

FILE COPY

31 CLARE STREET, CAMBRIDGE

# LAND INFORMATION MEMORANDUM

Pursuant to Section 44A of the Local Government Office and Meetings Act 1987



CAMBRIDGE





# Land Information Memorandum

For property located at  
31 Clare Street Cambridge 3434

LIM reference: LIM/0688/25  
Application date: 7 August 2025

## Applicant details

|                |                                |
|----------------|--------------------------------|
| Applicant      | Shona Fraser                   |
| Client         |                                |
| Postal address | 31 Clare Street Cambridge 3434 |

### **About this LIM:**

This Land Information Memorandum (**LIM**) has been prepared for the applicant for the purpose of section 44A to 44C of the Local Government Official Information and Meetings Act 1987 (**LGOIMA**).

The LIM includes information which must be included pursuant to section 44A to 44C of LGOIMA, or that the Council, at its discretion, considered appropriate to include. The information is also considered by the Council to be relevant and reliable.

This LIM does not include information relating to the land which is unknown to the Council and may not include information held by any other organisation which also hold land information (e.g. Waikato Regional Council and Waka Kotahi NZ Transport Agency).

The Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. The Council records also may not show illegal or unauthorised building or works on the land.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by the Council or other organisations. In addition, the applicant should check the Record of Title for the property as it might also contain obligations relating to the land.

The text and attachments of this document should be considered together, and the LIM is valid as at the date of issue only.

The Council does not provide interpretation or advice on how to interpret or utilise this information. If this required, the applicant should seek appropriate and independent professional advice.

The Council records can be incomplete in some instances.



**This LIM contains two parts:**

- **Part 1** contains information required to be provided pursuant to sections 44A to 44C of the LGOIMA.
- **Part 2** contains Discretionary information that the Council considers may be of interest to any prospective purchaser of a site.

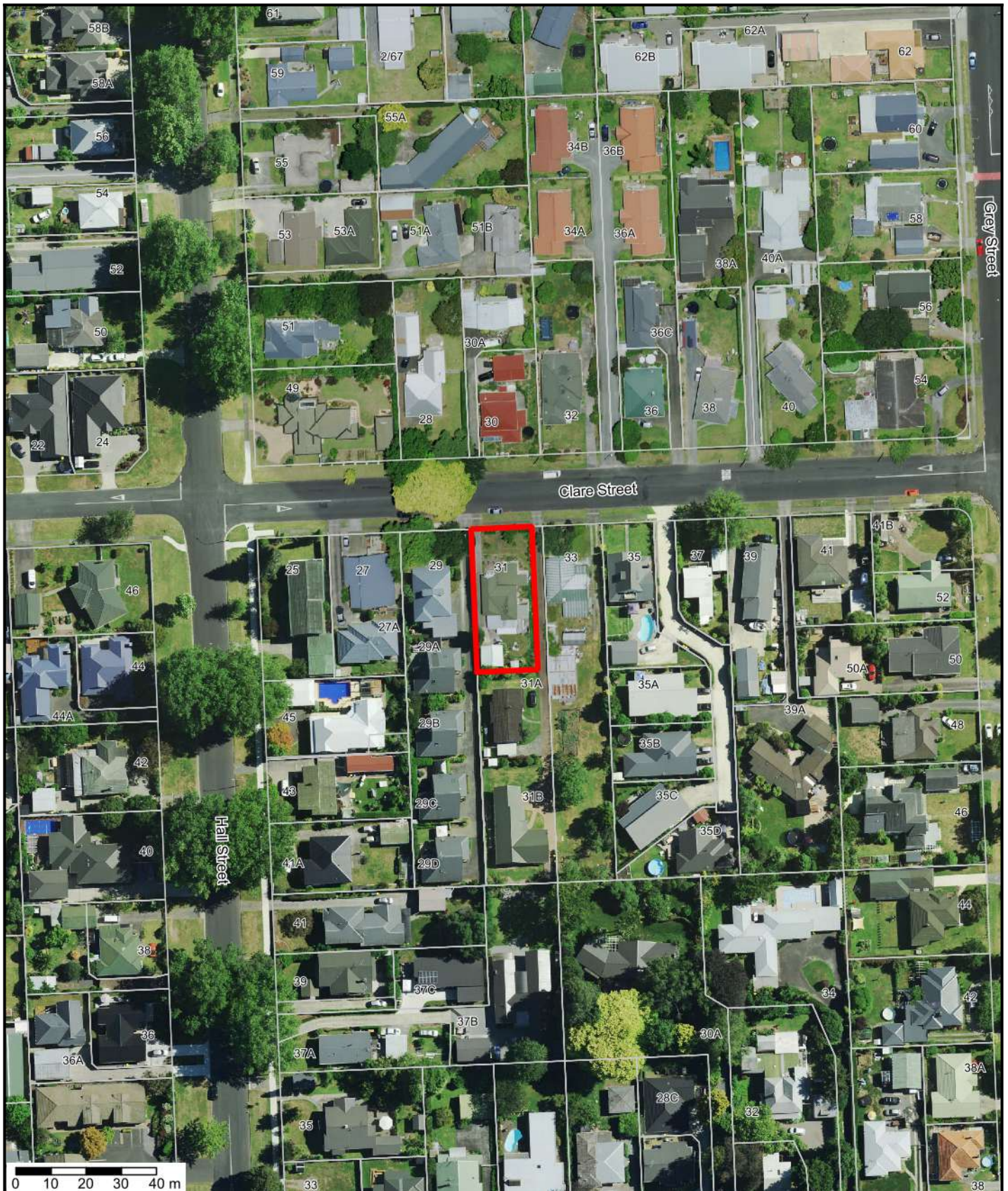
**General**

The cadastral information overlaid within this report is for indicative use only and is not intended for definitive legal, location, or formal reference purposes. Site-specific investigations and verification should always be undertaken.

**For information/notes:**

This LIM contains mapping, cadastral, data, and other information about the site that has been drawn from various sources. Because of the nature of this information, its accuracy, precision, and completeness, will vary. The recipient of this LIM is advised to undertake further investigations and seek expert advice in terms of the applicability and accuracy of the information as it relates to the site.

Where information is sourced from the Waikato Regional Hazards Portal or from the Regional Council's Land Use Information Register of Potentially Contaminated Sites, the recipient of this LIM should be aware that these sources of information are subject to Terms of Use which in turn reference limitations of accuracy, disclaimers, and warnings in relation to this information.



## Aerial Photography



High-resolution imagery for Cambridge, Hautapu, Kakepuku, Karapiro, Kihikihi, Mystery Creek, Ohauupo, Te Awamutu, Te Miro, Tokanui flown 17 February 2021;  
 Puhue, Wharepapa South flown 14 February 2021;  
 Kaniwhaniwha, Ngahinapouri, Pirongia, Te Pahu flown 31 January 2021.  
 Medium-resolution imagery for other rural areas and settlements flown March 2022 and for and some selected urban settlements flown March 2023.  
 Aerial photography has an accuracy of  $\pm 0.1m$  in high-resolution imagery and  $\pm 0.5m$  in medium-resolution imagery.  
 Position of property boundaries is INDICATIVE only and must not be used for legal purposes.  
 Imagery sourced from LandPro Ltd. and NZ Aerial Surveys Ltd.

Thursday 14 August 2025

**Disclaimer**  
 Because of the nature of the data, accuracy varies and the data should be regarded as indicative only in relation to the site subject to this LIM. Before relying on this information, further research and a site investigation should always be undertaken.

# PART 1

| 1a Site details   |                                |
|-------------------|--------------------------------|
| Owner             | S Fraser                       |
| Property address  | 31 Clare Street Cambridge 3434 |
| Legal description | LOT 1 DPS 39746                |
| Area              | 0.0692 ha                      |
| Record of title   | Attached                       |

| 1b Valuation details        |               |
|-----------------------------|---------------|
| Valuation assessment number | 04351/434.00  |
| Date of valuation           | 1 August 2022 |
| Land value                  | \$590000      |
| Value of improvements       | \$415000      |
| Capital value               | \$1005000     |

| 1c Rating details                  |                |
|------------------------------------|----------------|
| Rates struck for year 2025 to 2026 | \$4340.67      |
| Balance of account                 | \$5464.61      |
| Next instalment due date           | 21 August 2025 |
| Penalty date                       | 28 August 2025 |

**Note:**

- Section 43 (3) of the Local Government (Rating) Act 2002 states that the *"The rates are not affected by a change in the rateable value or factors of a rating unit during the financial year in which the rates are set."*
- The Balance of Account is at the date of this LIM and must not be relied on for settlement purposes as payments may have been received and/or additional charges imposed;
- The rates are a charge on the land pursuant to Section 59 of the Local Government Rating Act 2002. Any rates outstanding after Council receives a Notice of Sale pursuant to Section 31 of the Local Government Rating Act 2002, become the responsibility of the new owner.

LIM/0688/25



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

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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** SA35D/559  
**Land Registration District** South Auckland  
**Date Issued** 24 March 1986  
**Prior References**  
SA208/93

