

LAND INFORMATION MEMORANDUM

LIM REPORT

lims@hcc.govt.nz



Information in a LIM includes:

Building Consents Licenses and Requisitions

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

Rates

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

District Plan information

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

Public works

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

Drainage/water

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

Special features

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

Information NOT included in a LIM

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

LIM Report

Property Address:	245 Bankwood Road Hamilton
Legal Description:	Part Lot 94 Lot 95 & Lot 96 DP S10511
Applicant:	Barbara Mary Monahan
Date of Issue:	Thursday, 20 July 2023

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: lms2@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.

City Waters Information

Public Water & Waste Services:

A water connection is showing as serving the property.

The water supply is logged as being 8.0m from the left hand boundary.

No stormwater connection is shown on the log plan as serving the property but a kerb and channel outlet is logged.

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

Refuse Collection Day: Tuesday

Trade Waste:

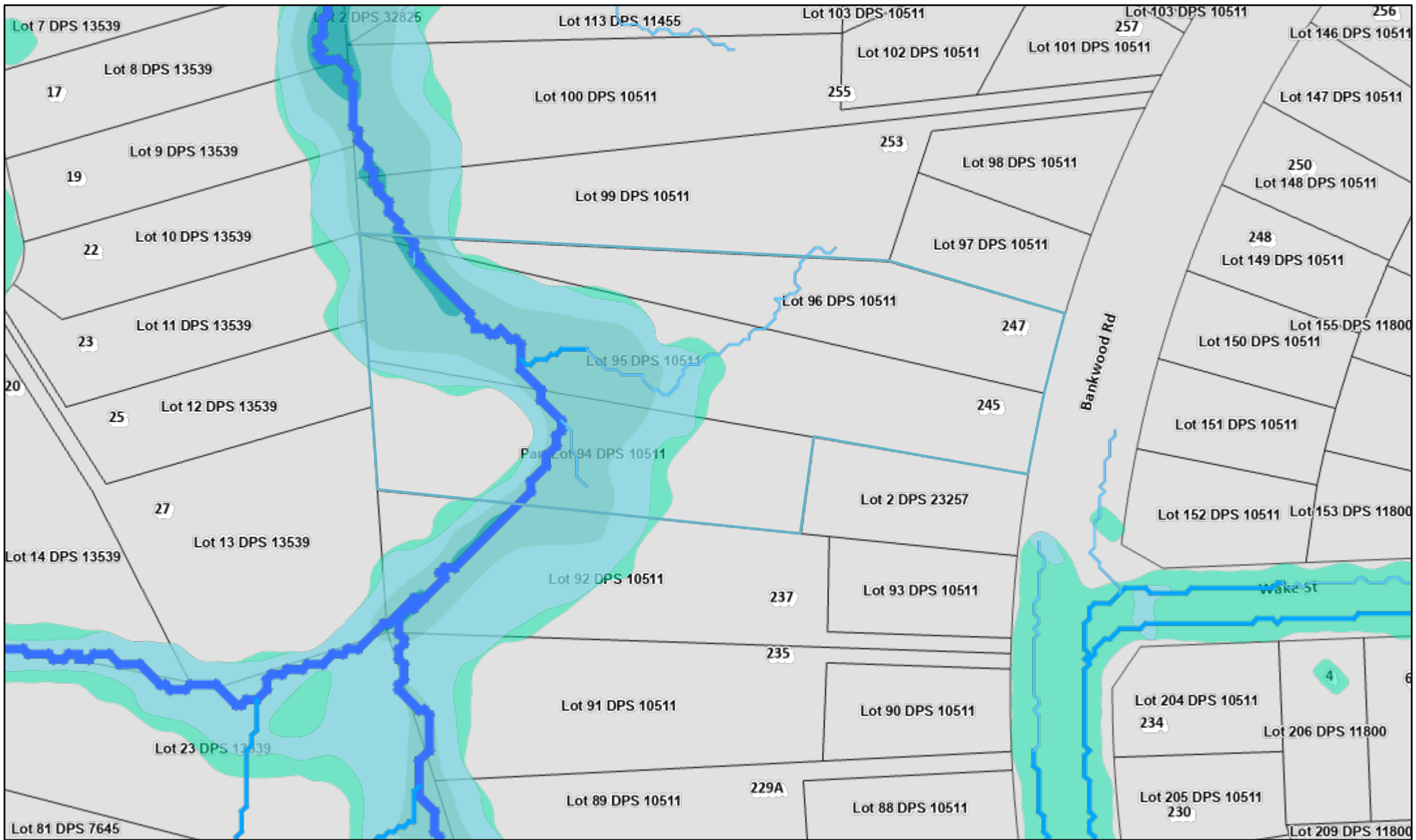
No information in relation to the discharge of Trade Waste are currently held in respect to this property/business premises.

Inundation/Flooding:

Flood data relevant to this property is shown on the map appended to this LIM. Council's flood data is based on models that vary in age and levels of accuracy. While the data is 'best available' for this area it has some limitations and may not be suitable for design purposes. For more detailed information on Council's flood data classifications and supporting information, visit <http://hamilton.govt.nz/floodviewer>

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.

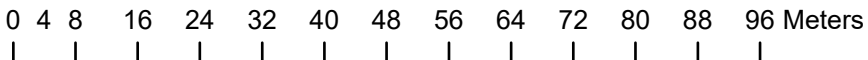


Print Size: A4 Landscape



Flood Map - 245-247 Bankwood Road

Scale: 1:972



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

Disclaimer: Hamilton City Council does not guarantee that the data shown on this map is 100% correct. Use of this information is in conjunction with the GIS Conditions of Use Agreement. Please visit www.hamilton.govt.nz for details.

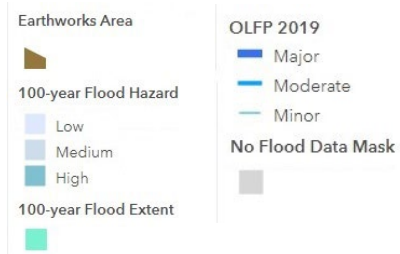
Cadastral Information is from Land Information New Zealand, Crown Copyright Reserved.



