

FILE COPY

3 Madison 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
3 Madison Street Cambridge 3434

LIM reference: LIM/0599/25
Application date: 14 July 2025

Applicant details

Applicant	Roy Lawrence Shepherd
Client	
Postal address	3 Madison Street Cambridge 3434

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.

This LIM contains two parts:

- **Part 1** contains information required to be provided pursuant to Section 44A of the Local Government Official Information and Meeting Act 1987.
- **Part 2** contains Discretionary information that the Council considers may be of interest to any prospective purchaser of a site.

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 some selected urban settlements flown March 2023. Aerial photography has an accuracy of $\pm 0.1\text{m}$ in high-resolution imagery and $\pm 0.5\text{m}$ 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.

Monday 21 July 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	R L Shepherd
Property address	3 Madison Street Cambridge 3434
Legal description	LOT 97 DP 356114
Area	0.0648 ha
Record of title	Attached

1b Valuation details	
Valuation assessment number	04380/359.89
Date of valuation	1 August 2022
Land value	\$640000
Value of improvements	\$630000
Capital value	\$1270000

1c Rating details	
Rates struck for year 2025 to 2026	\$4767.84
Balance of account	\$4767.84
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/0599/25



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



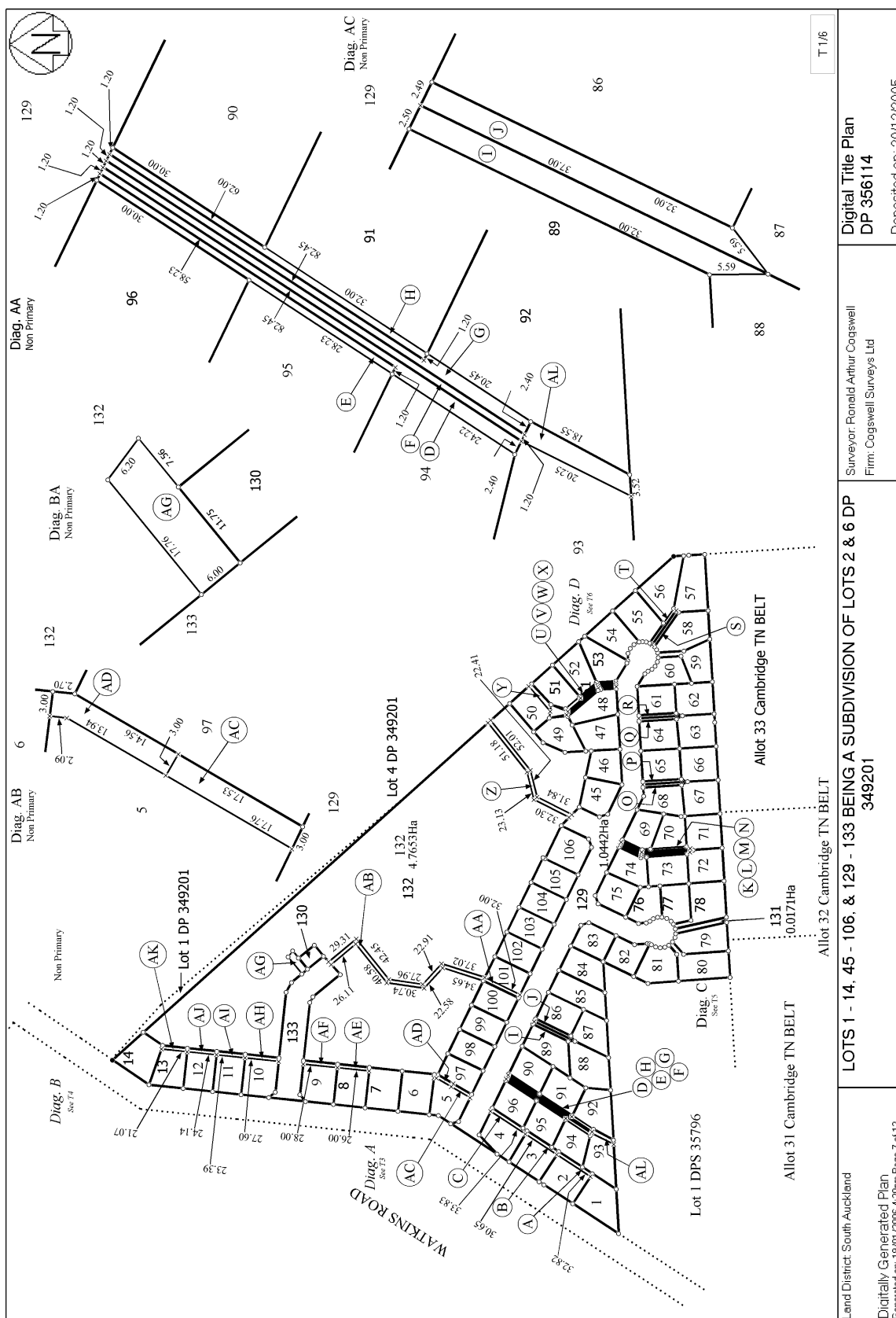

R.W. Muir
Registrar-General
of Land

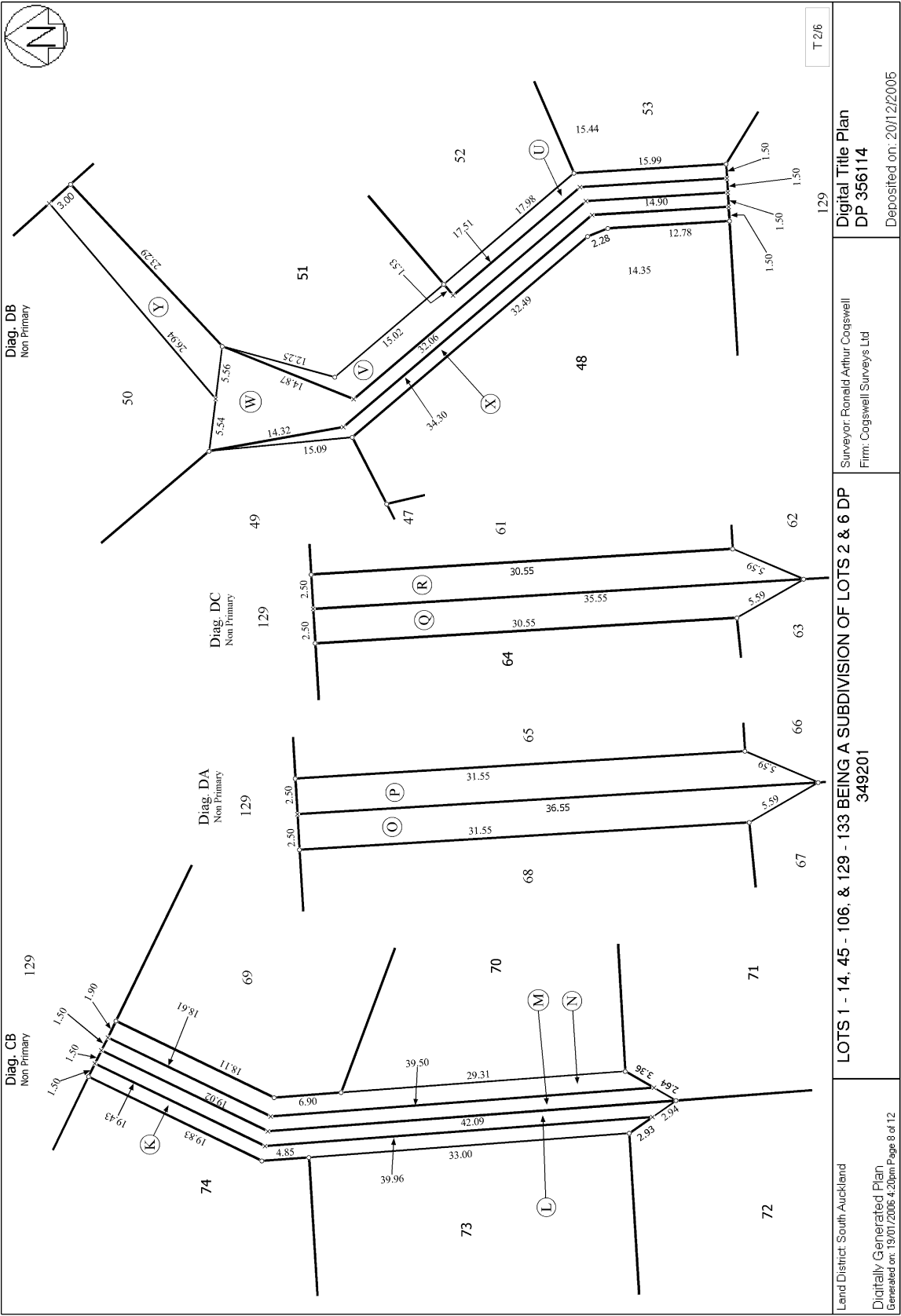
Identifier **240267**
Land Registration District **South Auckland**
Date Issued 20 December 2005

Prior References
201809

Estate Fee Simple
Area 648 square metres more or less
Legal Description Lot 97 Deposited Plan 356114
Registered Owners
Roy Lawrence Shepherd and Sheila Lesley Shepherd

Interests
6697776.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.12.2005 at 9:00 am
Land Covenant in Transfer 6697776.6 - 20.12.2005 at 9:00 am