**MORE REAL ESTATE LIMITED DISCLAIMER**

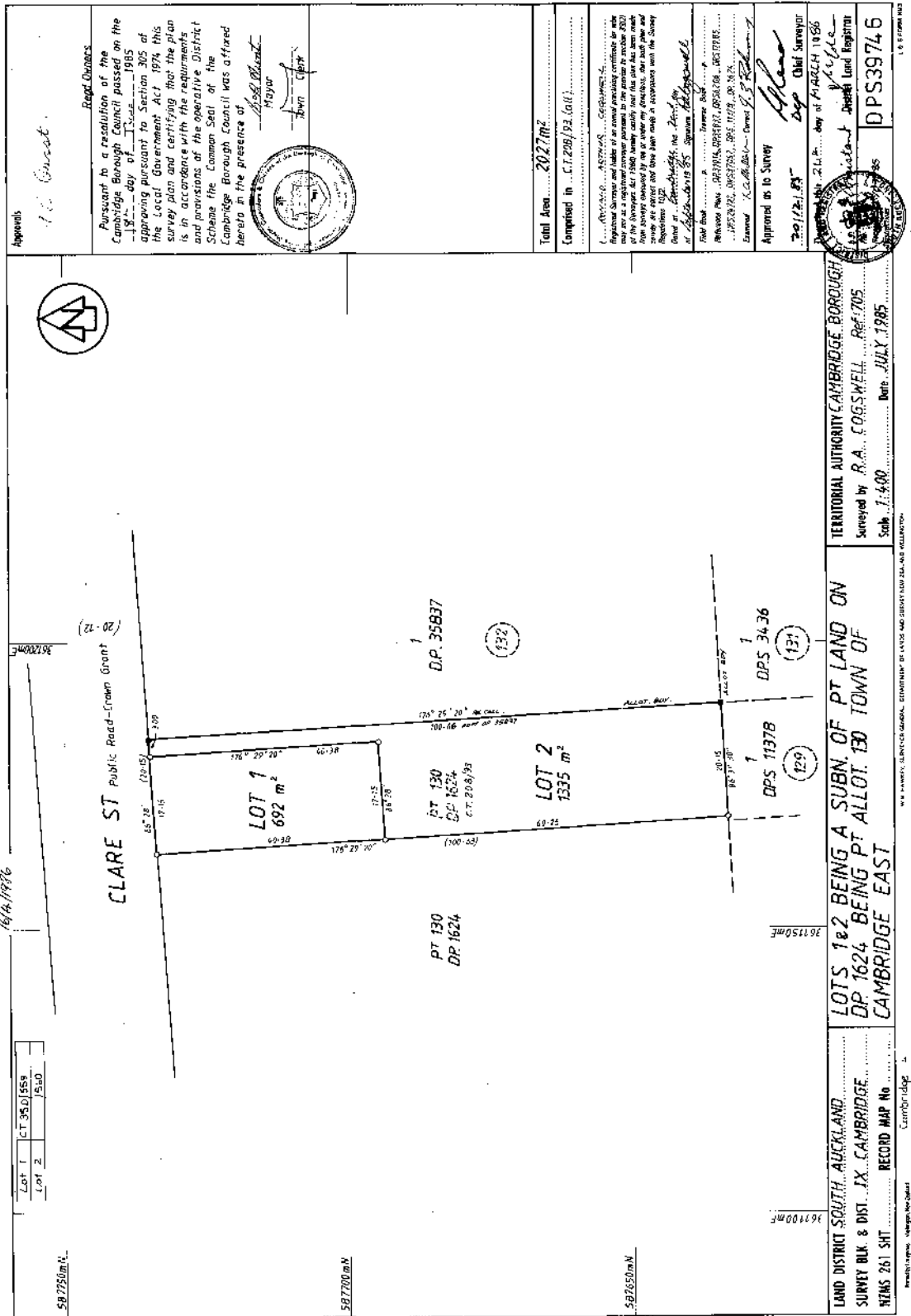
This document has been obtained on behalf of the client and is made available to customers for general information purposes only. Neither More Real Estate Ltd nor their client warrant the accuracy, completeness or currency of the document, nor do they accept liability for any errors or omissions in this document. All customers should obtain and rely on their own documents and legal advice.

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**Estate** Fee Simple  
**Area** 692 square metres more or less  
**Legal Description** Lot 1 Deposited Plan South Auckland  
39746  
**Registered Owners**  
Shona-Ranai Fraser

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**Interests**  
11218390.3 Mortgage to Bank of New Zealand - 21.9.2018 at 3:06 pm



## 2a Consents or certificates affecting the land or any buildings on the land previously issued by the Council

This section includes details of:

- Any Building Permits issued pursuant to Council's Building Bylaw;
- Any Building Consents, Code of Compliance Certificates, Certificates of Acceptance and Public Use and exemptions issued pursuant to the Building Act 1991 and the Building Act 2004;
- Any Warrant of Fitness issued for buildings on the property pursuant to the Building Act 1991 and the Building Act 2004;
- Any Notices issued for buildings on land likely to be subject to erosion, avulsion, alluvion, falling debris, subsidence, inundation or slippage pursuant to Section 641A(4) of the Local Government Act 1974 and Section 36(2) of the Building Act 1991 or Section 73 of the Building Act 2004;
- Any buildings subject to the special provisions for earthquake-prone buildings under Subpart 6A of the Building Act 2004.

The following **Building Consents** have been issued pursuant to the Building Act 1991, or the Building Act 2004:

| Reference number | Description                                       | Date issued | CCC issued |
|------------------|---------------------------------------------------|-------------|------------|
| 219              | GARAGE                                            | 16/02/1993  | 23/07/2018 |
| 3636             | EXTENSION TO DWELLING                             | 09/03/1994  | 04/06/1997 |
| 18402            | ADDITION AND ALTERATION TO DWELLING               | 19/01/1999  | 18/12/2001 |
| BC/0071/17       | REMOVE LOAD BEARING WALL AND BATHROOM ALTERATIONS | 06/03/2017  | 03/05/2018 |

### Note:

- Refer to copies of the building plans, and Certificates (where relevant);
- For any further building enquiries please contact Council's Building Compliance Team;
- Prior to the Building Act 1991, Council was not required to keep detailed records for building permits issued and certificates of compliance did not exist. As such, limited information is held and in some cases we are unable to identify building permits for particular properties. While the Council has always endeavoured to maintain full records of pre-Building Act 1991 matters, not all records for this period have survived and in other cases where building work is documented, information may be incomplete. The Council does not accept responsibility for any omission;
- It is recommended that the Council property file is viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities. For copies of any of the documents referred to in the table above (including applications, reports, decisions and consents), please contact [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz).

LIM/0688/25

## Form 7 - Code Compliance Certificate CCC/0733/18

### Section 95, Building Act 2004

#### The Building

Street address of building: 31 Clare Street Cambridge 3434

Legal description of land where building is located: LOT 1 DPS 39746

Property ID: 1507 Rating unit number: 04351/434.00

Building Name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

Current, lawfully established use: Outbuilding

Year First Constructed: 1994

#### Owner

Name of Owner:

VP Woodhams & AL Woodhams

Contact Name: N/A

Mailing Address:

31 Clare Street

Cambridge 3434

Street Address: N/A

Phone: N/A

Landline: N/A

Mobile: N/A

Daytime: N/A

After Hours: N/A

Facsimile number: N/A

Email address: vpwoodhams@gmail.com

Website: N/A

#### First Point of Contact for Communications with the Building Consents Authority

Name of Contact:

VP Woodhams & AL Woodhams

Contact Name: N/A

Mailing Address:

31 Clare Street

Cambridge 3434

Phone: N/A

Landline: N/A

Mobile: N/A

Facsimile number: N/A

Email address: vpwoodhams@gmail.com

#### Building Work

Building consent number: 219

Issued by: Waipa District Council

Completed Work: Garage

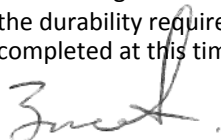
Value of work: \$ 5,300.00

#### Code Compliance

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

- (a) the building work complies with the building consent
- (b) the durability requirements for the building work commenced March 1994 as the garage was substantially completed at this time

Signature:



Position: Building Compliance Officer - Name: Brent Montague

On behalf of: Waipa District Council

Date CCC issued: 23/07/2018

**Building Consent No:219**  
**Section 31, Building Act 1991**

---

**OWNER :** MR Allan Leslie BUSST

Mailing Address: 31 Flat A CLARE STREET, CAMBRIDGE  
Contact: SKYLINE GARAGES  
Mailing Address: PO BOX 10107, HAMILTON  
Phone: 071 494 962 (Bus.) Application received:

---

**PROJECT LOCATION**

Street Address: 31 Flat A CLARE STREET, CAMBRIDGE  
Property ID:  
Assessment No: 04351/434.00  
Legal: LOT 1 DPS 39746

---

**PROJECT**

The project is for Garages/Carports  
Intended Use(s): Garage  
Intended life: Indefinite but not less than 50 years

---

**COUNCIL CHARGES**

The Council's total charges payable on the uplifting of this building consent in accordance with the attached details, are: \$0.00

---

This Building Consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached .... pages headed **Conditions of Building Consent No: 219**

Signed for and on behalf of the Council:

Name: *J. A. Kniffner*

Position: *Building Control* Date: *16/2/93*

Building Consent: 219

Page : 1



WAIPA DISTRICT COUNCIL

CODE COMPLIANCE CERTIFICATE No: 2781  
Section 43(3), Building Act 1991

Building Consent No: 3636

---

OWNER : MR Graeme Allan BUSST

Mailing Address: 31 CLARE STREET, CAMBRIDGE

Contact: MR Graeme Allan BUSST

Mailing Address: 31 CLARE STREET, CAMBRIDGE

Application received:

---

PROJECT LOCATION

Street Address: 31 CLARE STREET, CAMBRIDGE

Property ID:

Assessment No: 04351/434.00

Legal: LOT 1 DP 39746

---

PROJECT

The project is for Dwelling Add/Alt

Intended Use(s): EXTENSION TO DWELLING

Intended life: Indefinite but not less than 50 years

---

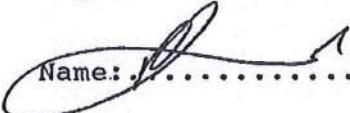
COUNCIL CHARGES

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

---

This is a final code compliance certificate issued in respect of all of the  
building work under the above building consent

Signed for and on behalf of the Waipa District Council:

Name:  .....

Position: Building Control Officer. Date 4/6/97.

FINAL CODE COMPLIANCE CERTIFICATE: 2781

Page : 1



WAIPA DISTRICT COUNCIL

Building Consent No: 3636  
Section 31, Building Act 1991

Issued: 09Mar94

Issued by Waipa District Council

---

CONTACT : MR Graeme Allan BUSST  
31 CLARE STREET  
CAMBRIDGE

OWNER : MR Graeme Allan BUSST  
31 CLARE STREET  
CAMBRIDGE

Application received:

---

PROJECT LOCATION

Street Address: 31 CLARE STREET, CAMBRIDGE  
Property ID:  
Assessment No: 04351/434.00  
Legal: Lot 1 DP 39746

---

PROJECT

The project is for Dwelling Add/Alt  
Intended Use(s): EXTENSION TO DWELLING  
Intended life: Indefinite but not less than 50 years  
Value of Work: \$4,000.00

---

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this  
building consent in accordance with the attached details,  
are: \$0.00

Receipt number: 263059      Date: 03Mar94      Amount: \$148.50

---

Building Consent: 3636

Page : 1



### **1: Inspections by Territorial Authority:**

Notice to be given by owner or agent to the Waipa District Council that building work is ready for inspection at least 1 working day in advance for the following work:

Excavation for foundations.

