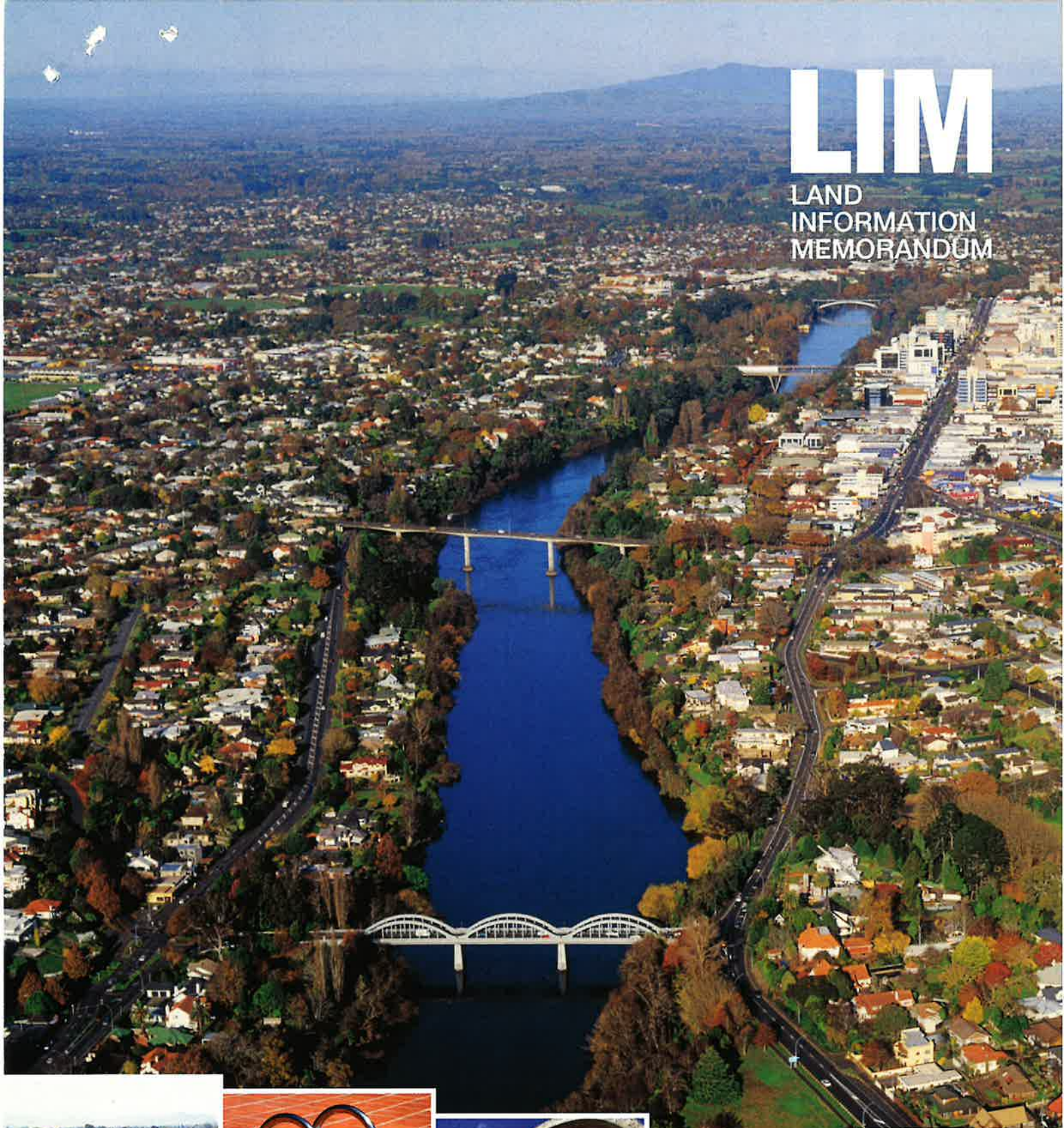


LIM

LAND
INFORMATION
MEMORANDUM



Property Address:	57 Radiata Street Hamilton
Legal Description:	Lot 2 DPS 58241
Applicant:	Nishantha Danawala-Gamage
Date of Issue:	21 January 2013

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.

Brian Croad
General Manager City Environments

Per 

Ian Shirreffs

LIM Co-ordinator

Building Control

Municipal Offices

Garden Place, Hamilton

Phone 07 838 6677

Fax 07 838 6445

Email: ian.shirreffs@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 Environment Waikato Regional Council and network utilities companies for electricity, gas and telephone information.

Your Reference: Nishantha Danawala-Gamage

Our Reference: 0894/2012
BSU2-09 01/07/12

Building Information

☎ Ph: (07) 838 6677 if you require further information

With effect from 31st March 2005 Section 363 of the Building Act 2004 makes it an offence, in respect of any building intended for public use, to use or permit a person to use any part of that building that is affected by building work for which no building consent was obtained, or where a building consent was obtained, but no code compliance certificate was issued.

Building Permits / Consents on File:

Building Consent 1994/2234 issued 08/12/1994 Code Compliance Certificate issued 13/03/2000	For a New Dwelling with attached Garage Copy attached <input checked="" type="checkbox"/>
Building Consent 1999/614 issued 26/03/1999 Code Compliance Certificate issued 17/03/2000	For a New Detached Garage and Convert Existing Garage to Family Room Copy attached <input checked="" type="checkbox"/>

Plumbing & Drainage Permits on File:

Plumbing and drainage is incorporated in the above consens.

Site / Floor / Drainage Plans: Copies attached ☒

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

Important to Note:

In accordance with the Local Government Official Information and Meetings Act 1987, we have provided all building permit information for the property that is known to 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.

CODE COMPLIANCE CERTIFICATE NO: 94/2234**COUNCIL FILE COPY**

Section 43(3), Building Act 1991

ISSUED BY

HAMILTON CITY COUNCIL

BUILDING CONSENT NO: 94/2234

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

PROJECT		PROJECT LOCATION
All	<input checked="" type="checkbox"/>	Street Number:
Stage No of:	of an intended stages	MR/S THOMPSON
New or relocated building	<input checked="" type="checkbox"/>	57 RADIATA ST
Alteration	<input type="checkbox"/>	HAMILTON
Intended use(s) (in detail):		LEGAL DESCRIPTION
DWELLING		Property Number: D0058241002
Intended Life:		Valuation Roll Number: 04082-20600
Indefinite, but not less than 50 years	<input checked="" type="checkbox"/>	Lot: 2 DP: S.58241
Specified as years		Section: Block:
Demolition	<input type="checkbox"/>	Survey District:

This is:

- ☒ A final code compliance certificate issued in respect of all of the building work under the above building consent
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent
- ☐ This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No." (being this certificate).

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

Receipt No:

Signed for and on behalf of the Council: *Peter Martens*

Name: PETER MARTENS

NZCB

Position: BUILDING INSPECTOR
COUNCIL PAYOR

Date: 13 / 3 / 2000

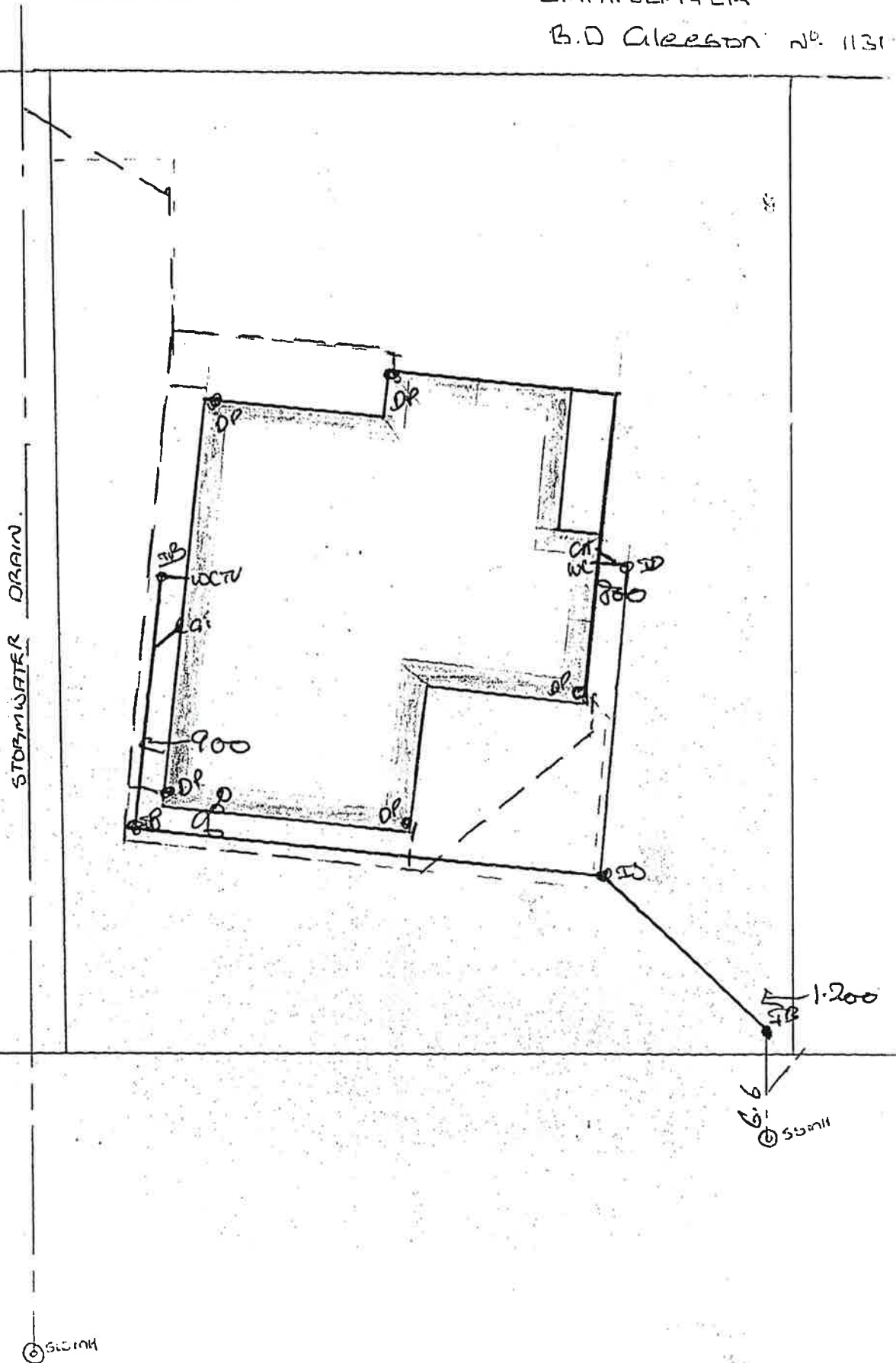
Hamilton City Council

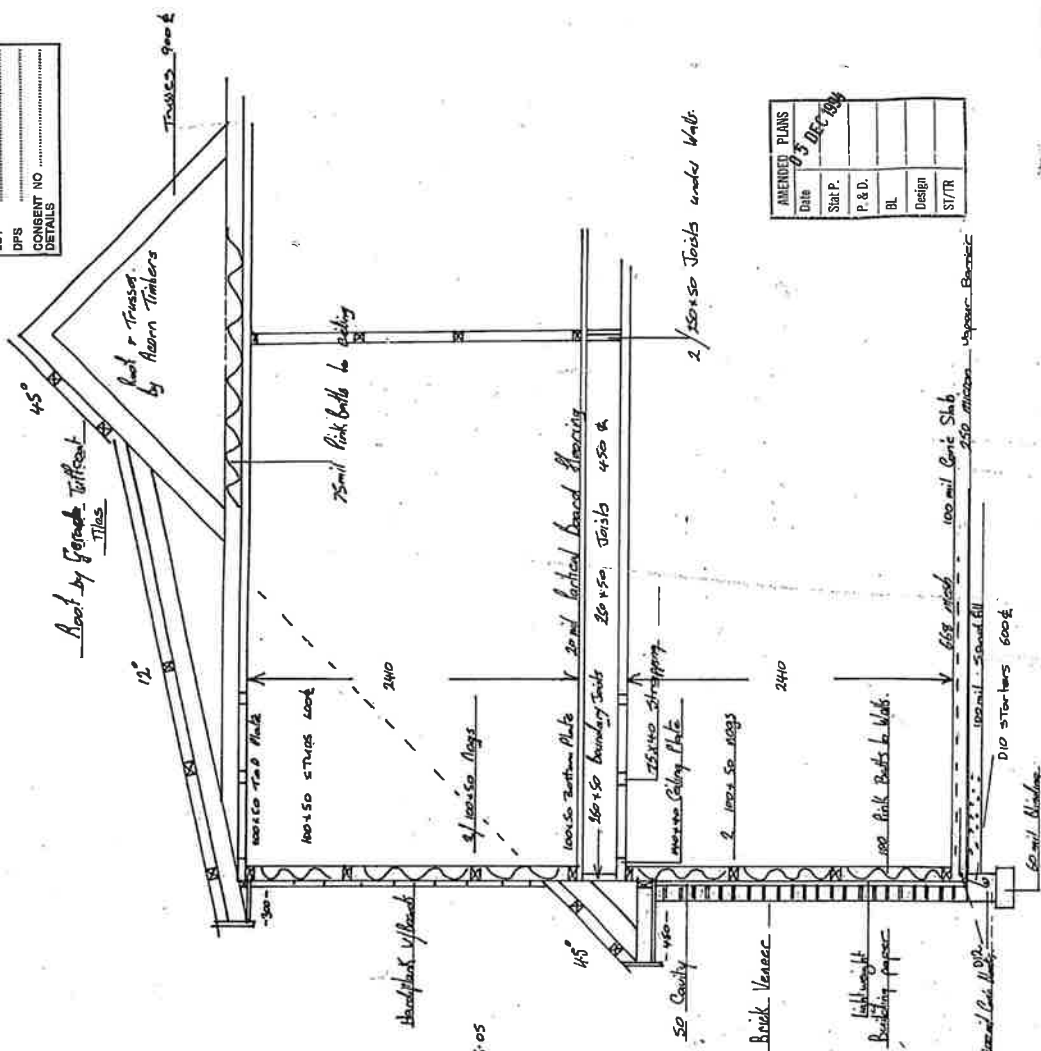
Lot 2.

Radiata St.

DRAINLAYER

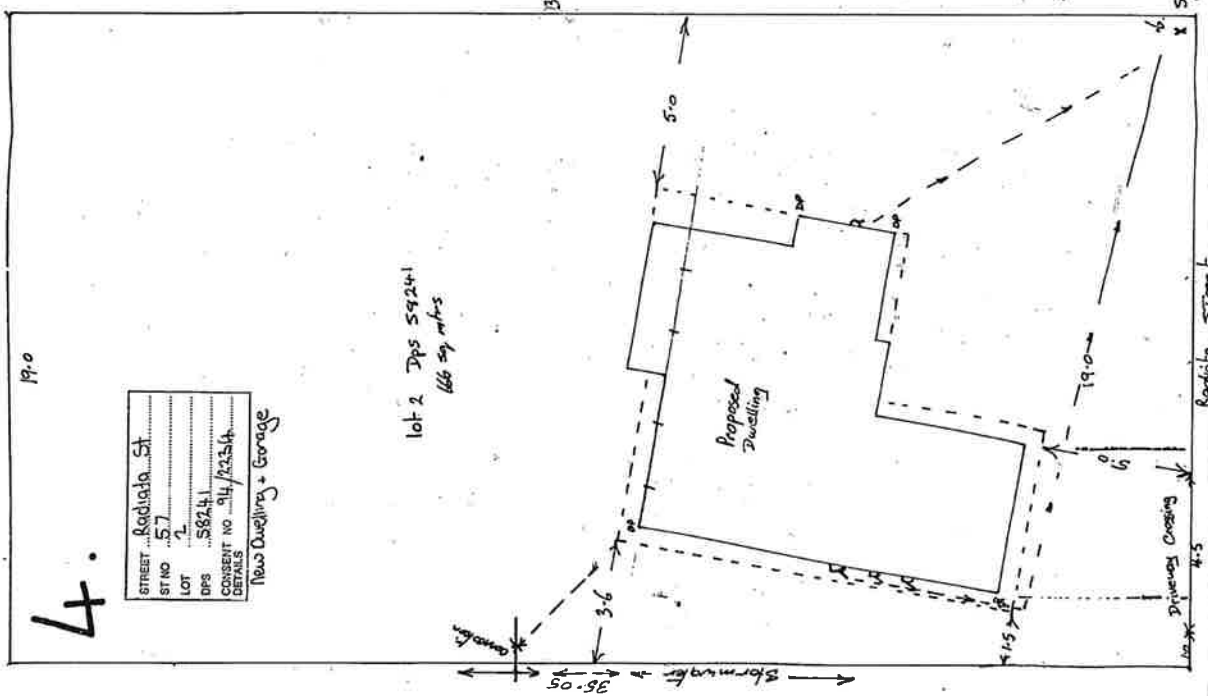
B.D. Gleeson No. 1131





AMENDED PLANS	
Date	
Stat P.	
P. & D.	
BL	
Design	
ST/TR	

WJF 2/1/5
M3 GW



26.

110, died living, 1st born
110, died living, 1st born

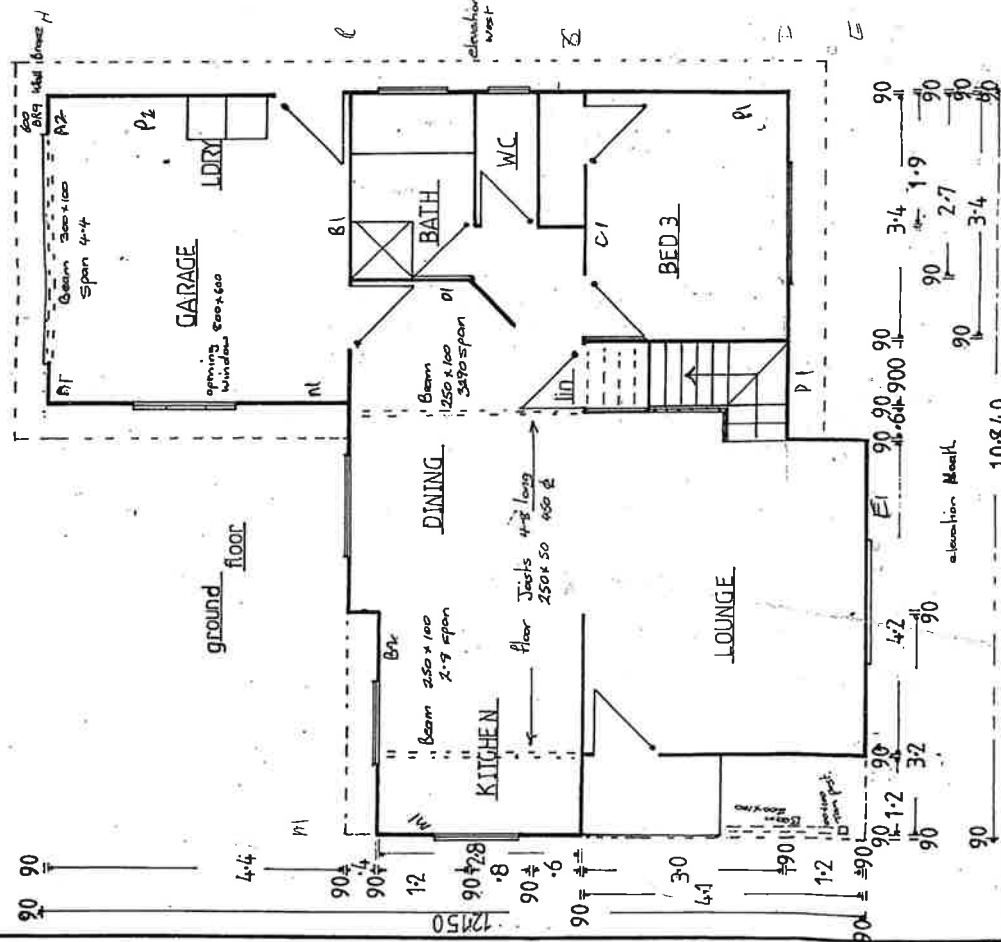
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1997