T 2/6

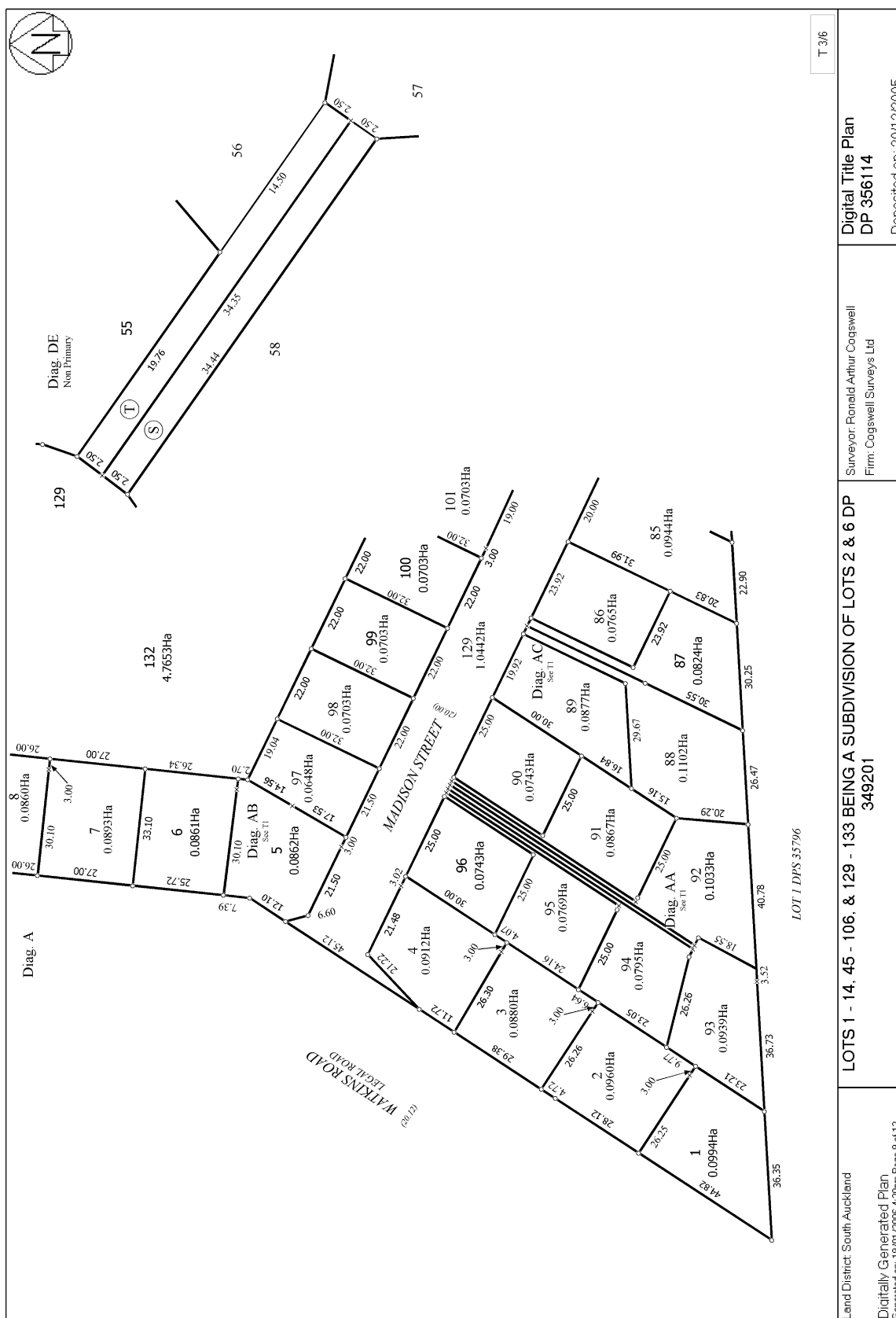
Digital Title Plan
DP 356114

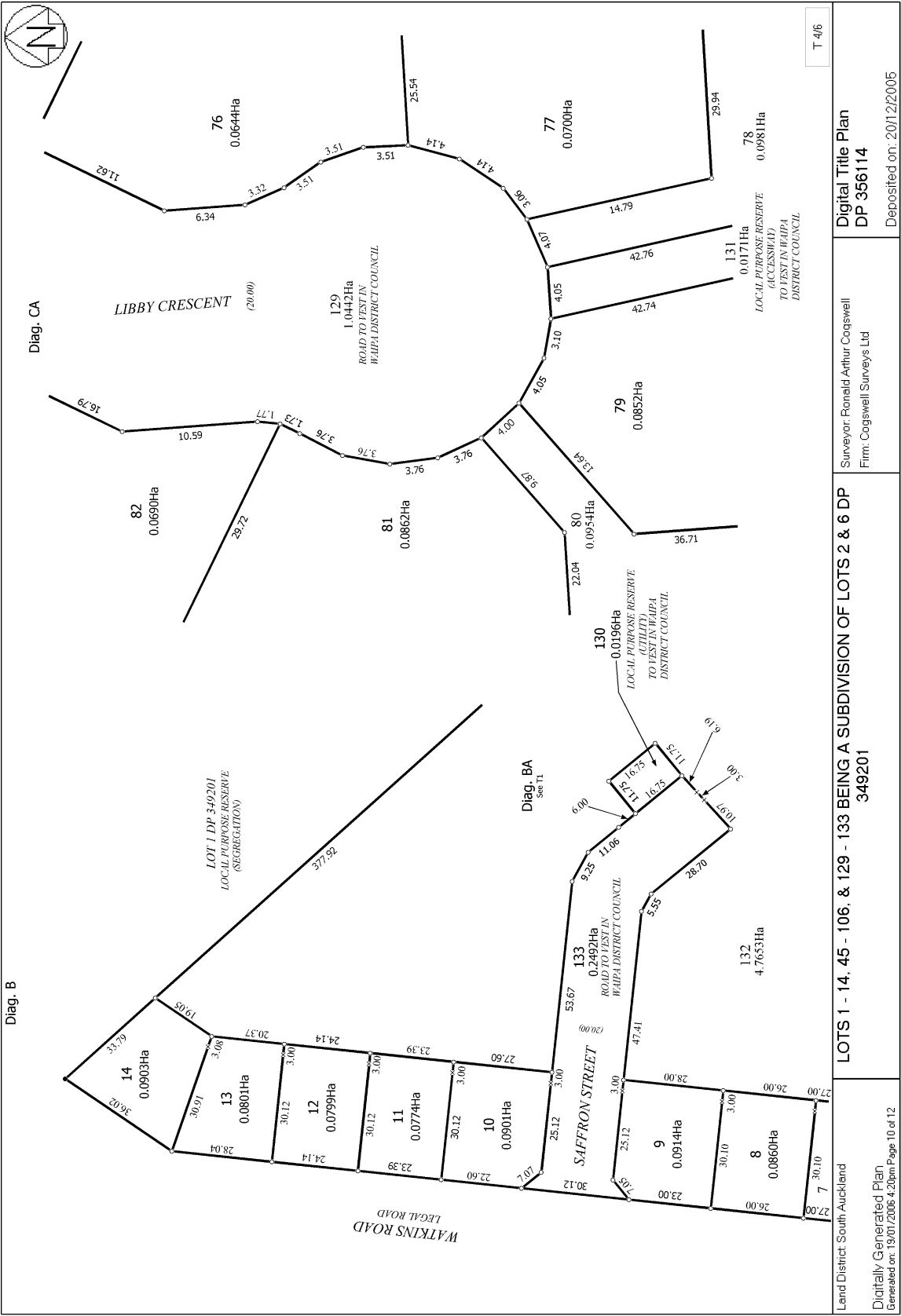
Deposited on: 20/12/2005

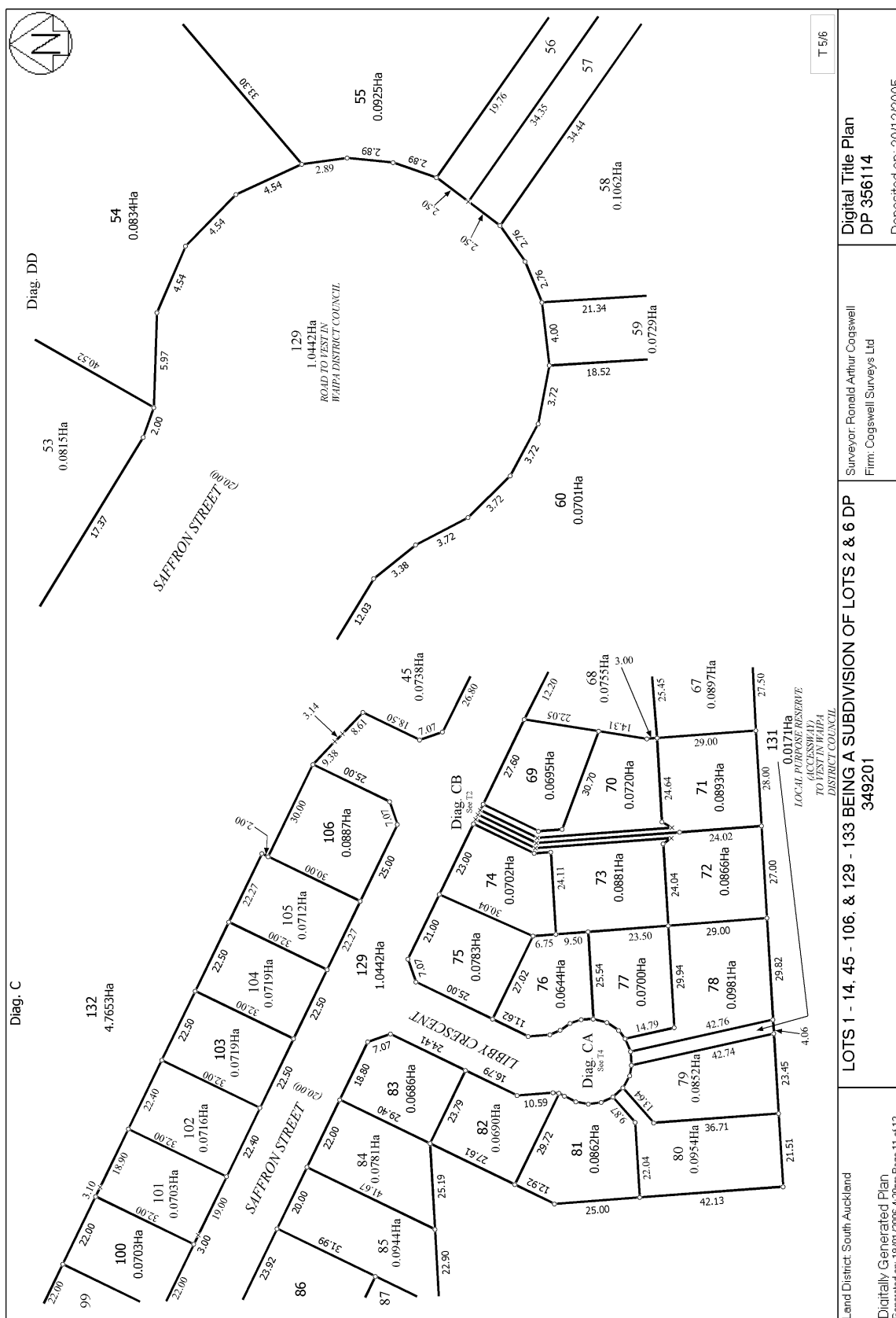
Surveyor: Ronald Arthur Cogswell
Firm: Cogswell Surveys Ltd