Print Date: 12-07-2023

Flood Map:

Flood data relevant to this property is shown on the map. The map indicates the potential flood hazards relating to this property. The data is 'best-available' for this area, however, it may have some limitations. Council's flood data is based on models that vary in age and levels of accuracy. For more detailed information on Council's flood data classifications and supporting information, visit <https://hamilton.govt.nz/floodviewer>



Layer Name	Layer Description
Earthworks area	Large-scale earthworks (changes to the land) have taken place at, or near, this area, after the flood modelling was done. The mapped flooding will have changed. The earthworks layer only applies to flood hazard and extent information and does not apply to the Overland flow path layer.
100-year flood hazard	<p>This shows the flood hazard (worked out by depth and velocity) that would occur on average once in 100 years. Flood hazard is classified as low, medium or high. Anything under 10cm water depth is not shown on the map.</p> <p>Any flooding shown uses the ground levels captured by remote sensing (light detection and ranging data or LiDAR) and available at the time of modelling. Any changes to ground levels since this date of LiDAR survey (such as through development and earthworks) are not represented. The year of the based LiDAR data for the modelling can be found by visiting https://maps.hamilton.govt.nz/floodviewer and clicking the 100-year flood hazard or extent on the map.</p>
100-year flood extent	<p>This shows the extent of flooding that would occur on average once in 100 years. This has not had 10cm water depth removed, so includes shallow flooding.</p> <p>Any flooding shown uses the ground levels captured by remote sensing (light detection and ranging data or LiDAR) and available at the time of modelling. Any changes to ground levels since this date of LiDAR survey (such as through development and earthworks) are not represented. The year of the based LiDAR data for the modelling can be found by visiting https://maps.hamilton.govt.nz/floodviewer and clicking the 100-year flood hazard or extent on the map.</p>
Overland Flow Paths (OLFPs)	<p>These are the paths that water takes when a piped network becomes blocked, its capacity is exceeded or where there is no piped network. Three different categories exist depends on the contributing upper catchment area as below.</p> <ul style="list-style-type: none"> • Major (Greater than 3ha) • Moderate (4000m² to 3ha) • Minor (2000m² to 4000m²)
No flood data mask	<p>This area displays OLFP, however detailed flood hazard mapping has not yet been completed for this area. Council holds less detailed rapid flood hazard modelling data for this area which is available on request. The modelling inputs and assumptions for this data have significant limitations and should not be solely relied upon for design. This data is available on request however site-specific analysis is recommended. The best available detailed flood data for Hamilton City can be viewed at: http://hamilton.govt.nz/floodviewer</p>

Building Information

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

Building Permits/Drainage Permits on File:

Year	Number	Description	Issued
1970	46826	New Dwelling	1970
1970	34068	Plumbing and Drainage on new Dwelling	19/05/1970
1975	20939	Add Bedroom And Extend Study	15/08/1975
1977	9349	Bypass septic tank	19/04/1977

Building Consents on File:

Year	Number	Description	Issued	Code Compliance Certificate
2004	9604	New stormwater to kerb & channel	26/05/2004	23/08/2010
2005	14314	Alterations and Additions	16/01/2006	8/10/2008

Plumbing and drainage is incorporated in the above consents.

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

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

Building Exemptions on file: None recorded for this property.

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

Notices and Requisitions: None recorded for this property.

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

None recorded for this property.

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

None recorded for this property.

General Information: None recorded for this property.

Record of Fill: Copies attached

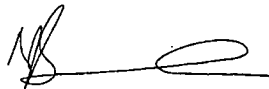
Code Compliance Certificate
No 2004/9604
Section 43(3), Building Act 1991Issued by **Hamilton City Council**
Building Consent ref: 2004/9604
Historic ref:**Date:** 23 August 2010**Applicant:** Monahan-Wilson Family Trust
Mailing Address: C/- Mr & Mrs J Monahan
245 Bankwood Rd
HAMILTON**Application Lodged:** 20/05/2004**Project:**
Application Description: New stormwater to kerb & channel
Intended Use:
Work Type: New Construction
Intended Life: >50 years
Value of Work: \$1,200.00**Property:**
Address: 245 Bankwood Road HAMILTON
Property Reference: Lot 95 DP S10511

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. 2004/9604" (being this certificate)

Signed for and on behalf of the Hamilton City Council:

Name:



23 August 2010

Phil Saunders

Position: Authorised Officer

Building Control Unit

Code Compliance Certificate
No 2005/14314
Section 95, Building Act 2004



Te kaunihera o Kirikiriroa

Private Bag 3010
Hamilton 3240
New Zealand

Phone 07 838 6699
Fax 07 838 6599

info@hcc.govt.nz
www.hamilton.co.nz

Issued by Hamilton City Council
Building Consent ref: 2005/14314
Historic ref:

Date: 08 October 2008

Applicant: J J Monahan
Mailing Address: 245 Bankwood Road
HAMILTON 2001

Application Lodged: 09/12/2005

Project:
Application Description: Alt & Add Kitchen/Bathroom/Dinning/Deck/Garage- New
Hobby Room
Intended Use: Detached Dwelling - Live As A Family
Work Type: Additions/Extensions
Intended Life: >50 years
Value of Work: \$60000

Property:
Address: 245 Bankwood Road HAMILTON 2001
Property Reference: Lot 95 DP S10511

This is:

- A final code compliance certificate issued in respect 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. 2005/14314"(being this certificate)

Signed for and on behalf of the Hamilton City Council: *P. Martens*

PETER MARTENS
NZCB

Name: BUILDING INSPECTOR..... 8/10/08
CO-ORDINATOR

Position: Authorised Officer

Building Control Unit

Building

Maunsell Limited

121 Rostrevor Street, PO Box 434, Hamilton, New Zealand
T +64 7 834 8980 F +64 7 834 8981 www.maunsell.com

Ref: 1055 912 22/letters/monahan02

Jim and Barbara Monahan
c/o Concepts Architectural Design (Attn Tane)
PO Box 14 112
Hamilton

20 September 2005

Dear Tane

245 Bankwood Road: Preliminary Geotechnical Investigation for Proposed House Extension and Garage Area.**1.0 Introduction**

Maunsell has carried out a soils investigation at the site of the proposed extensions to the existing house and garage at 245 Bankwood Road, Hamilton, to enable foundation recommendations to be provided.