Damp proofing and reinforcement to concrete floor.

Plumbing work within any wall cavity e.g timber or blockwork.

Bracing and fixing of subfloor framing members prior to subfloor cladding being fixed.

Bracing and fixing of framing members prior to any insulation being placed.

Framing timber required to have a specified moisture content.

Thermal insulation material

Fixing of linings for bracing elements

Sanitary drainage

Stormwater Drainage

The completion of the work authorised by this consent.

Please arrange the booking of inspections and direct enquiries regarding this consent to the Building control Department.

Phone: 07 871 7133 TeAwamutu or  
07 827 6033 Cambridge

### **2: Hot Water**

The hot water supply to sanitary fixtures used for personal hygiene is to be fitted with tempering valves or other approved devices to limit the water temperature to 55oC.

### **3: Electrical Work**

This building requires electrical work to be undertaken and any work is to be done by an appropriately qualified person and a certificate of compliance is to be provided by that person.

### **4: Stormwater**

All stormwater runoff from roof, driveways and pave areas shall be collected and piped in sealed pipes to approved soakholes.

### **5:**

The owner or his agent shall as soon as practicable, advise the Waipa District Council, on the prescribed form that all building work has

Building Consent: 3636

Page : 2

been completed to the extent required by this Building Consent.

**6: Additional Comments and Conditions**

1. Anchor piles required one each corner of building, connections to be as per NZS 3604 1990.
2. Floor joists are to be spaced at no more than 450 mm centres with 2 joists at ends.

This Building Consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under and other Act nor permit any breach of any other Act.

Signed for and on behalf of the Waipa District Council:

Name:  .....

Position: Building Control Officer

Date: 7/3/94

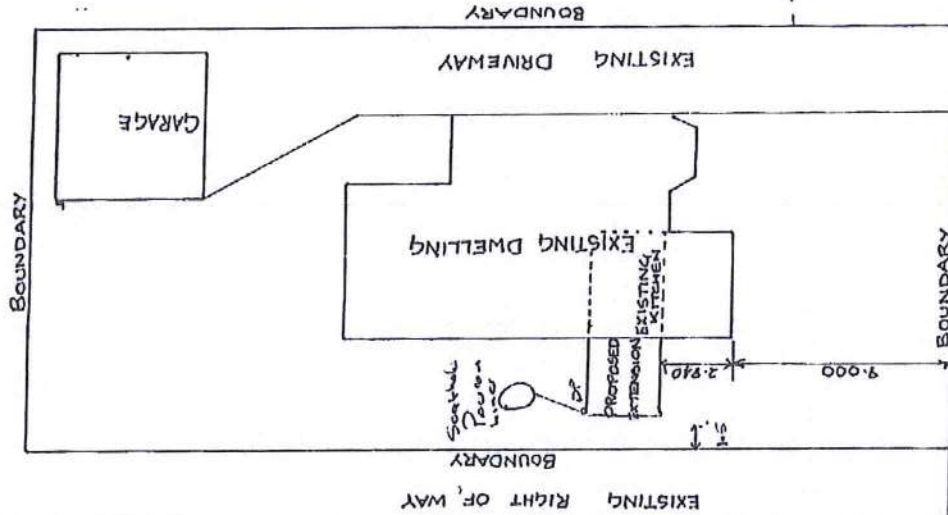
Building Consent: 3636

Page : 3

CLARE ST 31

7

It is proposed that the existing "out-side room" be demolished and the existing kitchen be extended to occupy this space.



Approved by Council  
Date: 14.3.94  
3636

SITE PLAN OF THE PROPOSED KITCHEN RENOVATION AT  
THE DWELLING OF MR & MRS BUSST SITUATED AT 31A CLARE ST  
CAMBRIDGE

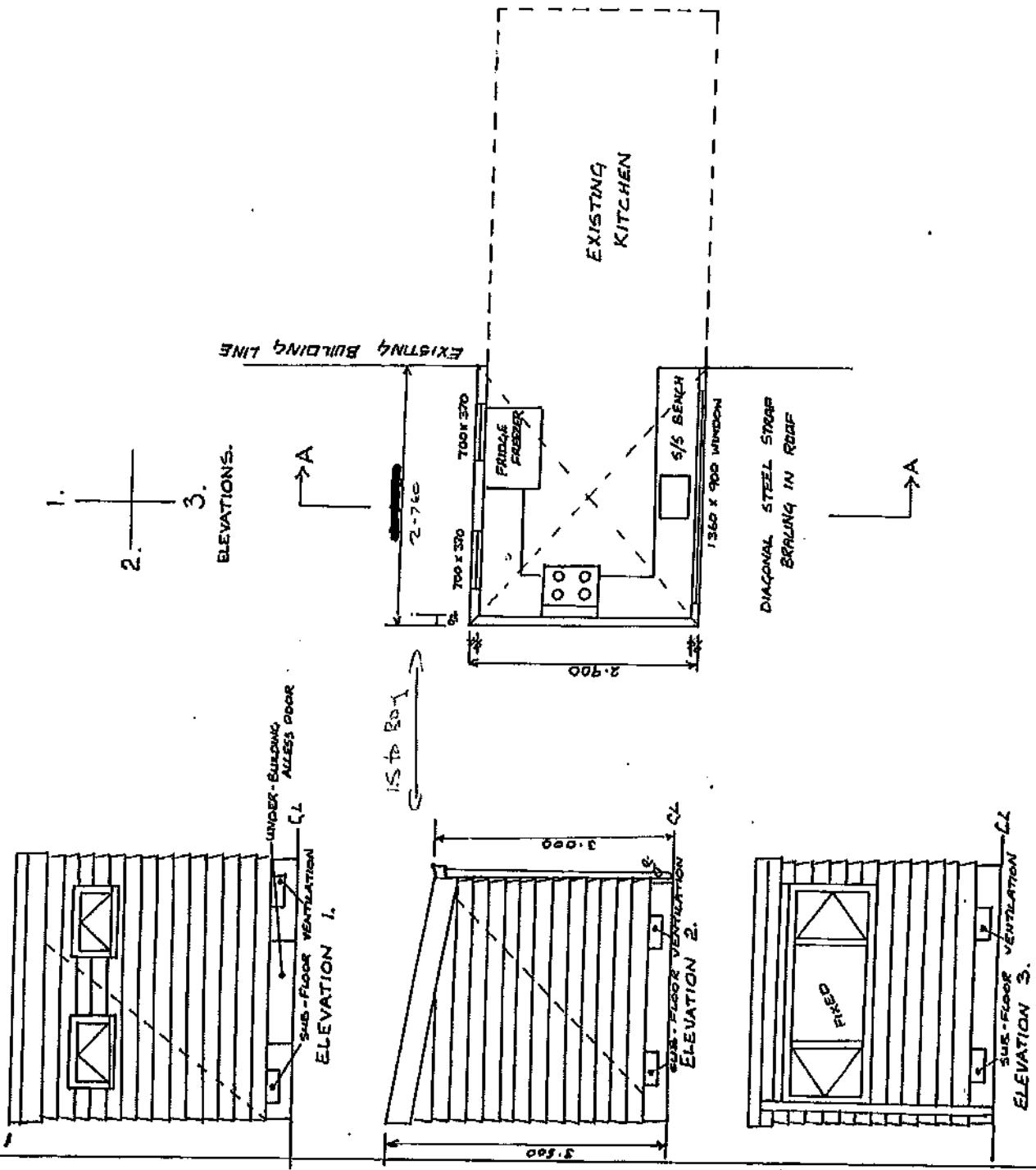
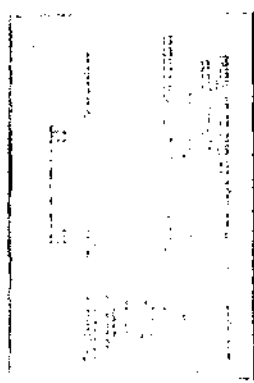
DATE 7.2.94 SCALE 1:200

SHEET ONE

1. ALL WORK SHALL BE CARRIED OUT AS PER RECOGNISED TRADE PRACTICE.
2. ALL TIMBER SHALL BE TREATED AS REQUIRED BY STANDARD RECOGNIZED PRACTICE E.G. TANKALISED - SUB FLOOR SOAK - UPPER FRAMING E.T.C.
3. ALL WINDOWS WILL BE WOODEN "CASEMENT" TYPE TO MATCH EXISTING WINDOWS.
4. STORM-WATER SHALL BE CARRIED AWAY BY THE EXISTING STORM-WATER DRAIN

Approved Waipa District Council  
Building Department

Office: *[Signature]* Date: 3. 94  
Subject: Conditions of Building Consent No 3534



ELEVATIONS ~ FLOOR PLAN

WAIPA DISTRICT COUNCIL

CODE COMPLIANCE CERTIFICATE No:10159  
Section 43(3), Building Act 1991

Building Consent No: 18402

---

OWNER : John Anthony LEE

Mailing Address: 31 CLARE STREET, CAMBRIDGE 2351

Contact: John Anthony LEE

Mailing Address: 31 CLARE STREET, CAMBRIDGE 2351

Application received: 11/01/99

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PROJECT LOCATION

Street Address: 31 CLARE STREET, CAMBRIDGE 2351

Property ID: 001507

Assessment No: 04351/434.00

Legal: LOT 1 DPS 39746

---

PROJECT

The project is for Dwelling Additions

Intended Use(s): ADDITION AND ALTERATION TO DWELLING

Intended life: Indefinite but not less than 50 years

---

COUNCIL CHARGES

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

---

This is a final code compliance certificate issued in respect of all of the  
building work under the above building consent

Signed for and on behalf of the Waipa District Council:

Name:  .....

Position: Building Control Officer. Date: 18/12/01.

FINAL CODE COMPLIANCE CERTIFICATE: 10159

Page : 1





# WAIPA DISTRICT COUNCIL

## Issue Document

Building Consent No: 18402  
Section 35, Building Act 1991  
Issued: 19Jan99  
Project Information Memorandum No: 18401  
Issued by Waipa District Council

## Applicant

John Anthony LEE  
31 CLARE STREET  
CAMBRIDGE

## Agent

John Anthony LEE  
31 CLARE STREET  
CAMBRIDGE

## Site Information

PROPERTY ID: 001507  
ASSESSMENT NO: 04351/434.00  
STREET ADDRESS: 31 CLARE STREET, CAMBRIDGE  
LEGAL DESCRIPTION: LOT 1 DP 39746

## Project Information

PROJECT IS FOR: Dwelling Additions  
INTENDED USE(S): ADDITION AND ALTERATION TO DWELLING  
INTENDED LIFE: Indefinite but not less than 50 years  
VALUE OF WORK: \$20,000.00  
NUMBER OF STAGES: 1

## Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$405.50  
PAYMENTS RECEIVED TO DATE:  
Receipt number: 1340998 Date: 19Jan99 Amount: \$405.50



Building BC

**1: Inspections by Territorial Authority:**

Notice to be given by owner or agent to the Waipa District Council that building work is ready for inspection at least 1 working day in advance for the following work:

Excavation for foundations.

