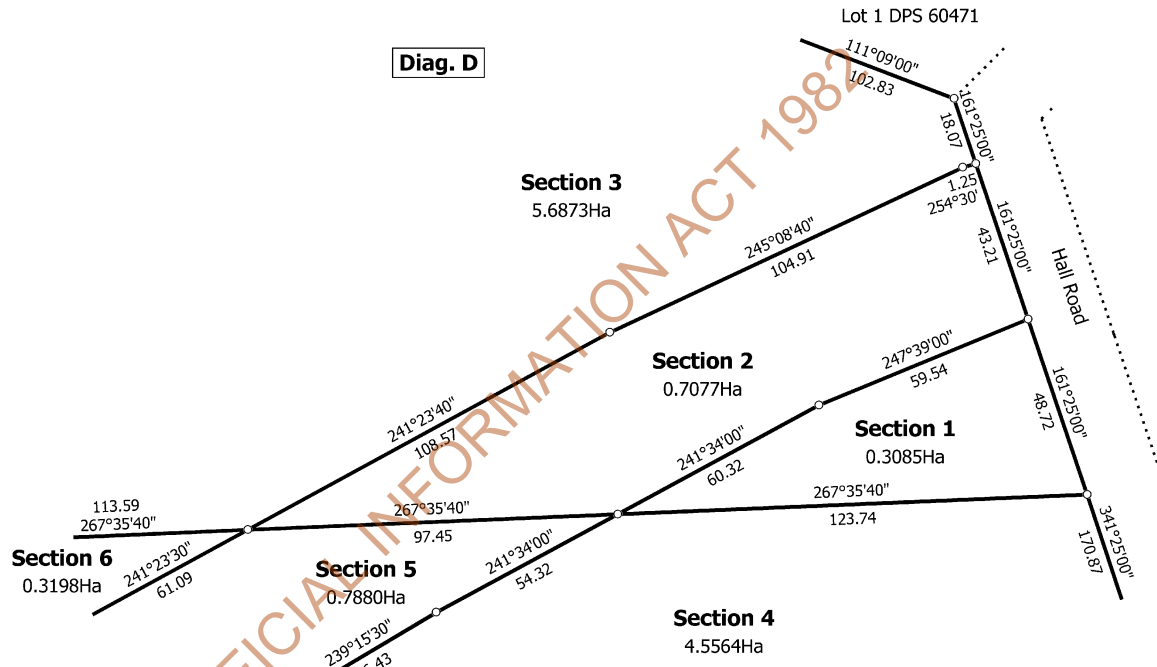


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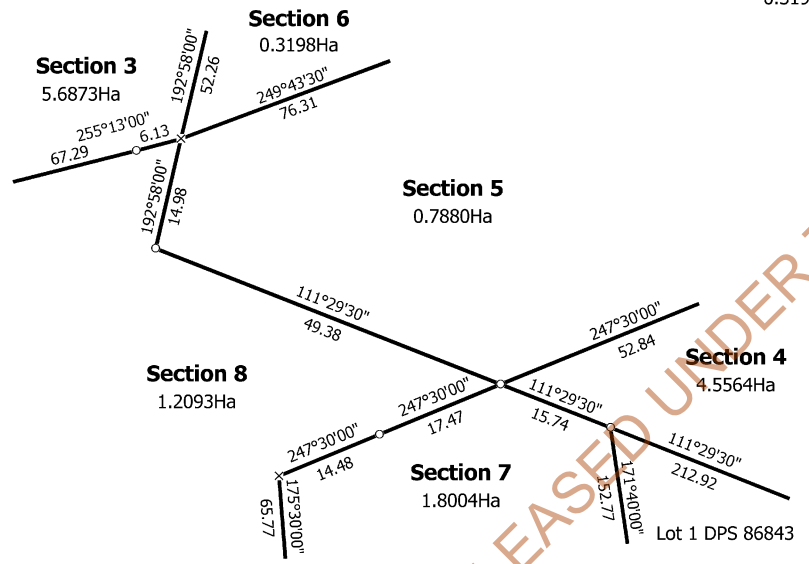