It is proposed to extend the existing house toward Bankwood road and extend a deck off the back of the house off the kitchen extension and to the side of the house off the existing dining room. It is also proposed to extend the existing garage towards the back of the property, closer to a steep (26degree) downward sloping bank.

The results from the soils investigation and our conclusions and recommendations are summarised below.

2.0 Soils & Slope Stability Investigation

On 12 September 2005, 2 hand augered drillhole and 4 scala penetrometer tests, all to a depth of between 2.5 and 2.7m below ground level were carried out at the locations shown on the attached site plan. In addition, abney cross sections were carried out down the gully slope at the back of the existing garage and to the side of the existing dining room.

3.0 Foundation Conditions

The drillholes in the area of the proposed house extension and deck area revealed the near surface subsoils consist of a 0.30m thick moist, dark brown silt (topsoil) overlying alternating layers of moist, silt, sandy silt or fine sand to depth of at least 2.7m below ground level.

There was no ground water table reached in the 2.5m to 2.7m deep drillholes, but we did note that the fine sand layers were often wet if they were underlain by a less permeable silt layer.

The scala penetrometer tests indicate that the upper 0.9m to 1.2m layer of subsoils were loose and 300 kPa ultimate bearing (as required by NZS 3604:1999 "*Timber Framed Buildings*") was not available.

Beneath this layer the soils are firmer and the required 300 kPa ultimate bearing was available.

Investigations from Maunsells previous report, reference 55 903 85/letters/Monahan01, found that there was uncontrolled fill beneath the proposed garage location and that the slope was over steep and needed to be stabilised. Please refer to this report (a copy of which is attached) when building the foundations for the garage extension.

4.0 Recommended Foundation Options

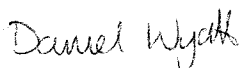
Based on the results from our soils investigation and considering the type of extension that is likely to be built on the property (single storey timber framed house extensions supported on a concrete floor slabs and light weight low level decking supported on timber driven piles), we recommend the following that a excavated sand pad / timber driven pile foundation combination is adopted.

- For those sections of the dwelling that will be living extensions of the house, an excavated sand pad supporting a standard NZS 3604:1999 foundation slab can be adopted. Our tests indicate that excavation to a depth below ground level of between 0.9m to 1.2m will be required to remove the loose near surface soil layer. The excavations for the sand pad must also extend for a distance of 0.5m outside the external edge of the proposed foundation floor slab. Once excavated, the exposed subgrade must be proof rolled with a static roller to compact the subgrade. Prior to placing the sand backfill layer, Maunsell should check the compacted subgrade to ensure 300kPa bearing is available.
- If any soft areas are encountered beneath the line of any external or internal load bearing footings, the extent of these areas will be identified by Maunsell and they are then to be removed in a trench 1.2m wide and compacted with compacted sand fill.
- Suitable imported pit sand should then be placed and compacted over the full extent of the foundation pad up to the underside of the proposed floor slab, in 150mm thick layers, to a compaction standard of 300 kPa ultimate. Maunsell will then need to check this sand layer when it is completed to check that it has achieved the 300 kPa bearing required.
- Standard reinforced concrete strip foundations complying with NZS 3604:1999 can then be dug into the sand pad to support the proposed house extensions.
- As the proposed low level timber deck is close to the existing steep (38 degree) bank, driven timber piles founding at a depth of at least 1.5m will be required to support the load bearing foundations.

5.0 Limitations

The recommendations and opinions contained in this report are based upon data from the drillholes and abney section. Inferences about the nature and continuity of subsoil away from drillholes are considered reasonable but cannot be guaranteed. This report has been prepared for the particular project described in the owner's brief to us and no responsibility is accepted for the use of any part of this report in other contexts or for any other purposes.

Yours faithfully



Daniel Wyatt
National Laboratory Supervisor
danny.wyatt@maunsell.com



Colin Jacobson
Engineering Manager
colin.jacobson@maunsell.com

encl: Soils Logs
Location Plan
55 903 85/letters/Monahan01
cc: File

PROJECT : Soils Investigation
 CLIENT : Jim & Barbara Monahan
 LOCATION : 245 Bankwood Road, Hamilton

JOB NO.: 55 912 22
 DATE: 12 September 2005

Test Methods:
 NZS 4402: 1986 Test 6.5.2 - Penetration Resistance of a Soil (hand method)