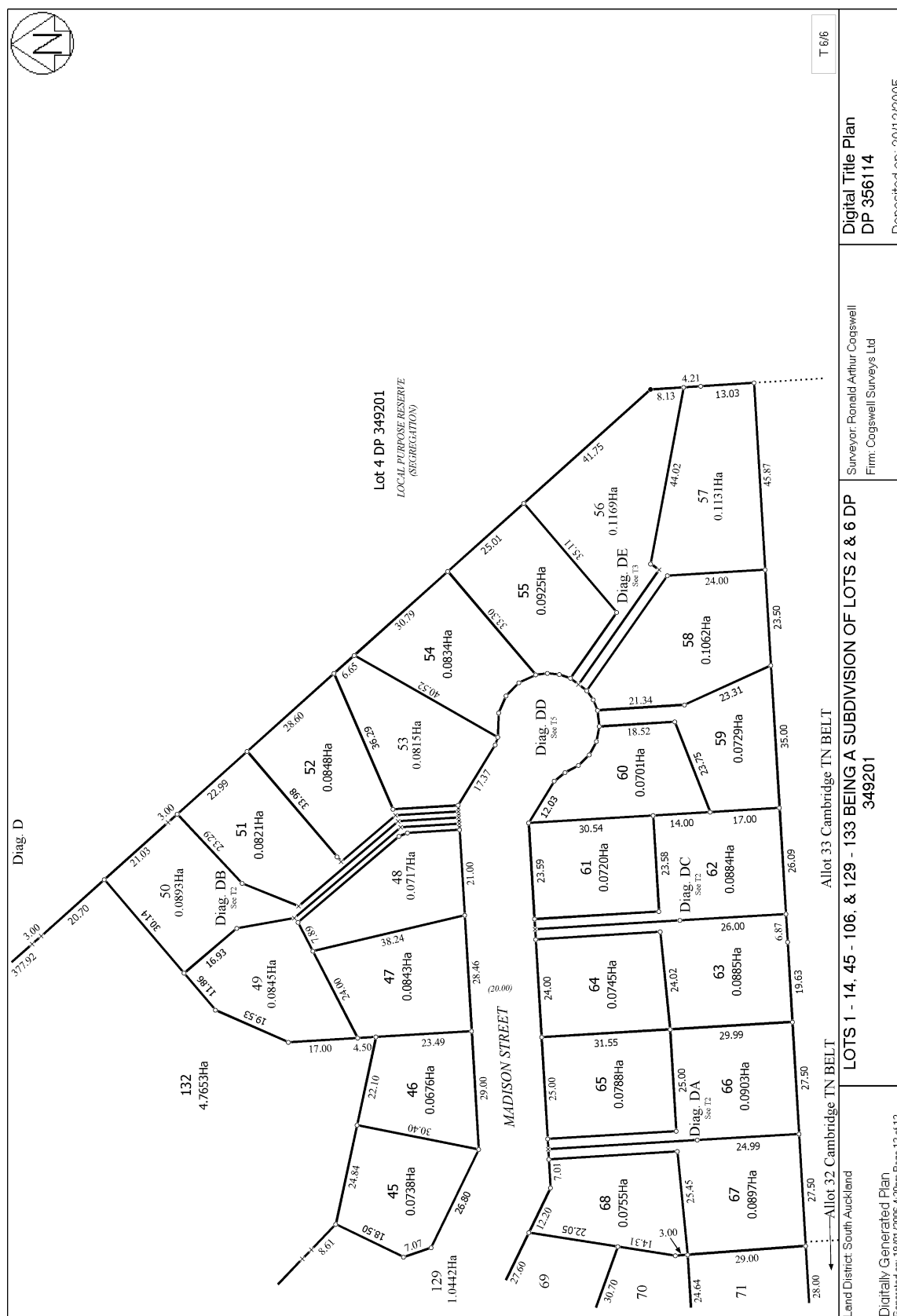
LOTS 1 - 14, 45 - 106, & 129 - 133 BEING A SUBDIVISION OF LOTS 2 & 6 DP 349201

Land District: South Auckland
Digitally Generated Plan
Generated on: 19/07/2005 4:20pm Page 8 of 12









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
45513	ERECT NEW DWELLING & ATTACHED GARAGE	14/12/2005	13/09/2006

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.

LIM/0599/25



Code Compliance Certificate 45513

Section 95, Building Act 2004

The Building

Street address of building: 3 Madison Street Cambridge 2351

Legal description of land where building is located: LOT 97 DP 356114

Property id: 59384

Rating unit number: 04445/359.89

Intended use: Dwelling

The Owner

C MURPHY

P O BOX 70

CAMBRIDGE

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

Contact is the Owner

Building Work

Building consent number: 45513

Issued by: Waipa District Council

Proposed work: ERECT NEW DWELLING & ATTACHED GARAGE

Value of work: \$240000.00

Intended life: 50 years

Form 7

CCC number 45513

WAIPA DISTRICT COUNCIL

Private Bag 2402, TE AWAMUTU 2400

Phone: 0800 924 723

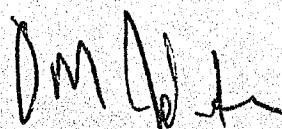
Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that –
(a) the building work complies with the building consent

Council Charges

Paid with receipt number/s: 2170786

Amount outstanding: \$0.00



Owen Johnston
Building Control Officer

On behalf of: Waipa District Council

Date building consent received: 25/11/2005

Date CCC issued: 13/09/2006

Building Consent 45513

Section 51, Building Act 2004

The Building

Street address of building: 3 MADISON STREET, CAMBRIDGE 2351

Legal description of land where building is located: LOT 97 SP4282 .

Property id: 58848

Rating unit number:

Building name: RESIDENTIAL DWELLING

The Owner

Name of owner: DREAM WEAVER ENTERPRISES LIMITED

Mailing address: P O BOX 70

CAMBRIDGE 2351

Street address/registered office: 3 MADISON STREET

CAMBRIDGE 2351

Phone number:

Landline: Mobile: 027 458 4843

Daytime: 827 3252

After hours:

Facsimile number: 827 3252

Email address: smurphy@wave.co.nz

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

CAMBRIDGE HOMES LTD

P O BOX 43

CAMBRIDGE

Phone number: Landline: 025 827 641

Mobile:

Daytime: 827 3366

After hours: 025 827 641

Building Work

The following building work is authorised by this building work:

Proposed work: ERECT NEW DWELLING & ATTACHED GARAGE

Intended use: ERECT NEW DWELLING & ATTACHED GARAGE

Value of work: \$240,000.00

Intended life: 50 years

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:

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. Please arrange the booking of inspections and direct enquiries regarding this consent to the Customer Support Centre: - Te Awamutu 07 872 0030 - Cambridge 07 823 3800

FOUNDATIONS/PILE HOLES - (PRIOR TO POURING OF CONCRETE:) - Boundary pegs to be located - Foundations to be excavated and reinforcing steel tied in place

BOND BEAMS/BLOCKWORK - (PRIOR TO POURING OF CONCRETE:) - All reinforcing steel to be tied in place - Provide wash out ports to walls over 1 metre high

SUB-FLOOR PLUMBING & WASTE PIPES -(PRIOR TO BACK FILLING AND LAYING OF DPC:) - All waste pipes to be fixed in place with correct falls - Hot water cylinder drains to be fixed in place

FLOORS - CONCRETE - (PRIOR TO POURING OF CONCRETE:) - DPC to be in place and all laps taped - Reinforcement to be tied in place - Plumbing to be installed

PRE-LINING/FRAMING - Prior to fixing of interior wall linings and ceiling linings - Plumbing to be installed and water pipes under test - Wall insulation to be in place. No ceiling insulation to be fitted - Bracing to be in place.

POST LINING - (PRIOR TO STOPPING OF WALLS:) - Bracing elements to be nailed off

SANITARY DRAINAGE - (PRIOR TO BACK FILLING DRAINS:) - As built sanitary drainage plan to be completed and submitted to Council Building Control Officer

STORMWATER DRAINAGE - (PRIOR TO BACK FILLING DRAINS:) - As built stormwater drainage plan to be completed and submitted to Council Control Officer

BRICK VENEER - Brick Ties at half height - Steel lintels and flashings

The completion of Work Authorised by this Consent

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.

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.

Domestic Smoke Alarms

Smoke alarms complying with the requirements of the Building Code's Acceptable Solution F7/AS1 are to be installed on the escape routes on all levels within the dwelling. On all levels containing the sleeping spaces smoke alarms shall be located either; i) In every sleeping space, or ii) Within 3.0m of every sleeping space door. In this case, the smoke alarms must be audible to sleeping occupants on the other side of the closed doors.

Geotechnical Report

Excavated site is to be inspected by Geotechnical Engineer prior to any sand fill being placed and a report is to be submitted to Council's Building Control Officer. If the depth of sand fill exceeds 600mm the sand fill operation is to be supervised by the engineer and a report provided to Council's Building Control Officer confirming that the fill is capable of supporting the proposed building and foundations as approved in this Building Consent.

STORMWATER

A sealed stormwater drainage system is required with a bubble up chamber of the connection as required by NZ Building Code clause E2

Completion of Work

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 of Compliance. If the work is not completed within 2 years of the date on which the Building Consent was issued the owner or his agent must arrange an agreed extension to the 2 year period with the Waipa District Council.

Vehicle Entrance Conditions and Requirements

Application shall be made to Council's Asset Management Roading Division for a vehicle crossing in urban areas of the District, to be approved as to location and constructed to Council's standards and conditions by an approved contractor. An application for vehicle crossings will be required to guarantee compliance with Council's standards and conditions to ensure reinstatement of damage to footpaths, kerb and channel and berm areas caused during construction of the dwelling/building. There may also be a requirement to remove the redundant vehicle crossing and reinstate the kerb and berm. The required vehicle entrance is to be installed prior to the building being occupied.