Diag. D

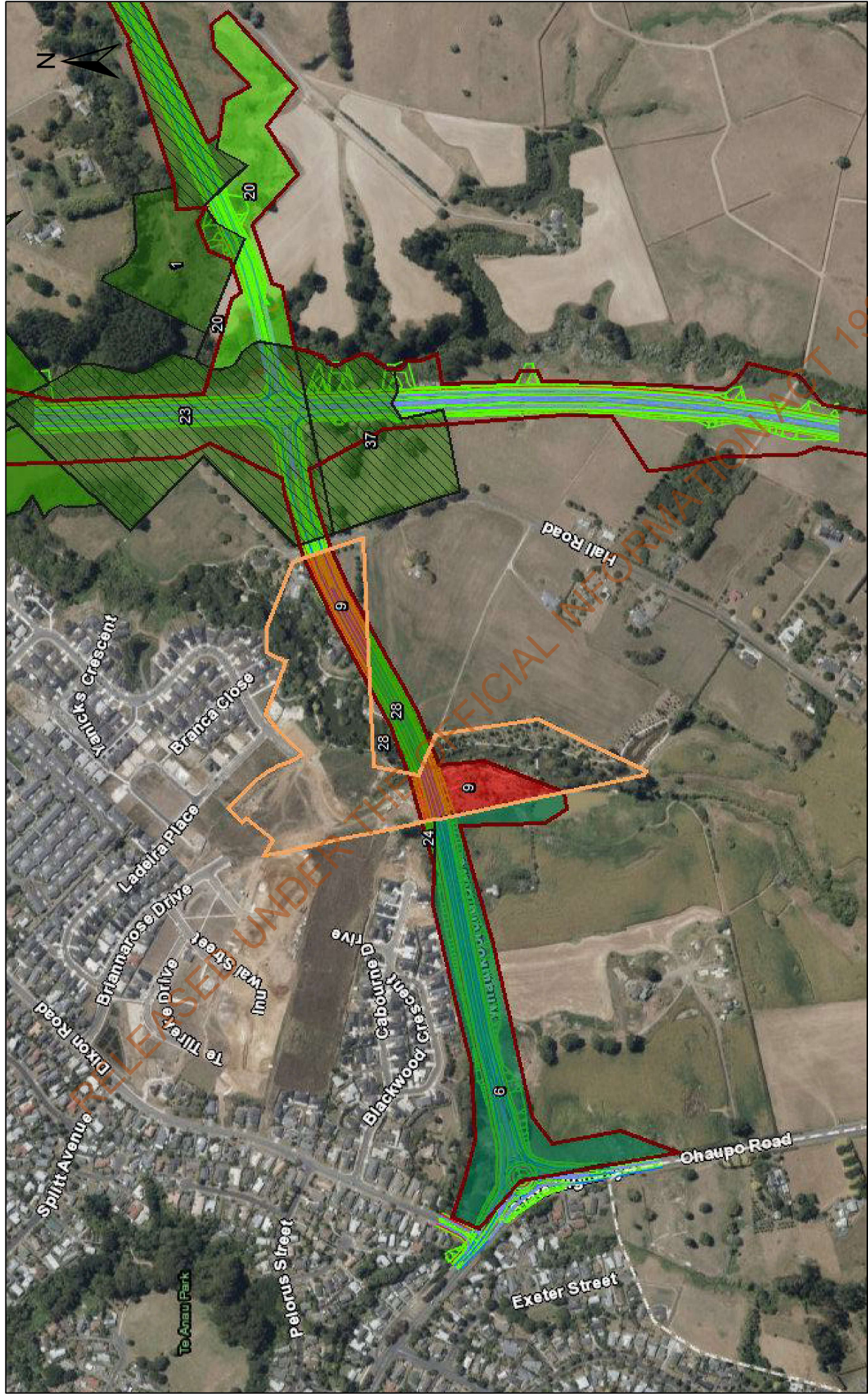


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Attachment 6



<p>Property boundaries and aerial imagery sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas. Areas are approximate and subject to survey.</p> <p>This map was produced with ArcGIS Online (Esri).</p>	<p><b>Shaw</b> Shaw property outlined orange Required land shaded red</p>		<p>TP GRAC 715051</p>
	<p>PREPARED BY The Property Group Ltd.</p>	<p>DATE 15/11/2021</p>	<p>SHEET 1 OF 1</p>
<p>AA Scale: 1:9,028</p>			<p>0 0.25 km</p>





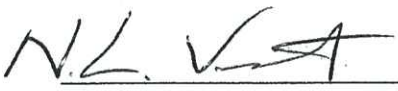
Request by Hamilton City Council

To: Her Excellency the Governor-General of New Zealand

Hamilton City Council submits as follows:

- 1 Hamilton City Council requires the land described in the Schedule (Land) for a public work, namely for road for the Peacocke Southern Links Project.
- 2 Hamilton City Council lays before Your Excellency:
  - a A copy of Record of Title 726332; and
  - b A Statutory Declaration by the Chief Executive of Hamilton City Council as required by section 26(1)(c)(iii) of the Public Works Act 1981.