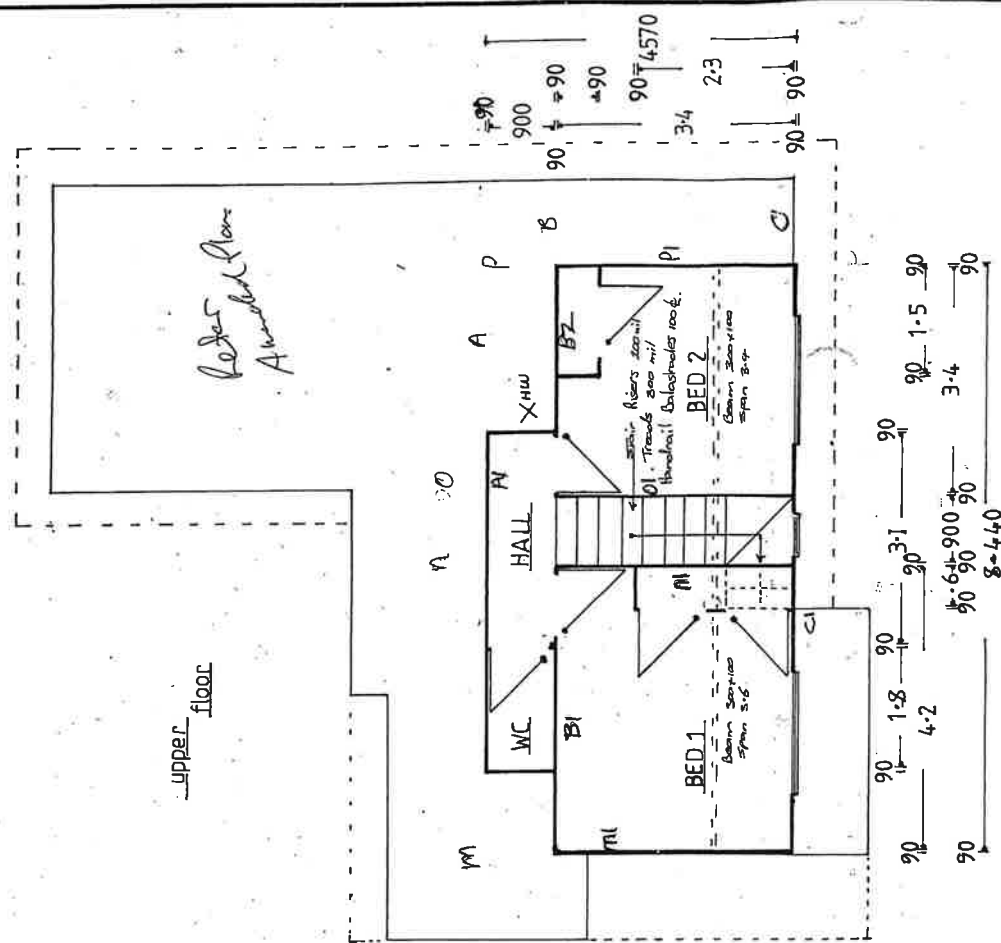
RECEIVED
03 NOV 1988
BUILDING

STREET Radiata St
ST NO 57
LOT 2
DPS 5.82.41
CONSENT NO 914/2234
DETAILS

elevation South



upper floor



RADIATA ST

PROPOSED RESIDENCE FOR
MR & MRS SHADBOLT

FOR

COMPANY HAMILTON

DATE 23.10.84

SCALE 1:25

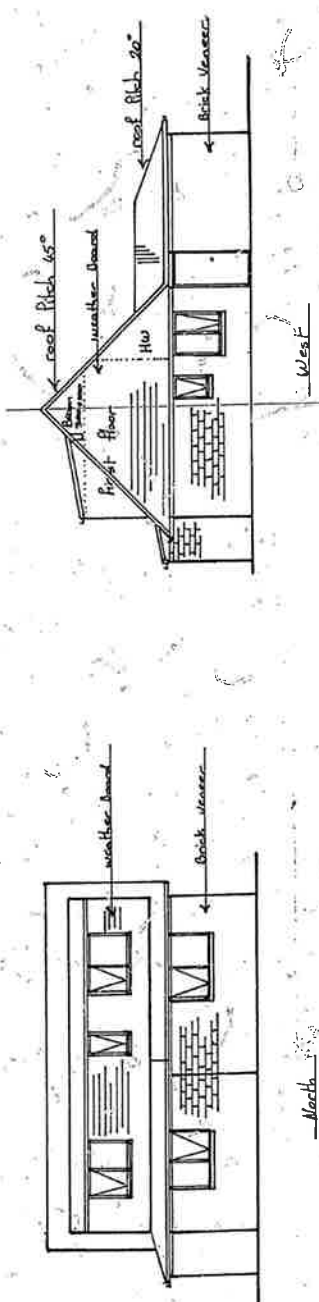
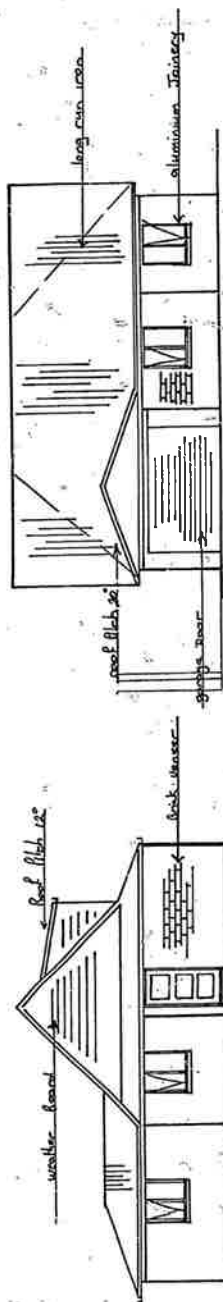
SHEET 3

DOCUMENT MANAGEMENT
MICROBOX

JUNE 2001

STREET Radcliff St
 ST NO 57
 LOT 2
 DPS 58241
 CONSENT NO 91/2234
 DETAILS

REC
 84
 BUILT



Elevation 5

Proposed Dwelling for
 Mr. & Mrs. Shadwell Radcliff St. Fairview Heights

COMPANY HAMILTON

DOCUMENT MANAGEMENT

MICROBOX

JUNE 2001

CODE COMPLIANCE CERTIFICATE NO: 99/0614**COUNCIL FILE COPY**

Section 43(3), Building Act 1991

ISSUED BY

HAMILTON CITY COUNCIL

BUILDING CONSENT NO:

99/0614

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

PROJECT		PROJECT LOCATION	
All	<input checked="" type="checkbox"/>	Street Number:	
Stage No of:	of an Intended stages	MR/S P & P.J THOMPSON	
New or relocated building	<input checked="" type="checkbox"/>	57 RADIATA ST	
Alteration	<input checked="" type="checkbox"/>	HAMILTON	
Intended use(s) (in detail):		LEGAL DESCRIPTION	
NEW GARAGE & CONVERSION OF EXISTING GARAGE INTO		Property Number: D0058241002	
Intended Life:		Valuation Roll Number: 04082-20600	
Indefinite, but not less than 50 years		Lot: 2 DP: S.58241	
Specified as years	<input checked="" type="checkbox"/>	Section: Block:	
Demolition	<input type="checkbox"/>	Survey District:	

This is:

- ☒ A final code compliance certificate issued in respect of all of the building work under the above building consent
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent
- ☐ This certificate is issued subject to the conditions specified in the attachedpage(s) headed "Conditions of Code Compliance Certificate No." (being this certificate).

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

Receipt No:

Signed for and on behalf of the Council:

Name: PETER MARTENS

NZCB

BUILDING INSPECTOR

Position:

CO-ORDINATOR

Date: 17 / 13 / 2000

HAMILTON CITY COUNCIL

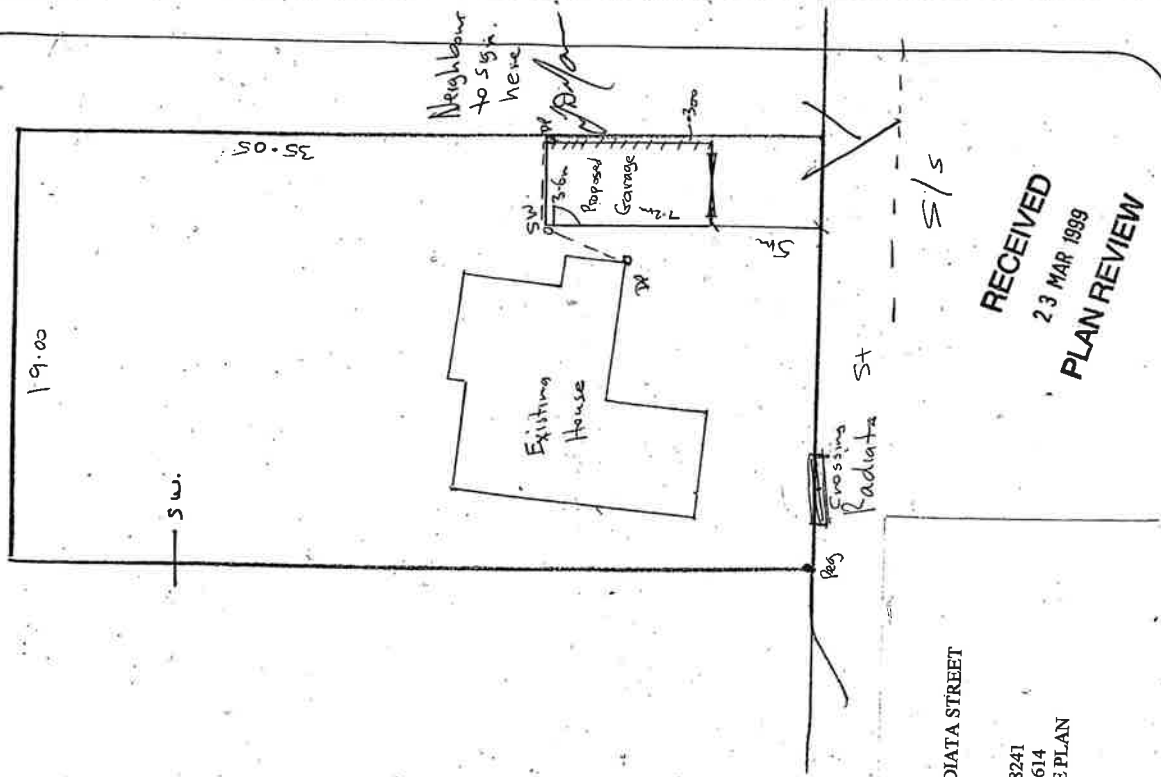
As Laid Drainage Plan

Owner
Street ..*57 Rediala*..... Lot ..*2*..... DP/S
Drainlayer ..*Alves*..... Number
Consent Number ..*99/614*..... Date Of Inspection ..*19/3/99*.....
Inspector ..*ALL*.....

House

Garage

Existing



RECEIVED
23 MAR 1999
PLAN REVIEW

STREET: RADIATA STREET
ST NO: 57
LOT: 2
DP: S. 58241
CONSENT NO: 99/0614
DETAILS: SITE PLAN 1/2

content. SCALE: 1:250 DRAWN: Steve sheet. of
DATE: 17.3.94



BUSINESS PHONE 557-513
FAX 557-512

B. W. DOWNS LTD.

BUILDING CONTRACTORS



20 February 1999

P.O. BOX 12037
CHARTWELL
HAMILTON

Mr & Mrs P. Thompson
57 Radiata Street
Hamilton.

Dear Mr & Mrs Thompson,

Thankyou for giving us the opportunity
to give you our quotation to convert your carshed into a family
room.

Quotation 1. Convert carshed to family room.

- a. Remove tilta door, supply and fit aluminium window approx.
2.8 x 1.2 with 2 opening sashes and middle fixed glass.
- b. Remove existing 2 lights, supply and install 4 downlights
wired back to existing switch.
- c. Supply and install Meltica laundry cupboard, floor to ceiling
mount dryer within over washer and install vent to exterior.
Install 3 shelves over tub within cupboard. A door operated
light within cupboard.

Total Cost (G.S.T. Inclusive.) \$3562.00

Quotation 2

Remove existing gibraltar board to walls of existing carshed,
insulate walls and ceiling with 2.2 fibreglass batts.
Reline walls with new 9.5 gibraltar board, and finish to existing
standards.

Total Cost (G.S.T. Inclusive) \$1730.00

total: \$5392

Note: No painting allowed in quotes.
No Hamilton City Council fees in quotes.

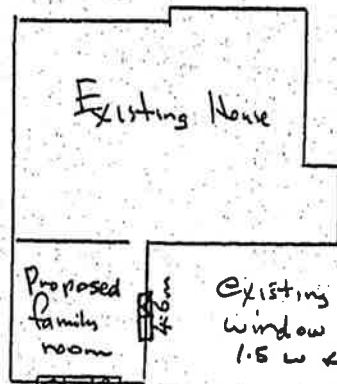
Yours faithfully

B.W. DOWNS LTD.

M. W. Downs

21-3-99.