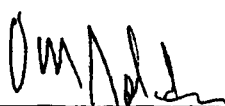
Council Charges

Total council charges: \$1,897.80

Amount paid to date: \$1,897.80

Paid with receipt number/s: 2170786, 2170786, 2170786, 2170786, 2170786, 2170786

Amount outstanding: \$0.00



Signature OWEN, JOHNSTON

Position BUILDING CONTROL OFFICER

On behalf of: Waipa District Council

Date building consent received: 25/11/2005

Date building consent issued: 14/12/2005



Hamilton City Council

Te kaunihera o Kiriikiriroa

Private Bag 3010, Hamilton, New Zealand.

FAX: (07) 838 6950

BUILDING UNIT

AS LAID DRAINAGE PLAN

STREET: Maddison Cambridge 3

OWNER: S & C Murphy

INSPECTOR: John TERRY

DATE OF INSPECTION: 14.3.00

LOT: 97 DPS

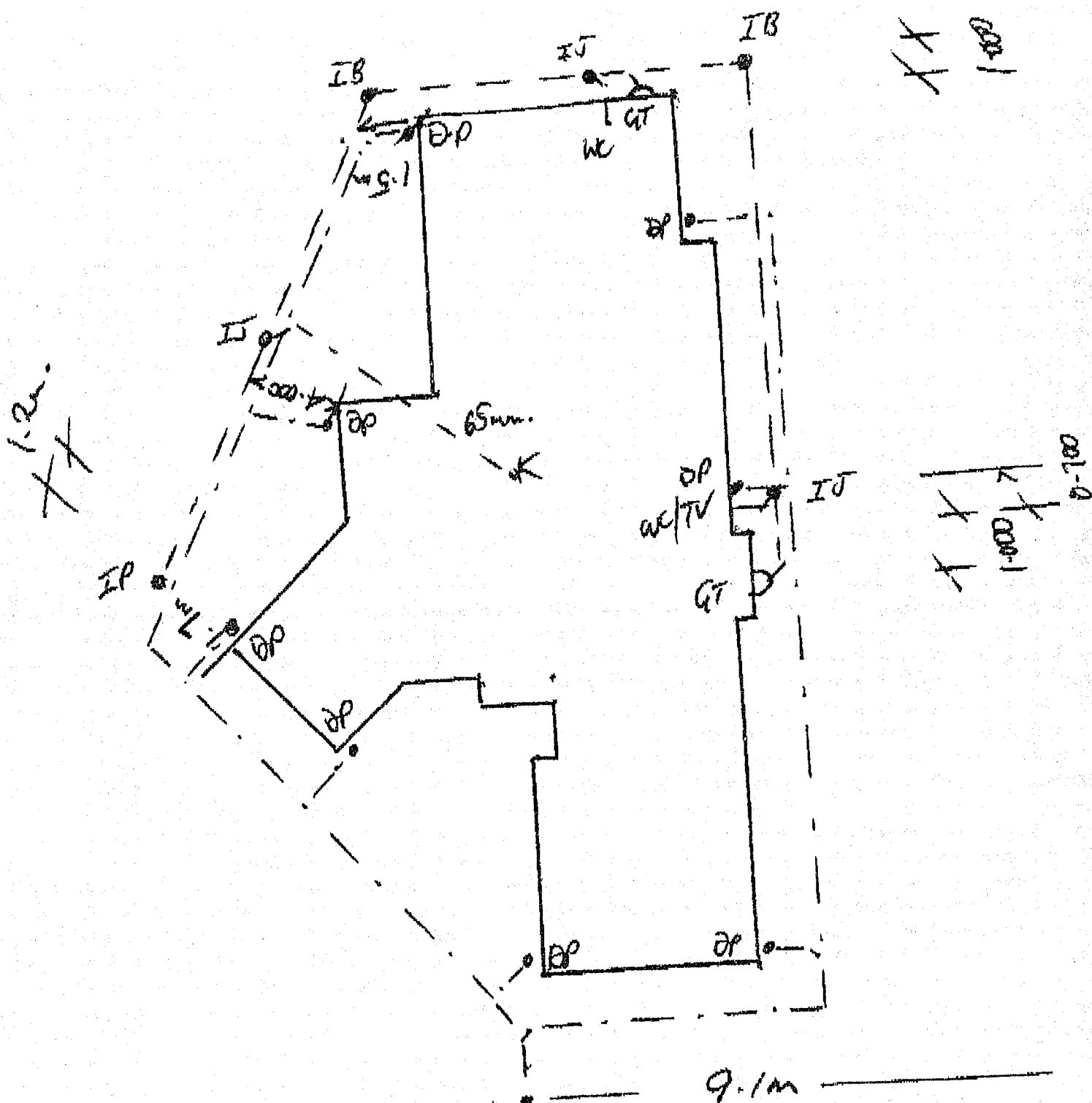
DRAINLAYER: KEVIN TURNER

REG No: 14000

CONSENT No: 45513

DRAINLAYER PLEASE FILL IN ALL DETAILS

19.000 2445/359.89

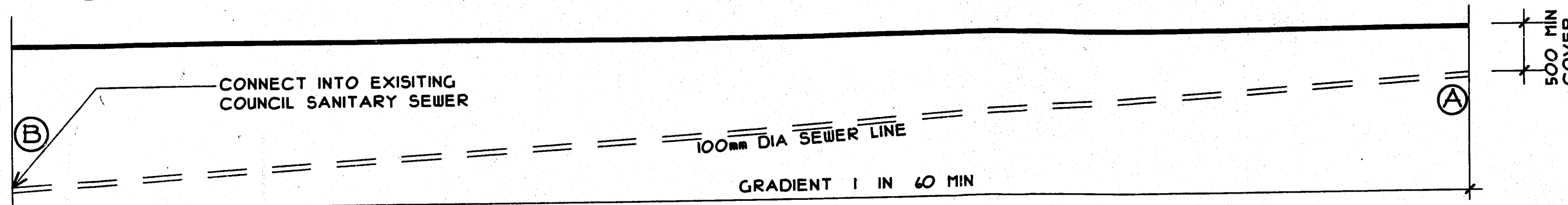


DRAINLAYER'S SIGNATURE: [Signature]

DATE: 14.3.00

3 Madison Street

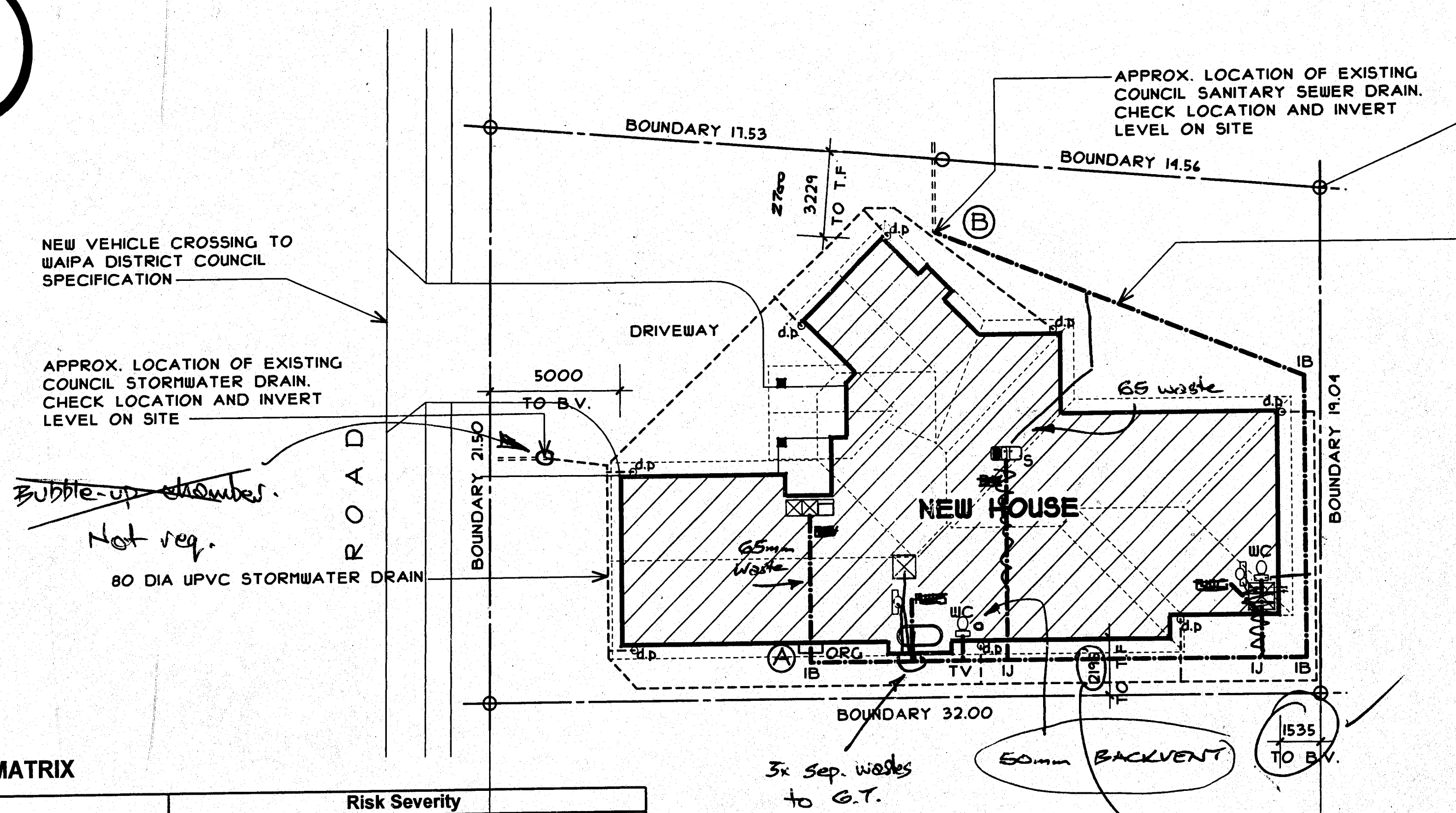
4445/359.89 Andrew 0274 6768261
 Lot 6 ?? s/c.