Hamilton City Council requests that Your Excellency take the Land by proclamation pursuant to section 26 of the Public Works Act 1981 and vest it in Hamilton City Council for road.



Dated at Hamilton this 16<sup>th</sup> day of November 2021

Nicholas  
Lance Vervoort  
Chief Executive  
Hamilton City Council

Schedule

Purpose	Description
Road	0.7077 hectares being Part Lot 515 Deposited Plan 495213 (part Record of Title 726332); shown as Section 2 on Survey Office Plan 539766.
Road	1.2093 hectares being Part Lot 515 Deposited Plan 495213 (part Record of Title 726332); shown as Section 8 on Survey Office Plan 539766.

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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 726332  
**Land Registration District** South Auckland  
**Date Issued** 20 July 2017

**Prior References**  
SA66C/540

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**Estate** Fee Simple  
**Area** 9.7120 hectares more or less  
**Legal Description** Lot 515 Deposited Plan 495213

**Registered Owners**  
Murray Nelson Shaw and Margaret Evelyn Shaw

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**Interests**

Subject to Section 206 Land Act 1924  
9161264.7 Mortgage to ASB Bank Limited - 3.9.2012 at 3:44 pm  
10889230.1 CAVEAT BY DIXON HOMES LIMITED - 30.8.2017 at 6:15 pm  
11387530.1 Notice pursuant to Section 18 Public Works Act 1981 - 25.3.2019 at 10:07 am  
11618085.1 Notice pursuant to Section 23 Public Works Act 1981 - 22.11.2019 at 4:23 pm

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**STATUTORY DECLARATION UNDER SECTION 26(1)(C)(III) OF THE PUBLIC WORKS ACT 1981**

NLV, Nicholas

AMR I, Lance Vervoort, Chief Executive of the Hamilton City Council of Hamilton, do solemnly and sincerely declare that—

- NLV  
AMR
- 1 Hamilton City Council is a local authority authorised by section 189 of the Local Government Act 2002 to carry out the public work for which the land described in the request of Hamilton City Council dated this 16<sup>th</sup> day of November 2021 is required.
  - 2 All the provisions of the Public Works Act 1981 as to taking the land have been complied with.
  - 3 The notice of intention to take the land was served on the owner on 19 November 2019.
  - 4 The notice of intention to take the land was published in the New Zealand Gazette on 22 November 2019, notice number 2019-In5402.
  - 5 The notice of intention to take the land was published in the Waikato Times on 22 November 2019 and 23 November 2019.
  - 6 An objection to the taking of the land was made to the Environment Court on 12 December 2019. The Environment Court dismissed the objection on 10 November 2021.
  - 7 Hamilton City Council is of the opinion that the land should be used for the said work and that no private injury will be done for which due compensation is not provided by the Public Works Act 1981.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

Declared at Hamilton

NLV  
AMR This 16<sup>th</sup> day of November 2021

before me:

NLV  
AMR  




Nicholas  
Lance Vervoort  
Chief Executive  
Hamilton City Council

A Solicitor of the High Court of New Zealand  
/ Justice of the Peace

**Anna Malgorzata Roznawska**  
**Solicitor**  
**Hamilton**

# Hon Damien O'Connor

MP for West Coast-Tasman

Minister of Agriculture

Minister for Biosecurity

Minister for Land Information

Minister for Rural Communities

Minister for Trade and Export Growth



HER EXCELLENCY THE GOVERNOR-GENERAL OF NEW ZEALAND

**BRF 22-181**

## **PROCLAMATION TO TAKE LAND FOR ROAD: M E SHAW AND M N SHAW**

### **Pūtake/Purpose statement**

This briefing paper recommends that you sign the attached Proclamation under section 26 of the Public Works Act 1981(PWA) to take land for road for the Peacocke Southern Links Project (Project) from Margaret Evelyn Shaw and Murray Nelson Shaw (Owners).