Bracing and fixing of subfloor framing members prior to subfloor cladding being fixed.

Bracing and fixing of framing members prior to any insulation being placed.

Framing timber required to have a specified moisture content.

Thermal insulation material

Fixing of linings for bracing elements

Sanitary drainage. Please ensure that a sanitary drainage asbuilt plan is complete and submitted to Councils Building Control Officer.

Stormwater Drainage. Please ensure that a stormwater drainage asbuilt plan is complete and submitted to Councils Building Control Officer.

The completion of the work authorised by this consent.

Please arrange the booking of inspections and direct enquiries regarding this consent to the Building control Department. Phone: 07 871 7133 TeAwamutu or 07 827 6033 Cambridge

**2: Hot Water**

The hot water supply to sanitary fixtures used for personal hygiene is to be fitted with tempering valves or other approved devices to limit the water temperature to 55oC.

**3: Stormwater**

All stormwater runoff from roof, driveways and pave areas shall be collected and piped in sealed pipes to approved soakholes.

**4:**

The owner or his agent shall as soon as practicable, advise the Waipa District Council, on the prescribed form that all building work has been completed to the extent required by this Building Consent.

**5: Additional Comments or Conditions.**

Building Consent: 18402

See attached page(s) for any other conditions.

Page: 2

Safety glazing required to bathroom window.

Additional wall brace required between laundry and bathroom wall.

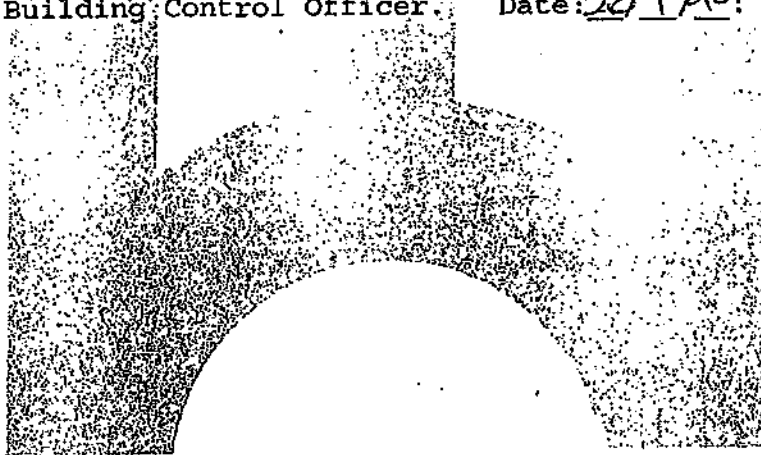
Perforated foil to be laid over floor joists, addition only.

This Building Consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

Signed for and on behalf of the Waipa District Council:

Name:.....

Position: Building Control Officer. Date: 24/1/09



WAIPA DISTRICT COUNCIL  
BUILDING CONTROL OFFICER  
NAME: .....  
POSITION: BUILDING CONTROL OFFICER  
DATE: 24/1/09  
This Building Consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.



Form 7

**Code Compliance Certificate CCC/0388/18**

Section 95, Building Act 2004

**The Building**

Street address of building: 31 Clare Street Cambridge 3434

Legal description of land where building is located: LOT 1 DPS 39746

Property ID: 1507 Rating unit number: 04351/434.00

Building Name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

Current, lawfully established use: Detached Dwelling

Year First Constructed: 1910

**Owner**

Name of Owner:

VP Woodhams & AL Woodhams

Contact Name: N/A

Mailing Address:

VP Woodhams, AL Woodhams

31 Clare Street

Cambridge 3434

Street Address: N/A

Phone: 078276140

Landline: 078276140

Mobile: 027 661 2233

Daytime: N/A

After Hours: N/A

Facsimile number: N/A

Email address: vpwoodhams@gmail.com

Website: N/A

**First Point of Contact for Communications with  
the Building Consents Authority**

Name of Contact:

Vaughan Bayley Design

Contact Name: N/A

Mailing Address:

PO Box 774

Cambridge 3450

Phone: 078235113

Landline: N/A

Mobile: 021 857 470

Facsimile number: N/A

Email address: info@vbdesigns.co.nz

**Building Work**

Building consent number: BC/0071/17

Issued by: Waipa District Council

Completed Work: Remove Load Bearing Wall and Bathroom Alterations

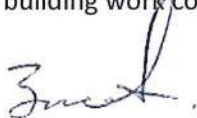
Value of work: \$ 15,000.00

**Code Compliance**

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

(a) the building work complies with the building consent

Signature:



Position: Building Compliance Officer - Name: Brent Montague

On behalf of: Waipa District Council

Date CCC issued: 03/05/2018

Form 5

## Building Consent **BC/0071/17**

Section 51, Building Act 2004

### The Building

Street address of building: 31 Clare Street Cambridge 3434

Legal description of land where building is located: LOT 1 DPS 39746

Property ID: 1507

Rating unit number: 04351/434.00

Building Name: N/A

Location of Building within site/block number: N/A

Level/Unit number: N/A

### The Owner

Name of Owner:

VP Woodhams & AL Woodhams

Contact Person:

Mailing Address:

VP Woodhams, AL Woodhams

31 Clare Street

Cambridge 3434

Street Address: N/A

### Phone

Landline: – 078276140

Mobile: – 027 661 2233

Daytime: – N/A

After hours: – N/A

Facsimile number: N/A

Email: vpwoodhams@gmail.com

Website: N/A

### First Point of Contact for Communications with the Building Consent Authority

Name of Contact:

Vaughan Bayley Design

Contact Person:

Mailing Address:

PO Box 774

Cambridge 3450

Street Address:

### Phone

Landline: – N/A

Mobile: – 021 857 470

Daytime: – 078235113

After Hours:- N/A

Facsimile number: N/A

Email: info@vbdesigns.co.nz

Website: N/A

### Building Work

The following building work is authorised by this building consent:

Proposed work: **Remove Load Bearing Wall and Bathroom Alterations**

Classified Use: Detached Dwelling

Value of work: \$ 15000.00

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

**This Building Consent is subject to the Following Conditions and Inspections**

**Inspections/Conditions**

**Pre-lining/Framing**

After the building is enclosed but prior to the fixing of any wall or ceiling linings. Wall and ceiling insulation is to be in place. Plumbing waste and water pipes are to be completed. Water pipes are to be under pressure test.

**Final Inspection**

After completion of all work carried out under this Building Consent.

**Code Compliance Certificate**

Following the completion of all building work to be carried out under this Building Consent the owner or his agent must as soon as practicable, apply to the Waipa District Council on the prescribed form for a Code Compliance Certificate.

**Electrical/Gas Work**

This building requires electrical/gas work to be undertaken and any work is to be done by an appropriately qualified person and an energy certificate of compliance is to be provided by that person.

**Compliance Schedule Specified Systems**

A Compliance Schedule is not required for this building.

Signature:

Position: Building Compliance Officer - Name: Johan Metz

On behalf of: Waipa District Council

Date building consent issued:

## **Important Notices**

### **Section 52 Building Act 2004 'Lapse of Building Consent':**

- A building consent lapses and is of no effect if the building work to which it relates, has not commenced within 12 months after the date of issue of the building consent.

### **Restricted Building Work**

- This Building Consent involves Restricted Building work that must be undertaken or supervised by a Licensed building Practitioner that holds the appropriate license class.
- If you have not already done so, you are required to notify Council on the prescribed form, the name of every Licensed Building Practitioner who is going to be engaged to carry out the Restricted Building work prior to work commencing. The prescribed form can be obtained from a Council office or is available in the Application Forms and Checklists section of [www.buildwaikato.co.nz](http://www.buildwaikato.co.nz).
- You will not be able to book inspections for Restricted Building Work until written notification regarding the Licensed Building Practitioners has been received and approved by Council.
- You are required to obtain a Record of Building Work Memorandum from all the Licensed Building Practitioners involved, detailing the Restricted Building Work they have completed. The record of Building Work Memorandum is to be attached to the application for the Code Compliance Certificate.

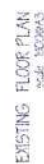
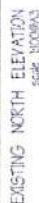
### **Accidental Discovery Protocols**

In the event that bones or artefacts are discovered in the course of site excavation, the consent holder should cease works in that area and contact Council's Planning Department. The Council will notify Iwi and/or New Zealand Historic Places Trust to determine the appropriate method of recording and/or removal. It should be noted that all sites associated with human activity prior to 1900 have protection under the Historic Places Act 1993, regardless of whether the sites are registered.

### **Booking Inspections**

- Inspections must be booked prior to 4.00pm on the day preceding the day of the required inspection. Please quote the Building Consent number when booking inspections.
- Please arrange the booking of inspections and direct enquires regarding this consent to the Customer Support Centre, contact Te Awamutu 07 872 0030 or Cambridge 07 823 3800.

1. UNLIMITED CONTRACT SHALL COVER AND VERIFY ALL HEIGHTS, LEVELS AND
2. DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
3. UNLIMITED CONTRACT SHALL, TO DESIGN, AND SECURE ALL DRAINAGE PLANS AND
4. PERMITS IN THE PRIOR TO CONSTRUCTION.
5. THE DRAWING SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND
6. ALL RELEVANT ACCORDS.
7. CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.
8. REFER TO ANY STRUCTURAL ENGINEER'S DRAWINGS FOR ALL FOUNDATION, BLOODWALL,
9. SUPPORTED CONCRETE FLOORS AND STRUCTURAL BRACING CALCULATIONS.
10. IN THE EVENT THAT ANY UNDESIRABLE SOFT GROUND IS ENCOUNTERED A REGISTERED
11. ENGINEER MUST BE CONTACTED OF THE REASONING.
12. IF WORKING CONTRACTOR ENCOUNTERS ANY DISCREPANCIES IN VALUES OF WORKS,
13. VOUCHERABLE EVIDENCE MUST BE OBTAINED BEFORE PROCEEDING.
14. WHEN THE CONTRACTOR SHALL STOP AND RETURN ALL NECESSARY PLANS AND
15. DRAWINGS TO THE ARCHITECT FOR APPROVAL TO PROCEED. A COMPLETE
16. VOUCHER SHALL BE MADE.
17. IT IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR TO ADVISE VOUCHERABLE EVIDENCE
18. DESIGNER IN AN APPROPRIATE MANNER THAT OCCUR AT THE JOB SITE FROM TIME TO



☐ New 30 or 70 degree SGE HLD treated roller walls.