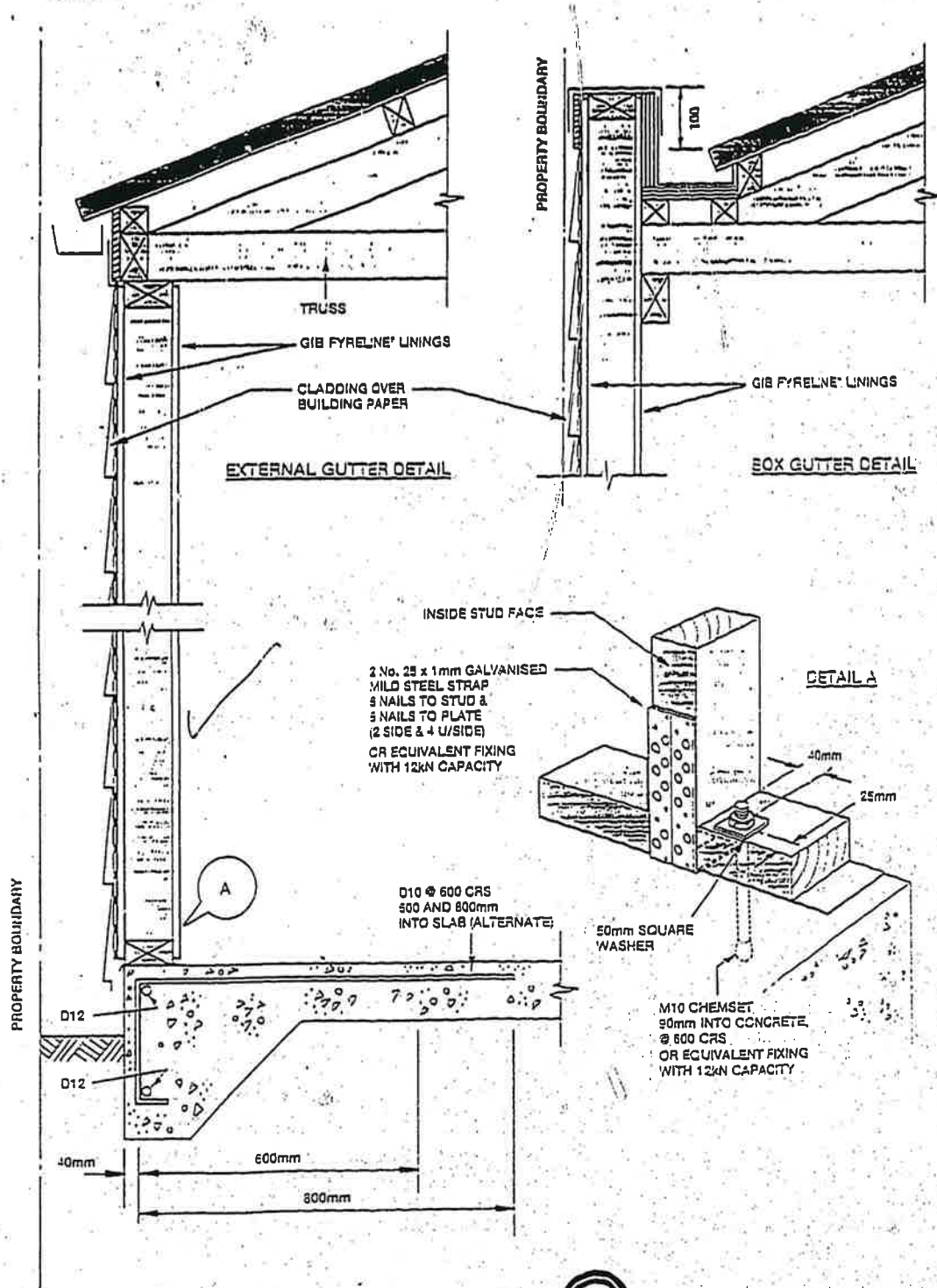
57 Radiata St
Convert Garage to Family Room



1.2m High
2.8m Wide

2 opening Sashes 1.2 x .930.

remove
Existing tilt door



WINSTONE WALLBOARDS LTD

Auckland Tel 0-9-534 2184 Fax 0-9-534 3972
Wellington Tel 0-4-568 4293 Fax 0-4-568 7844
Christchurch Tel 0-3-332 3159 Fax 0-3-337 1014

General Information / Requisition/Special Features:

Refer to notice to rectify dated 09/02/1995 Copy attached ☒

Record of Fill:

Copy attached ☒

Bonds / Encumbrances: None recorded for this property.

Prosecutions Served / Legal File: None recorded for this property.

Earthquake Risk: None recorded for this property.

Wind Zone: Medium

Swimming Pool: None recorded for this property.

Building Warrant of Fitness: Not applicable to residential properties.

If work has been carried out without a building consent:

With the introduction of the Building Act 2004, the service of providing what has been commonly known as "Safe and Sanitary" inspection has been discontinued. There is no longer the ability to make an application to Council for this service.

The Building Act 2004 allows for any person to apply for a "Certificate of Acceptance" for any work that has been completed without a building consent. This is however only applicable to work carried out after the inception of the Building Act 1991 (1 July 1992). A "Certificate of Acceptance" must be applied for on the appropriate form.

For any work completed without a building consent and prior to 1 July 1992 there is no process available through Council for acceptance or qualification of this work. Where such building work is the subject of a condition for a building report in a sale and purchase agreement, then you will need to obtain the services of a qualified person from the private sector.

Council is bound by the Building Act 2004 and has a role to ensure the health and safety of the public with regard to buildings is always maintained. If you are aware of a situation that you believe compromises the health and safety of building users then you need to refer the matter to Council at the earliest date.

For access to forms and further information, please visit our website: www.buildwaikato.co.nz and www.hamilton.co.nz

FORM 8

NOTICE TO RECTIFY BUILDING WORK NO:**RN/0231**

Section 42, Building Act 1991

ISSUED BY HAMILTON CITY COUNCIL

TO: B Hudson

(owner or person to whom building consent, if any, was issued).

and

(any person undertaking the building work described below).

BUILDING CONSENT NO: 94/2234 (if any)

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

PROJECT	PROJECT LOCATION
New or relocated building <input checked="" type="checkbox"/>	Street Address: 57 Radiata Street, Hamilton
Alteration <input type="checkbox"/>	
Intended use(s) (in detail):	
Intended Life:	LEGAL DESCRIPTION
Indefinite, but not less than 50 years <input checked="" type="checkbox"/>	Property Number. 00058241002
Specified as.....years	Valuation Roll Number. 04082 206 00
Demolition <input type="checkbox"/>	Lot: 2 D.P.S. 58241
Being stage.....of an intended.....stages	Section: Block:
	Survey District.

You are hereby notified to rectify building work on the project described above that was not done in accordance with the Building Act 1991 or the building code, as detailed in the attached²..... page(s) headed "Particulars of Contravention".

☒ You are also notified that building work, except for work necessary to properly secure and protect the building and to keep the site in a safe condition, is to cease forthwith on:

☐ The entire project

☐ That part of the project specified in area below is not to be resumed without the written approval of the council.

Signed by Inspector:

Signature:

Name:

D.R. Holcroft

Date:

10.2.95

(PLEASE PRINT)

Signed for and on behalf of the Council:

Name: D R Holcroft

Position: Building Inspector

Date 9 February 1995

Contact: D R Holcroft

RS110

February 9, 1995

B Hudson
Greenhill Road
R D 1
HAMILTON

Dear Sir/Madam

SECTION 42 - BUILDING ACT 1991

Although the Hamilton City Council Building Unit does not wish to alarm you, we are obligated by law to inform you, or persons undertaking building work, that you will be held responsible for any building contravention that is not rectified.

Please find attached to this letter a Notice to Rectify together with Particulars of Contravention issued under Section 42 of the Building Act 1991. This Notice refers to work recently inspected by your Area Building Officer which does not comply with the Building Act 1991 and is required to be rectified by those persons listed in the notice. The Notice is in the form set out in the Building Regulations 1992 and does not specify a date within which the contraventions must be rectified. However Section 9 of the Building Act 1991 provides as follows:

"Section 9 - Avoiding Unreasonable Delay

9. *Every person who exercises or carries out functions, powers or duties or is required to do anything under this Act for which no time limits are prescribed shall do so as promptly as is reasonable in the circumstances.*

Council considers that in the circumstances a reasonable time for rectification of the contravention is not later than 7 days from the date of service of this notice on you and therefore requires rectification to be completed within that time. This Notice will be filed as a request against the property described and could affect the sale of the property in future. A Code Compliance Certificate can not be issued for the project until the work described in the Particulars of Contravention has been completed.

It is the policy of this office to avoid as far as possible taking legal action against persons to whom this notice has been issued, however please note that failure to comply with a Notice to Rectify is an offence under Section 80(1)(c) of the Building Act 1991 and any person convicted of such an

D R Holcroft

JG/SEC42

10

offence is liable on conviction to a fine not exceeding \$200,000 and in the case of a continuing offence, to a further fine not exceeding \$20,000 for every day or part of a day during which the offence has continued.

Our main objective is that your building is safe and durable. **WE CARE ABOUT THE SAFETY OF PEOPLE AND BUILDINGS.**

If you wish to discuss the notice please contact D R Holcroft, telephone 838 6677.

Thank you for responding quickly to this matter.

Yours faithfully

R H HARGOOD
CHIEF BUILDING OFFICER

Per: 

D R Holcroft
AREA BUILDING INSPECTOR

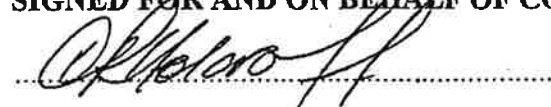
PARTICULARS OF CONTRAVENTION**NOTICE TO RECTIFY BUILDING WORK NUMBER: RN/0231****BUILDING CONSENT NUMBER: 94/2234**

PROJECT LOCATION	LEGAL DESCRIPTION
STREET ADDRESS: 57 Radiata Street, Hamilton	LOT 2 DPS 58241

Exterior wall coverings:

1. Horizontal laps shall be as specified in NZS 3604 - 8.2.2.5.

Please find a copy attached.

SIGNED FOR AND ON BEHALF OF COUNCIL:**Date:** 9 February 1995**Name:** D R Holcroft**Position:** Building Inspector

SECTION 8 – EXTERIOR WALL COVERINGS

NZS 3604:1990

8
EXTERIOR WALL COVERINGS8.1
General

8.1.1
Exterior wall covering systems (including sheathing, cladding, building paper, and any other component parts of the covering system) shall:

- (a) Comply with the relevant requirements of NZS 1900 : Chapter 10; and
- (b) Provide a suitable surface for the support, application, and attachment of subsequent decorative and wear-resistant finishes if they do not themselves possess such qualities; and
- (c) Be of acceptable strength and durability.

8.1.2
Exterior finishing timber other than weatherboards shall be fixed to framing members by nails of length two and a half times the finished thickness of the attached material where the framing is of native species and three times the finished thickness where the framing is of exotic softwoods, whether New Zealand grown or imported. The minimum nail length shall be 57 mm and there shall be two nails per fixing point. Nails that are not punched and stopped shall be galvanized or non-ferrous.

8.1.3
Any exterior wall covering system that consists of a cladding material as specified in 8.2 to 8.5 inclusive over building paper complying with 8.6 shall be accepted as complying with 8.1.1. Any other exterior wall covering system used in accordance with 2.3 shall be fixed to framing members in accordance with clearly presented and adequate technical information supplied by the manufacturer.

8.2
Timber weatherboards8.2.1
General

8.2.1.1
Timber weatherboards shall comply with the relevant requirements of NZS 3617.

8.2.1.2
Weatherboards shall be fixed to framing members by 60 mm x 2.8 mm nails with one nail per fixing point, just clear of laps. Nails that are not punched and stopped shall be galvanized or non-ferrous.