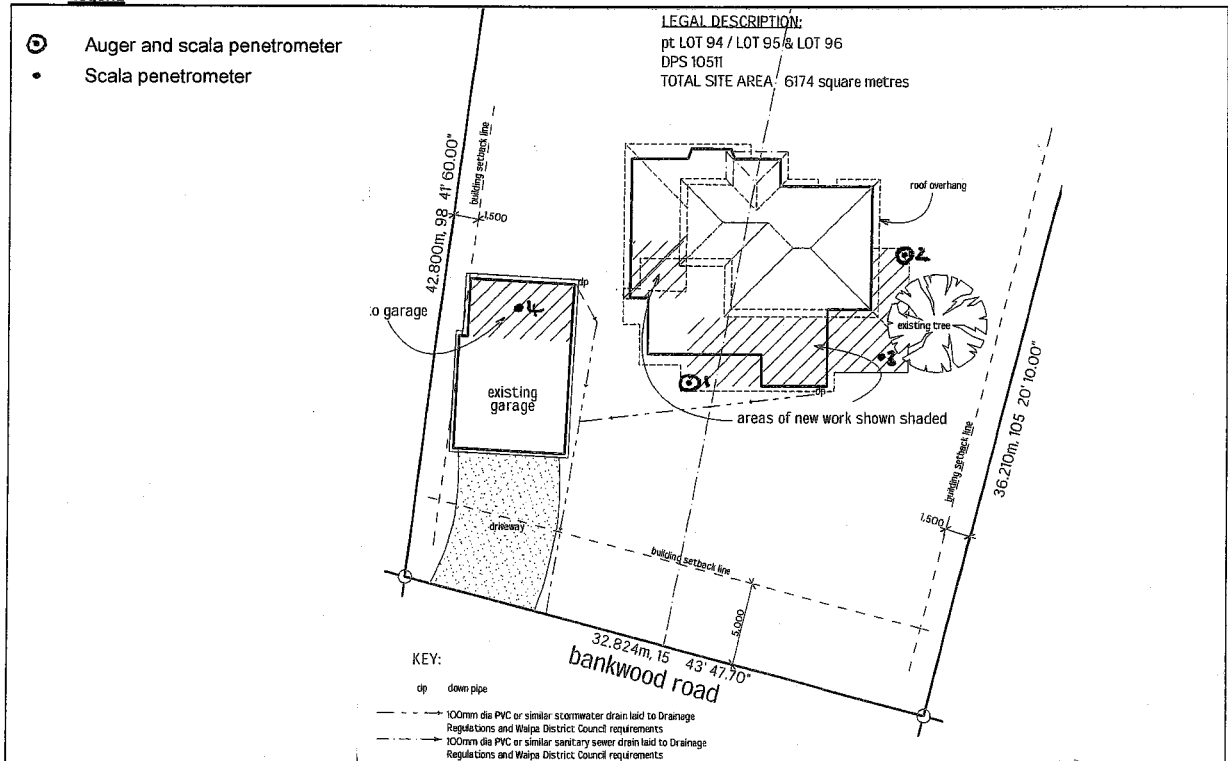
TEST RESULTS

Depth	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	Auger1	Auger2														
0.0 - 0.3	2	3	3	4	-	-	-	-	-	-	-	-	-	-	-	-
0.3 - 0.6	4	5	4	10	-	-	-	-	-	-	-	-	-	-	-	-
0.6 - 0.9	6	6	2	5	-	-	-	-	-	-	-	-	-	-	-	-
0.9 - 1.2	11	4	3	7	-	-	-	-	-	-	-	-	-	-	-	-
1.2 - 1.5	16	10	6	8	-	-	-	-	-	-	-	-	-	-	-	-
1.5 - 1.8	13	8	8	9	-	-	-	-	-	-	-	-	-	-	-	-
1.8 - 2.1	8	10	9	8	-	-	-	-	-	-	-	-	-	-	-	-
2.1 - 2.4	22	10	6	15	-	-	-	-	-	-	-	-	-	-	-	-
2.4 - 2.7	-	-	20	-	-	-	-	-	-	-	-	-	-	-	-	-
2.7 - 3.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

TEST LOCATIONS

Legend

- ⊙ Auger and scala penetrometer
- Scala penetrometer



Comments:

Transcribed by: Daniel Wyatt
 Geoff Painter

PROJECT: Soils Investigation
 CLIENT: Jim & Barbara Monahan
 LOCATION: 245 Bankwood Road, Hamilton
 Auger No.: Auger 1

PROJECT No. : 55 912 22
 DATE : 12 September 2005

DEPTH	MATERIAL DESCRIPTION	Shear Strength	DCP (Scala) Penetrometer	Water Level
0.0	Dark Brown SILT, soft, moist. (Topsoil)		2	
0.3m	Greyish Brown SILTY fine SAND, loose to medium dense, moist. - moist to wet from 0.4m		4	
	- mottled Orange from 0.7m		6	
	- iron staining from 0.85m			
0.9m	Light Grey SILT, soft to firm, moist. - traces of fine SAND from 1.0m		11	
1.0				
1.2m	Light Grey fine SAND, minor SILT, medium dense, moist.		16	
1.4m	Light Grey SILT, soft, moist.			
1.6m	Grey fine to medium pumiceous SAND, medium dense, moist to wet. - minor SILT from 1.7m		13	
1.8m	Grey streaked Brown SILT, firm, moist.		8	
2.0				
	- some fine SAND from 2.3m		22	
2.4m	Brownish Grey fine SAND, medium dense, moist to wet.			
2.5m	End of Log at 2.5m			
3.0				

COMMENTS: SCALA NUMBERS represent number of blows per 300mm

LOGGED BY:


 Geoff Painter

PROJECT : Soils Investigation
 CLIENT : Jim & Barbara Monahan
 LOCATION : 245 Bankwood Road, Hamilton
 AUGER No. : Auger 2

PROJECT No. : 55 912 22
 DATE : 12 September 2005

DEPTH	MATERIAL DESCRIPTION	Shear Strength	DCP (Scala) Penetrometer	Water Level
0.0	Dark Brown SILT, moist, soft. (Topsoil)		3	
0.25m	Yellowish Brown mottled Black fine SAND with minor SILT, moist, loose to medium dense.		5	
	- streaked Orange with traces of SILT from 0.6m.		6	
	- moist to wet from 0.7m.			
1.0	- Iron Staining at 1.0m.		4	
1.1m	Light Grey SILT with traces of CLAY, slightly plastic, moist, firm.		10	
1.4m	Grey SILTY fine SAND, moist to wet, loose to medium dense.			
1.5m	Grey fine SANDY SILT, moist to wet, soft.		8	
1.8m	Grey streaked Orange fine to medium pumiceous SAND with traces of SILT, moist to wet, loose to medium dense.		10	
1.9m	Grey fine pumiceous SAND, moist to wet, medium dense.			
2.0	Light Grey SILT, moist, firm.		10	
2.5m	Grey fine pumiceous SAND with traces of SILT, moist to wet, medium dense.			
2.7m	End of Log at 2.7m.			
3.0				

COMMENTS: SCALA NUMBERS represent number of blows per 300mm

LOGGED BY:


 Clint Bryan

Mobile: 021 448 123
Direct Dial: 64-7-857 1827
gavin.douglas@meritec.org
Reference: 55 903 85/letters/Monahan01

28 February 2003

J. & B. Monahan
245 Bankwood Road
Hamilton

Dear Mr & Mrs Monahan

245 Bankwood Road, Hamilton: Proposed New Garage

1.0 Introduction

As requested, Meritec Ltd have carried out a soils and slope stability analysis at 245 Bankwood Road, Hamilton, to enable foundation recommendations to be provided.