☐ Handed walls to be removed.

☐ Smoke Detector

☒ Luminaire with existing, recessed ceiling mounted.

Subject to conditions of  
Building Consent No



Vaughan bayley design

A: 93 WILLIAMS ST CAMBRIDGE, P: PO BOX 774 CAMBRIDGE 31450  
T: 647 7 823 5113 M: 647 21 857 170 E: INFO@VIDEODISIGNS.CO.NZ

JOB TITLE: Woodlams Renovation  
31 Clare Street  
Cambridge

DATE: 16.12.2016  
DRAWN: 1/B

ISSUE DATE: 20.12.2017  
SCALE: 1:100 @ A3

JOB No: 1621  
SHEET No: 1621 A01a

SHEET TITLE: PLANS & ELEVATIONS

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## 2b Other building information

This section includes other information submitted under the Building Act 2004 in relation to buildings on the site.

### Information under section 362T(2) of the Building Act 2004

No information known to Council.

### Information concerning any Certificate issued by a Building Certifier under the Building Act 1991 or the Building Act 2004

No information known to Council.

**Note:** Refer to further information if relevant.

## 2c Weathertight homes

This section includes details of any notices issued under the Weathertight Homes Resolution Act 2006 for any dwellings on the site.

### Has a Weather tight Home Notice been issued for a dwelling on this site?

No information known to Council.

**Note:** Refer to further information if relevant.

## 2d Swimming pool / Spa pool details

This section includes details of any swimming pool that is known to be located on the site.

### Is there a swimming pool located on the property?

No information known to Council.

**Note:** Small heated pools (spa) of less than 5m<sup>2</sup> water surface area that have a safety cover as a means of restricting access are exempt from periodic inspection requirements.

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### 3a Water supply details

This section includes details of:

- Whether the property is supplied with drinking water and, if so, whether the supplier is the owner of the land or a networked supplier;
- If the land is supplied with drinking water by a networked supplier, any conditions that are applicable to that supply;
- If the land is supplied with water by the owner of the land, any information the Council has about the supply;
- Exemptions notified by Taumata Arowai to the Council under s 57 of the Water Services Act 2021;
- Whether the water supply is on demand or is a restricted supply;
- The balance of any water rates account;
- A services map showing the location of any public water pipes and hydrants in the vicinity of the property.

The property is supplied with drinking water by Waipa District Council as networked supplier. The conditions of supply are those set out in the Waipa District Water Supply Bylaw 2013. A copy can be viewed on the Council's website, [www.waipadc.govt.nz](http://www.waipadc.govt.nz) search for "Bylaws".

- The supply is an on demand supply, as defined in clause 9.4.2 of the Waipa District Water Supply Bylaw 2013.

|                                       |                                 |
|---------------------------------------|---------------------------------|
| Water meter on property?              | Yes                             |
| Water meter number:                   | 17MC237280                      |
| Balance of water rates account:       | \$109.03                        |
| Exemptions notified by Taumata Arowai | No information known to Council |

**Note:**

- Refer to services map which shows the location of any public water pipes and manholes in the vicinity of the property;
- Drinking water is not necessarily the same as raw water and does not include water used for animals or irrigation that does not enter a dwelling house or building where water is drunk or used for food preparation;
- New or Additional Connection - For any property for which, at present, has no water supply connection or where additional connections may be required (e.g. following a subdivision of the property) you should make enquiry of Council's Asset Coordinator to verify whether the property is able to be connected to a Waipā District Council Network Supply and the water availability.

LIM/0688/25



### 3b Wastewater supply details

This section includes details of the availability of Council wastewater reticulation to the site.

The property is within a reticulated wastewater area.

**Note:** Refer to the services map which shows the location of any public wastewater pipes and manholes in the vicinity of the property.

### 3c Land drainage details

This section includes details of:

- The Land Drainage Area the property is located within;
- Private and public stormwater drains;
- Trade Waste Certificates (if relevant).

The property is within an Urban Drainage Area and the Waipa District Land Drainage Area.

**Note:**

- Refer to the site drainage plan (if available), and services map showing the location of any public stormwater pipes, catch pits or manholes in the vicinity of the property;
- Private drainage is the responsibility of the landowner up to, and including, the point of connection to the public drain.

#### 4 Information relating to the use to which the land may be used for

This section includes the relevant details and planning maps and any proposed plan changes that may affect the property.

Zoning & Policy Areas and Designations or notations applying to the site

See attached schedule

**Note:**

- Refer to a copy of the relevant District Plan Maps for this site and Schedule of Notified Plan Changes;
- To view the full plan, including all rules that apply to this property, please go to <https://eplan.waipadc.govt.nz/eplan/>
- Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site-specific limitations recorded below, general restrictions that apply across the district may be relevant to the development of this property.

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## Schedule of Notified Plan Changes



Thursday 14 August 2025

For further information on proposed and notified plan changes that may affect your property, please see Council's website <https://www.waipadc.govt.nz/our-council/waipā-district-plan/waipā-district-plan-plan-changes/current-publicly-notified-plan-changes> or contact Council on 0800 924 723 quoting the relevant description below.

### Council Plan Changes

No Council Plan Changes

### Private Plan Changes

| Application ID | Description                                                                                                                                                                                                      | Notified Date | Decision Issued | Stage/Decision | Operative |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------------|----------------|-----------|
| PC/0001/23     | Plan Change 32 - Proposed rezoning of land on the eastern side of Airport Road for business/industrial purposes                                                                                                  |               |                 |                |           |
| PC/0002/23     | Plan Change 31 - Rezone the T4 Growth Cell in Te Awamutu from Deferred Residential Zone to Medium Density Residential Zone and to insert a new T4 Growth Cell Structure Plan into the District Plan              |               |                 |                |           |
| PC/0002/24     | Plan Change 14 – rezone part of the C10 growth cell at Hautapu (bounded by Zig Zag Road, Swayne Road, and the Waikato Expressway) from rural to industrial and inclusion of the Mangaone Precinct Structure Plan | 20 Jun 2024   | 12 Jun 2025     |                |           |
| PC/0003/22     | Plan Change 29 - Rezone Rural to Residential - 2025 Ohaupo Road                                                                                                                                                  |               |                 |                |           |
| PC/0003/24     | Plan Change 33 - Rezone Area 7 of the C9 Growth Cell / Hautapu Industrial Structure Plan Area from Deferred Industrial to Industrial                                                                             | 15 May 2025   |                 |                |           |



## Report on Zoning and Policy Areas

relevant to this property

Thursday 14 August 2025

For property specific District Plan chapter and district wide provision information use the Waipā District ePlan:

<https://www.waipadc.govt.nz/our-council/waipā-district-plan/waipā-eplan>

### Zoning

MEDIUM DENSITY RESIDENTIAL ZONE

### **Zone Overlay**

| Policy Type | Overlay Area |
|-------------|--------------|
|-------------|--------------|

N/A

### **Designation**

| Type | Reference | Facility | Authority | Activity | Location |
|------|-----------|----------|-----------|----------|----------|
|------|-----------|----------|-----------|----------|----------|

N/A

### Qualifying Matters

Infrastructure Constraint Qualifying Matter Overlay

### Policy Areas

#### Landscape and Natural Areas

N/A

#### **Significant Tree or Bushstand**

| Type | Ref Number |
|------|------------|
|------|------------|

N/A

#### **Significant Natural Area**

| Site Code | Name | Description | Area | Protection | Significance | Justification |
|-----------|------|-------------|------|------------|--------------|---------------|
|-----------|------|-------------|------|------------|--------------|---------------|

N/A

#### Esplanade Requirements

N/A

### Policy Overlays

| Type | Comments |
|------|----------|
|------|----------|

N/A

N/A

### **Heritage**

| Site Code | Name | Location | Description |
|-----------|------|----------|-------------|
|-----------|------|----------|-------------|

N/A

### **Character Areas**

N/A

### **Qualifying Matter**

N/A

### **Protected Tree**

| Type | Species | English Name |
|------|---------|--------------|
|------|---------|--------------|

N/A

### **Utilities**

| Type | Details | Comments |
|------|---------|----------|
|------|---------|----------|

N/A

### **Natural Hazards**

The property is not located within a District Plan potential flood area.

The property is not located within a Waipa River flood boundary.