8.2.2
Lap-jointed horizontal weatherboards

8.2.2.1
Joints in lap-jointed horizontal weatherboards shall:

- (a) Be made over a stud;
- (b) Be bored for nailing;
- (c) Mitred or butted or corrosion-resistant soakers can be used.

8.2.2.2
Internal angles shall be scribed.

8.2.2.3
External angles shall be mitred, or fitted with corrosion-resistant soakers, or fitted with coverboards and scribes.

8.2.2.4
End grain shall be sealed against moisture penetration.

8.2.2.5
Horizontal laps shall be:

- (a) 23 mm for weatherboards with a rebate of not less than 25 mm;
- (b) 32 mm for non-rebated weatherboards.

8.2.3
Batten-jointed vertical weatherboards

8.2.3.1
Batten-jointed vertical weatherboards shall have weather grooves not more than 12 mm from both edges.

8.2.3.2
Batten-jointed vertical weatherboards shall be installed in continuous lengths with not more than 6 mm gaps between boards and with gaps covered by 75 mm x 25 mm double-grooved continuous battens.

8.2.3.3
Batten-jointed vertical weatherboards shall be fixed to 50 mm x 40 mm dwangs or 75 mm x 40 mm timber wallings at not more than 480 mm centres in either case.

8.2.4
Shiplap vertical weatherboards

8.2.4.1
Shiplap vertical weatherboards shall be fixed to 50 mm x 40 mm dwangs or 75 mm x 40 mm timber

R/13

APPENDIX A

To: The ~~Mayor~~ / City / County Engineer

HAMILTON CITY COUNCIL

PRIVATE BAG, HAMILTON

STATEMENT OF PROFESSIONAL OPINION AS TO
SUITABILITY OF LAND FOR SUBDIVISIONSubdivision CHEDWORTH PARK STAGE 4: RADIATA STREET EXTENSIONOwner CHEDWORTH PARK LIMITEDLocation RADIATA STREET, HAMILTONI ROGER BRITTIN COTTER of WORLEY CONSULTANTS LIMITED
(full name)PO BOX 1317, HAMILTON

(Name and address of firm)

Hereby confirm that:

1. I am a Registered Engineer experienced in the field of soils engineering and more particularly land slope and foundation stability as applicable and was retained by the subdividing owner as the Soils Engineer on the above subdivision.
2. Site investigations have been carried out under my direction and are described in my report dated 2 AUGUST 1989
3. I am aware of the details of the proposed scheme of subdivision, and of the general nature of proposed engineering works as shown on the following drawings:

PROPOSED SUBDIVISION OF PT 2 DP 12771 - JUNE 1989

(Insert references to all drawings including dates of latest amendments.)

4. In my professional opinion, not to be construed as a guarantee, I consider that the proposed works give due regard to land slope and foundation stability considerations and that the land is suitable for the proposed subdivision providing that:

(a) THE GROUND WATER TABLE IS LOWERED.(b) DETAILED SUBSOIL INVESTIGATIONS ARE UNDERTAKEN FOR EACHDWELLING SITE TO CONFIRM ALLOWABLE SOIL BEARING PRESSURES
AND THE FOUNDATIONS ARE DESIGNED ACCORDINGLY

5. This professional opinion is furnished to the Council and the subdividing owner for their purposes alone, on the express condition that it will not be relied upon by any other person and does not remove the necessity for further inspection during the course of the works.

Signed

Date

10. 8 - 89



WORLEY CONSULTANTS LIMITED

15 Vialou Street, Hamilton Telephone (071) 390 170 Telex (071) 391182
PO Box 1317, Hamilton, New Zealand

Please reply to: **Mr Jacobson**
Our Reference: **50 905 39**

9 August 1989

Hollinger Collier
PO Box 1112
HAMILTON

Att: Mr Hollinger

Dear Sir

PROPOSED SUBDIVISION FOR CHEDWORTH PARK LTD:
STAGE 4: RADIATA STREET EXTENSION

As requested and in accordance with your letter of 6 July 1899, a soils investigation of the proposed subdivision above has been completed and the results and recommendations are as below:

Scope

The proposed subdivision is bounded by Raymond Street and an extension to Radiata Street and will comprise 39 lots.

To determine the suitability of the land for subdivision, 8 scala penetrometer tests and 3 hand augered bore holes, to a minimum depth of 2.1 m below ground level, were completed (see Appendix for bore logs).

Soils Investigation Results

The scala penetrometer tests and bore holes show the soils strata over the site are relatively uniform in extent and depth. There is 200-300 mm of topsoil overlying silty clays and clayey silts extending to a depth of at least 2.1 m below ground level (bores 1 and 4), while in bore 6 a sand layer was located at 1.5 m below ground level.

From the results of bore 1 it is probable that up to 800 mm of topsoil fill has been placed over a small part of the north end of the proposed subdivision.

The subsoil bearing capacity is again relatively uniform across the proposed subdivision with the upper 900-1,200 mm having an allowable soil bearing pressure of between 25 to 70 kpa while the subsoils at a depth greater than 1.2 m are generally adequate for 100 kpa bearing.

The observed ground water table varied from a high of 300 mm below ground level at bore 1 to a low of 1.7 m below ground level at bore 6. It was also noted on site in the vicinity of lots 1, 8 and 38 that there was surface water lying on the ground. Both the high ground water table and the surface water are probably due to the silty clay materials encountered on site and the predominately flat aspect for the site.

Recommendations

Based on the results of the above investigation, we recommend that the subdivision is suitable for the construction of dwellings in accordance with NZS 3604, subject to the following provisions:

- (a) That subsoil drainage is installed to lower the high ground water level observed over most of the site. This would involve ensuring the proposed stormwater system is installed at a sufficient depth to enable the subsoil drainage system to connect into the stormwater pipes and manholes.
- (b) If the upper 600 mm of subsoils does not show a significant increase in bearing strength when the ground water level is lowered, then one of the two options below will need to be utilised for the dwelling foundations:
 - (i) Driven timber or bored concrete piles founding on the firm strata.
 - (ii) Concrete slab foundations designed for an allowable foundation bearing pressure of less than 100 kpa.

A copy of Appendix A NZS 4404:1981 confirming the suitability of land for subdivision is attached as requested.

Yours faithfully

WORLEY CONSULTANTS LIMITED



R/B COTTER
ENGINEERING MANAGER

Encl

SCALA PENETROMETER TEST RESULTS



WORLEY CONSULTANTS LIMITED

PROJECT TITLE Subdivision stage 4
radiata st.

TECHNICIAN D. Berendt

CLIENT Chedworth park ltd

JOB N° 50 905 39

DATE 31/7/89

TEST DEPTH (m)	1	2	3	4	5	6	7	8	9	10	11	12
0.0 to 0.3		3	4		3		3	3				
0.3 to 0.6	M	5	4	4	3	5	3	8				
0.6 to 0.9	sh	13	5	sh	6	sh	3	8				
0.9 to 1.2	sh	20	11	sh	11	sh	10	15				
1.2 to 1.5	see	21	21	see	16	see	13	15				
1.5 to 1.8	see	26	20	see	15	see	9	23				
1.8 to 2.1		25	14		13		9	12				
2.1 to 2.4							10					
2.4 to 2.7												
2.7 to 3.0												
3.0 to 3.3												
3.3 to 3.6												
3.6 to 3.9												
3.9 to 4.2												
4.2 to 4.5												
4.5 to 4.8												
4.8 to 5.1												
5.1 to 5.4												

RESULTS ARE NUMBER OF BLOWS PER 300mm PENETRATION

HAND AUGER LOG

CLIENT Chedworth Park Ltd BOREHOLE N° 1 JOB N° 50 90539
 PROJECT Subdivision stage 4 DATE 31/7/89 SHEET 3
 LOCATION Radiata St. HOLE DEPTH (m) 1.8
 TECHNICIAN D. Berendt

DEPTH (m)	WATER LEVEL	GRAPHIC LOG	VANE SHEAR STRENGTH kPa	SAMPLE N°	SCALA PENETROMETER	SOIL DESCRIPTION
0.5					6	Topsoil
					3	
1.0					2	cream clayey silt
			70		8	
1.5					15	cream very silty clay
					16	
2.0					25	end of hole (unable to retrieve sample)
2.5						
3.0						
3.5						

REMARKS

Scala results are number of blows per 300 mm penetration.

Shear vane using small vane

DRILLING METHOD: 50 mm ϕ hand auger.

HAND AUGER LOG

CLIENT Chedworth Park Ltd BOREHOLE N° 4 JOB N° 5090539
 PROJECT subdivision stage 4 DATE 31/7/89 SHEET 4
 LOCATION Radiata St. HOLE DEPTH (m) 2.1
 TECHNICIAN D. Berendt

DEPTH (m)	WATER LEVEL	GRAPHIC LOG	VANE SHEAR STRENGTH kPa	SAMPLE N°	SCALA PENETROMETER	SOIL DESCRIPTION
0.0					5	Topsoil
0.5					7	cream slightly clayey SILT
1.0			80		6	
1.5			55		8	
					10	cream silty CLAY
					15	
2.0					7	end of hole.
3.0						
3.5						

REMARKS

Scala results are number of blows per 300 mm penetration.

shear vane using small vane

DRILLING METHOD: 50 mm ϕ hand auger.

HAND AUGER LOG

CLIENT Chedworth Park Ltd BOREHOLE No 6 JOB No 5090539
PROJECT subdivision stage 4 DATE 31/7/89 SHEET 5
LOCATION Radiata St. HOLE DEPTH (m) 2.1
TECHNICIAN D. Berendt

DEPTH (m)	WATER LEVEL	GRAPHIC LOG	VANE SHEAR STRENGTH kPa	SAMPLE No.	SCALE PENETROMETER	SOIL DESCRIPTION
						Topsoil
0-5				5		light brown SILT
				6		Cream SILT
-1.0				8		
				10		
-1.5				11		
	8 5			7		cream well graded SAND
-2.0				9		
				8		end of hole
5						
-3.0						
-3.5						

REMARKS

Scala results are number of blows per 300 mm penetration.

DRILLING METHOD : 50mm ϕ hand auger.