SEWER CROSS SECTION NOT TO SCALE

LOCATE ALL BOUNDARY PEGS PRIOR TO COMMENCING SETOUT.
 ALL PLUMBING AND DRAINAGE TO COMPLY WITH AS/NZS 3500, NZBC AND LOCAL AUTHORITY REGULATIONS
 NOTE: HOUSE IS DESIGNED FOR A MINIMUM BEARING PRESSURE OF 100KPA. CONTACT STRUCTURAL ENGINEER IF THIS IS NOT ACHIEVED.

3



Approved Waipa District Council
 Building Department

45513

Subject to conditions of
 Building Consent No.

RISK MATRIX

Risk Factor	Risk Severity								Subtotals For Each Risk Factor
	Low		Medium		High		Very High		
		Score		Score		Score		Score	
Wind Zone	0		0	0	1		2		0
Number of Stories	0	0	1		2		4		0
Roof/Wall Intersection Design	0	0	1		3		5		0
Eaves Width	0		1		2	2	5		2
Envelop Complexity	0		1		3	3	6		3
Deck Design	0	0	2		4		6		0
TOTAL RISK SCORE								5	

Refer to New Zealand Building Code E2/AS1 3.1.1 Table

Refer to New Zealand Building Code E2/AS1 3.1.1 Table 1 for Definitions Of Risk

PO BOX 19 190, HAMILTON, NEW ZEALAND.
 PH (07) 839 5714, FAX (07) 839 5221.
 MEMBER ARCHITECTURAL DESIGNERS NEW ZEALAND INC.
 E-MAIL adrian@designers.net.nz

SITE PLAN

LEGAL DESCRIPTION:
 LOT 91
 LOT AREA = 649m²
 SITE COVER = 240m² (36.9%)

job: PROPOSED NEW HOUSE FOR S AND C MURPHY, AT LOT 91 SAFFRON ESTATE, HAMILTON
 sheet: SITE PLAN

date: 09/09/05 COPYRIGHT
 scale: 1:200
 design: A.B. drawn: J.H.

Contractor to check and verify all levels and dimensions on site prior to commencing work. Do not scale off drawings. All drawings and documentation remain the property of BYRNE ARCHITECTURE LTD. No duplication is permitted without prior written consent. Drawings to be read in conjunction with specification.

job no: 05/141
 sheet no: 1 OF 11

3 Madison Street

4445/359.89

NOTES:
ALL WORK TO COMPLY WITH NZS
3604:1999 AND NZ BUILDING CODE.

TRUSS DESIGNER TO INFORM BYRNE
ARCHITECTURE IF ANY GIRDER TRUSS
OR POINT LOAD IS SUPPORTED OVER
A WINDOW OR DOOR OPENING

NOTE 1: REFER TO ELEVATIONS FOR
SIZE OF WINDOW ABOVE ENTRY DOOR

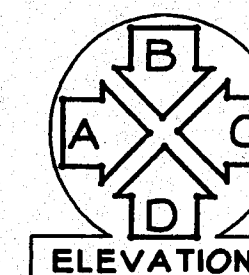
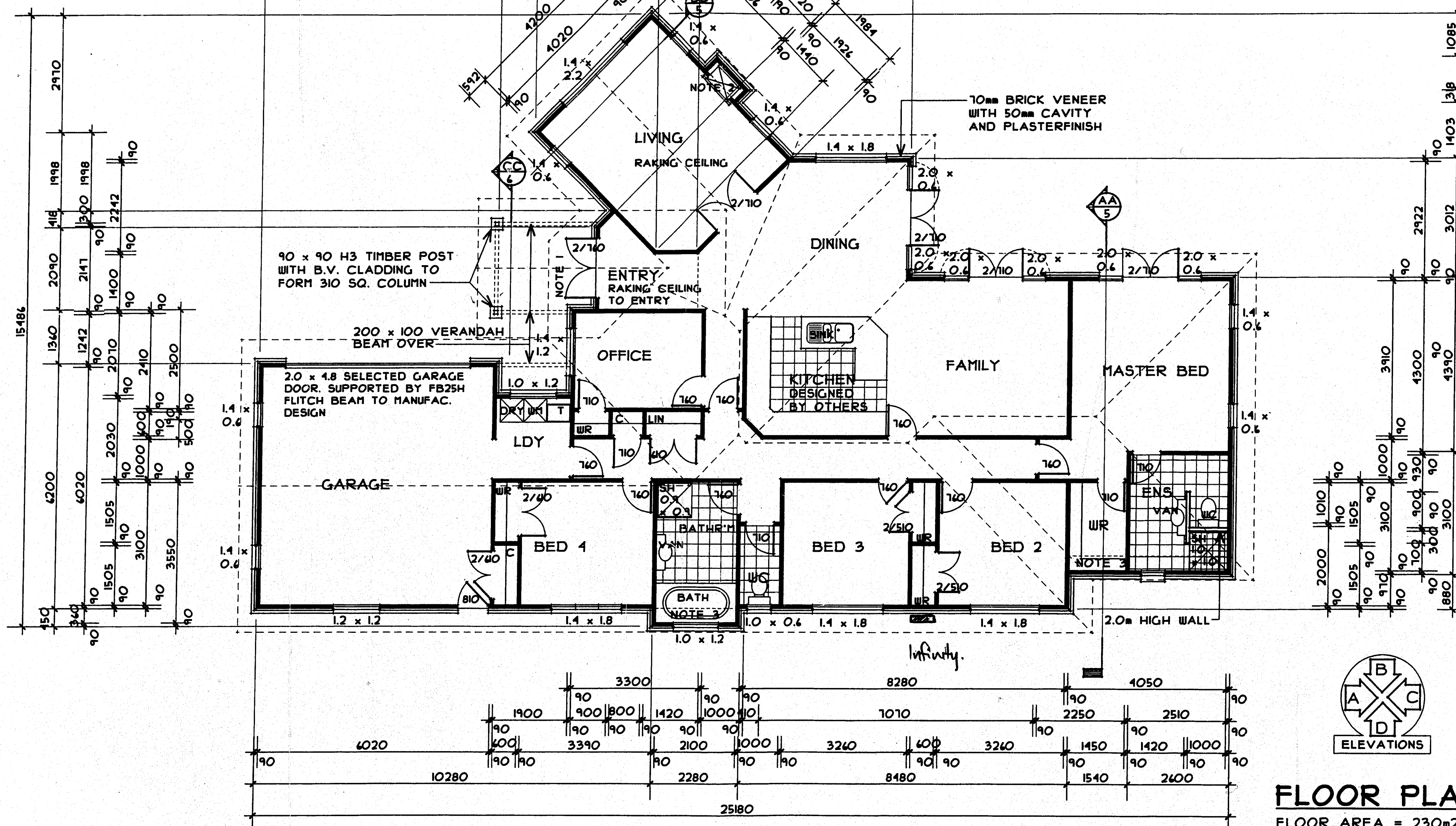
NOTE 2: SELECTED GAS HEATER / FIRE
PLACE REFER TO MANUFACTURERS DETAILS

NOTE 3: LINE OF COVED CEILING

Approved Waipa District Council
Building Department

45513

Subject to conditions of
Building Consent No.



FLOOR PLAN

FLOOR AREA = 230m²



PO BOX 19 190, HAMILTON, NEW ZEALAND.
PH (07) 839 5714, FAX (07) 839 5221.
MEMBER ARCHITECTURAL DESIGNERS NEW ZEALAND INC.
E-MAIL abyrne@clear.net.nz

Amendment	Date	Description
A	16/11/05	CHANGED HOUSE TO FIT SITE

Job: PROPOSED NEW HOUSE FOR
S AND C MURPHY, AT LOT
91 SAFFRON ESTATE, HAMILTON
sheet: FLOOR PLAN

date: 09/09/05 COPYRIGHT
scale: 1:100
design: A.B. drawn: J.H.

Contractor to check and verify all levels and
dimensions on site prior to commencing work.
Do not scale off drawings.
All drawings and documentation remain the
property of BYRNE ARCHITECTURE LTD. No
duplication is permitted without prior written
consent.
Drawings to be read in conjunction with
specification.

job no: 05/141
sheet no:
2 OF 11

2b Weathertight homes

This section contains 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.

2c Swimming pool / Spa pool details

This section contains 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 5m² water surface area that have a safety cover as a means of restricting access are exempt from periodic inspection requirements.

LIM/0599/25

3a Water supply details

This section contains 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 search for "Bylaws".

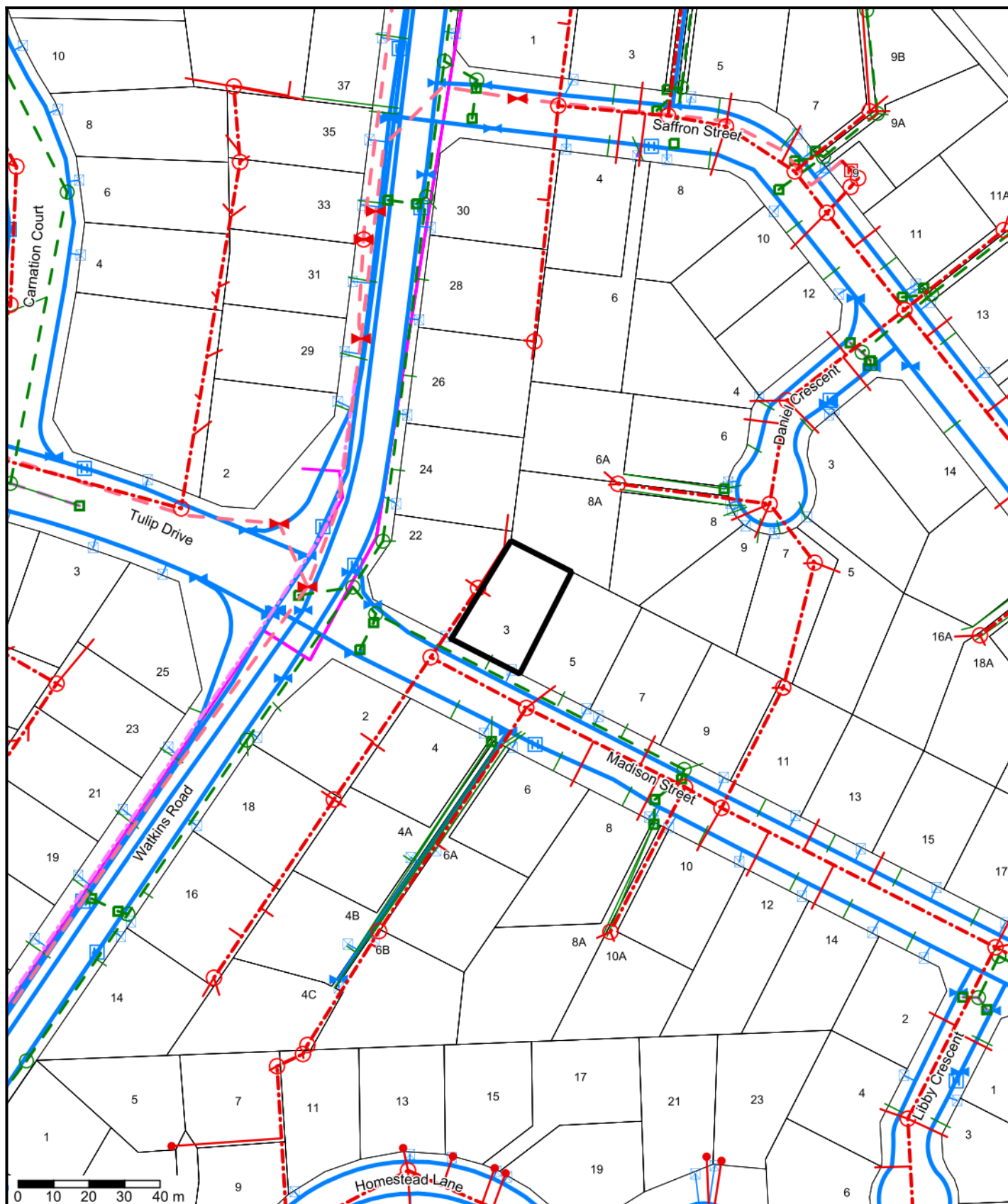
- The supply is an on demand supply, as defined in clause 9.4.2 of the Waipa District Water Supply Bylaw 2013.