### **Biodiversity Areas**

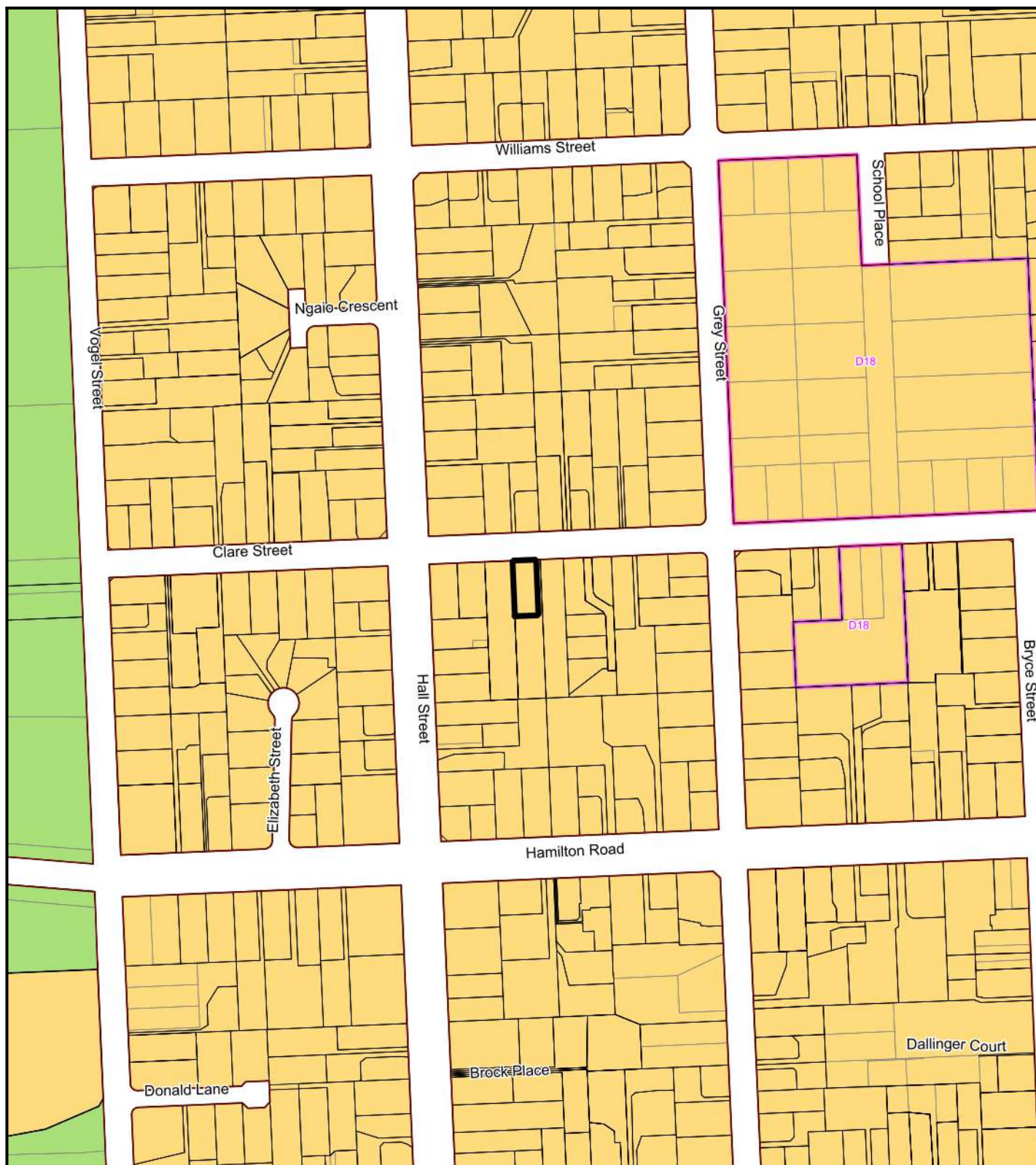
#### **River Stream Corridor**

N/A

#### **Indigenous Forest Corridor**

N/A

#### **Peat Lake Catchment**



## Waipā District Plan Zones and Overlays



The Waipā District Plan was made operative on 14 August 2017 and has legal effect from this date. Further information on interpreting the District Planning Maps and which District Plan chapters and district wide provisions are specific to the property, is available via the Waipā District Council's website: <https://www.waipadc.govt.nz/our-council/waipā-district-plan> and the ePlan: <https://www.waipadc.govt.nz/our-council/waipā-district-plan/waipā-eplan>

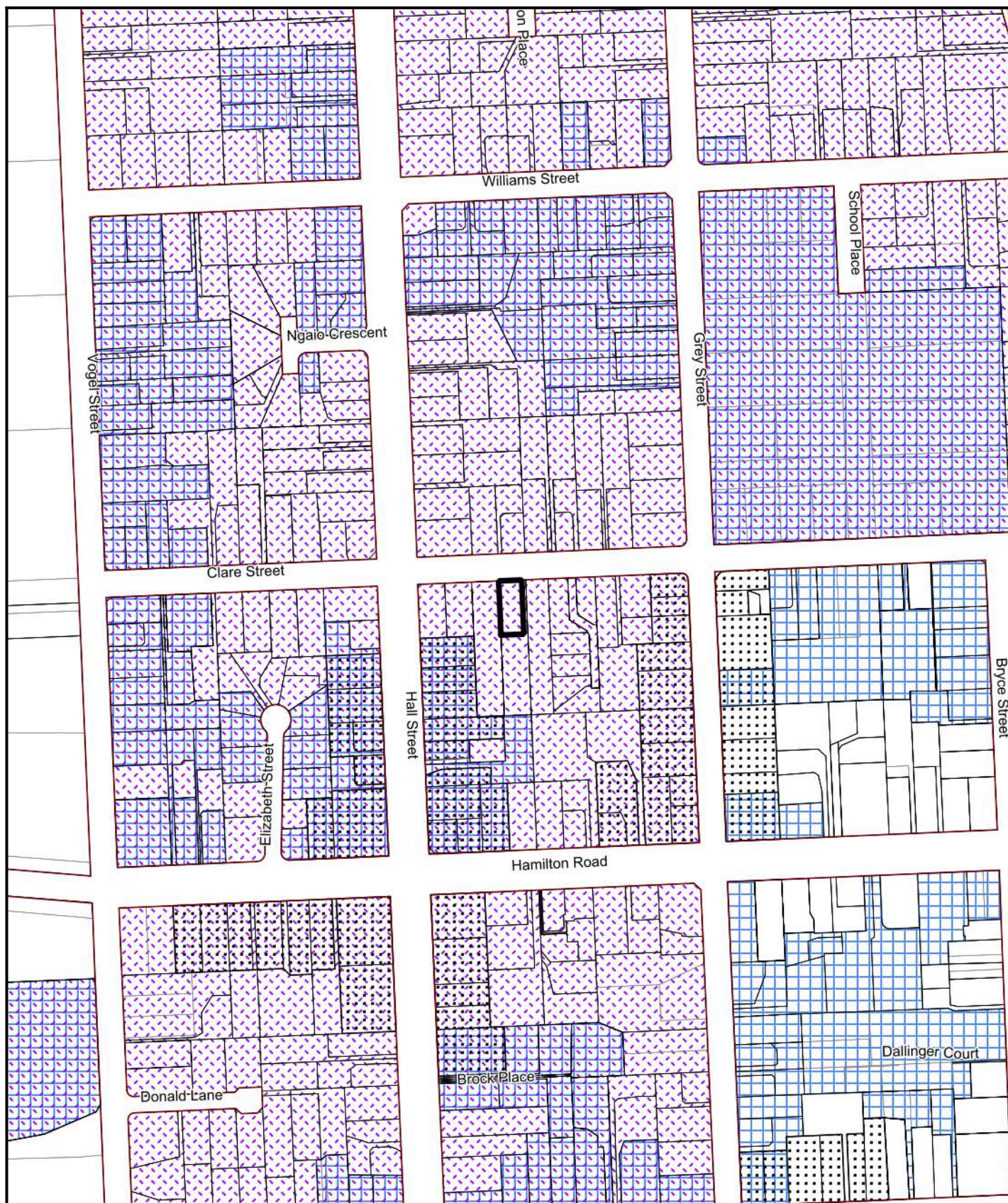
Thursday 14 August 2025

### Disclaimer

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## Waipā District Plan Qualifying Matters



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Refer to the Zone Legend for  
Symbology.

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# Zones Legend

## AIRPORT

|  |                                     |
|--|-------------------------------------|
|  | Air Noise Boundary (ANB)            |
|  | Night Noise Boundary (SEL95)        |
|  | Outer Control Boundary (OCB)        |
|  | Airport Approach Surfaces           |
|  | Conical Surface                     |
|  | Horizontal Surface                  |
|  | Hamilton Airport Strategic Node     |
|  | Narrows Concept Plan Area           |
|  | Runway Protection Area              |
|  | Possible Future Airport Growth Area |

## DESIGNATIONS (Refer Appendix D1)

|  |                                     |
|--|-------------------------------------|
|  | Designation Approved                |
|  | Designation (Notice of Requirement) |

## OVERLAYS

|  |                                                     |
|--|-----------------------------------------------------|
|  | Structure Plan Area                                 |
|  | Core Campus Area                                    |
|  | Tokanui Dairy Research Centre                       |
|  | Hydro Electric Power Generation Infrastructure Area |
|  | Boundary of the Specialised Dairy Industrial Area   |

## GENERAL

|  |                                          |
|--|------------------------------------------|
|  | District Boundary                        |
|  | Other Council Boundary                   |
|  | Urban Limits                             |
|  | Strategic Road (Major or Minor Arterial) |
|  | Formed Road                              |
|  | Indicative Road                          |
|  | Bridge                                   |
|  | Service Lane                             |
|  | Unformed Road                            |
|  | River, Lake or Stream                    |

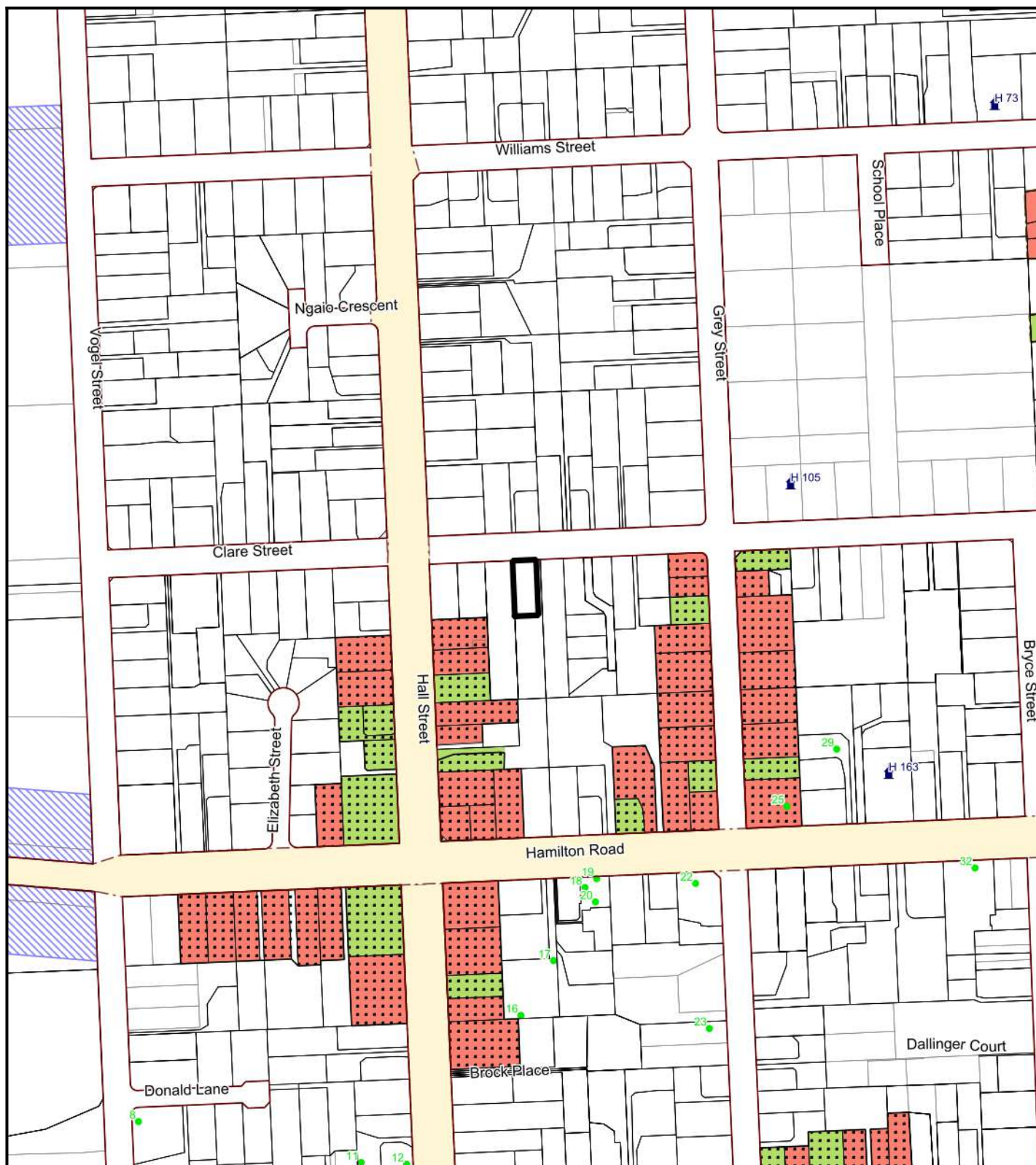
(Note: will appear as line pattern over certain lakes due to them also being Reserve Zone)