Sheet 1

note. Areas of surface water etc, exaggerated

Barlog & Scala
Perimeter position

Scala penetrometro

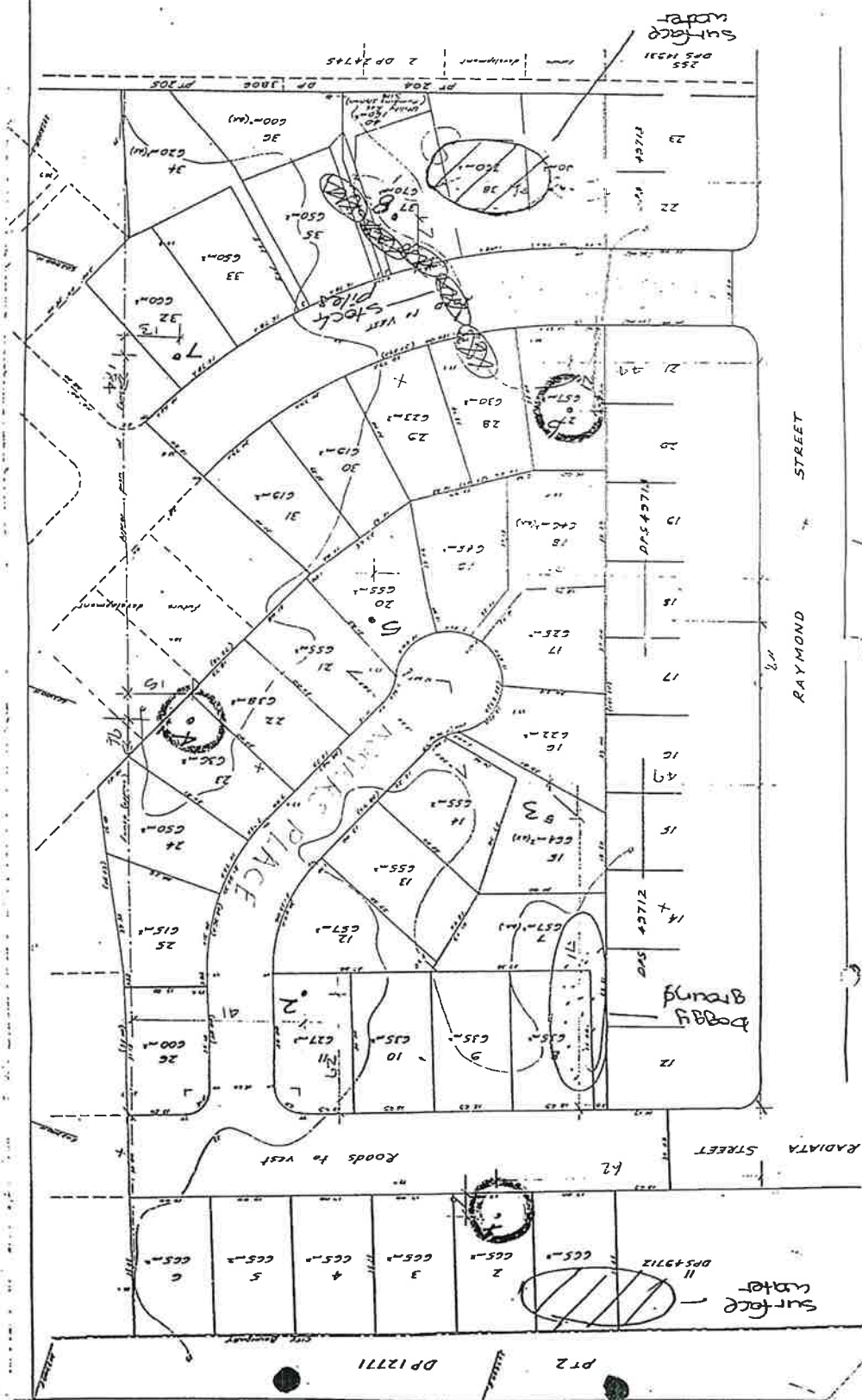
STAGE 4

June 1989.

000111-21825

PROPOSED SUBDN OF P. 2 DP 12771
Prepared for Chadworth Park etc. by Hollinger Collier Survey Company
Scale: 1"=1000
June 1988

PROPOSED SUBDN OF PT 2 DP 12771



Planning Guidance Information

☎ Ph: (07) 838 6800 if you require further information

STATUS OF HAMILTON CITY OPERATIVE DISTRICT PLAN

- In accordance with clause 20(1) of Schedule 1 of the Resource Management Act 1991, the Hamilton City District Plan became **Operative** on 28 July 2012.
- Plan Change 1 Rototuna (previously Variation 12 Rototuna) is currently under Appeal to the Environment Court.

STATUS OF HAMILTON CITY PROPOSED DISTRICT PLAN

- The Hamilton City Proposed District Plan was publically notified 10 December 2012, and is open for public submissions until 1 March 2013.

WHERE TO FIND THE DISTRICT PLANS

To view the Hamilton City District Plans and Planning Maps on line go to www.hamilton.co.nz/districtplan.

There are paper copies of the Hamilton City District Plan and Planning Maps available to view at Planning Guidance Unit and City Planning Unit, Council Building at Garden Place, and at the Hamilton Central Library.

OPERATIVE DISTRICT PLAN DETAILS APPLICABLE TO THIS PROPERTY

Zone:	Residential
Area :	None recorded for this property
Overlay:	None recorded for this property
Notations:	None recorded for this property
Plan change:	None recorded for this property
Appeals:	None recorded for this property

PROPOSED DISTRICT PLAN DETAILS APPLICABLE TO THIS PROPERTY

Zone:	General Residential
--------------	---------------------

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
- **Designations** None recorded for this property
- **Areas** None recorded for this property
- **Other Features** None recorded for this property

NEW ZEALAND HISTORIC PLACES TRUST (NZHPT)

New Zealand Historic Places Trust Register Number None recorded for this property

INFORMATION ON LAND ADJOINING THIS PROPERTY

- 1.0** Current Designations adjoining this property: None recorded for this property
2.0 Proposed Designations adjoining this property: None recorded for this property

RESOURCE CONSENTS IN PROGRESS FOR THIS PROPERTY

Resource consents currently in progress in regard to **this property**:
None recorded for this property

RESOURCE CONSENTS GRANTED FOR THIS PROPERTY

Please note that resource consent(s) and their conditions remain with the land and bind any owner or occupier of the property. Resource consent(s) granted in regard to **this property**:
None recorded for this property

NOTIFIED RESOURCE CONSENTS CURRENTLY IN PROCESS AT ADJOINING PROPERTIES

Notified Resource consent applications that are currently being processed at adjoining properties:
None recorded for this property

COMPLIANCE AND MONITORING:

Hamilton City Council has established a programme under section 35 of the Resource Management Act 1991 to monitor the establishment and on-going use of land with regard to the resource consents that it has granted. The monitoring programme also enforces compliance with the conditions of the resource consents that have been granted. A resource consent allows the land use and/or subdivision consents approved by the Council to be carried out at the site specified in the consent, **so long as the conditions of the consent are met**. Resource consents remain with the land to which they are specified, and are the responsibility of the property owner. If the property transfers to new and subsequent owners the consent likewise transfers, unless the consent is surrendered or replaced by further consents.

ACTIVE COMPLAINTS IN RELATION TO THIS PROPERTY

None recorded for this property

DEVELOPMENT CONTRIBUTIONS :

☒ Any future resource consent, building consent or service connection, to further develop the site, will be subject to assessment for Development Contributions.

SOUTHERN LINKS ROADING STUDY

Southern Links is a joint NZ Transport Agency/Hamilton City Council project that aims to identify and protect a future transportation network in and to the south of Hamilton. The overall intention of the project is to designate the identified network. For information on this project please refer to the website www.nzta.govt.nz/southern-links or call 0508 STHNLINK (0508 7846 5465).

Please take care to check the obligations that resource consent conditions may place you under.

City Waters Information

☎ Ph: (07) 838 6999 if you require further information

Hamilton City Council's water-take does not provide capacity to supply process-related water above 15 cubic metres per day for the following activities:

- All new commercial and industrial activities
- All existing commercial and industrial activities that currently use more than 15 cubic metres per day, and wish to increase this amount
- All existing commercial and industrial activities that currently use less than 15 cubic metres per day, and wish to increase the amount of water used to above 15 cubic metres per day

If you are proposing to exceed any of these thresholds please contact Hamilton City Council's Works and Services Development Unit as soon as possible to discuss how this water may be obtained.

Public Water & Waste Services:

The water supply is logged as being 5 m from the left hand boundary.

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

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

Refuse Collection Day: Tuesday

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

Trade Waste: None recorded for this property

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.

Environmental Health Information

☎ Ph: (07) 838 6582 if you require further information

Note:- No inspection of the subject business premises/property has been carried out as a result of this application.

Information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by Council:-

No information in relation to consents, certificates, notices, orders or requisitions are currently held in respect of this business premises/property. This does not preclude the possibility of consents, certificates, notices, orders or requisitions being issued in the future.

Likely presence of hazardous contaminants known to Council:-

No information in relation to the likely presence of hazardous contaminants is held in respect of this land.

Advisory note:-

The absence of information does not necessarily mean the absence of hazardous contaminants in the soil, but simply means that no information is currently held by Council. Refer to the Ministry for the Environment website for information on hazardous activities and industries that may lead to land contamination - <http://www.mfe.govt.nz/issues/hazardous/contaminated/hazardous-activities-industries-list.html>.

You are also advised to contact Waikato Regional Council, who may or may not have further information in relation to the likely presence of hazardous contaminants for this property.

City Transportation Information

☎ Ph: (07) 838 6999 if you require further information

Public Works: There are no known works to be undertaken on this street.

Rights Of Way / Shared Access: None recorded for this property

Vehicle Crossing: For vehicle access it is necessary that this property is served by a properly formed vehicle crossing. If you are unsure as to the adequacy of the crossing, or if one does not exist, please contact the above number.

Road Resurfacing Policy:


Hamilton City Council has adopted a Road Resurfacing Policy that determines the appropriate resurfacing material to be used when each road becomes due for resurfacing. The Policy states that:

- a) Chipseal surfacing shall be used for resealing, except for roads satisfying the criteria in b) below, in which case hot mix surfacing shall be used.
- b) The criteria for use of hot mix surfacing shall include:
 - i. roads where the volume of traffic exceeds 10,000 vehicles per day
 - ii. roads subject to high wear and tear (such as cul-de-sac heads and intersections)
 - iii. roads in industrial/commercial areas where there is a high concentration of truck traffic
 - iv. roads with short sections between two adjacent hot mix areas where the use of chipseal is uneconomic
 - v. roads subject to high usage by pedestrians, such as the CBD
 - vi. roads requiring special treatment due to engineering reasons.
- c) The performance of chipseals shall be monitored closely during initial laying and up to a period of 3 months thereafter, to minimise nuisance caused by loose chips and bitumen.
- d) The specifications for all chipsealing contracts will ensure the greatest possible chip retention and a high standard of sweeping and cleanup after the work is complete.

If the road this property is located on is surfaced with hotmix, and carries less than 10,000 vehicles per day, the road will 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 Roads and Traffic Unit (phone 838 6999) who will be able to confirm if this road is affected by this Policy.