It is proposed to construct a new garage behind the existing garage that is to be demolished. The rear of the new garage will be located approximately 3m from the top of the gully that dips toward the west at a maximum slope of 28 degrees.

The results from the geotechnical investigation and our conclusions and recommendations are summarised below.

2.0 Soils and Slope Stability Investigation

On 25 February 2003, 2 hand augered drillholes and 3 scala penetrometer tests, all to a depth of between 2.4m to 3.5m below ground level, were carried out at the locations shown on the attached site plan. In addition, an abney cross-section was taken through the proposed centre of the new garage and gully to determine the existing ground profile.

The results from the 2 drillholes are as below:

- Drillhole 1 was located on the eastern side of the proposed garage, approximately 9m from the top of the bank. The soils consisted of 1.9m of loose fill material comprising layers of soft silt overlying a silty sand to a depth of at least 2.4m below ground level.
- Drillhole 2 was located at the western side of the proposed garage, approximately 3m from the top of the bank. The soils generally consisting of 3.0m of fill material comprising layers of moist soft silt overlying a silty sand to a depth of 3.2m (the maximum depth of augering) below ground level.

The scala penetrometer tests show that the soils are generally loose or very loose to a depth of between 1.9m (auger 1), 3.0m (auger 2) to 2.1m (test 3) below ground level. This equates approximately to the depth of the fill layer at the two drillholes. The original topsoil layer was not removed prior to placing the fill materials. However, beneath the fill layer, the soils are firmer and the required 300 kPa ultimate bearing is available.

The fill layer has not been adequately compacted and in its current state is therefore not suitable for supporting a residential garage.

The water table was not encountered in either drillhole, although the soils in drillhole 1 were wet from a depth of 1.9m below ground level.

3.0 Slope Stability Analysis

The existing ground contours basically consist of an uncontrolled fill bank with ground slopes of between 20 degrees and 28 degrees, dipping towards the west.

Although the existing bank batter is 28 degrees, the fill material is not certified fill and there is a risk that the slope could fail during adverse conditions (ie. very wet winter conditions).

Due to the near surface soils on the bank being loose uncompacted fill material, we therefore recommend that to stabilise the bank and prevent excessive loading with the construction of the proposed garage on the top of the slope a retaining wall should be designed to support the failure wedge. Refer to the attached sketch plan SK1 for details.

Further to the above comments, we recommend that no stormwater run-off from any development (ie. dwelling and site areas) on the property should be discharged over the bank or into the gully unless specifically designed erosion/scour protection measures are implemented. The gully slopes must also be kept well vegetated to prevent wind and water erosion.

4.0 Foundation Recommendations

Based on the results from the slope stability analysis, the subsoil tests and considering the type of dwelling that is to be constructed, a timber framed garage supported on a concrete floor slab, we recommend the following:

- The existing gully batter slope is to be eased from 28 degrees to 22 degrees, thereby removing a quantity of the fill material and reducing the risk of slope instability.
- A retaining wall designed by a Registered Engineer must be provided to support the fill material. The foundations for this wall will need to be deepened so that they can be supported on original ground beneath the fill layer.
- A lightweight timber framed garage supported on 150mm diameter driven timber piles is recommended for the property. All piles must be founded in the firm silty sands beneath the fill layer.

Several test piles would need to be driven on site to confirm the required pile embedment depths, but for estimating purposes, piles founding at a depth of at least 4.0m below ground level are likely. A Registered Engineer familiar with this report should design the driven timber piles and the retaining wall.

It is estimated that for Meritec Ltd to complete the design, documentation and supervision of the garage foundations and the timber pole retaining wall would be between \$1,500 - \$2,000 excl. GST.

5.0 Limitations

The recommendations and opinions contained in this report are based upon data from the drillholes and scala penetrometers. Inferences about the nature and continuity of subsoil away from drillholes are considered reasonable but cannot be guaranteed. This report has been prepared for the particular project described in the owner's brief to us and no responsibility is accepted for the use of any part of this report in other contexts or for any other purposes.

Yours faithfully



Gavin Douglas
Civil Engineer



Colin Jacobson
Civil/Structural Manager

Attachments:

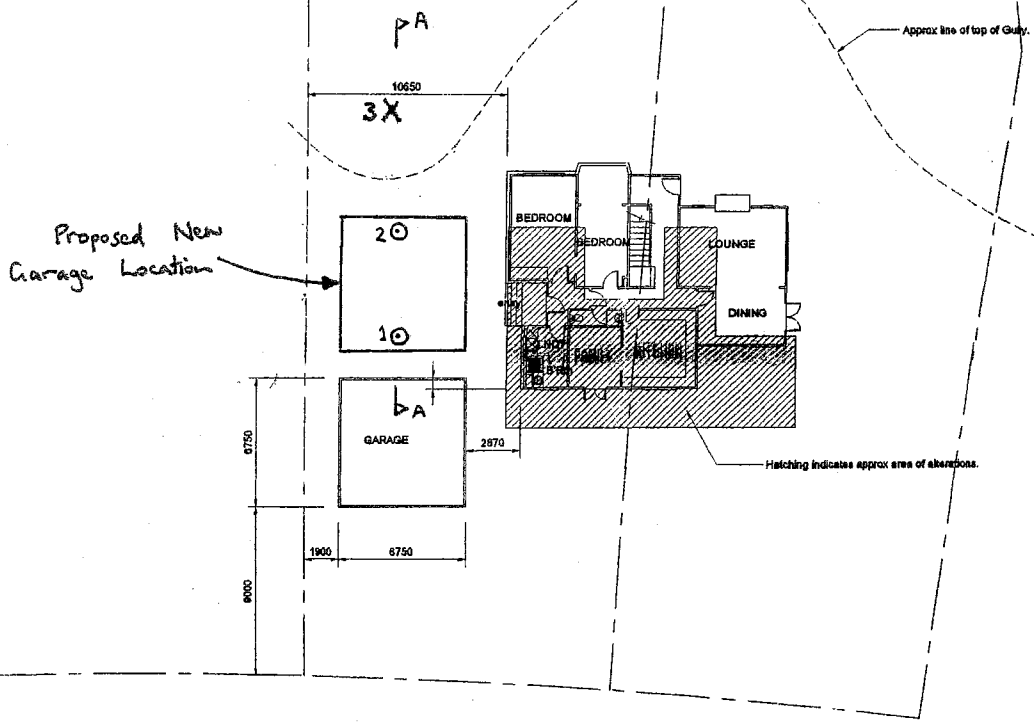
- Drillhole logs and location plan
- Sketch Plan SK1



Pt Lot 84
1908 sqm
DPs 10511

Lot 95
2706 sqm
DPs 10511

Lot 96
1560 sqm
DPs 10511



BANKWOOD ROAD

Legend

- ⊙ Hand Augered Drillhole + Scala Penetrometer
- × Scala Penetrometer

J. & B. Monahan

LOCATION PLAN



Not to Scale

245 Bankwood Road, Hamilton

55 903 85

Project 245 Bankwood Rd.

Section Slope Stability

Date 25/2/03

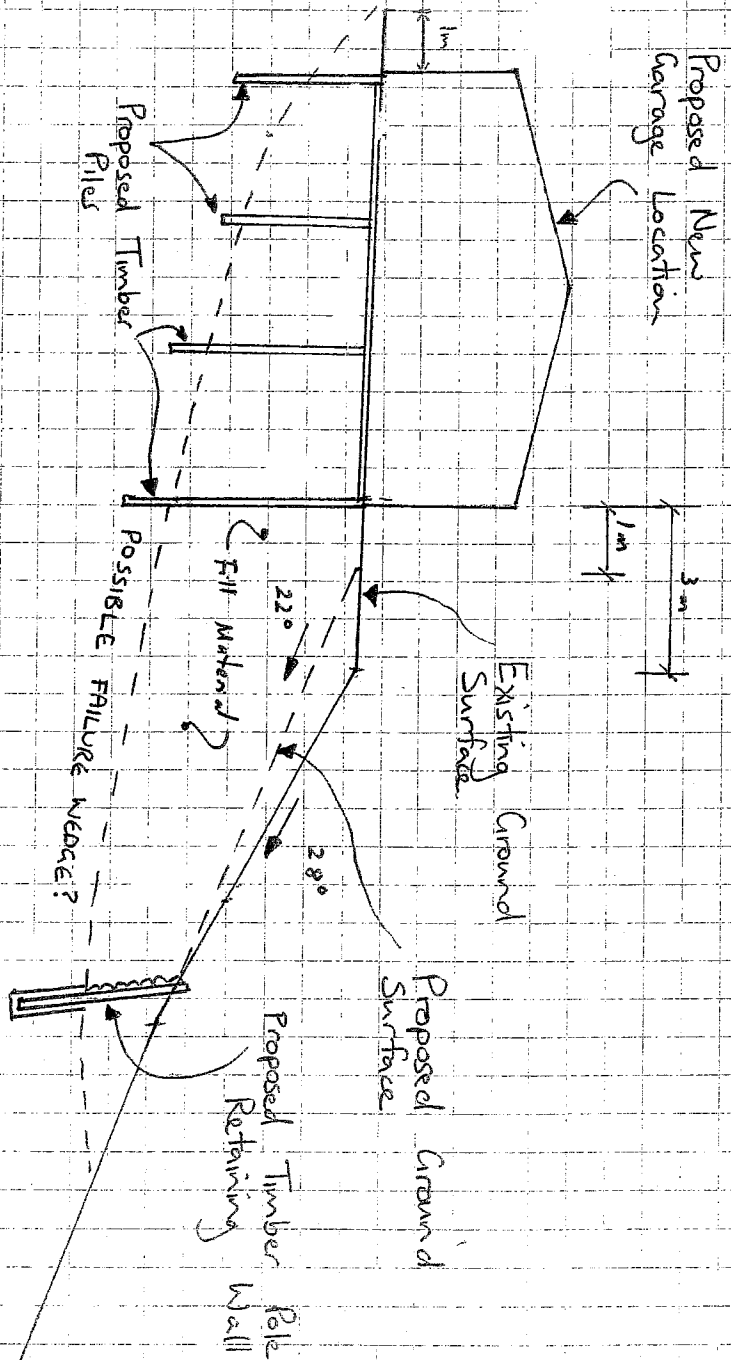
Designed AHD

Checked

Ref No. SS 90385

Page No. SK1

ABNEY CROSS SECTION A-A (Scale: 1:125)



PROJECT : Soils Investigation
 CLIENT : J. & B. Monahan
 LOCATION : 245 Bankwood Road, Hamilton

JOB NO.: 55 903 85
 DATE: 25 February 2003



Test Methods:

NZS 4402: 1988 Test 6.5.2 - Penetration Resistance of a Soil (hand method)