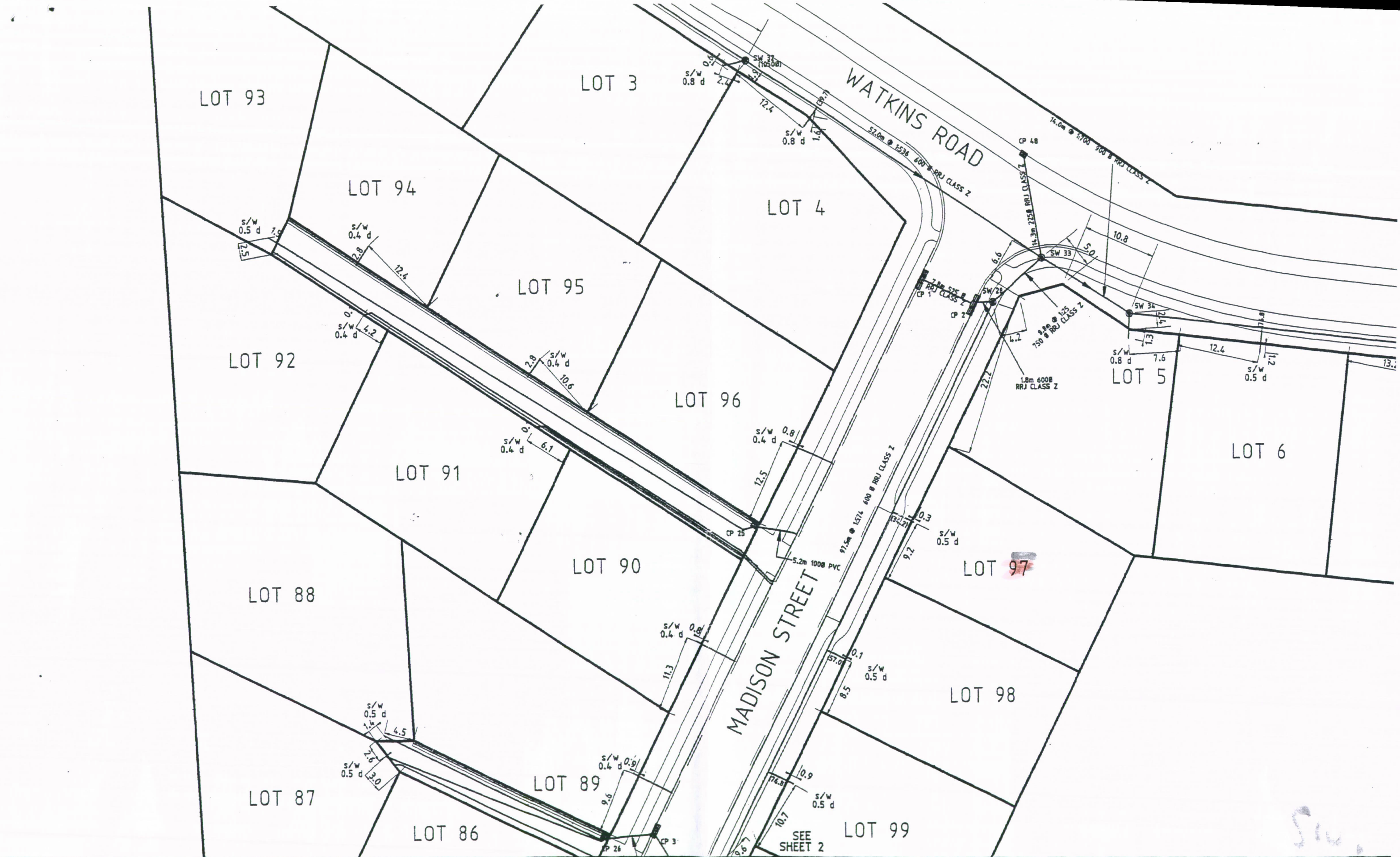
Water meter on property?	Yes
Water meter number:	17MC234042
Balance of water rates account:	Nil
Exemptions notified by Taumata Arowai	No information known to Council

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/0599/25





SURVEYS LTD
ED SURVEYORS
 RS & DEVELOPMENT CONSULTANTS
 PO BOX 158 CAMBRIDGE
 WILE 07 827 5062 EMAIL cogs@xtra.co.nz

Prepared For:
WAIPA DISTRICT COUNCIL
23 WILSON STREET
CAMBRIDGE

Project:
SAFFRON ESTATE SUBDIVISION
WATKINS ROAD
CAMBRIDGE
STORMWATER ASBUILT
DP 356114

NOTES: All Manholes are 1500Ø Precast Concrete wll
 unless otherwise shown.
 Catchpits are standard precast concrete.
 House Connections are 100Ø PVC SN 4.
 Where connections are to kerb, kerb adaptor

Date: **JULY 2005**



VEYS LTD
VEYORS
 ELOPMENT CONSULTANTS
 16 CAMBRIDGE
 7 5082 EMAIL cogs@xtra.co.nz

Prepared For:
WAIPA DISTRICT COUNCIL
23 WILSON STREET
CAMBRIDGE

Project:
SAFFRON ESTATE SUBDIVISION
WATKINS ROAD
CAMBRIDGE
SANITARY SEWER ASBUILT

Notes: All main lines are 150Ø uPVC SN 16.
 All manholes are precast Concrete 1050Ø unless otherwise
 All connections are 100Ø uPVC SN 16

Date:

3b Wastewater supply details

This section contains 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 contains 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.

LIM/0599/25

4a Information relating to the use to which the land may be put and any conditions attached to that use

This section contains 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.

LIM/0599/25



Schedule of Notified Plan Changes

Monday 21 July 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

Monday 21 July 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
STRUCTURE PLAN	CAMBRIDGE NORTH