Parks & Open Spaces Information

 Ph: (07) 838 6622 if you require further information

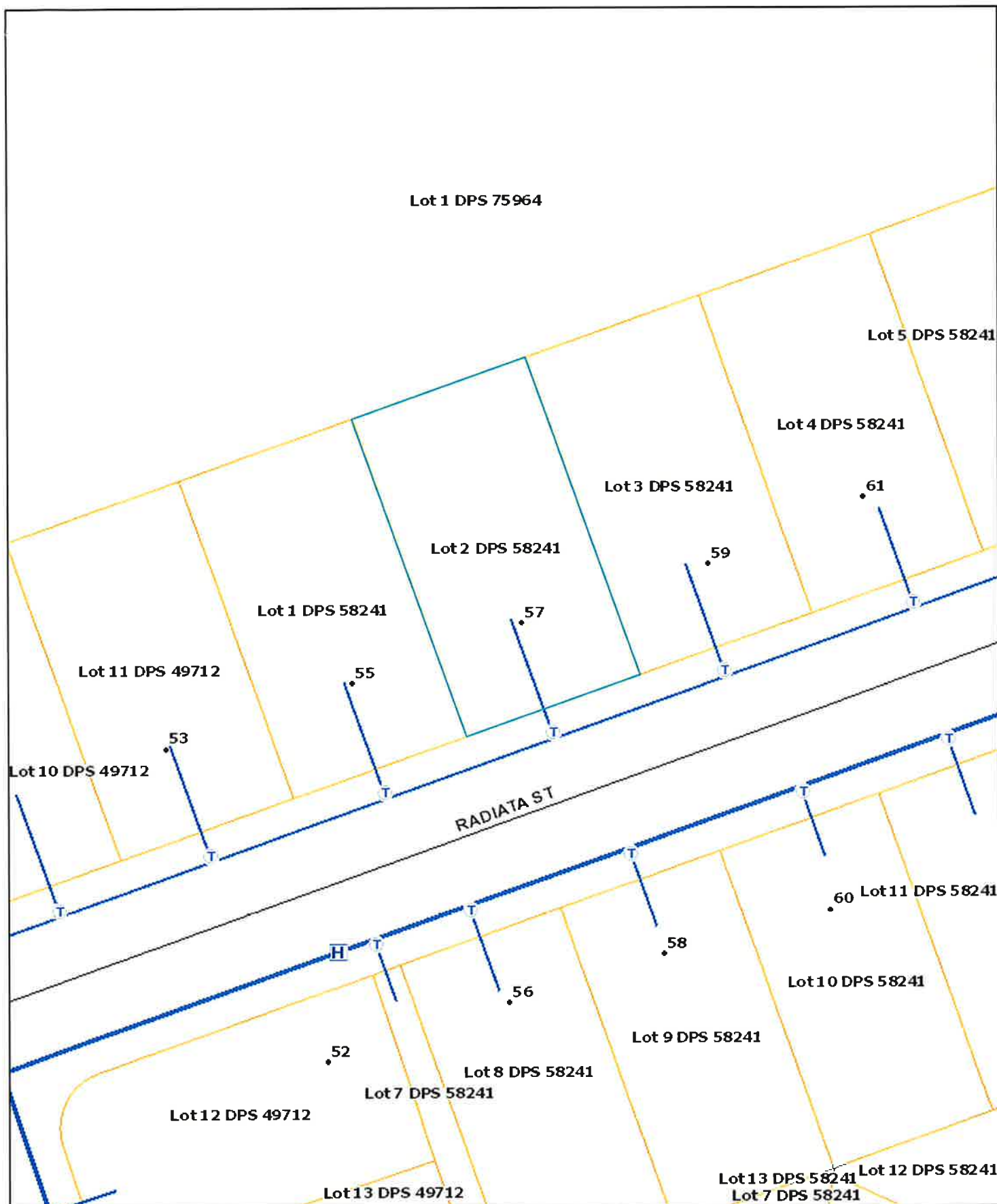
The property you are enquiring about is within 200 metres of Raymond Park (see attached map for exact proximity). You are advised to contact the Parks and Open Spaces Unit for further information regarding the management, development and current and potential use of this park on 07 838 6622 or email parksopenspaces@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.



Freshwater Services Key

- | | | | |
|---------|---------------|---------------|----------------|
| Hydrant | Service Line | End Of Pipe | Abandoned Pipe |
| Valve | Service Valve | Existing Pipe | Other Pipe |



Disclaimer: Hamilton City Council does not guarantee that the data shown on this map is 100% correct.

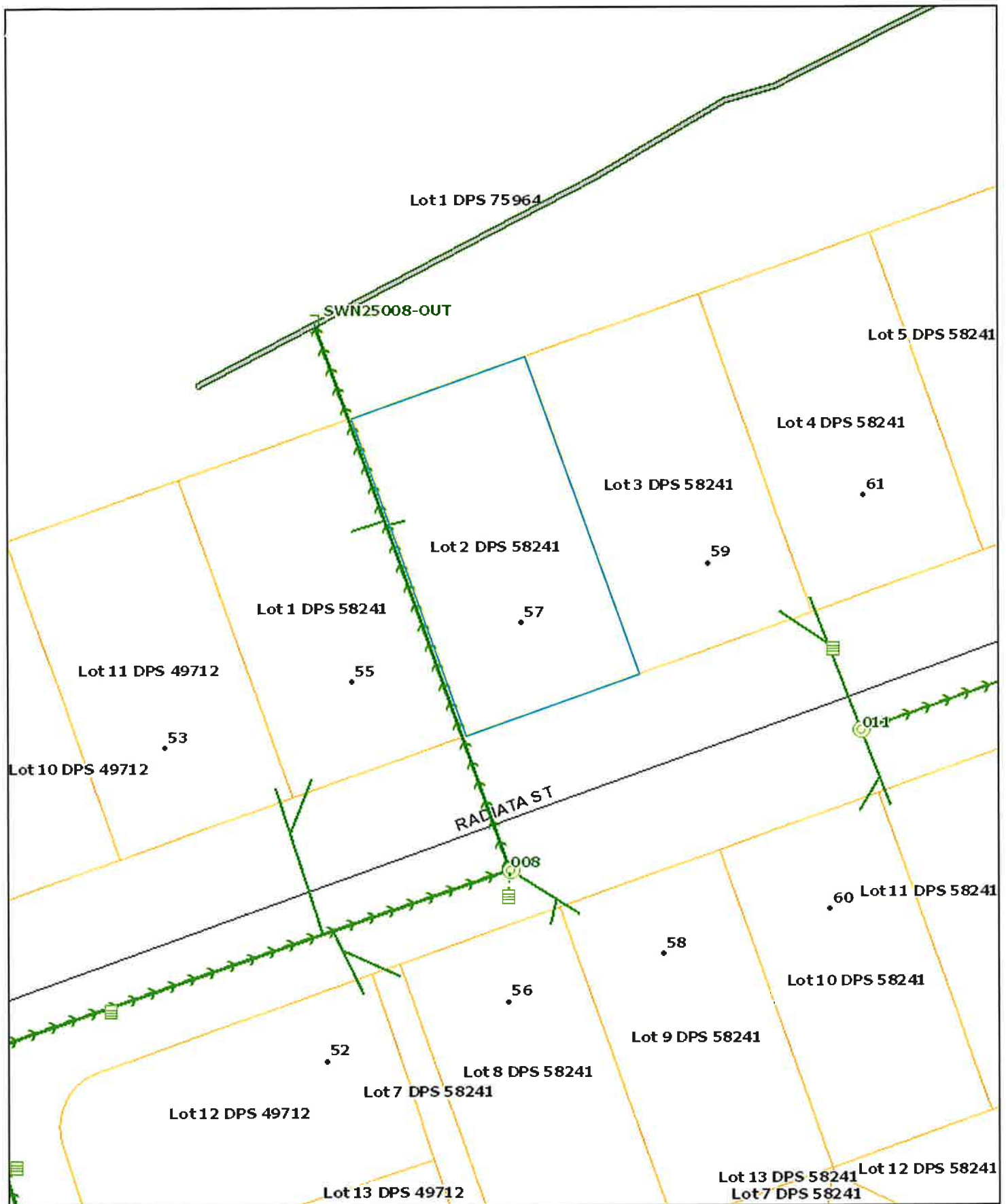
Cadastral Information is from Land Information New Zealand, Crown Copyright Reserved

57 Radiata St

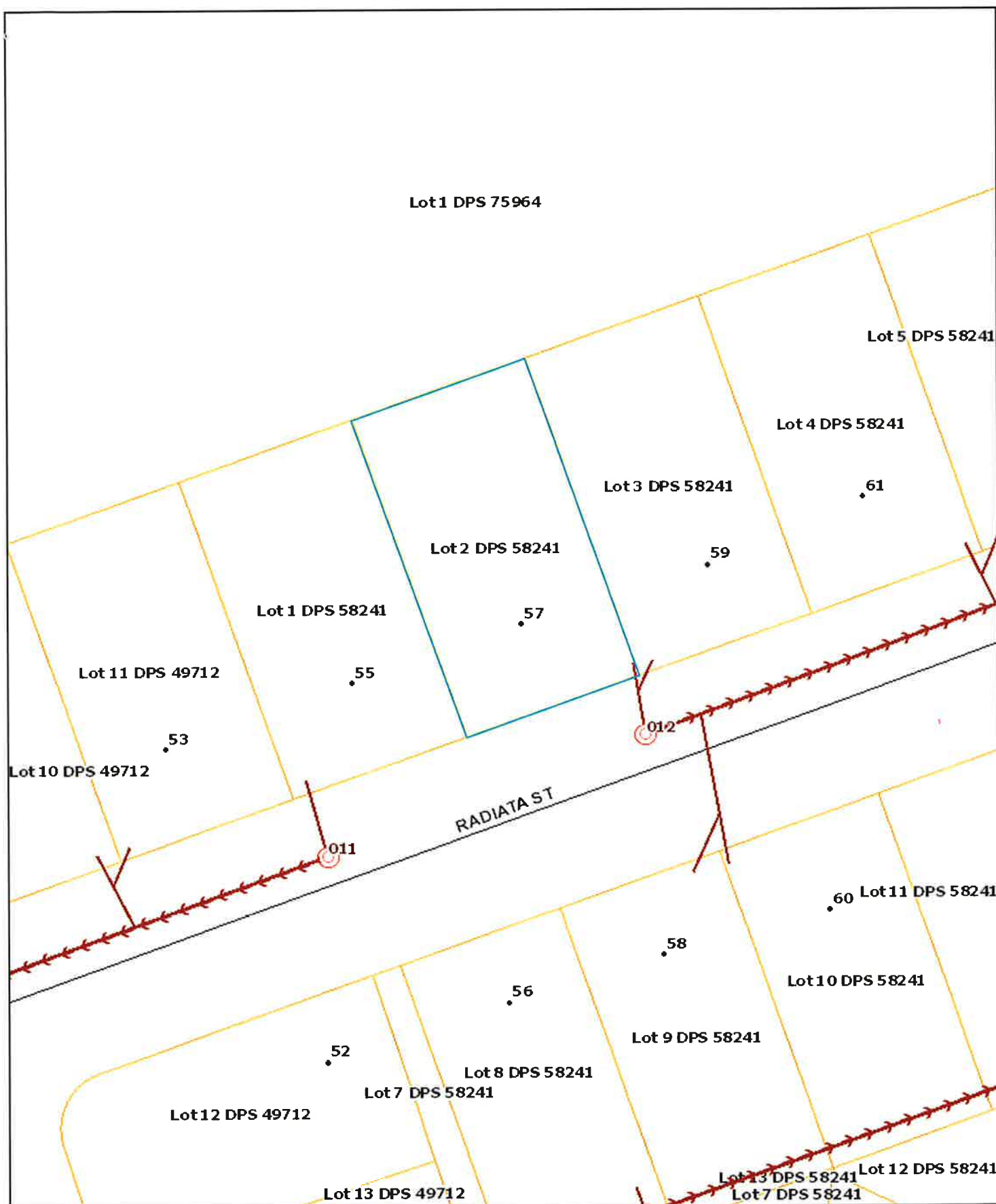
Scale :- 1 : 513

Date :- 9/01/2013





Stormwater Services Key



Wastewater Services Key

- | | | | | |
|-----------|--------------------|--------------------|---------------|----------------|
| ⊙ Manhole | □ Pump Station | — Existing Pipe | — Other Pipe | ➡➡ Rising Main |
| ⊙ Node | ➡➡ Wastewater Flow | —X— Abandoned Pipe | — Aerial Main | — Service Line |



Disclaimer: Hamilton City Council does not guarantee that the data shown on this map is 100% correct.