Depth	TEST RESULTS											
	1	2	3	4	5	6	7	8	9	10	11	12
	Auger 1	Auger 2										
0.0 - 0.3	5	4	0	-	-	-	-	-	-	-	-	-
0.3 - 0.6	5	3	4	-	-	-	-	-	-	-	-	-
0.6 - 0.9	2	3	2	-	-	-	-	-	-	-	-	-
0.9 - 1.2	4	2	2	-	-	-	-	-	-	-	-	-
1.2 - 1.5	7	3	6	-	-	-	-	-	-	-	-	-
1.5 - 1.8	6	2	4	-	-	-	-	-	-	-	-	-
1.8 - 2.1	12	3	5	-	-	-	-	-	-	-	-	-
2.1 - 2.4	18	3	9	-	-	-	-	-	-	-	-	-
2.4 - 2.7	-	7	*12	-	-	-	-	-	-	-	-	-
2.7 - 3.0	-	12	-	-	-	-	-	-	-	-	-	-
3.0 - 3.3	-	17	-	-	-	-	-	-	-	-	-	-
3.3 - 3.6	-	16/200	-	-	-	-	-	-	-	-	-	-

TEST LOCATIONS

Legend

Auger and scala penetrometer
 Scala penetrometer

Comments: Scala 3 was 1.5m off the base of the gully.

Transcribed by:


 Clint Bryan

PROJECT: Soils Investigation
 CLIENT: J. & B. Monahan
 LOCATION: 245 Bankwood Road, Hamilton
 Auger No.: Auger 1

PROJECT No. : 55 903 85
 DATE : 25 February 2003



DEPTH	MATERIAL DESCRIPTION	Shear Strength	DCP (Scala) Penetrometer	Water Level
0.0	Light brown SILT, soft - firm, moist.		5	
0.2m	Light grey mottled orange SILT, firm, moist			
0.4m	- intermixed with brown SILT and traces of GRAVEL up 9.5m, very moist, fragments of charcoal. (fill)		5	
			2	
0.8m	Dark brown SILT, soft, moist.			
1.0			4	
			7	
			6	
1.9m	Greyish orange SILTY fine - medium SAND, dense, wet, (natural)		12	
2.0				
			18	
2.4m	End of Log @ 2.4m.			
3.0				

COMMENTS: SCALA NUMBERS represent number of blows per 300mm.

LOGGED BY:


 Clint Bryan

PROJECT : Soils Investigation
 CLIENT : J. & B. Monahan
 LOCATION : 245 Bankwood Road, Hamilton
 Auger No. : Auger 2

PROJECT No. : 55 903 85
 DATE : 25 February 2003



DEPTH	MATERIAL DESCRIPTION	Shear Strength	DCP (Scala) Penetrometer	Water Level
0.0	Dark brown mottled light grey SILT, soft, moist, (fill)		4	
			3	
0.6m	Light grey mottled light brown SILT with minor fine SAND, soft, moist, (fill)		3	
			2	
1.0			3	
			2	
1.4m	Brown SILT with some fine SAND, soft, very moist, (fill)		2	
			3	
2.0			3	
			3	
2.4m	- Large rock particle or brick @ 2.4m. (fill)		7	
			12	
2.9m	Dark brown organic SILT, firm, moist (old topsoil)			
3.0	Light blueish grey SILTY fine SAND, moist, dense, intermixed with 10mm layers of dark brown SILT, (natural)		17	
3.2m	End of Log @ 3.2m		16/200	
			-	
4.0			-	
			-	
5.0			-	
			-	
6.0			-	
			-	
7.0			-	

COMMENTS: SCALA NUMBERS represent number of blows per 300mm.

LOGGED BY: *Daniel Wyatt*
 Danny Wyatt

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.

If work has been carried out without a building consent:

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

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

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

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

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

Planning Guidance Information

1.0 Status of District Plans:

Status of Hamilton City Operative District Plan

- The Hamilton City District Plan became operative on 18 October 2017.
- On 1 November 2017, Hamilton City Council notified the Te Awa Lakes Private Plan Change to the Operative District Plan. The Operative District Plan has been updated to include the proposed plan change provisions. These are shown as tracked changes. These changes have no legal effect until decisions on the plan change are notified.

Where to find the District Plans

To view the Hamilton City District Plan and Planning Maps on line go to <http://www.hamilton.govt.nz/operativedistrictplan> There are paper copies of the Hamilton City District Plan and Planning Maps available to view with the Duty Planner at the Council Building in Garden Place, and at the Hamilton Central Library.

Plan Change 9

Plan Change 9 has been publicly notified with submissions closing on 02 September 2022. Hearings on the Significant Natural Area and Notable Tree topics were held in late May 2023. While the hearing on the Historic Heritage Areas topic is to continue in November 2023 alongside the commencement of the hearings on Built Heritage and Archaeological Site topics.

Please note this property is affected by Plan Change 9 – Historic Heritage and Natural Environment. Plan Change 9 focuses on the identification and protection of the City’s historic heritage and natural environment and is amending the planning provisions relating to:

- Notable Trees
- Built Heritage
- Archaeological Sites
- Historic Heritage Areas (HHA)
- Significant Natural Areas (SNA)

The proposed changes to built heritage, Historic Heritage Areas, Archaeological Sites and Significant Natural Areas now have 'immediate legal effect'. This means the proposed rules must be followed now to make sure the identified structures/items, sites and areas are protected throughout the formal hearing process. Proposed changes to Notable Trees will come into effect at the end of the formal hearing process.

This property is affected by Plan Change 9, specifically:

Significant Natural Areas (SNA) – Schedule_ID C12 and SNA_type cSNA (Appendix 9C)

Here’s the link to Plan Change 9. <https://hamilton.govt.nz/property-rates-and-building/district-plan/plan-changes/plan-change-9/>

Plan Change 12

Plan Change 12 was publicly notified on 19 August 2022 with submissions closing on 30 September 2022. It is anticipated hearings will start early to mid-2023.