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- 17 The Owners lodged an objection to the acquisition in December 2019. The Environment Court dismissed the Objection in November 2021. The Court found that Council had adequately considered alternatives and the taking would be fair, sound and reasonably necessary to achieve Council's objectives.

#### **Tūkupu/Comment**

- 18 Now that the Environment Court has dismissed the objection, it is essential that the Council secure the Land by Proclamation prior to the expiry of the Notice of Intention. Section 23(4)(c) PWA requires that a Proclamation be issued within three months of the date of the decision of the Environment Court. The Proclamation must be signed and published by 9 February 2022 or compulsory acquisition needs to restart.
- 19 The Council's Chief Executive has now submitted a Statutory Declaration to Toitū Te Whenua LINZ requesting that the Land be taken by Proclamation.
- 20 The Owners are aware that Council will now proceed to acquire the land by Proclamation following the Environment Court's decision.

### **Whaiwhakaaro ture/Statutory considerations**

- 21 Pursuant to section 26(1)(c)(iii) of the PWA, the Statutory Declaration by the Chief Executive of the Hamilton City Council can be accepted by you as sufficient evidence that the Land should be taken and that no private injury will be done for which due compensation is not provided (refer **Attachment 7**).
- 22 Under section 78 of the PWA, the Owner will have two years after the date of publication of the Proclamation in which to make a claim for compensation to the Land Valuation Tribunal. All endeavours will be made to resolve compensation by agreement without reference to this Tribunal. Under section 79 of the PWA, if the Owner fails to make a claim, the Council may also apply to have compensation determined by the Tribunal.

### **Ngā Tāwhaitanga/Next Steps**

- 23 I consider that you issuing the Proclamation (**Attachment 8**) is the next necessary step in the acquisition process for this land, and will best support the delivery of the project.
- 24 The effect of signing the attached recommendation will be that the Land will vest in the Council on the 14th day after the day on which the Proclamation is published in the New Zealand Gazette.

### **Whakapaunga/Conclusion and/or Tohutohu / Recommendations**

- 25 I recommend that you sign the attached Proclamation in accordance with Section 26 of the Public Works Act 1981.

**Hon Damien O'Connor**

**Minister for Land Information**

/ /



## **Tāpiritanga/Attachments**

Attachment 1: Peacocke Southern Links Project overview (A3)

Attachment 2: Peacocke Infrastructure and Community Plan

Attachment 3: Southern Links Network designations

Attachment 4: Proposed roading layout

Attachment 5: SO Plan 539766

Attachment 6: Aerial plan showing land to be taken

Attachment 7: Request to take land and Statutory Declaration from Hamilton City Council

Attachment 8: Proclamation under section 26 Public Works Act 1981

RELEASED UNDER THE OFFICIAL INFORMATION ACT 1982



Wellington ..... 2021

*Her Excellency the Governor-General of New Zealand is respectfully advised to*

sign the attached proclamation for land to be taken for road for the Peacocke  
Southern Links Project, Peacocke, Hamilton

Hon Damien O'Connor  
Minister for Land Information

APPROVED

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RELEASED UNDER THE OFFICIAL INFORMATION ACT 1982

**Land Taken for Road, Peacocke Southern Links Project,  
Peacocke, Hamilton**

GOVERNOR-GENERAL

A PROCLAMATION

Pursuant to section 26 of the Public Works Act 1981, I, The Right Honourable Dame Cindy Kiro, Governor-General of New Zealand, hereby declare the land described in the Schedule to be taken for road and vested in the Hamilton City Council on the 14th day after the date of the publication of this Proclamation in the *New Zealand Gazette*.

***South Auckland Land District – Hamilton City***

**Schedule – Land for Road**

Area Ha	Description
0.7077	Part Lot 515 Deposited Plan 495213 (part Record of Title 726332); shown as Section 2 on Survey Office Plan 539766.
1.2093	Part Lot 515 Deposited Plan 495213 (part Record of Title 726332); shown as Section 8 on Survey Office Plan 539766.

The land is located at 143, 143A and 148 Hall Road, Peacocke, Hamilton.

Given under the hand of Her Excellency The  
Governor-General of New Zealand, and  
issued under the Seal of New Zealand this  
day of 2021.

Hon Damien O'Connor  
Minister for Land Information

GOD SAVE THE QUEEN!

(LINZ CPC/2019/20784)