Cadastral Information is from Land Information New Zealand, Crown Copyright Reserved

57 Radiata St

Scale :- 1 : 513

Date :- 9/01/2013



Under the Local Government Rating Act 2002 section 36 (2) you are required to notify the Hamilton City Council no later than 1 month after settlement occurs

Date of Information: 9/01/2013
Valuation Number: 04082-206-00
Rates Number: 11214
Assessment Area: 0.0666 - Hectares
Legal Description: Lot 2 DP S58241 57 Radiata Street
Total Years Levy: \$1,610.36
Received to Date: \$805.16 - Credit
Arrears Brought Forward from 2011/12: \$0.00
Amount to clear to 30 June 2013: \$805.20
Total Penalties: \$0.00
Adjustments: \$0.00
Rebates: \$0.00

If a rebate amount is showing please contact the Rates Department on 07 838 6688 as it will affect the rates currently due for settlement.

Amount now Due: \$402.60

10% Additional charge will be incurred after the instalment due date

Settlement payments can be made via Internet Banking into Hamilton City Council bank account 02-0316-0030142-06, ensure the following fields are completed:

Particulars: Rates **Code:** 11214 **Reference:** 57RadiataStr

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

Direct Debit: None

Payment Amount: Nil

Automatic payments must be cancelled at the bank. Direct debits will be cancelled by HCC when requested or when change of ownership is processed.

Rating Category: General Residential

Water meter attached: No

For a final reading please email your request to CIRevenueteam@hcc.govt.nz. Please note: for properties with a rating category "General Commercial" water meter charges may still apply. Please call (07) 838 6999 if you require confirmation.

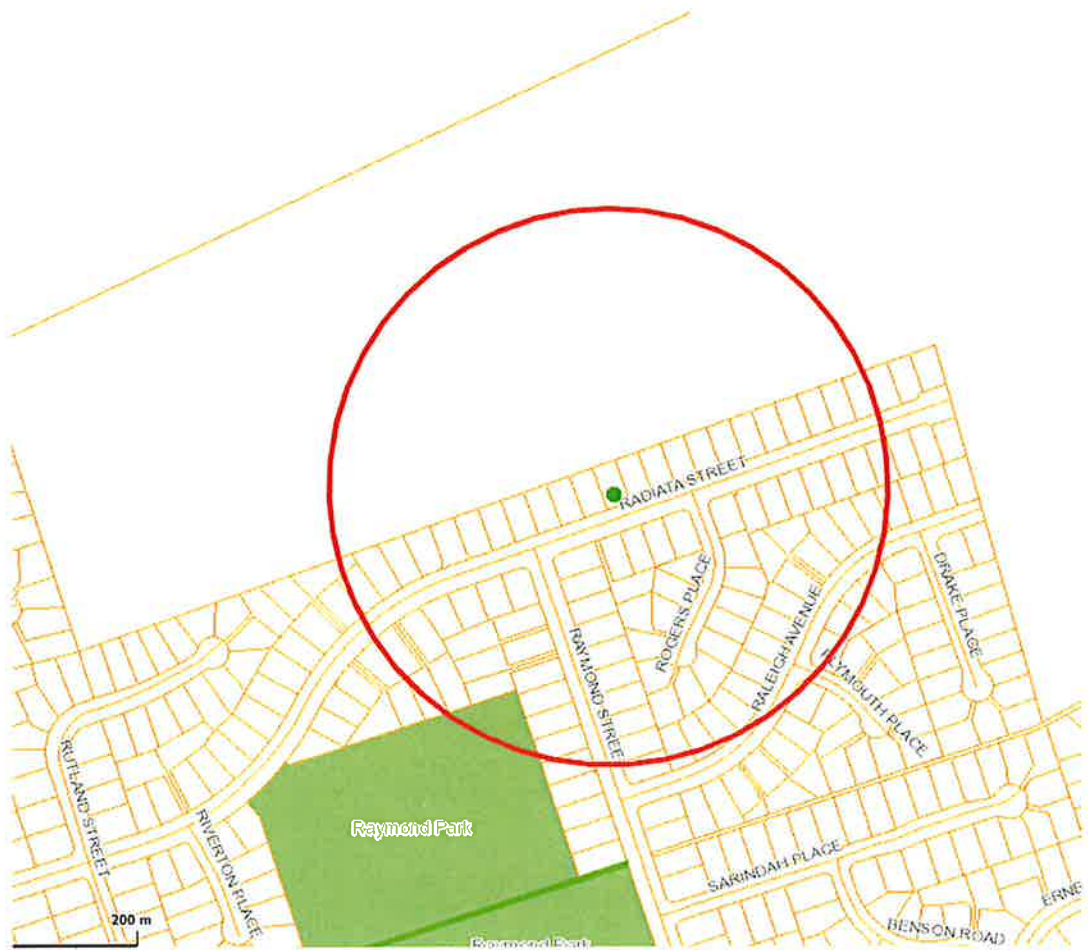
Land Value: \$136,000

Capital Value: \$335,000

Improved Value: \$199,000

Instalment Number:	Payment Due Date:	Instalment Amount:
1 (1 Jul - 30 Sep)	23/08/2012	\$402.56
2 (1 Oct - 31 Dec)	15/11/2012	\$402.60
3 (1 Jan - 31 Mar)	14/02/2013	\$402.60
4 (1 Apr - 30 Jun)	16/05/2013	\$402.60

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



TREES AND YOUR POWER SUPPLY

The Waikato is a region of great beauty – fertile pastures, clean rivers and millions of trees. Unfortunately, overgrown and inappropriate trees near power lines are one of the biggest contributors to power outages in our area. Even when trees appear to be well clear of the lines, they still pose a threat to the power supply during storms and strong winds.

WEL Networks, your electricity lines company is dedicated to delivering safe and reliable power to you.

Does this property have trees growing near power lines?

WEL Networks regularly carries out patrols on its lines to identify problem trees. Trees that are encroaching on the power lines are

entitled to one trim carried out by WEL Networks for free*.

This offer pertains to the property, not the property owner.

Contact WEL Networks to find out if any trees on this property have already had their free trim as any subsequent trimming or felling of trees is the responsibility of the property owner.

If you are a property owner then you own, and are responsible, for maintaining the lines and equipment on your property. This also includes trees that reach over your property boundary and encroach on either power lines in the roadside reserve, or into neighbouring properties.

* Some conditions apply.

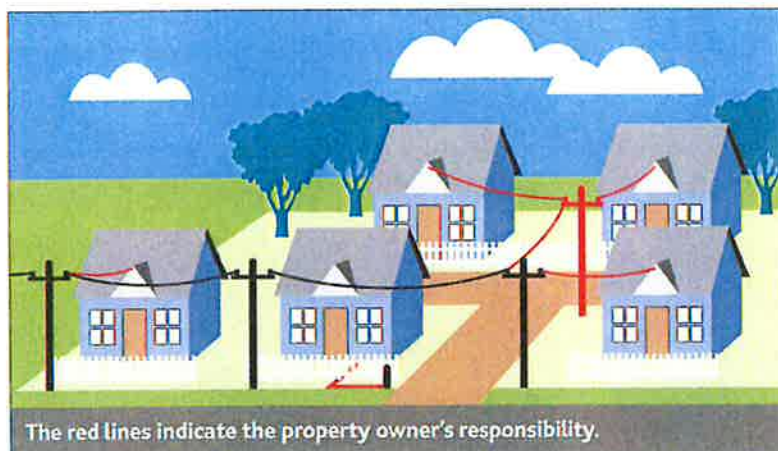
WHO OWNS WHAT?

WEL Networks owns the electricity distribution network throughout the Waikato.

However, we generally don't own the lines from the boundary of your property to your home or business. These are called service lines and they're owned by the property owner. This includes any equipment on your property such as poles, cross arms, insulators and underground cables.

If your service line serves others too, for example if you live down a right of way (R.O.W.), then you share ownership with the other property owners.

If you would like to find out more information about trees on this property and your responsibilities, contact WEL Networks directly on 0800 800 935 or trees@wel.co.nz. The rules surrounding trees



and power lines are covered by the Electricity (Hazards from Trees) Regulations 2003. If you would like to download a copy of the Tree regulations visit our website:

<http://www.wel.co.nz/files/ElectricityHazardsfromTreesRegulations2003.pdf>



114 Maui Street, Hamilton | PO Box 925, Hamilton 3240, New Zealand
Phone +64 7 850 3100 | Fax +64 7 850 3210 | Email connect@wel.co.nz | www.wel.co.nz



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EEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



R.W. Muir
Registrar-General
of Land

Identifier SA47D/752
Land Registration District South Auckland
Date Issued 18 February 1991

Prior References

SA43C/803

Estate	Fee Simple
Area	666 square metres more or less
Legal Description	Lot 2 Deposited Plan South Auckland 58241

Original Proprietors
Avril Mary Wright

Interests

Land Covenant in Transfer B011251.1 - 22.3.1991 at 11.02 am
Fencing Covenant in Transfer B011251.1 - 22.3.1991 at 11.02 am
B603405.3 Mortgage to The National Bank of New Zealand Limited - 20.4.2000 at 9.47 am
5220112.1 Discharge of Mortgage B603405.3 - 14.5.2002 at 1:11 pm
5220112.2 Transfer to Pamela Margaret Holden and Robert Newby-Fraser - 14.5.2002 at 1:11 pm

References
Prior C/T 43C/803

Transfer No.
N/C. Order No. B.005283.3



Land and Deeds 69

REGISTER

No. 47 D / 752

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 18th day of February one thousand nine hundred and ninety one under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that CHEDWORTH PARK LIMITED

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon. be the several admeasurements a little more or less, that is to say: All that parcel of land containing 666 SQUARE METRES more or less situated in Block XIV Komakorau Survey District being Lot 2 on Deposited Plan S.58241



B.011251.1 Transfer to Roger Melvyn Costain fitter and welder and Victoria Lee Costain library assistant both of Hamilton - 22.3.1991 at 11.02 o/c

Costain
for A.L.R.
Costain
for A.L.R.

Land Covenant in Transfer B.011251.1

Fencing Covenant in Transfer B.011251.1

B.011251.2 Mortgage to Trust Bank Waikato Limited - 22.3.1991 at 11.02 o/c

B.221238.2 Transfer to Allan Anthony Shadbolt of Hamilton principal and Eleanor Margaret Shadbolt his wife - 9.8.1994 at 12.10 o/c

Shadbolt
for A.L.R.

B.318666.1 Transfer to Paul Gordon Thompson journalist and Paula Jan Thompson teacher both of Hamilton - 16.1.1996 at 9.12 o/c

B.318666.2 Mortgage to Countrywide Banking Corporation Limited - 16.1.1996 at 9.12 o/c

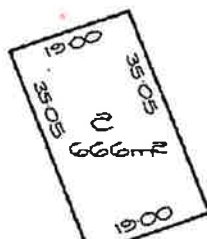
Thompson
for A.L.R.
Thompson
for A.L.R.

B603405.2 Transfer to Avril Mary Wright

B603405.3 Mortgage to The National Bank of New Zealand Limited

all 20.4.2000 at 9.47

Wright
for RGL



Radiata Street
(80-00 wide)

Measurements are Metric

Hamilton City

No. 47 D / 752



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