Please note this property is affected by Plan Change 12- Enabling Housing

Key elements of this Plan Change include:

- Changes to zoning, residential densities, and site and building controls across the city.
- Introduction of controls to protect the Waikato River including use of an infrastructure overlay.
- Green policies around permeable surfaces, landscaping, rainwater tanks, stormwater management, and water efficiency fixtures.
- Changes to reflect more transport choice including cycling, walking and public transport.
- Introduction of financial contributions

Some of the provisions have immediate legal effect. More details can be found at <https://hamilton.govt.nz/property-rates-and-building/district-plan/plan-changes/plan-change-12/>

For further information please contact the Planning Guidance Unit on 07 838 6699

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: | Waikato River and Gully Hazard Area |
| • Electricity Transmission Corridors: | None recorded for this property |
| • Natural Hazard Area: | Culvert Block Flood Hazard Area (Culvert Block Flood Level 25.3m) |
| • Airport Protection Overlay: | None recorded for this property |
| • Areas: | None recorded for this property |
| • Other Features: | None recorded for this property |
| • Designations on this Property: | None recorded for this property |
| • Alterations to Designations and Notices of Requirement for this property: | None recorded for this property |

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

3.0 Resource Consents in regard to this property:

Resource Consents currently In Progress for this Property:

None recorded for this property

Resource 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 6810

Notified Resource Consents currently in progress at adjoining Properties:

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

None recorded for this property

COMMENTS

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

Environmental Health Information

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

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

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

Likely presence of hazardous contaminants known to Council:-

Council holds records of properties where certain hazardous activity and industrial landuses (HAIL) that are considered likely to cause land contamination are known to be occurring, may have occurred, or have occurred in the past.

As at the date of issue of this LIM report Council holds no information for the land that is the subject of this LIM in relation to activities and industries that are considered likely to cause land contamination, or in relation to the likely presence of hazardous contaminants.

Important notes:-

The absence of information does not necessarily mean that no hazardous activity or industrial landuse is occurring or has occurred on the land, or the absence of hazardous contaminants on the land, but simply means that no information is currently held by Council.

Council is concerned with human receptors only. You are advised to contact the Waikato Regional Council, who may or may not have further information in relation to HAIL activity and the likely presence of hazardous contaminants for this land, particularly in relation to ecological receptors.

Disclaimer:-

Hamilton City Council accepts no liability for any inaccuracy in, or omission from, the information provided above, or for any consequence of that inaccuracy or omission.

Any person who wishes to make any commercial decisions that involves an assessment of whether the site is impacted by hazardous contaminants should make their own enquiries and decisions.

Further information:-

More information on hazardous activities and industries that are considered likely to cause land contamination can be found at:- <https://environment.govt.nz/publications/hazardous-activities-and-industries-list-hail/>

City Transportation Information

Road Works: 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:

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

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

Parks and Recreation Information

If you require information on the use of the management, development and current and potential use of parks in the area please contact the Parks and Recreation Unit at parksadmin@hcc.govt.nz

Network Utility Operators

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

RATING UNIT DETAILS

Rates number	39635	HCC website
Valuation number	04212-099-00	Map
Property address	247 Bankwood Road	
Rate category *	Residential General	
Separate parts (SUIPs) *	1	
Land value *	\$1,125,000	
Capital value *	\$1,550,000	

* This is our current record and may change before rates are set.

Legal description	Area (hectares)	Record of title
Lot 95 DPS 10511	0.2705	SA42D/514
Lot 96 DPS 10511	0.1560	SA42D/514
Part Lot 94 DPS 10511	0.1908	SA42D/514
Total area	0.6173	

RATES BALANCES

Balance on 1 July 2023	\$0.00
Rates penalties	\$0.00
Payments received	\$0.00
Balance to 30 June 2023	\$0.00

2023/2024 proposed rates \$4,741.61 *This figure may change if the valuation, SUIPs, or use change before rates are set.*

Residential properties in Hamilton do not usually pay for water by meter.

Separate rates are set and invoiced by Waikato Regional Council—

waikatoregion.govt.nz/rates

rates@waikatoregion.govt.nz

Rates for any title to be cancelled must be paid in full to 30 June.

Landonline Notice of Change of Ownership (NoC) is our preferred method to receive changes of ownership.

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.

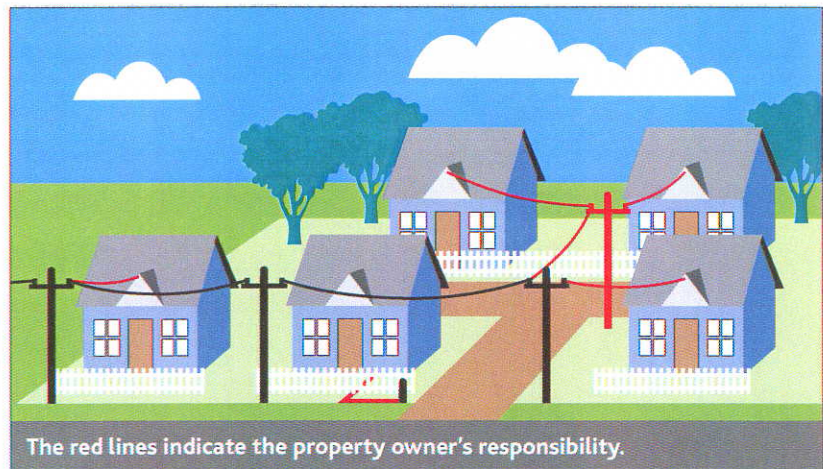
WHO OWNS WHAT?

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

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.

Additional Information

If you require further information about the content of the Land Information Memorandum, please contact Hamilton City Council.

Phone: 07 838 6699

Email: lims2@hcc.govt.nz



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




R.W. Muir
Registrar-General
of Land

Identifier SA42D/514
Land Registration District South Auckland
Date Issued 24 January 1989

Prior References
SA21D/926

Estate Fee Simple
Area 6174 square metres more or less
Legal Description Lot 95-96 and Part Lot 94 Deposited Plan
South Auckland 10511

Registered Owners
James Joseph Monahan and Barbara Mary Monahan

Interests
B554111.3 Mortgage to The National Bank of New Zealand Limited - 6.7.1999 at 2.27 pm