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

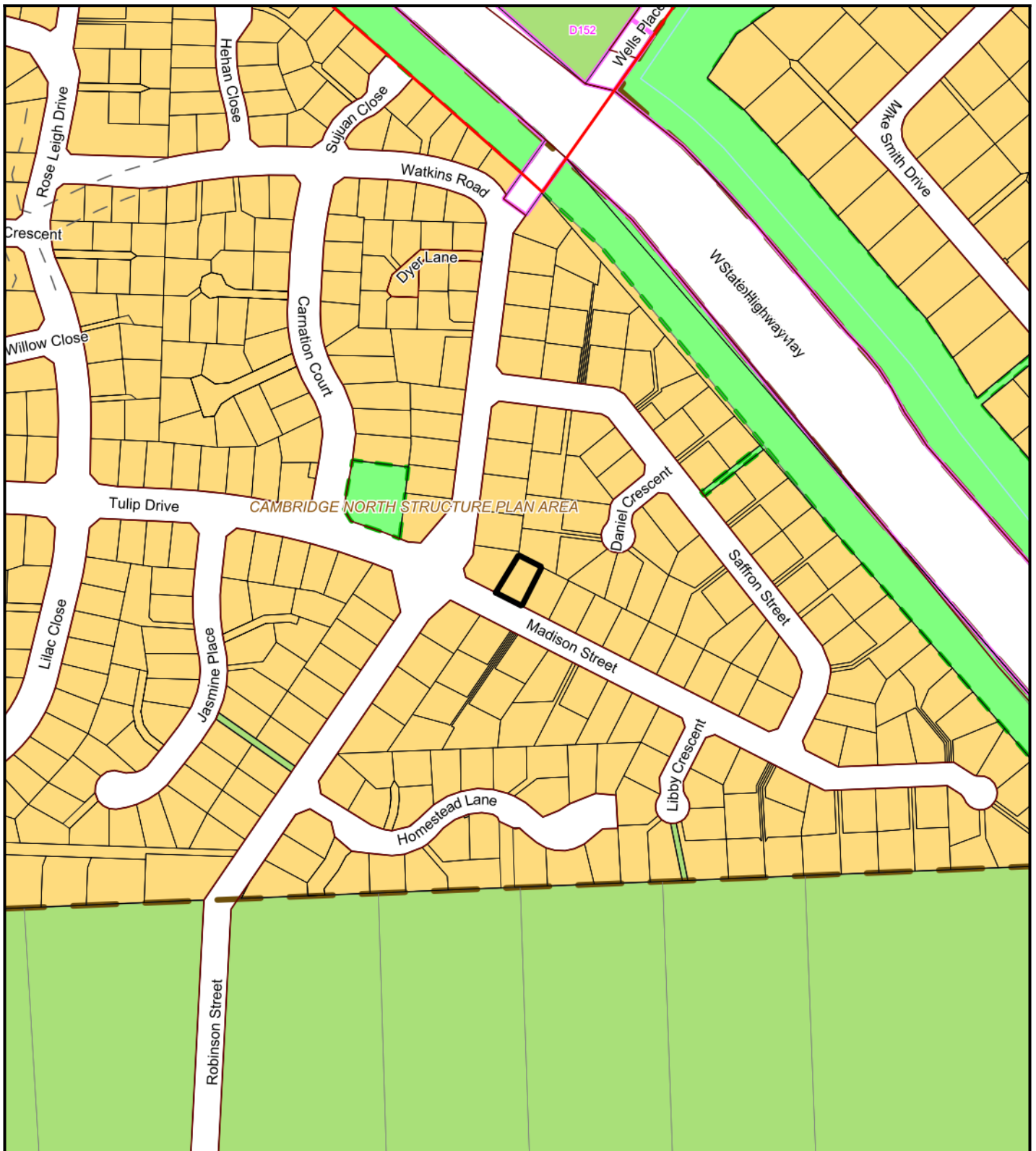
N/A

Indigenous Forest Corridor

N/A

Peat Lake Catchment

N/A



Waipā District Plan Zones and Overlays



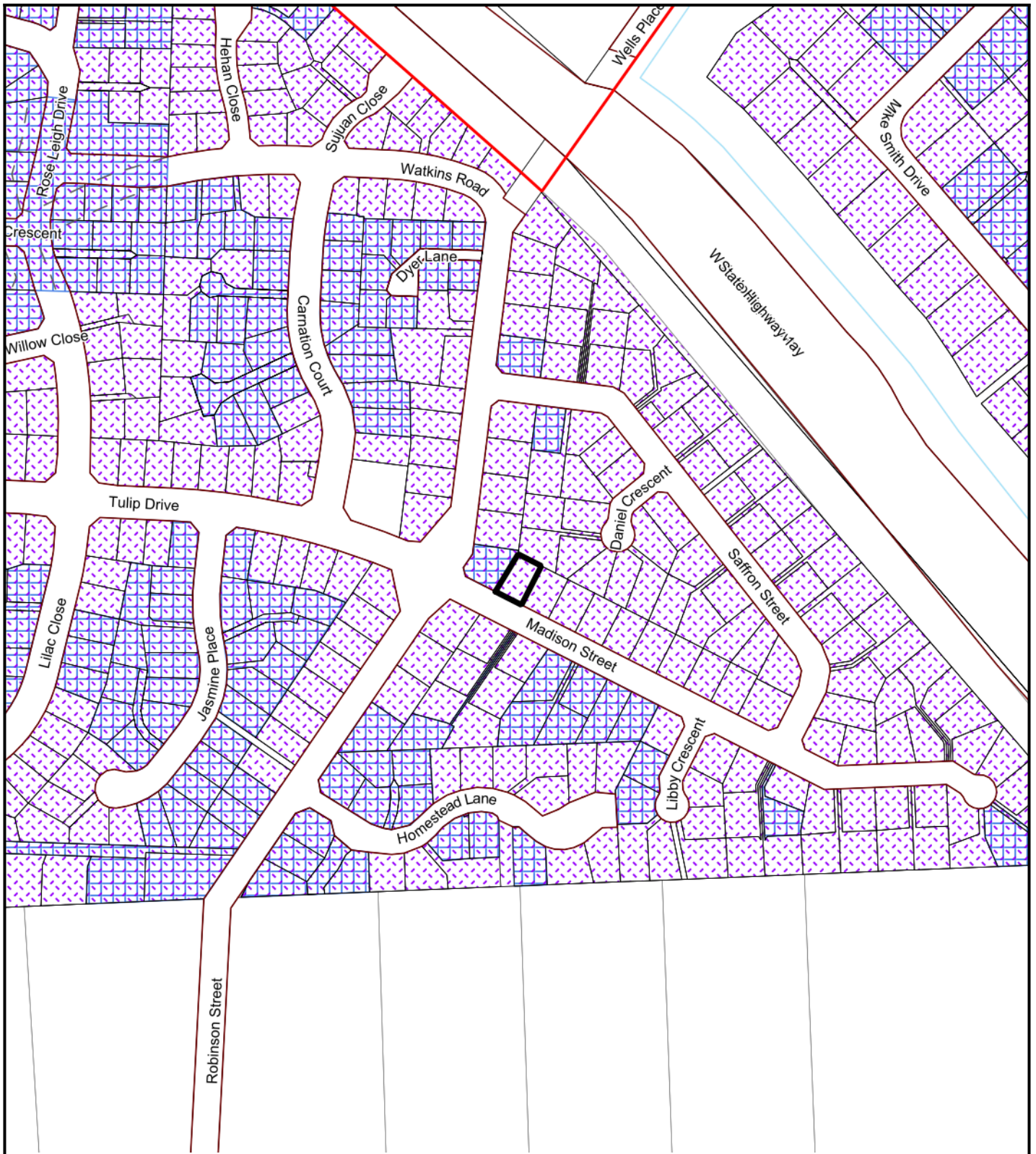
The Waipā District Plan was made operative on 14 August 2017 and has legal effect from this date. Further information on interpreting the District Planning Maps and which District Plan chapters and district wide provisions are specific to the property, is available via the Waipā District Council's website: <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>

Monday 21 July 2025

Disclaimer
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Waipā District Plan Qualifying Matters



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>

Monday 21 July 2025

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Refer to the Zone Legend for
Symbolology.

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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

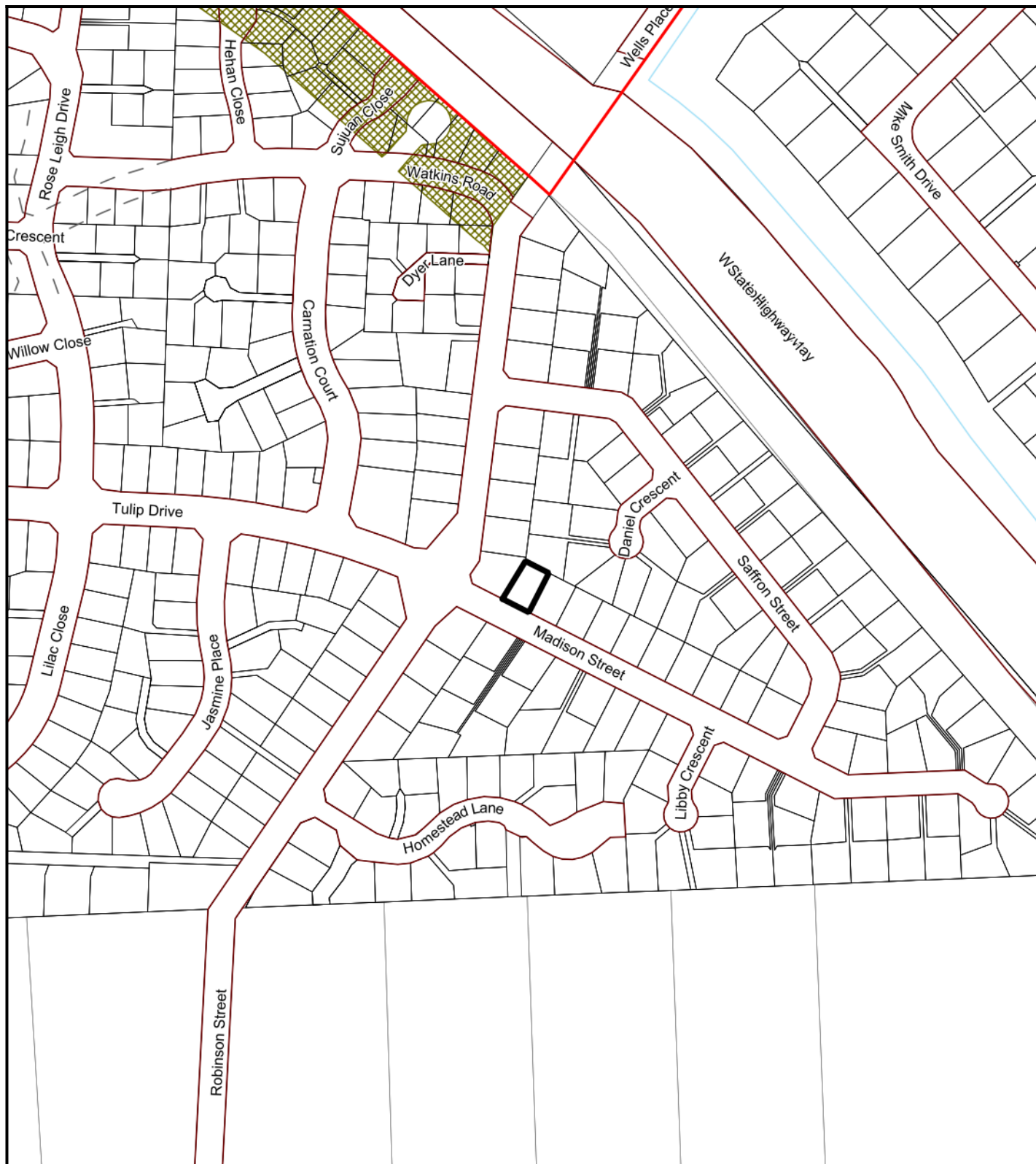
(Note: will appear as line pattern over certain lakes due to them also being Reserve Zone)

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>

Monday 21 July 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
- When viewing the flood hazard area around the Waipa River, the boundary of the flood hazard map appears correct.

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 contains 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.

A Consent Notice pursuant to Section 221 of the Resource Management Act is registered on the title. Refer to the attached information.

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

5b Development contributions

This section contains 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).