## ZONES

|  |                                     |
|--|-------------------------------------|
|  | Airport Business Zone               |
|  | Commercial Zone                     |
|  | Deferred Commercial Zone            |
|  | Industrial Zone                     |
|  | Deferred Industrial Zone            |
|  | Hydro Power Zone                    |
|  | Lake Karapiro Events Zone           |
|  | Large Lot Residential Zone          |
|  | Deferred Large Lot Residential Zone |
|  | Marae Development Zone              |
|  | Medium Density Residential Zone     |
|  | Mystery Creek Events Zone           |
|  | Reserve Zone                        |
|  | Deferred Reserve Zone               |
|  | Residential Zone                    |
|  | Deferred Residential Zone           |
|  | Significant Mineral Extraction Zone |
|  | St Peters School Zone               |
|  | Rural Zone                          |

## QUALIFYING MATTERS

|  |                                                           |
|--|-----------------------------------------------------------|
|  | Infrastructure Constraint Qualifying Matter Overlay       |
|  | Regionally Significant Industry Qualifying Matter Overlay |
|  | River-Gully Proximity Overlay                             |
|  | Stormwater Constraint Qualifying Matter Overlay           |



## Waipā District Plan Policy Areas



The Waipā District Plan was made operative on 14 August 2017 and has legal effect from this date. Further information on interpreting the District Planning Maps and which District Plan chapters and district wide provisions are specific to the property, is available via the Waipā District Council's website: <https://www.waipadc.govt.nz/our-council/waipā-district-plan> and the ePlan: <https://www.waipadc.govt.nz/our-council/waipā-district-plan/waipā-eplan>

Thursday 14 August 2025

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# Policy Areas Legend

## ESPLANADE REQUIREMENTS

-  Access Strip
-  Esplanade Reserve
-  Esplanade Strip

## LANDSCAPE AND NATURAL AREAS

-  High Amenity Landscapes (includes adjacent water bodies)
-  Outstanding Natural Feature and Landscape
-  River and Lake Environs
-  Significant Indigenous Forest (Local)
-  Significant Natural Feature and Landscape (District)
-  Visually Sensitive Hill Country
-  Cultural Landscape Area Alert (Refer Note 4)
-  Cultural Landscape Area Mountain
-  Cultural Landscape Area Battle Site
-  Significant Natural Area (Refer Appendix N5)
-  Viewshaft and State Highway 3 Scenic Corridor
-  Vista
-  Significant Tree and Bush Stand

## HERITAGE

-  Archaeological Site (Refer Appendix N3)
-  Archaeological Site - Reliability 1  
(Refer Note 3 and Appendix N3)
-  Cultural Sites (Refer Appendix N2)
-  Heritage Item (Refer Appendix N1)
-  Karapiro Hydroelectric Village Heritage Item
-  Protected Tree
-  Character Cluster
-  Character Cluster Qualifying Matter Overlay
-  Character Defining Property
-  Non-Character Defining Property
-  Character Precinct
-  Character Precinct Cambridge A
-  Character Precinct Cambridge B
-  Character Streets
-  Rangiaowhia Ridge Building Setback Area

## GENERAL

-  District Boundary
-  Other Council Boundary
-  Urban Limits
-  Strategic Road (Major or Minor Arterial Route)
-  Formed Road
-  Indicative Road
-  Bridge
-  Service Lane
-  Unformed Road
-  River, Lake or Stream

## OVERLAYS

-  Commercial Zone Height Overlay
-  Dairy Manufacturing Site
-  Large Format Retail Area
-  Maungatautari Ecological Island Fenced Boundary
-  Pedestrian Frontage
-  Road Noise Effects Area
-  Scheduled Industrial Site
-  Specialised Dairy Industrial Area
-  Special Amenity Area
-  Tall Building Area
-  Cambridge North Neighbourhood Centre
-  Hydro Operating Easement
-  Mystery Creek Events Centre Core Area
-  Mystery Creek Events Lower Terrace Area
-  Mystery Creek Events Upper Terrace Area
-  Mystery Creek Rural Activities Overlay
-  Mystery Creek Agri-Activities Overlay
-  Quarry Buffer Area
-  Mineral Extraction Area
-  Maungatautari Ecological Island Fenced Boundary
-  Dairy Manufacturing Noise Contour
-  Mystery Creek Noise Contour
-  Water Catchment Area (WCA)
-  Scheduled Site

## UTILITIES

-  HV Electricity Structure
-  HV Electricity Transmission Line
-  HV Electricity Transmission Line (Underground)
-  Gas Transmission Pipeline Corridor

## NATURAL HAZARDS

-  Flood Hazard Area

### NOTE:

#### 1. Referenced Sites

Some sites are shown on the maps with a reference number. These are archaeological sites, culture sites, designations (approved and notice of requirements), historic buildings/sites, protected trees or significant natural areas.

#### 2. Archaeological Sites

Additional archaeological sites may have been identified since the notification of this Plan. For this reason people are also referred to the NZAA Database. Consultation with Heritage New Zealand is advisable.

#### 3. Reliability 1

These sites have been field checked and documentation has been completed. These sites have a higher degree than the other sites.

#### 4. Cultural Landscape Areas

There are two types, 'Cultural Landscape Area - Alert' and 'Cultural Landscape Areas'. The Cultural Landscape Area - Alert are identified for information purposes only. While the Cultural Landscape Areas have additional resources consent requirements for some activities.

Where the Cultural Landscape Area - Alert is shown on the Planning Maps to apply to a river or stream, it includes a 50m setback on either side of the bank from the river or stream.

## 5a Resource consents, notices, bonds, Council easements, and consent notices

This section includes details of:

- Any application for resource consent (subdivision, land use or notice) or other approval pursuant to the Resource Management Act 1991 that applies to the site;
- Any Environment Court or High Court Appeal of a resource consent decision pending on the property;
- Any current bond attached to the site;
- Any conditions of an ongoing nature pursuant to Section 221 of the Resource Management Act 1991, which is registered on the title (consent notice);
- Any Waipā District Council easement registered on the record of title for the site.

**Have any resource consents or deemed permitted boundary activities been granted for the site?**

No

**Note:**

- The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met;
- If the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM;
- It is recommended that the full property file is viewed and compared with the actual building and activities on the land to identify any illegal or unauthorised building works or activities;
- For copies of any of the documents referred to in the table above (including applications, reports, decisions, consents and conditions), please contact [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz)

## 5b Development contributions

This section includes details of any outstanding development contributions levied, or statutory land charges imposed on the site for non-payment of a development contribution.

**Is there a development contribution notice on this site?**

No

Development contribution reference

N/A

Development contribution amount

N/A

**Is there a statutory land charge imposed on this site?**

No

**Note:** Refer to a copy of the Development Contribution Notice (if relevant). Any future subdivision or land use development of this property may be subject to Development Contributions in accordance with Council's Development Contribution Policy (allowed for under the Local Government Act 2002).

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## 6 Special feature or characteristics details

This section includes details of:

- Whether the site is affected by peat, contamination or poor soakage;
- Whether there is the likely presence of hazardous substances on the site and in particular whether the site has been recorded as being on the Regional Council's HAIL list of potentially contaminated sites;
- This information should not be regarded as a full analysis of the site features of this land as there may be features that the Council is unaware and has no knowledge of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose, including development;
- Refer to a copy of special features map.

**Are there any special features identified for this property?**

**No**

### **Poor Soakage**

No information known to Council.

### **Site contamination / Hazardous substances**

No information known to Council.

### **Peat**

No information known to Council.

### **Land Fill**

No information known to Council.

### **Filled Ground**

No information known to Council.

### **Note:**

The Waikato Regional Council Hazards Portal (Link below) contains information about the hazards that may be relevant to the site. Before exploring the Portal, please read the terms of use to understand the limitations of the information contained on the site. The recipient is advised to seek expert advice in terms of the applicability and accuracy of the information as it relates to the site.

<https://waikatoregion.maps.arcgis.com/apps/MapSeries/index.html?appid=f2b48398f93146e8a5cf0aa3fddce92c>



## Special Features

(Refer to LIM Legend for Symbolology)

Data has been drawn from various sources including:

- Landcare New Zealand's Land Resource Inventory Data (LRI)
- Land Use Information Register - HAIL Sites (Waikato Regional Council)

HAIL Sites: "This dataset is still under development and subject to regular maintenance and should not be regarded as comprehensive. It is considered an accurate representation of information held by Waikato Regional Council on the day that it is accessed.

While Waikato Regional Council has exercised all reasonable skill and care in controlling the contents of this information, Waikato Regional Council accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you."

Thursday 14 August 2025

### Disclaimer

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## 7a Natural hazards

This section includes details of:

- Whether the site is affected by a natural hazard as defined in the Resource Management Act 1991:  
“Natural hazard means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment”;
- Refer to a copy of natural hazards map.

**Are there any natural hazards identified for this property?**      **No**

### **Erosion, avulsion or alluvion**

No information known to Council.

### **Falling debris or slippage**

No information known to Council.

### **Liquefaction**

No information known to Council.

### **Subsidence (fill or other doubtful ground)**

No information known to Council.

### **Earthquake, Fault Lines and Ground Shaking**

No information known to Council.

### **Flooding**

No information known to Council.

### **Fire**

No information known to Council.

### **Drought**

No information known to Council.

### **Wind**

No information known to Council.

### **Volcanic and geothermal activity**

No information known to Council.

LIM/0688/25

### **Tsunami**

No information known to Council.

### **Inundation**

No information known to Council.

**Note:**

This information should not be regarded as a full analysis of the site features of this land as there may be features that the Council is unaware and has no knowledge of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose, including development.

## **7b Building Act 2004 natural hazards information**

This section includes details of:

- Natural hazards notices (section 73 of the Building Act 2004, section 36(2) of the Building Act 1991) or section 641A of the Local Government Act 1974);
- Entries on records of title under section 434 of the Building Act 2004;
- Signs or notices under section 133BT of the Building Act 2004 on or near building on the land.

No information known to Council.

**Note:** Refer to further information if relevant.

## **7c Urban Stormwater Flood Modelling**

The 'Urban Stormwater Flood Modelling 1% AEP' map shows the extent of flooding in an extreme 1-in-100-year rainfall event, which has a 1% probability of occurring in any given year. This mean on average this event occurs once in one hundred years. The flood mapping extents include shallow flooding and low hazard water depths. The flooding extent shown uses the ground levels in 2019. Any changes to ground levels since this date (such as through development and earthworks) are not represented. If you would like further information related to your specific property, please contact [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz).

The preparation and provision of this information has been made in good faith based on flood modelling data. While due care has been taken, Waipā District Council does not give any warranty, in relation to the accuracy, completeness or reliability of this information. Expert advice is recommended before seeking to rely on it.

**Note:** This is the latest flood hazard map. If there is any inconsistency with the Waipā District plan and/or Special Features information, then this map prevails.

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## Natural Hazards

(Refer to LIM Legend for Symbolology)

Data has been drawn from various sources including:

- Te Awamutu Flood Management Plan maps (Waikato Regional Council)
- Landcare New Zealand's Land Resource Inventory Data (LRI)

"While Waikato Regional Council has exercised all reasonable skill and care in controlling the contents of this information, Waikato Regional Council accepts no liability in contract, tort or otherwise howsoever, for any loss, damage, injury or expense (whether direct, indirect or consequential) arising out of the provision of this information or its use by you." Flood hazard maps are based on 2019 LIDAR (ground contour) data (Moturiki 1953 datum) and therefore any development after that year may not be precisely mapped. Reference should be made to development plans in this instance if there are concerns. The modelling has a number of limitations. More details are available in Section 7c of the LIM and on Council's website <https://www.waipadc.govt.nz/our-services/properties/flood-hazard-mapping>

Thursday 14 August 2025

### Disclaimer

Because of the nature of the data, accuracy varies and the data should be regarded as indicative only in relation to the site subject to this LIM. Before relying on this information, further research and a site investigation should always be undertaken. The Council has provided the information in the LIM in good faith under s 44D of the Local Government Official Information and Meetings Act 1987.



### 8a Alcohol licence details

This section includes details of airspace encroachment licences, gambling licences, street encroachment licences and alcohol licences.

|                                                      |    |
|------------------------------------------------------|----|
| Is there a Alcohol Licence authorised for this site? | No |
|------------------------------------------------------|----|

**Note:** All licence conditions must be complied with. For copies of any of the document's licences referred to in the table above (including applications, reports, decisions, and conditions), please contact [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz).

### 8b Environmental health details

This section includes details of:

- Any Health Certificate authorised for the property pursuant to the health (Registration of Premises) Regulations 1966;
- Any Health Requisitions imposed on the property pursuant to the health (Registration of Premises) Regulations 1966.
- Any Food Control Plan or National Programme registered pursuant to the Food Act 2014.

|                                                                 |    |
|-----------------------------------------------------------------|----|
| Is there a Health or Food Registration authorised for the site? | No |
|-----------------------------------------------------------------|----|

|                                                        |    |
|--------------------------------------------------------|----|
| Have any Health Requisitions been imposed on the site? | No |
|--------------------------------------------------------|----|

**Note:** Refer to a copy of the certificate issued for this property.

### 8c Environmental monitoring details

This section includes details of:

- Any Abatement Notice currently issued on the property; and
- Any Enforcement Order currently issued or applied for on the property.

|                                                             |    |
|-------------------------------------------------------------|----|
| Is there an Abatement Notice currently issued on this site? | No |
|-------------------------------------------------------------|----|

|                                                              |    |
|--------------------------------------------------------------|----|
| Is there an Enforcement Order currently issued on this site? | No |
|--------------------------------------------------------------|----|

|                                                                                |    |
|--------------------------------------------------------------------------------|----|
| Has an application been made to a Court for an Enforcement Order on this site? | No |
|--------------------------------------------------------------------------------|----|

**Note:** Refer to a copy of the Abatement Notice/Enforcement Order (if relevant).

### 8d Clanlabs

A Clandestine Laboratory (Clan Lab) is an area which has been set up illegally to manufacture illicit drugs (**i.e. methamphetamine**) or other prohibited substances, or other activities (such as chemical storage) supporting that purpose.

**Has Council been notified by New Zealand Police of a Clanlab on this site?**

No information known to Council

**Note:** Refer to further information if relevant.

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#### Disclaimer

Waipā District Council may also supply information that has been supplied by a third party pursuant to Parts 2,3 or 4 of the Local Government Official Information and Meetings Act 1987. Waipā District Council cannot verify if this information is reliable or accurate. Any such third party information should be subject to further checking by the applicant. Waipā District Council will not accept any liability whatsoever, or subsequent loss, attributed to the third party information, in accordance with section 41 of the Local Government Official Information and Meetings Act 1987.

## Discretionary Information

### PART 2

#### Significant Projects

This section includes details of significant proposed or existing designations in Waipā District. Details below include the name of the designation, the requiring authority and the designations' status.

##### **Cambridge to Piarere Project (Long Term Improvements Project)**

###### Location / description

The Project is the construction, operation and maintenance of an approximately 16km median divided expressway, extending from the southern end of the Cambridge section of the Waikato Expressway to the intersection of State Highway 1 (SH1) and State Highway 29 (SH29) at Piarere.

###### Status

The application is being processed through the Fast Track consenting process under the Natural and Built Environment Act 2023, and was lodged with the Environmental Protection Authority (EPA) on 3 July 2024. Please contact Waka Kotahi NZ Transport Agency for further information.

##### **Southern Links (D 156) – New Zealand Transport Agency**

###### Location / description

To develop a network of integrated state highway and urban arterial routes linking SH1 from Kahikatea Drive in Hamilton City to Tamahere and the Waikato Expressway in the south, and SH3 from Hamilton International Airport to central and east Hamilton.

###### Status

Designation confirmed with 20 year lapse, construction not yet programmed.

Further information is available at: [www.waipadc.govt.nz/HamiltonSouthernLinks](http://www.waipadc.govt.nz/HamiltonSouthernLinks), or the Council offices.

##### **Te Awamutu Western Arterial (D 154) - Waipā District Council**

###### Location / description

Located in Te Awamutu between the intersection of Paterangi Road and Alexandra Street, and extending approximately 4.6km to the intersection of St Leger Road, Golf Road, and State Highway 3.

###### Status

Designation approved, construction not yet commenced, and not currently funded in Council's 10 Year Plan.

### Notified resource consents within vicinity of property

Refer to attached map and schedule of notified consents where relevant.

### Fire Control

Fire and Emergency New Zealand administer all properties in the district in regards to fire control, please contact them for more information. [www.checkitsalright.nz](http://www.checkitsalright.nz).

### Refuse, and recycling collection details

This section includes details of the availability of a refuse/recycling collection system.

|                          |                                                                                                                                                                                                                                                                                                                      |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Refuse collection</b> | Waipā District Council does not provide a refuse collection service. There are a number of private companies that provide a service within our District. Please contact private companies directly for information on collection availability and costs.                                                             |
| <b>Recycling</b>         | Waipā District Council provides a recycling service to all rural and residential properties, but does not provide this service to any commercial or industrial property. Please refer to Council's website for further information. <a href="http://www.waipadc.govt.nz/recycling">www.waipadc.govt.nz/recycling</a> |

DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and includes all information required to be provided pursuant to Section 44A(2) that is known to the Waipā District Council relevant to the land described.

Signed for and on behalf of the WAIPĀ DISTRICT COUNCIL

*[Signature]*

Authorised Officer

14 August 2025

Date

The signing and dating of this LIM report is sufficient evidence of the correctness of the information provided, as at the date above.

Essential Services Map

Sewer Connection

Sewer Pump Station

Sewer Node

Sewer Rising Main

Abandoned Sewer Pipe

Sewer Valve

Sewer Manhole

Stormwater Connection

Stormwater Manhole

Abandoned Stormwater Manhole

Stormwater Catchpit

Water Pipe

Abandoned Water Pipe

Natural Watercourse

Fire Hydrant

Culvert

Stormwater Structures

Public Drain

Water Meter

Stormwater Inlet/Outlet

Water Node

Drainage District - Waikato RC

Water Valve

Water Connection

Stormwater Node

Septic Tank

Sewer Meter

Special Features Map

Filled Ground

Landfill

Peat Area

Poor Soakage

Orchard

HAIL Site  
(Source: Waikato Regional Council)

Natural Hazards Map

Erosion

Flood

Peat Lake

Subsidence

Secondary Flow Flood Path

Urban Flood Modelling Extent Existing

Urban Flood Modelling Extent Climate Change

Subject Property Identifier

Cadastral information derived from Land Information New Zealand. Crown Copyright reserved.

**Disclaimer**  
Because of the nature of the data, accuracy varies and should be interpreted conservatively. If there is any doubt, then further research and a site inspection will always be warranted.

Map Legend

Updated: 01/08/2024







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