LIM/0599/25



CONSENT NOTICE

IN THE MATTER of the Land Transfer Act
1952

AND

IN THE MATTER of Section 221 of the
Resource Management Act
1991

AND

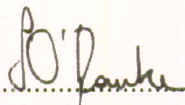
IN THE MATTER of the Land in Certificate of
Title 201809 (South
Auckland Registry) and Plan
No DP 356114

WHEREAS:

1. The **WAIPA DISTRICT COUNCIL** in consideration of Sections 104 and 104D and pursuant to Sections 34A, 104B, 108 and 220 of the Resource Management Act 1991 granted to **SAFFRON PROPERTIES LIMITED** subdivision consent for the subdivision of Lots 2 and 6 DP 349201.
2. The subdivision to which consent has been given is shown on Plan No. DP 356114.
3. It was a condition of the said consent that pursuant to Section 108(2) of the Resource Management Act 1991 that:
 - (a) The foundations of any building on Lots 1 to 14 and 45 to 106 DP 356114 inclusive (for which new certificates of title 240191 to 240204, 240257, 240256, 240255, 240254, 240253, 240252, 240251, 240250, 240249, 240248, 240247, 240246, 240245, 240244, 240243, 240242, 240241, 240240, 240239, 240238, 240237, 240236, 240235, 240234, 240233, 240232, 240231, 240230, 240229, 240228, 240227, 240226, 240225, 240224, 240222, 240221, 240220, 240219, 240218, 240217, 240216, 240214, 240215, 240212, 240213, 240209, 240210, 240211, 240205, 240206, 240207, 240208, 240267, 240266, 240265, 240264, 240263, 240262, 240261, 240260, 240259, 240258 inclusive have been allocated) shall be designed by a Chartered Professional Engineer.
 - (b) Lot 56 DP 356114 and Lot 57 DP 356114 (for which new certificates of title 240246 and 240245 respectively have been allocated) cannot be subdivided further unless the right of way serving the Lots has a minimum width of 6.0 metres.
4. The said conditions are to be complied with pursuant to the provisions of Section 221 of the Resource Management Act 1991 on a continuing basis.

NOW PURSUANT TO Section 221 of the Resource Management Act 1991 the **WAIPA DISTRICT COUNCIL HEREBY CONSENTS** to the deposit of the Survey Plan of Subdivision under the Land Transfer Act 1952.

DATED at Te Awamutu this 13th day of October 2005


.....
Authorised Officer

6 Special feature or characteristics details

This section contains 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;
- Refer to a copy of special features map;
- 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.

Are there any special features identified for this property?

Hazardous substances

No information known to Council.

Site contamination

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 natural 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>

LIM/0599/25

7 Natural Hazards

This section contains 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”;
- 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;
- Refer to a copy of special features map.

Are there any natural hazards identified for this property?

Erosion, avulsion or alluvion

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/0599/25

Tsunami

No information known to Council.

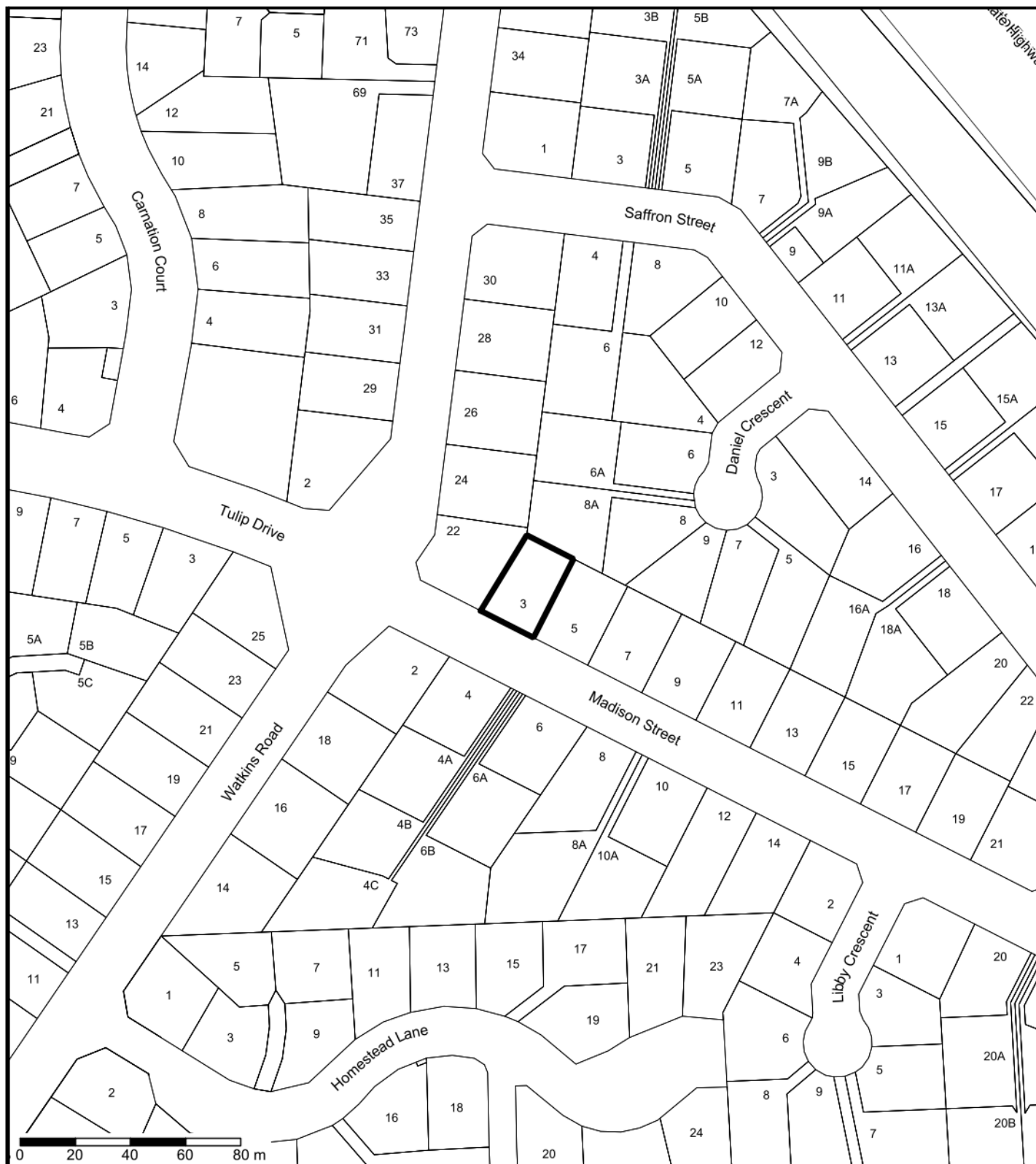
Inundation

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.

LIM/0599/25



Special Features and Natural Hazards

(Refer to Map Legend)

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)

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."

Monday 21 July 2025

Disclaimer

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7a 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 means 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.

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.



Urban Stormwater Flood Modelling 1% AEP



- Flooding Extent: Existing
- Flooding Extent: Climate Change

Note: 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.

Monday 21 July 2025

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

If you would like further information related to your specific property, please contact info@waipadc.govt.nz



8a Alcohol licence details

This section contains 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.

8b Environmental health details

This section contains 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 contains 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.

LIM/0599/25



Discretionary Information

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.

PART 2

Significant Projects

This section contains 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, 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.

Resource consents within vicinity of property

Refer to attached map and schedule of consents

Cell phone towers and antennas

Telecommunications infrastructure including cell phone towers and antennas are permitted activities under the National Environmental Standard (NES) for Telecommunication Facilities 2016. If the NES conditions are met, no resource consent is needed, and landowners need not be consulted on upgrades or new facilities. If telecommunications facilities are of interest, you are advised to contact telecommunications providers to obtain information on the locations of any existing facilities or any proposed upgrades or new facilities.

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.

Refuse, and recycling collection details

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

Refuse collection	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.
Recycling	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. www.waipadc.govt.nz/recycling

Land Use Consents



Granted since 1 November 1989

Please use the attached Land Use Consents Report for further details

Monday 21 July 2025

Disclaimer

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Land Use Consents Report

Please use the attached Land Use Consent Map to locate the property to which the consent applies.

The Land Use Consent Map only relates to Land Use Consents approved from 1 November 1989.

This report only includes Land Use consents within a 50m buffer for properties in urban areas (residential, town centre, industrial and general), and a 400m buffer for all (other) rural areas. Further information on any resource consent can be obtained by contacting the Council Planning Department.

Tuesday 22 July 2025

Land Use Consents

Property Address	Application ID	Decision	Date Approved	Description
20 Watkins Road Cambridge 3434	LU/0236/20	#Approved	10/12/2020	Construct pool and dwelling addition dispensing with permeable surface requirements in Cambridge North
Watkins Road Cambridge 3434	LU/0102/13	#APPROVED	03/12/2013	Erect telecommunications facility, exceeding maximum height on road reserve - cnr Watkins and Madison St

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



Authorised Officer

22 July 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 Pipe	 Sewer Rising Main	 Abandoned Sewer Pipe	 Sewer Meter
 Sewer Node	 Sewer Valve	 Sewer Manhole	 Abandoned Sewer Manhole	 Septic Tank
 Sewer Pump Station	 Stormwater Connection	 Stormwater Pipe	 Abandoned Stormwater Pipe	 Stormwater Node
 Stormwater Manhole	 Abandoned Stormwater Manhole	 Stormwater Catchpit	 Stormwater Inlet/Outlet	 Water Connection
 Water Pipe	 Abandoned Water Pipe	 Water Meter	 Water Node	 Water Valve
 Fire Hydrant	 Natural Watercourse	 Public Drain	 Drainage District – Waikato RC	 Drainage District – Waipa DC
 Culvert	 Stormwater Structures			

Special Features and Natural Hazards Map

 Flooding (hatched fill when overlaid by other special feature)	 Filled Ground (hatched fill when overlaid by other special feature)	 Peat Area (hatched fill when overlaid by other special feature)	 Peat Lake (hatched fill when overlaid by other special feature)	 Secondary Flow Flood Path (hatched fill when overlaid by other special feature)
 Subsidence (hatched fill when overlaid by other special feature)	 Landfill (hatched fill when overlaid by other special feature)	 Poor Soakage (hatched fill when overlaid by other special feature)	 Erosion (hatched fill when overlaid by other special feature)	
 Orchard	 HAZ Site (Source: Waikato Regional Council)			
				

Subject Property Identifier

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

Map Legend

Updated: 17/07/2025



Head Office 07 872 0030 • 101 Bank Street, Private Bag 2402, Te Awamutu 3840
Cambridge Office 07 823 3800 • 23 Wilson Street, Cambridge

0800 WAIPADC (924 723) www.waipadc.govt.nz

 /WaipaDistrictCouncil

 /Waipa_NZ

 /Waipa_DC